

WEST VALLEY REGION



Maps created by CRA/LA GIS Team

RESEDA/CANOGA PARK

GEYSER HOUSE

Project Description

This project involves disposition and rehabilitation of vacant single family residential property for use as a group home serving six (6) severely disabled individuals. Services to be provided by Therapeutic Living Centers for the Blind (TLC). TLC offers a variety of residential and community based programs in the San Fernando Valley that serve blind individuals with a variety of disabilities. TLC's residential programs provide placement for those with blindness and developmental disabilities.

Community Benefits

- Development of underused lot
- Provides Special Needs Housing

CRA/LA Policies Applied

- Construction Careers & Project Stabilization
- Equal Benefits
- Equal Opportunity
- Living Wage
- Prevailing Wage
- Sustainability Consultation Program (Part of CRA/LA Healthy Neighborhoods Policy)

Project Location

8431 Geysers Avenue, Northridge, CA 91324

Elected Officials

- Council District 12, Greig Smith
- County Supervisor District 3, Zev Yaroslavsky
- State Senate District 20, Alex Padilla
- Congressional District 27, Brad Sherman
- Assembly District 40, Bob Blumenfield

Project Type

Residential

Construction Category: Rehabilitation

Type of Housing: Rental Housing

Project Features:

- Permanent Supportive Housing
- Single Family
- Special Needs Housing

Developer / Participant(s)

Developer: Therapeutic Living Centers for the Blind (TLC)

Project Status: Council Approved

Project Activities

Completed Activities:

- Board Authorization to Execute Agreement, 03/05/09
- City Council Approval to Execute Agreement, 06/01/09

Scheduled Activities:

Agreement Type(s)

- *Disposition and Development Agreement (DDA)*

STATISTICS AT A GLANCE

Total Project Size (sq ft):	2,676
Residential (sq ft):	2,676
Estimated Jobs Created:	
Construction Jobs (est.):	3
Permanent Jobs (est.):	3
Total Development Costs (TDC):	\$600,800
CRA/LA Investment:	\$200,000
CRA/LA Investment % of TDC:	33.29%
Total Housing Units:	1
Total Affordable Housing Units:	1
HCD Very Low Income Units:	1
HCD Low Income Units:	0
HCD Moderate Income Units:	0
Undetermined Affordable Units:	0
Total Development Cost Per Unit:	\$600,800
CRA/LA Investment Per Restricted Unit:	\$200,000