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**THOMAS SAFRAN & ASSOCIATES AND THE GLENDALE HOUSING AUTHORITY
OPEN NEW, AFFORDABLE HOUSING FOR VETERANS AND THEIR FAMILIES
A FIRST OF ITS KIND IN CALIFORNIA**

VETERAN'S VILLAGE OF GLENDALE



In partnership with New Directions for Veterans and the Department of Housing and Urban Development (HUD), the first new construction development for veterans and their families in the state will provide beautiful, comfortable, safe and affordable housing with case management services for our low-income U.S. veteran households

GRAND OPENING

Tuesday, April 5, 2016; 10:30 AM

331 Salem Street, Glendale

GLENDALE, CA—In an unprecedented and much-needed step toward curbing veteran homelessness in Los Angeles County, **Thomas Safran & Associates (TSA)**, a leader in developing and managing high-quality, affordable housing communities, and the **Glendale Housing Authority**, a public agency leader in financing affordable housing for low income populations, have completed the first new, permanent construction of affordable apartments and services especially designed for low-income veterans and their families in the state of California—**Veteran's Village of Glendale**.

The 44-unit property, built in partnership with the **City of Glendale**, with ongoing, on-site assistance by the non-profit **New Directions for Veterans**, delivers new, innovatively planned housing with abundant resources for Southern California military veterans and their families previously at risk or struggling with homelessness.

Serving as a national model for creating modern housing options for today's veterans and their families, this new Veteran's Village of Glendale community goes beyond the traditional and transitional housing scenarios—the majority of which do not allow children—typically available to veterans battling homelessness in California and around the country.

The \$20 million public/private partnership of Thomas Safran & Associates (TSA) and the City of Glendale began in 2012, when the Glendale City Council, operating in their role as the Glendale Housing Authority, conveyed an interest in combining a long-standing vacant, city-owned property with a little-used municipal parking lot for development as affordable housing for veterans and their families. Built by partner TSA, for construction costs of \$12.2 million, the new property is the City's second affordable housing project for veterans, but the first in the State of California comprised of new construction available for rent expressly for veterans and their families. Additionally, the nonprofit New Directions for Veterans, a comprehensive social service provider dedicated to serving veterans, is onsite to provide assistance and to deepen the partners' commitment and support to the new residents.

Built at the junction of the San Fernando and San Gabriel Valleys, Veteran's Village functions as a new paradigm for addressing the needs of low-income veterans by providing quality living, community, and services for those who have served their country. Celebrating an investment of nearly \$7 million—approximately \$5.3 million in gap financing and \$1.6 million in permanent mortgage financing—in funding assistance from the **Glendale Housing Authority**, the grand opening of Veterans Village will take place on **Tuesday, April 5 at 10:30 AM** at **331 Salem Street, Glendale**. Participants will include city, state and federal dignitaries.

“Through joining forces with Thomas Safran & Associates, we are able to significantly advance on our goal to provide new homes for the county's most vulnerable veterans,” said Vartan Gharpetian, Chair of the Glendale Housing Authority. “Not only is Veteran's Village of Glendale a one-of-a-kind breakthrough for affordable housing in California, but our returning, well-deserving veterans can take comfort in knowing that the City of Glendale is committed to welcoming them with open arms—and resources.”

The statistics demonstrate that there is a serious and sustained need for high-quality, permanent housing for veterans throughout California, but particularly in Los Angeles County. The County has one of the largest populations of chronically homeless families and the largest population of homeless military veterans in the nation—more than 4,000 veterans on any given night; many suffering from Co-Occurring Disorders, including substance abuse, mental illness and post-traumatic stress disorder (PTSD), as well as chronic medical problems.

In an effort to lighten the burden on families transitioning to their new surroundings, and as they look forward, New Directions for Veterans will provide a myriad of permanent services, community support and advocacy to residents like Joseph Garcia, an Army Veteran, and his 9-year-old son, who until recently called a friend's garage home. Garcia's plight is one of the many heart-wrenching yet inspiring stories found among the families moving into the new property.

"Homelessness among those who served in uniform is unacceptable, but to truly solve the issue we need to build long-lasting, therapeutic communities, like Veteran's Village of Glendale, where we can help veterans transition back to civilian life with dignity, safety and support," said Ted Howells, President and CEO of New Directions for Veterans, founded in 1992. "Our partnership with the City of Glendale and Thomas Safran & Associates allows us to be on the front line helping veterans with counseling, education, job training and placement, parenting, money management, and more to help them on their road to economic and emotional self-reliance."

Veteran's Village of Glendale, an affordable housing community designed for veterans of the U.S. Armed Forces and their families, is comprised of 44 units, including 13 one-bedroom apartments, 16 two-bedroom apartments and 14 three-bedroom apartments. A HUD HOME, Section 8 VASH Voucher and Tax Credit community, it allows qualifying residents to apply for housing with monthly rents ranging from approximately \$466 to \$932 for one-bedroom, \$559 up to \$1,119 for two-bedroom and between \$646 and \$1,292 for three-bedroom units. Comparable market rate rents in the area are two to three times these amounts.

With the completion of the four-story Veteran's Village of Glendale, Thomas Safran & Associates has built another community within a community, featuring an exceptional selection of new amenities in all its units, including a full kitchen (range/oven, refrigerator, microwave and dishwasher), tub/shower combination bathrooms, air conditioning, vinyl and carpeted flooring, window blinds, and a private patio or balcony. In addition, residents can enjoy extensive recreational amenities, such as a large community room with full kitchen and large screen TV, classroom space, computer lab, exercise room, library, landscaped courtyards, and barbecue/picnic areas. The property also provides 56 parking spaces for residents in a secure underground garage.

Conveniently located next to vibrant Downtown Glendale, a leading model of the "New Urbanism" movement, Veteran's Village of Glendale is only a couple of blocks north of the Glendale Galleria and the Americana at Brand, within walking distance of public transportation, health facilities, community services, parks, restaurants, and the historic Alex Theatre, among other entertainment venues. Within the Veteran's Village community, geared toward residents' needs, regularly scheduled

activities will include exercise classes, after-school programming, financial literacy classes, scholarship programs, field trips, and monthly parties.

“It is with great pride that we partnered with the City of Glendale and New Directions for Veterans to address the critical need of providing Los Angeles veterans and their families with high quality, permanent housing,” said Tom Safran, chairman of TSA. “The completion of Veteran’s Village of Glendale will have a wonderful and positive impact on the community at large and provide a better life for veterans. Our hope is that Veteran’s Village is a model for veterans’ housing going forward.”

Thomas Safran & Associates has developed more than 6,000 units of innovative luxury, affordable and mixed-use rental housing in Southern California and, for more than 40 years, has specialized in enhancing the lives of its residents and enriching communities with award-winning development and managing of high-quality properties. Thomas Safran & Associates has received such distinguished awards as: the Golden Nugget Award for best mixed use and affordable housing; Lieutenant Governor Commendation for outstanding service in the public interest; Southern California Association of Non-Profit Housing award for Project of the Year; Urban Environmental Design award for housing project design; and commendations from the California State Assembly and the State of California Senate, among many others.

Please RSVP to attend the grand opening of **Veteran’s Village of Glendale** on **Tuesday, April 5, 2016** at **10:30 AM** at **331 Salem Street, Glendale.**

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For additional information about **Thomas Safran & Associates** and **Veteran’s Village of Glendale**, to request images or interviews, or to RSVP please contact Beth Laski at 818-986-1105 or beth@bethlaski.com.

Thomas Safran & Associates (TSA) has developed more than 6,000 units of luxury, affordable and mixed-use rental housing in Southern California. For over 40 years, TSA has specialized in developing and managing high-quality properties, many of which have won awards from prestigious organizations. The company is committed to providing superior design, maintaining properties to the highest standards, and enriching the lives of the people who reside in their buildings and the surrounding communities.

The Glendale Housing Authority prides itself on the variety of housing options it offers its residents. Since inception in 1975, the Housing Authority has supported the development of over 1,300 new units of affordable homeownership and rental housing designed to reach all levels of its low-income populations. Along with its Homeless Continuum of Care services and projects, the Glendale Housing Authority is a regional leader in affordable housing development and preservation.

New Directions for Veterans provides a host of services to veterans and their families. The New Directions for Veteran’s mission is to empower men and women who served in the military, and their families, to lead productive and fulfilling lives. The vision of New Directions is to build a national community in which all at-risk veterans and their families lead lives of honor, dignity, well-being, and respect.