



## **META HOUSING CORPORATION BREAKS GROUND ON FIRST VETERANS ARTS-FOCUSED AFFORDABLE APARTMENT COMMUNITY IN PALMDALE, CALIFORNIA**

**PALMDALE, Calif., (July 31, 2017)** – [Meta Housing Corporation](#) has broken ground on Courson Arts Colony West, an affordable apartment community in Palmdale, California that will house veterans and their families, and focus on both the arts and arts-related services. Of the 80 units, 40 units will be designated to formerly homeless Veterans, and the remaining 40 units will be designated to low-income families. The new community will feature the arts components of Meta’s Artist Colony housing model, along with strong support services for residents, according to Executive Vice President of Meta Housing Corporation, Aaron Mandel.

“We are excited to help address the homeless crisis currently taking place in Los Angeles County,” says Mandel. “The homeless population throughout LA County grew by more than [23 percent](#) over the last year, many of which are Veterans. This drastic increase is driven by the continued rise in the cost of living in Los Angeles, soaring rental rates, and a lack of affordable housing options.”

Mandel explains that this new development will address this deep need in the local community by providing a high-quality, safe and affordable environment for Veterans who have experienced varying levels of homelessness.

“As a mission-driven developer, we place a significant emphasis on creating apartment communities that transform the lives of our residents as well as the local cities in which we develop,” says Mandel. “Courson Arts Colony West will do just that. We will be redeveloping a long-vacant site and providing a truly unique experience to residents. By partnering with local cities and counties, we can support the city in helping to get these individuals and families off the streets and living stable, productive lives.”

Financing for the project was provided by Bank of America Merrill Lynch, the City of Palmdale, Los Angeles County Community Development Commission, Los Angeles County and its Housing Authority, U.S. Department of Housing and Urban Development, California’s Tax Credit Allocation Committee and Debt Limit Allocation Committee, the California Community Reinvestment Corporation, Los Angeles County Department of Mental Health, FHL Bank San Francisco, Northrop Grumman, the Veterans Housing and Homeless Prevention Program (through the California Department of Housing and Community Development, and in partnership with the California Department of Veterans Affairs and the California Housing Finance Agency), and LISC and National Equity Fund, Inc (through the Veterans Housing Initiative).

The four-story, 71,826 square-foot apartment community will integrate a variety of arts-focused and community features including free art classes, a conference room and common areas, a clubhouse, an exercise room, and an outdoor amphitheater, among many other amenities.

“While providing safe, clean, and well-managed housing can go a long way towards helping our neediest community members, our mission is ultimately to enrich the lives of our residents and positively impact their health and well-being. We’ve



experienced tremendous success in this through offering creative and collaborative spaces within our developments and providing interactive art activities that encourage engagement, collaboration and interaction among residents,” says Mandel. “The combination of these proves highly impactful, and we are proud to be bringing this to Palmdale.”

Courson Arts Colony West was designed by architectural firm KTG Y Group, Inc., and has received full support from the VA Greater Los Angeles Healthcare System. It is planned to include a mix of one-, two-, and three-bedroom floor plans, and will reserve 40-units to accommodate Veterans experiencing different level of homelessness, including 36-units for Veterans honorably discharged, and 4-units for Veterans not eligible for VA benefits.

The apartment community will be located at 931 East Avenue Q-12 in Palmdale, California, adjacent to its sister-project Courson Arts Colony East, which is currently in construction.

### **About Meta Housing Corporation**

Since 1993, Meta Housing Corporation has established itself as one of Southern California’s most experienced and trusted developers of apartment communities for families and seniors, developing more than 6,000 residential units. Additional information is available at [www.metahousing.com](http://www.metahousing.com).

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