Tara Barauskas, Director of Housing, oversees management of all aspects of housing development for ACOF. Ms. Barauskas joined ACOF's development team in May 2011 after 11 years of experience with a for-profit affordable housing development company. She has been involved in all aspects of affordable housing including feasibility analysis, acquisitions, project management and sits on ACOF's Green Team which establishes green operating and building standards for the organization.

ACOF is a nonprofit owner and developer of permanent supportive housing based in Los Angeles. ACOF's mission is to end homelessness through the provision of quality permanent supportive housing for people with mental illness. Since its inception in 1988, ACOF has developed over 1,700 units in 43 buildings throughout Los Angeles and Orange Counties. ACOF is a full-service organization, from developing properties, to providing supportive services and property/asset management.
PROJECT INFORMATION

DEVELOPMENT STRATEGY
- New Construction
- Rehabilitation/Preservation
- Adaptive Reuse
- Scattered Site Infill

HOUSING TYPOLOGY
- Multi-Family (Mid-High Rise)
- Multi-Family (Townhouse)
- Single Family
- Supportive Housing: Veterans
- Senior Housing
- Tribal/Native American
- Workforce Housing

RESIDENTIAL UNIT INFORMATION
- Number of Units: 49 on .7 acre site
- 3 story supportive housing for homeless veterans
  48 1BR, 1 2BR
- Parking: 26 spaces

NON-RESIDENTIAL FEATURES
- Commercial/Retail Space
- Community Space: 1,193 SF w/ Art Center
- Offices: Property Management
- Service Space
- Open Space: Community Garden
- Recreation/Exercise Room: Meditation, Yoga
- Other

PROJECT SUMMARY
West Villas is located in the Hyde Park neighborhood of Los Angeles, a blue-collar area that has not experienced significant investment in recent years. However, the project site is in the former Crenshaw-Slauson redevelopment area, and a few blocks from a future stop along the Crenshaw LAX transit line which will bring new opportunities into the neighborhood. The site is currently improved with vacant office structures that are dilapidated, and a large unsightly cell tower which will be relocated onto the roof of the new development. One of the goals of the project will be to bring landscaping to West Boulevard, which has very little greenery currently and consists of multifamily and retail uses in fair to poor condition. West Villas will make a statement that this neighborhood is important, that quality housing for homeless veterans is important, and that sustainability is attractive possible in any neighborhood in Los Angeles. Sustainability goals for the project are: Net Zero Energy, LEED Platinum, and compliance with at least some of the Living Building Challenge petals. Water conservation is a primary focus for this project, and strategies being explored include rainwater collection and greywater reuse for irrigation and toilets.

INSTITUTE OUTCOMES
ACOF envisions West Villas as a peaceful and serene setting for homeless veterans by incorporating amenities that will promote relaxation and social opportunities. To enhance traditional on-site service support, this project will include a meditation area with water feature, community garden, art center and fitness area. The design is centered around the concept of a garden oasis in a concrete jungle, with the end goal that this will spur the addition of more biophilic elements in the neighborhood. They are proposing various water conservation techniques, seeking net zero water for property, but are challenged by local regulatory policies. ACOF is seeking design solutions and strategies on how to create a building that will help residents to heal and as well as educate the public on the importance and beauty of highly sustainable permanent supportive housing.

Site Photos (from left to right): view down sidewalk in front of site; small hospital to west; industrial use to east