

Development Description

Mental Health Association of San Mateo County (MHA) will be the developer for the project, Waverly Place Apartments, which will be constructed as a supported housing project with 15 studio apartments for adults with chronic mental illness, and one 1-BR apartment for an on-site property manager. Fifteen units will be targeted to MHSA adults, older adults and transition age youth over the age of 18. Extremely low, very low and low-income adults with serious and persistent mental illness will receive housing and critical support services to help them maintain their housing and live successfully in the community. Support staff will include a dedicated case manager, access to a public health nurse, clinical social worker, and an occupational therapist. On-site social/recreational activities will be coordinated through MHA's Friendship Center Coordinator and community volunteers.

There will be an onsite property manager in residence and a property management firm will be contracted with to provide overall management of the units and to keep the property in excellent condition. MHA will ensure collaboration between property management and service staff through regular meetings.

The building design is two-story, wood frame construction, around a central courtyard and includes office space for support staff, and a community room with kitchen for residents. The proximity of the site to public transportation within two blocks, community services and shopping, will encourage residents' independence. The site is located within walking distance to restaurants, supermarkets, a major shopping center, and local public transportation including SamTrans.

MHA's case management and other support staff will be on-site during the days, and a property manager will reside on-site, with emergency availability evenings and weekends. MHA will ensure collaboration between property management and service staff through regular meetings.

One of the units will be fully handicap accessible for mobility impaired individuals and one unit will be fully accessible for an individual with a vision or hearing impairment. The balance of four units on the first floor will be fully adaptable should the need arise. The entire facility will be meet accessibility requirements.

As with MHA's other permanent supportive housing projects, the community room is critical to engaging clients and creating community. This is done through community meals, support and education meetings, special events, and other amenities that the residents find helpful including computer access.

The exterior doors of the facility will be panic doors with accessibility only to residents or staff through keyed entrance. The parking lot will also be gated for security.

Staff will work closely with residents to determine activities, groups, trainings and other types of support that will enhance the community and MHA will make every effort to ensure both individual and community needs are addressed.

Funding sources for the project include San Mateo County Affordable Housing Fund, City of Redwood City CDBG and HOME, County of San Mateo CDBG/HOME, Low Income Tax Credits, Sponsor Deferred Equity and Sponsor fund raising.