

# PERMANENT HOUSING CASE STUDY



**Title:** American Family Housing, Midway City, California, Shipping Container Housing for the Veterans and the Chronically Homeless

**Property Name:** Potters Lane

**Basic Description:** New construction, 15 480 sq. ft., units including one onsite manager's unit

**Property Management:** American Family Housing

**Service Provider:** American Family Housing and the Veterans Administration

**Tenant Profile:** Low-income, homeless veterans who may or may not be chronically homeless

**Service Approach:** American Family Housing provides onsite supportive services and the Veterans Administration provides medical and mental health services to tenants.

## Project Background:

Midway City, California is a small, rural community in Southern California with approximately 8,500 residents. Local homeless data identified that a significant portion of homeless residents in Midway City were Veterans – many of which were chronically homeless. As a result, American Family Housing, a local supportive housing provider and developer, began to conceptualize the future project of Potters Lane. Potters Lane was developed specifically to target homeless Veterans, many of whom had chronic status.

## Key Features and Impact:

- Shipping Containers were utilized to develop permanent housing
- Each tenant has an individual apartment
- Diverse funding streams were secured for development including public and private dollars

## FINANCING INFORMATION

### Development Budget

Funding Source	Amount Received
Veterans Housing and Homeless Prevention of California	\$1,792,198
County Housing Successor Agency	\$1,458,001
Federal Home Loan Bank	\$240,000
Conventional Debt	\$1,600,000
Home Dept. Foundation	\$100,000
Private Donations	\$1,155,717
Deferred Developer Fee	\$416,000
<b>Total</b>	<b>\$6,761,9156</b>

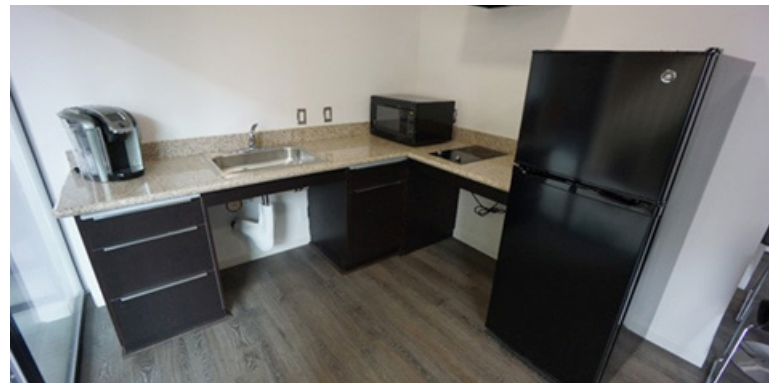
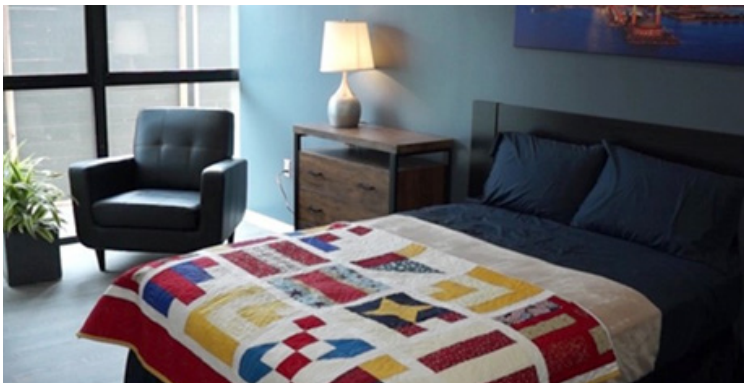
### Operations Budget

Funding Source	Number of Vouchers
Section 8 vouchers (15-year commitment)	Unspecified
VASH vouchers (15-year commitment)	Unspecified
<b>Total</b>	<b>15</b>

## DEVELOPER PROFILE

American Family Housing (AFH) is a nonprofit organization that provides a continuum of housing and services to ensure long-term housing stability for vulnerable populations. American Family Housing owns over 50 affordable rental housing properties in three southern California counties – Orange, Los Angeles, and San Bernardino. AFH properties offer more than 250 units of housing that ensure the provision of safe, affordable homes for adults and families. Of these units, 75% are family units and 10% are set-aside for veterans. More than 25% of the units offer intensive support services to vulnerable populations.

## PROJECT PICTURES



The development of each case study featured was made possible by the U. S. Department of Housing and Urban Development's Rural Capacity Building Program.

*"Connecting Communities at the Intersection of Housing & Health"*

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