

CAO RFQ PROPOSAL

Sylmar Terrace

11681 Foothill Blvd, Sylmar



Sylmar Terrace will be a Joint Venture project between LA Family Housing (LAFH) and Many Mansions (MM)

Sylmar Terrace is proposed to be a by-right development. It proposes a new construction project for the development of forty-nine (49) studio/efficiency units that will provide permanent supportive housing for chronically homeless and disabled Veterans earning 30% or below average median incomes. One two-bedroom unit will also be included to serve as the Manager’s unit which will be unrestricted.

Sylmar Terrace will consist of a three-story building. On the ground floor is a podium parking structure that hugs the hill at the north of the site with 17 parking spaces. Sharing this plane will be residential units with a boardwalk that will overlook the Hansen Dam. On the second floor, the residential units will be incorporated with a community room and community kitchen that will be utilized and be adaptable for educational workshops, group meetings, tenant celebrations, and volunteer engagement opportunities. Residential units will also be built on the third story

Type	Permanent Supportive Housing for Individuals / Veterans
Units	49 Studios, 1 2-Bedroom
Parking	17 Parking Spaces
Amenities	Resident resource center, computer lab, landscaped central courtyard, on-site property management, on-site laundry
Sustainability	LEED for Homes Silver
Style	Modern Ranch



Aerial Shot



Ground Floor Plan



Second & Third Floor Plan