Proposal for the City of Alhambra on December 17, 2020

Affordable Housing Development

Chapel Avenue Housing Opportunity

Contact: Alex Russell (805) 496-4948 ext. 220 / alex@manymansions.org

1259 E. Thousand Oaks Boulevard, Thousand Oaks, California 91362
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**ABOUT MANY MANSIONS:**

p: (805) 496-4948 • f: (805) 497-1305 • manymansions.org

California Non-Profit Corporation • Authorized Signer, Rick Schroeder, President
December 17, 2020
Marc Castagnola
Director of Community Development
City of Alhambra
111 South First Street
Alhambra, CA 91801

Many Mansions, a California nonprofit corporation, is pleased to provide you with a formal response to this RFP, outlining our experience, qualifications, and capacity to meet the City’s affordable housing needs for the proposed site located on Chapel Avenue.

For the past 41 years, Many Mansions has worked exclusively in southern California and has extensive experience working in similar jurisdictions to Alhambra. We have experience in municipalities where housing development starts by winning the support of the local community. Once we have that support, we are able to navigate the many challenges ahead while continuing to nurture our relationship with our neighbors and grow our presence as a strong community partner. We also have extensive experience in developing on complex sites in cities that are near build out and have limited infill space available for new construction. This particular parcel presents unique challenges and constraints that we are accustomed to navigating.

These experiences have allowed us to become creative with small parcels and underutilized land (e.g. helped Moorpark identify 4 small parcels that were undevelopable on their own but are feasible using a scattered site model), adaptive-reuse (motel) conversions, mixed-use projects with ground floor retail, and similarly-sized, high-density developments in vibrant downtowns (e.g. one of the first to use the new Downtown Code to build a similar project in Oxnard).

In addition, Many Mansions has the financial capacity to accomplish the City of Alhambra’s goals for this development. We have cash on-hand for predevelopment expenses, a $1 million line of credit, and a successful track record of securing competitive funding sources. We have successfully secured over $300 million in local, state, and federal affordable housing financing. In fact, we were the only developer to receive three funding awards (two in Los Angeles County) from the State of California under its recent MHP NOFA. This has translated into a strong pipeline of ten projects (two under and soon to be four construction) to build 600 units of affordable housing over the next four years.

Many Mansions has its own property management division and owns or manages 20 properties with over 600 units. We have also third-party managed seven properties with 205 units for the Area Housing Authority of the County of Ventura. Additionally, we provide “free” life-enriching services for our residents, including after-school tutoring for the kids, college scholarships, food assistance, and much more to help our residents be successful.
Over our long history, we have provided ongoing monitoring and administration for countless local, state, and federal, agencies. We have never had a major finding or violation and currently have no open regulatory issues. With government budgets cut, we have increasingly provided this service to our local partners.

As you can see, we are highly qualified to help the City develop the parcel into affordable housing that will be complimentary to the surrounding community, maintained at the highest caliber, and remain a compliant and viable opportunity to house generations of future residents. We will do so in a manner reflecting the surrounding uses and design aesthetic, while taking advantage of local resources to improve the quality of life for our residents for years to come. As the 2020 Southern California Association of Non Profit Housing’s Developer of the Year award recipient, we take pride in delivering only the best in affordable housing.

We are excited for this opportunity to partner with you to provide much needed affordable housing for the community and promote the quality and value of Downtown housing and lifestyle opportunities. If you have any questions or need anything, please contact Alex Russell, Executive Vice President, at alex@manymansions.org or call 805-496-4948 ext. 220.

Sincerely,

Rick Schroeder
President, Many Mansions
(805) 496-4948 ext. 227
rick@manymansions.org
The City of Alhambra seeks to find a qualified developer to actualize the production of affordable housing units on a tightly constrained parcel of land located within the heart of its downtown district. Many Mansions proposes to partner with the award-winning architecture firm, Brooks + SCARPA to deliver a high-quality, efficient development concept that utilizes the most innovative in construction practices to bring affordable housing units online faster than ever before with a design that maximizes the yield of potential new housing without sacrificing aesthetic quality.

The parcel located next to 103 N. Chapel Avenue provides a wide array of potential amenities for residents including shopping, public transit, health care, education, and a public library. These amenities are vital to the success of low-income residents who may otherwise not have readily available access to such resources. We believe that this lends itself to the project being the optimal location for those most in need in our community.

Housing for very-low and extremely low-income residents is one of Many Mansions’ strengths and a vital part of our ongoing mission to end poverty. We have decades of experience not only developing and managing this type of housing, but we also have provided ongoing services that meet and exceed the requirements of our lenders, because we believe in the importance of quality of life for our residents.

Current trends in affordable housing financing favor the development of deep targeting through increased opportunity to capitalize on the monetary resources provided by both local and state agencies. Given the increasingly competitive nature of public loans and grants, it is important to focus on a type of housing that will have the greatest chance of succeeding in the competitive funding applications. While available funding opportunities are shaping the current lean toward supportive housing, there is also sufficient evidence to warrant an ongoing push to bring more of these units online. The City of Alhambra, for instance, has received updated RHNA allocation goals of 1,769 very low income and 1,033 low income units for its 6th housing element cycle. Incomes falling in this range are usually associated with families and individuals who are, or are at the cusp of, unemployment or financial insolvency, which is among the leading causes of homelessness in the County of Los Angeles.

The potential development site comes with constraints that make design and constructibility challenging. The proximity to the naturally ventilated parking structure requires a minimum distance of space between it and adjoining buildings. The depth of the parcel from the street frontage requires an even further reduction in available space to accommodate fire truck access. These limitations confine the project to be constructed in a small section of the already limited land area.

Based on these parameters, our proposed partnership with Brooks + Scarpa was born. Brooks + Scarpa is the recipient of a $1,000,000 grant from the Los Angeles County Homeless Initiative Housing Innovation Challenge in 2018 for their collaborative work on the NEST Toolkit with Plant Prefab. The challenge was to create game-changing, creative and scalable permanent housing solutions. The NEST Toolkit allows for the development of housing through prefabricated design innovation.

Scalable as an infill solution, NEST Toolkit can be configured in multiple ways using various types and a typical lot size of 50 feet by 150 feet. The architects have designed a series of potential unit plans that differ according to rapid-rehousing, single-room occupancy and traditional multi-family formations.
Nest isn’t a standard home “model,” but a kit of parts that are scalable and adaptable for use on any combination of typical urban lots. The units are prefabricated off-site simultaneously while the site work is being conducted on-site. Once the site prep is complete, the units are delivered for stacking and utility connections. Given the limitations on the available space for the proposed development and the constraints that will be faced during the construction of the project, the NEST Toolkit lends itself to being the most viable option for developing a site that maximizes the unit count, reduces construction time and limits the impact on the surrounding community.

We believe that through our partnership with Brooks + Scarpa and our expertise in developing high quality affordable housing with sound financial structures and practical, well-thought out operational guidelines, we can propose the development of a 48 one-bedroom unit housing complex with a two-bedroom manager's unit. This complex would serve as supported housing to residents at or below 30%-50% AMI and include on-site management, supportive services, and a community room among its amenities. We believe this development will show a demonstrated step toward ending poverty and providing much needed affordable housing for the City of Alhambra. Additionally, our beautifully designed apartment community will turn a parking lot into a vibrant contributor of jobs, consumers, and activity that will further enhance the City's downtown district.

NEST Toolkit Sample Project Types
**LEAD ENTITY | Many Mansions**

The successful implementation of affordable housing in the City of Alhambra demands a team with a wealth of experience in project development, ownership, and property management across a broad spectrum of populations and funding resources. Many Mansions is one of the top nonprofit affordable housing developers, property managers, and service providers in Southern California. Many Mansions is also a leading provider of permanent supportive housing for targeted populations, including seniors, persons with physical or mental disabilities, and veterans. Additionally, we have been aggressively expanding our operations into Los Angeles County, and officially opened our downtown Los Angeles field office in July of 2018, where we oversee multiple developments throughout the County. It is through this depth of experience that we believe we are well suited to develop the available parcel located on Chapel Avenue.

We assemble the support of exceptionally talented and experienced team members including architects, engineers, financial consultants, construction managers, property managers, and service providers that contribute a vast amount of experience completing affordable housing projects. We are confident that we can produce housing that will be responsive to the City’s needs and be a long-term asset for decades to come.

This project will account for the challenges of infill construction, community engagement, and complex zoning and variance cases. Typically, city-owned/identified affordable housing development parcels require a change in land use or zoning variance, such as our project in Lake View Terrace, CA. Beyond the legal challenges of zoning and variance, we have proven successful in environmental remediation and complex site topographies, such as petroleum contamination at our development in Boyle Heights. We understand this is a complex process and we are equipped to navigate these obstacles. We have been able to successfully implement policies and procedures in other municipalities that we believe will contribute to a high-yield project capable of maximizing the small lot size of the parcel.

Many Mansions has a long history in affordable housing dating back to 1979 when community members of Thousand Oaks came together to assist those members of the community who were becoming homeless or being forced to live in overcrowded, run-down and crime-ridden housing. The founders of the organization included a wide segment of the community; members of the faith community, social service agencies, businesses, local government and concerned citizens.

While first establishing a rental-assistance program in 1982 called ‘Adopt-A-Family’, Many Mansions began to develop its own affordable rental housing in the mid-1980s. Its first developed affordable housing property, Schillo Gardens, opened in 1988. Affordable housing development accelerated in the late 1990’s and has continued to the present.

Since 1998, Many Mansions has provided a variety of ‘life-enriching’ services for both its adult and youth populations. As its supportive housing properties, Many Mansions provides a variety of on-site services to its residents including case management, job development, life skills and other services to promote self-sufficiency, independence and social integration. In its youth, Many Mansions is working to ‘break the cycle of poverty’ through its education and enrichment programs (e.g. after-school programs, summer camp, and college scholarships).

With a local waiting list of over 3,600 households, affordable housing development is Many Mansions’ primary mission. It is the developer for all of its properties and has considerable experience in obtaining the complicated financing necessary to fund affordable housing development. Many Mansions currently has over 600 units of affordable housing in its development pipeline.

For nearly 40 years, Many Mansions has provided well-managed, service enriched, affordable housing to low-income residents of Ventura County and its surrounding communities. By providing affordable, decent housing and life-enriching services to those most in need, Many Mansions aims to break the cycle of poverty. Many Mansions owns and/or manages 20 properties in Ventura County with 600 units of affordable housing, serves approximately 1,350 adults and 425 children, and provides on-site service programs that include job training, case management, homework tutoring, a career preparation program, and much more. With over 200 units of special needs housing, Many Mansions is the leading provider of housing for the homeless and disabled in Ventura County.

In 2017, Many Mansions entered into a partnership with LA Family Housing to pursue a land proposal opportunity with the City of Los Angeles and succeeded in securing rights to develop property managed by the Housing and Community Investment Department of the City of Los Angeles. Since then, we have grown our Los Angeles presence significantly, including the opening of a Los Angeles based field office in 2018. This office is centrally located in downtown Los Angeles to facilitate our access to such departments as the Los Angeles Homeless Services Authority located within the same building as us at 811 Wilshire Blvd, HCDLA, which is just a few blocks away, and also the Los Angeles Department of Building and Safety, located just under a mile from our location. Currently, we have one project under active construction in Lake View Terrace with two more set to start construction within the next six months in Sun Valley and Boyle Heights. We continue to pursue and analyze additional opportunities throughout both Counties in order to ensure a steady on-going stream of high quality affordable housing.

Our nonprofit mission, extensive and diversified experiences, and proven track record as a long-term developer, owner, and operator come together to make us a well-rounded candidate in partnering with the City of Alhambra.

“We honor not only its award winning development this year, but also the organization’s commitment to excellence in services, education, and affordable housing development since 1979.”

- Alan Greenlee, Executive Director

Southern California Association of Nonprofit Housing
INTRODUCING YOUR PROJECT TEAM

MANY MANSIONS

Rick Schroeder
President

Alexander Russell
Lead Project Manager

Doug Menges
Vice-President of Real Estate

Derrick Wada
Associate Director of Real Estate

Mosun Mah
Project Manager

Rod Thompson, Jr.
Senior Project Manager

Richard Bradley
Vice-President of Property Management

Heather Powell
Vice-President of Residential Services

OUR DEVELOPMENT PARTNERS

GUBB & BARSHAY
ATTORNEYS AT LAW

primus
BUILDING SOLUTIONS
MANY MANSIONS TEAM SUMMARY

RICK SCHROEDER, President (805) 496-4948 ext. 227
Rick has served as the President of Many Mansions for 19 years as the overall leader for the multiple departments within the organization including Property Management, Supportive Services, Resource Development, Finance and Administration, and Real Estate. Through the use of a strategic plan, Rick ensures the long-term objectives of the organization are at the forefront of every effort.

ALEXANDER RUSSELL, Executive Vice President (805) 496-4948 ext. 220

LEAD PROJECT MANAGER
The lead Project Manager representing Many Mansions will be Alexander Russell, Executive Vice President. He has been with Many Mansions for more than 14 years. Alexander sources and analyzes development and business opportunities. Additionally, he provides overarching guidance and support to the entire real estate team and ensures interdepartmental coordination with property management and supportive services teams.

DOUG MENGES, Vice President of Real Estate (805) 496-4948 ext. 251
Doug Menges, Vice President of Real Estate, has been with Many Mansions for over 6 years. Doug manages the on-going pipeline of projects and oversees each individual project team. Doug coordinates the overall efforts of the team and ensures timely movement toward production and financial goals for the real estate team.

DERRICK WADA, Associate Director of Real Estate (805) 496-4948 ext. 228
Derrick Wada, Associate Director of Real Estate, has been with Many Mansions for over 6 years and provides project management support to all project teams. Derrick ensures consistent work flow of day-to-day operations and provides quality assurance for funding application submittal and other complex housing development components.

ROD THOMPSON, JR, Senior Project Manager (213) 465-2634
Rod Thompson Jr., Senior Project Manager, has been with Many Mansions for over 4 years. Rod is involved in the day-to-day operations of the Los Angeles Field Office and supervises the project life cycle and budget on our active projects in the Los Angeles market.

MOSUN MAH, Project Manager (213) 465-2634
Mosun Mah, Project Manager, is approaching 2 years with Many Mansions. Mosun provides project management support in the Los Angeles field office and assists with the project life cycle and budget management.

RICHARD BRADLEY, Vice President of Property Management (805) 496-4948 ext. 212
Richard Bradley has been with Many Mansions for over 3 years. In Richard’s role as Vice President of Property Management, he oversees our existing portfolio of affordable housing developments. He ensures the physical integrity and upkeep of these developments. He oversees all compliance related submittals and financial audits. Richard manages a diverse team of regional managers, property managers, and maintenance technicians throughout the day-to-day operations of each asset.

HEATHER POWELL, Vice President of Residential Services (805) 496-4948 ext. 241
Heather Powell has been with Many Mansions for over two years. In Heather’s role as the Vice President of Residential Services, she is responsible for the development of all supportive service programs for Many Mansions’ properties. These services include adult services, children’s programs, and family programming. Heather supervises the service leaders and all case management staff. She is also responsible for overseeing coordinated entry into our permanent supportive housing properties and related database management.
RICK SCHROEDER | JDA

**President**

Rick Schroeder is President of Many Mansions and an attorney licensed to practice law in California and Minnesota. Prior to becoming Executive Director, he had a private law practice, specializing in real estate, litigation, and bankruptcy. Schroeder is passionate about affordable housing, especially about supportive housing—housing those members in our community who are currently homeless or who have a disability. Schroeder, father of a disabled daughter, became interested in Many Mansions in the 1990s. He wanted to use his skills as an attorney, with a background in finance and real estate development, to help those in the community most in need. He was fortunate to be able to lead Many Mansions for a number of years while on its Board of Directors. However, he wanted to do more. In 2002, he gave up his law practice and became the organization's Executive Director (President). Over the next 19 years he led the organization as it continued to develop new affordable housing, managed the housing, and provided 'life-enriching' services for its residents, guiding the organization in developing a new strategic Plan, the organization will seek to expand its housing throughout Southern California and will continue to specialize in supportive housing for those who are homeless, who are veterans, and who are seniors.

**EDUCATION**

- Bachelor of Business Administration, Finance and Real Estate/Urban Planning, University of Wisconsin, Madison, WI
- Juris Doctorate, UCLA School of Law, Los Angeles, CA

**ACCREDITATIONS • LICENSES • AFFILIATIONS**

- State Bar of California, #126314
- State Bar of Minnesota, #020870X
- California Real Estate Broker's License, 01999799
- California Real Estate Corporate Officer, 2003927

ALEXANDER RUSSELL | MBA

**Executive Vice President**

Alexander is the Executive Vice President at Many Mansions where he assists the President in exercising broad management and supervisory responsibilities over Many Mansions, its affiliates, properties, programs, administration, staffing, contracts, finances, vendors, legal affairs, fundraising, property management, human resources, and community and public relations. In addition, he directly oversees the Real Estate Division and the Finance & Administration Division, where he is responsible for all affordable housing development, asset management, finance, information technology, administration, and business development. He has successfully secured over $300 million in private, local, state, and federal financing for affordable housing. He is responsible for increasing the number of Many Mansions' housing units by more than 50 percent, substantially expanding their geographic footprint, and serving several new populations.

**EDUCATION**

- Master of Business Administration, Marketing, CA Luthern University
- Bachelor of Science, Biological Sciences, University of California, Irvine, CA
- Ross Program, Real Estate, University of Southern California

**ACCREDITATIONS • LICENSES • AFFILIATIONS**

- California Real Estate Broker, 01856629
- California Housing Consortium, Member, Board of Governors
- Southern California Association of Non-Profit Housing, Past Board Chair
- Housing Trust Fund of Ventura County, Board Chair
DOUG MENGES | MBA
Vice President, Real Estate Division

Responsible for all phases of real estate development including site selection, financial modeling, entitlement, design, government and community relations, and construction. Currently working on multiple projects in both acquisition/rehab and new construction. Work with lenders, investors and legal consultants in all phases of development. Manage construction from negotiation with general contractors and architect through to completions and lease-up.

EDUCATION
- Master of Business Administration, Harvard University, Boston, MA
- Bachelor of Economics, University of Pennsylvania, Philadelphia, PA

ACCREDITATIONS • LICENSES • AFFILIATIONS
- LISC Advanced Housing Development Training Institute
- USC Ross Minority Program Real Estate

6 Years of Experience

DERRICK WADA
Associate Director of Real Estate Development

Identify and assess the feasibility of new affordable housing projects. Assemble the project team, including design, engineering, legal and other professionals and consultants. Work with lenders, investors, title officers, attorneys, and other consultants during all phases of the development. Meeting and conveying information to community groups and residents, city staff, and any other interested parties regarding Many Mansions, housing development and proposed projects. Assist the Project Managers in training and development of other Department staff members. Coordinate consultants, lenders and attorneys to ensure projects were built on time and on budget, while avoiding any litigious circumstances and meeting or advancing financial deadlines and goals. Collaborate with lenders and other Many Mansions Divisions and staff to transition from construction to property operations.

EDUCATION
- Bachelor of Science, Landscape Architecture, California Polytechnic University, Pomona, CA
- Master of Business Administration, California Lutheran University (In-Process)

ACCREDITATIONS • LICENSES • AFFILIATIONS
- LISC Advanced Housing Development Training Institute
- California Real Estate Salesperson License (#01944272)
- Notary Public (California)

8 Years of Experience
ROD THOMPSON JR | MFA
Senior Project Manager


EDUCATION
• Master of Fine Arts, Creative Writing, Full Sail University
• Bachelor of Arts, International Studies, International Business Relations Minor, University of South Alabama

ACCREDITATIONS • LICENSES • AFFILIATIONS
• California Real Estate Salesperson License (#02062558)
• LISC Advanced Housing Development Training Institute
• SCANPH, Housing California
• 13 Grace Hill Certifications

MOSUN MAH
Project Manager

Assist senior Project Manager in all aspects in the financing, predevelopment and construction of three permanent supportive housing projects in the city and county of Los Angeles: La Guadalupe – New Construction, Mixed-use, 44-units; Sun King Apartments – New Construction, Residential, 26-units; Summit View Apartments – New Construction, Residential, 49-units. Assist in plan check and permitting; Assist in preparing funding applications; Prepare and coordinate construction draws; Prepare RFPs; Manage vendors and partner relationships (i.e. design team, expediter, co-developers); Present weekly progress updates to senior leadership.

EDUCATION
• Bachelor of Arts, Mass Communications in English, University of California, Los Angles, CA
• Certificate of Real Estate Investment, Harvard University Extension

ACCREDITATIONS • LICENSES • AFFILIATIONS
• California Real Estate Salesperson, 02099664
• UCLA ZIMAN LEVIN Center Affordable Housing Development Program
RICHARD BRADLEY

Vice-President of Property Management

Richard oversees the Property Management Department and all of its assigned duties, tasks and areas of responsibility including: the direct day-to-day property management operations, including applicant processing, leasing, resident relations, vendors, maintenance, janitorial, rent collection, contracts, collections, security deposits, move-ins/move-outs, transfers, Fair Housing policies, procedures, procurement, inventory control, evictions, etc.; day-to-day supervision of the Department’s staff, including Regional Managers, Community Managers and Maintenance Technicians (for a total of 25 staff members); Human Resources’ policies and procedures within the Department including hiring, training, supervision, job assignments, compensation, discipline, employee relations, evaluations and promotions; prepares and updates Strategic Plans, Property Management Contracts, Property Management Plans, Resident selection Plans and Affirmative Marketing Plans; participates in preparation and implementation of all property operating budgets, forecasts and budget variance reports; provides monthly operating reports and analysis upon the status, condition, operations and direction of the properties, including the staffing and activities.

EDUCATION

• Bachelor of Arts, English and History, University of Alabama

ACCREDITATIONS • LIcENSES • AFFILIATIONS

• California Real Estate Broker, 2003927
• Affordable Certifications in TCS, COS, CPO, RHM, and S.T.A.R.

Heather Powell | MA

Vice President, Residential Services

Heather Powell is the Vice President of Residential Services at Many Mansions and has been with the company a little over two years. Heather has extensive experience in behavioral health and therapy practices. Prior to coming to Many Mansions, Heather co-founder and was Chief Operating Officer for her own private therapy practice. Her responsibilities include policy, staffing, programs, budgeting, reporting, and other related activities. The Residential Services Division exercises, oversees, directs, performs, monitors, and coordinates all residential service programs at Many Mansions’ properties. These include programs for resident children, families, and adults, including supportive housing adults. Such programs include, but are not limited to adult programs, including resident case management, life-skills training, presentations & workshops, as well as children programs including Homework Club, Camp Many Mansions, College Awareness, VITA, and Foodshare. Along with the President, Heather acts as the organization’s responsible party or agent for compliance with all federal, state, local, and contractual laws, regulations, conditions, and covenants in the Division’s area of responsibility.

EDUCATION

• Master of Arts, Clinical Psychology-Marriage and Family Therapy, Phillips Graduate Institute, Encino, CA
• Bachelor of Science, Psychology, California Lutheran University, Thousand Oaks, CA
• Associate of Science, Social Science, Moorpark College, Moorpark, CA
Our Work - While many firms specialize in a single project type Brooks + Scarpa has developed design expertise regardless of building type. We are known for ‘special’ and ‘unique’ buildings of various types. We have developed design expertise, a methodology, regardless of building type. Approaching every project with fresh eyes, allows us to bring the best critical thinking to the table, often resulting in unique and appropriately suited solutions to old problems.

Process - Our practice is grounded in the belief that clients direct participation in our design process results in more meaningful and thoughtful buildings. Our process is open and fosters active client participation and the ability to make choices as the project develops. We seek, obtain and develop critical knowledge early in the concept design phase. This collaborative approach to design serves as the basis for all Brooks + Scarpa projects.

Environmental Stewardship – Embedded in our way of working is a respect for our natural environment and fragile ecosystems. By integrating state-of-the-art eco-friendly design and science, our work is at the leading edge of sustainability best practices and innovation.

Design Excellence - Brooks + Scarpa has a proven track record at delivering design excellence that inspires and engages people, incorporating creativity, originality, functionality and technology. These core values allow us to challenge convention and explore new ways of building through innovative use of materials, structures and technical systems to create spaces people love.

Recognition – Our studio has been recognized with some of the most prestigious honors in the profession. With more than one hundred significant national and international awards and thousands of publications Brooks + Scarpa is considered one the premier design firms in architecture. Awards include the Smithsonian Cooper–Hewitt...
“BROOKS + SCARPA PRODUCE EXTRAORDINARY DESIGN WORK WHILE RUNNING A SOCIALLY AND ENVIRONMENTALLY RESPONSIVE PRACTICE - A COMBINATION RARELY FOUND IN ARCHITECTURE.” – THOM MAYNE, FAIA

MORPHOSIS


The firm's work has been exhibited worldwide including venues such as The Museum of Contemporary Art Los Angeles, The National Building Museum, Portland Museum of Art, the Gwanju Biennale and has also appeared on The Oprah Winfrey Show.

Functionality – It is important to us that we achieve a balance between engineering and art, efficiency and beauty, diversity of users and functionality, while conforming to the project's construction budget and schedule. We believe that the design should actively engage social, cultural, technical and ecological issues, because it is through this lens that design becomes relevant. Success is measured by the designs responsiveness to the clients needs, building's users, and its specific site.

We understand that the role of the design team is sometimes marked by complexity and conflicting requirements as the project evolves and responds to stakeholders’ needs. We are skilled at building dynamic rapport with our clients and user groups and have a proven track record in creating inspiring and exceptionally functional buildings that fulfill these collective goals. Our process is open and responsive. We understand the importance of incorporating the input from a wide variety of stakeholders.

Construction Feasibility – When designing our projects it is of the highest priority to develop design and engineering approaches that minimizes complex and possibly expensive or time-consuming structural elements, in favor of a simplified, direct approach which results in more flexibility at the building stage, fewer problems, and ultimately lower costs. The quality of a project is not necessarily related to how much it costs, but rather how wisely the resources of time and money are spent. We firmly believe that design excellence can be achieved on any scale or budget; that economy and aesthetics are not mutually exclusive. Our strategy is to seek simplicity, which results in flexibility in use and economy in cost. We are constantly aware of our responsibility to our clients, who rely on us to honor our commitments to budget, schedule, and quality of work.
“BROOKS + SCARPA HAVE BEEN FULLY A DECADE AHEAD OF THEIR PEERS WHEN IT COMES TO THE CLEVER USE OF INEXPENSIVE, OFTEN RECYCLED MATERIALS, ENVELOPE-PUSHING EXPERIMENTS WITH FORM AND SPATIAL ARRANGEMENT, AND CUTTING-EDGE DEPLOYMENTS OF ENERGY-SAVING TECHNOLOGY”

- DAVE MILLER, FAIA
MILLER HULL PARTNERSHIP
DEAN, SCHOOL OF ARCHITECTURE
UNIVERSITY OF WASHINGTON

LAWRENCE SCARPA, FAIA
FOUNDER & DESIGN PRINCIPAL

Founder and Principal at Brooks + Scarpa, Lawrence Scarpa, FAIA is an award winning architect and urban designer. He has garnered international acclaim for the creative use of conventional materials in unique and unexpected ways. He is also considered a pioneer and leader in the field of sustainable design.

He is the recipient of the Smithsonian Cooper-Hewitt National Design Museum Award in Architecture and was also awarded the State of California and National American Institute of Architects Architecture Firm Award. Over the last ten years, Mr. Scarpa’s firm has received more than 50 major design awards, including nineteen National AIA Awards, Record Houses, Record Interiors, the Rudy Bruner Prize, five AIA Committee on the Environment “Top Ten Green Building” Awards and the World Habitat Award, one of ten firms selected worldwide. He has also received the lifetime achievement awards from Interior Design Magazine and the AIA California Council.

Mr. Scarpa’s work has been featured in numerous publications and has been exhibited in venues such as Museum of Contemporary Art Los Angeles, The National Building Museum, The Center for Architecture, Sarasota, Florida, The A+D Museum, Los Angeles, The Center For Architecture, New York, and the Gwanju Bienale. Mr. Scarpa has also appeared on The Oprah Winfrey Show.

He in currently on the faculty at the University of Southern California and has taught and lectured at the university level for more than two decades. Some of those institutions include UNC Charlotte, Harvard University, UCLA, SCI-arc, Washington University in St. Louis, University of Florida, University of Michigan, University of Southern California and the University of California at Berkeley. He is a co-founder of the Affordable Housing Design Leadership Institute Livable Places, Inc., a nonprofit development and public policy organization dedicated to building mixed-use housing and to help develop more sustainable and livable communities.

He is the recipient of the 2017 American Institute of Architects Los Angeles ‘Gold Medal’ award. The award is the highest honor bestowed upon an individual in recognition of a significant body of work which holds lasting impression and influence. He is also the recipient of the 2017 National American Institute of Architects Collaborative Achievement Award.

LICENSED ARCHITECT
California, C21812, Florida, AR00132227
North Carolina, 8534
Missouri, NCARB, Certified
LEED ACREDITED PROFESSIONAL
American Institute of Architects
FELLOW
American Institute of Architects
EDUCATION
Master of Architecture
University of Florida
Bachelor of Design
University of Florida
“THEY ARE EXTRAORDINARY DESIGNERS AND NATIONAL LEADERS IN ALL EFFORTS TO DEVELOP ENVIRONMENTALLY FRIENDLY, SUSTAINABLE BUILDINGS WHICH ENRICH THE SURROUNDING NEIGHBORHOODS.”

-SUE KEINTZ
DIRECTOR OF HOUSING
COMMUNITY CORPORATION SANTA MONICA

ANGELA BROOKS, FAIA, LEEDAP
MANAGING PRINCIPAL

As the Managing Principal at Brooks + Scarpa, Angela Brooks, FAIA, supervises all of the office operations. She acts as the office central hub directing project flow and tempo.

Through an exacting operations approach she describes with the phrase “Accuracy, Neatness and Concentration,” Angela ensures that each project remains on time and on budget by enforcing project deadlines, coordinating communications between all parties, and rigorously tracking finances. Her hands-on involvement runs from schematic design through completion of construction and post-occupancy.

Angela is a recognized leader in the field of environmental and sustainable design and construction. She has pioneered more holistic ways of delivering affordable housing, sustainable architecture and advances in social equity.

She has been practicing architecture since 1991 and is responsible for firm development in the area of housing and policy, leading the firm’s sustainable initiatives and overall management.

She has been a featured speaker and advisor for Bruner Loeb Forum and the Mayors’ Institute on City Design. She has presented seminars, case studies and been a panelist at multiple National AIA and USGBC Conferences. In 1992 she won a Progressive Architecture Award for her innovative work about re-envisioning the suburbs titled, “In The Public Realm – Post Suburbia.” Her own house, Solar Umbrella House was one of the AIA Top Ten Green Projects of 2006 and subsequently was featured in Newsweek magazine. Ms. Brooks was also a co-founder and past President of Livable Places, Inc., a non-profit smart-growth development, research and policy organization dedicated to building sustainable mixed-use housing in the city of Los Angeles on under-utilized parcels of land.

Ms. Brooks has served as an Advisor to the National Endowment of the Arts Mayor’s Institute on City Design and the Advisory Board of Solar Santa Monica, a program whose mission was to achieve net zero energy imports for the city. Her speaking engagements includes presentations at multiple AIA National Conventions, USGBC’s International Green Building Conferences, Dwell On Design, the Westside Urban Forum, the National Conference ‘Million Solar Roofs,’ Rebuild America and she has also served as a juror on several AIA Chapters Awards Programs.

LICENSED ARCHITECT
NCARB Certified
California C27954

LEED ACCREDITED PROFESSIONAL
American Institute of Architects
FELLOW
American Institute of Architects

EDUCATION
Master of Architecture
Graduation with Distinction, Southern California Institute of Architecture
Bachelor of Architecture, University of Florida
Jeff Huber, AIA, is a Principal and Director of Planning and Urban Design at Brooks + Scarpa. Jeff also manages the South Florida office.

His work focuses on interdisciplinary public projects that combine ecological, landscape, urban, and architectural design.

Huber has advanced sustainability educational and professional initiatives in agricultural urbanism, green school design, missing middle housing typologies, Transit-Oriented Development and Low Impact Development.

Huber’s research, teaching, and design work have garnered numerous national awards, including multiple Progressive Architecture Awards, National Institute Honor Awards in Urban Design from the The American Institute of Architects (AIA), The American Society of Landscape Architects (ASLA), American Architecture Awards and the American Collegiate Schools of Architecture (ACSA).

His professional work has been published in hundreds of books and periodicals including Architect Magazine, Residential Architect, and Architectural Record. Huber has taught at the University of Florida, Mississippi State University, University of Southern California and University of Arkansas.

Huber has published numerous articles and delivered dozens of papers at conferences around the world on the topic of landscape urbanism, transportation and other issues regarding planning cities and neighborhoods.

Huber was previously the Assistant Director of the University of Arkansas Community Design Center, an internationally recognized outreach center of the Fay Jones School of Architecture. He has also previously worked in Miami for Zyscovich Architects, Inc. and Howard Davis Associates Architects, P.A. in Saint Augustine.

Huber is currently on the faculty at Florida Atlantic University, College for Design and Social Inquiry. He has received more than $1 million in Federal, State and local grants for his planning research and interdisciplinary ecological, landscape and urban design work. Grants have included The National Endowment of the Arts, National Oceanic & Atmospheric Administration (NOAA), The Kellogg Foundation and the United States Environmental Protection Agency, to name a few.

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**Background and Philosophy**

We are a technology and product agnostic company that works with building owners and managers to identify, capitalize, and implement accretive energy efficiency, renewable energy and sustainability projects.

Partner Energy, a Small Business Enterprise and Minority-Owned Business, was founded in 2009 by real estate and engineering professionals, Tony Liou and Joe Derhake. Tony and Joe started Partner Energy after noticing an increase in demand for energy efficiency and sustainability consulting services. The demand arose due to the onset of complex energy efficiency and disclosure laws, rising energy costs, and global awareness of climate change.

Partner Energy’s headquarters is based in Southern California with a network across the nation. Our professionals work with building owners and users to increase asset values, lower ownership costs, and promote environmental stewardship. By recommending and implementing fiscally responsible energy efficiency measures, our team helps clients reduce energy usage and energy costs. Our recommended solutions are economically sound, as we take into consideration the client’s energy goals as well as their investment return criteria.

Partner Energy works alongside Partner Engineering and Science, Inc. The sister company was founded in 2007 and is a nationwide provider of environmental and building science services. Partner is a leader in due diligence services nationwide, with over 30 offices across the country.
**Experience and Skills**

Our dedication to providing consistent, appropriate, and quality services nationwide has awarded us a reputation that separates us from the competition.

Our team of experienced energy engineers, sustainability and building science specialists, technical directors, and project managers help our clients achieve their sustainability, energy efficiency and alternative energy goals, both on a portfolio and individual building level.

Our staff is dedicated to providing high quality services with integrity. Our clients include utility providers, real estate owners and managers, lenders, government agencies, higher education institutions, developers, architects, contractors, and national Energy Services Companies (ESCOs).

Partner Energy has experience working with diverse building types, including: low-rise and high-rise multifamily developments, condominiums and garden style complexes, educational facilities such as K-12 schools and higher education, municipalities and other institutional agencies, industrial and commercial, hospitality and resorts, military bases, office and retail spaces, and mixed-use buildings.

With our understanding of the latest in sustainable technologies, we work to provide quality energy saving solutions and remedies for all our clients.
EDUCATION

Master of Business Administration, Sustainability, Presidio Graduate School
Bachelor of Landscape Architecture, SUNY Environmental Science and Forestry

CREDENTIALS

LEED Accredited Professional
GRI Certified Professional

HIGHLIGHTS

Local and State Building Efficiency Requirements
Environmental, Social, Governance Policies (ESG)
Small Business Association (SBA) 504 Energy Public Policy Loans
USDA Rural Energy for America Program (REAP) Loans and Grants
Environmental Protection Agency (EPA) ENERGY STAR® Portfolio Manager Benchmarking
ASHRAE Level 1, 2, & 3 Energy Audits
Green Building Certifications
Retro Commissioning (RCx)

EXPERIENCE SUMMARY

Mrs. Weiss is a Program Manager at Partner Energy with over 13 years of experience in sustainable design and sustainable business. Her knowledge of energy efficiency programs and technologies helps clients implement financially prudent measures that reduce resource usage and carbon footprint, in one building or a portfolio of many properties.

Ms. Weiss assists developers, property managers, and lenders with complying with sustainability requirements for a variety of financing and local programs including the SBA 504 Energy Public Policy Goals, local benchmarking, audit and RCx requirements for over 25 cities nationwide, and the USDA REAP program. Her clients’ assets range from industrial to hospitality, offices to hospitals, and retail to multifamily. She also consults for clients seeking to improve corporate and real estate environmental, social and governance (ESG) practices.

Her role on all projects is to understand and represent client goals, updating the client on project progress and, where applicable, updating the project team on changing client priorities, timelines, budgets and/or priorities. In addition to overseeing the energy audit process and new construction process for her clients’ projects, Ms. Weiss has guided over 15 of these projects through comprehensive sustainable building certification programs.
## PROJECT EXPERIENCE

<table>
<thead>
<tr>
<th>Name</th>
<th>Size</th>
<th>Scope</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Aerospace Corporation, El Segundo, CA</td>
<td>20 buildings, 1.2 Million SF</td>
<td>Level 2 Energy Audit</td>
</tr>
<tr>
<td>830 3rd Ave, New York City, NY</td>
<td>14 Stories, 152,500 SF</td>
<td>NYC LL87 Level 2 Energy Audit, Retro Commissioning, NYSERDA Flextech</td>
</tr>
<tr>
<td>Weidner Apartment Homes Portfolio</td>
<td>200 properties across 9 states</td>
<td>Benchmarking research, Fannie Mae and Freddie Mac ongoing benchmarking</td>
</tr>
<tr>
<td>TA Realty Portfolio</td>
<td>Western US Properties</td>
<td>Annual Energy Benchmarking, Local Law Compliance, Energy Audits, ENERGY STAR® Certifications</td>
</tr>
<tr>
<td>Los Angeles Unified School District</td>
<td>25 schools</td>
<td>Commissioning of retrofitted energy systems</td>
</tr>
<tr>
<td>Cardile Mushroom Farm, Avondale, PA</td>
<td>63 grow houses, 262,900 SF</td>
<td>USDA REAP Loan, Level 2 Energy Audit</td>
</tr>
<tr>
<td>Westin Alexandria</td>
<td>319 from hotel</td>
<td>Retro-commissioning</td>
</tr>
</tbody>
</table>

## CONTACT

dweiss@ptrenergy.com
EDUCATION

Bachelor of Arts, Architecture and Environmental Studies, Middlebury College

CREDENTIALS

LEED Green Associate

EXPERIENCE SUMMARY

Ms. Castillo is a Sustainability Coordinator at Partner Energy with one year of experience in sustainable building analysis. As a member of the sustainability team, Ms. Castillo assists with project management for existing and new construction projects that are obtaining green certification. She assists with credit documentation and feasibility studies for the LEED certification process. Ms. Castillo completes plan reviews and responsibility task lists, finalizes initial scorecards and demonstrates specific measures to best achieve the desired level of Green Point Rated certification. She also attends Green Point Rated design charttes and assists with certification submittal. Ms. Castillo also has energy modeling experience in her role. She builds and updates energy models to demonstrate energy savings for existing and new construction projects as needed.

PROJECT EXPERIENCE

<table>
<thead>
<tr>
<th>Name</th>
<th>Size</th>
<th>Scope</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brick in the Machine</td>
<td>Commercial office space</td>
<td>LEED Core and Shell Feasibility Study for Green Certification MAP program</td>
</tr>
<tr>
<td>Cathedral Plaza</td>
<td>224 units</td>
<td>Green Point Rated Existing Building, CTCAC</td>
</tr>
<tr>
<td>Rose Hill Courts, Phase I</td>
<td>89 units</td>
<td>CTCAC, Green Point Rated, Title 24, and HERS Verification Support</td>
</tr>
<tr>
<td>5414 Crenshaw</td>
<td>70 units</td>
<td>CTCAC, CUAC, AHSC Sustainability Consulting Support, GPR Certification, and HERS Performance Testing,</td>
</tr>
<tr>
<td>Elden Elms</td>
<td>93 units</td>
<td>LEED Plan checks, CUAC Sustainability Support</td>
</tr>
</tbody>
</table>

CONTACT

bcastillo@ptrenergy.com
EDUCATION

Bachelor of Arts, Environmental Studies, University of Southern California

CREDENTIALS

- Residential and Nonresidential Certified Energy Analyst (CEA)
- Certified Green Building Professional (CGBP)
- Certified Building Commissioning Professional (CBCP)
- LEED AP Building Design and Construction (BD+C)
- LEED AP Operations and Maintenance (O+M)
- LEED AP Homes
- LEED for Homes Green Rater
- Home Energy Rating System (HERS I)
- Whole House Rater (HERS II)

EXPERIENCE SUMMARY

Mr. Sieglen is a Technical Manager at Partner Energy with over 10 years of experience in the energy and sustainability industry. He focuses on energy audits, energy modeling, sustainable design, envelope analysis, project management, and sustainability certification administration. He has worked on and completed more than 250 reports for in support of competitive low-income housing tax credit (LIHTC) funding, agency green lending through Fannie Mae and Freddie Mac, and Housing and Urban Development (HUD). Andrew works extensively on new construction energy modeling.

Prior to his position at Partner Energy, Mr. Sieglen worked for a design MEP firm specializing in sustainability and energy modeling. As an associate in the energy and sustainability department, his responsibilities focused on consulting with architectural firms on energy efficient envelope designs, energy modeling new construction projects for local code compliance and LEED Certification, and analyzing the payback periods for enhanced energy measures on projects to achieve energy efficient designs with low payback for his clients.
PROJECT EXPERIENCE

<table>
<thead>
<tr>
<th>Name</th>
<th>Size</th>
<th>Scope</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bayside Village</td>
<td>862 Units</td>
<td>ASHRAE Level II</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Fannie Mae HPB Module</td>
</tr>
<tr>
<td>Olentangy Commons</td>
<td>827 Units</td>
<td>ASHRAE Level II</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Fannie Mae HPB Module</td>
</tr>
<tr>
<td>City West Apartments</td>
<td>510 Units</td>
<td>Freddie Green Up</td>
</tr>
<tr>
<td>The Park at Hoover</td>
<td>1,061 Units</td>
<td>Energy Audit</td>
</tr>
<tr>
<td>Bayside Village</td>
<td>862 Units</td>
<td>Energy Audit</td>
</tr>
<tr>
<td>Glendale Sonora</td>
<td>60 Units</td>
<td>LEED for Homes Certification</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Compliance Energy Modeling</td>
</tr>
<tr>
<td>One Church Street Apartments</td>
<td>93 Units</td>
<td>CTCAC Application and Placed in Service Support</td>
</tr>
<tr>
<td>1567 California Street</td>
<td>100 Units</td>
<td>Compliance Energy Modeling</td>
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<tr>
<td></td>
<td></td>
<td>Green Point Rated Administration</td>
</tr>
<tr>
<td>Town and Country Phase 4</td>
<td>145 Units</td>
<td>Compliance Energy Modeling</td>
</tr>
<tr>
<td></td>
<td></td>
<td>LEED for Homes Certification</td>
</tr>
</tbody>
</table>

CONTACT

asieglen@ptrenergy.com
EDUCATION

Master of Science in Sustainability Management, Columbia University
Bachelor of Architecture, Woodbury University

CREDENTIALS

LEED AP for Building Design & Construction (BD+C)
LEED AP for Interior Design & Construction (ID+C)
Certified Green Building Professional (CGBP)
GreenPoint Rater
Green Globes Professional (GGP)
Fitwel Ambassador

HIGHLIGHTS

5 years in Green Building Industry and 7 years in Architecture Industry
5 years in LEED Project Management, Corporate Waste Program Management, and Sustainability Consulting
12 years total experience in design, construction, and sustainability: commercial, residential, hospitals, schools, and government institutions

EXPERIENCE SUMMARY

Ms. Chen is a Sustainability Consultant III at Partner Energy with over 12 years of experience in the architecture and sustainability industry. She works with clients to achieve green building certifications such as LEED, GreenPoint Rated, Green Globes, and NGBS. Ms. Chen has helped clients obtain green certification for commercial buildings, schools, multi-family building and health centers. She has worked to achieve clients’ goals for CTCAC funding, LA County CDC Funding, and HUD Mortgage Insurance Premium (MIP) program. She has also worked with large corporate companies across the nation to help achieve their CSR goals by targeting near zero waste management solutions.

Prior to working at Partner Energy, Ms. Chen was an Architectural Designer at Perkins Eastman (formerly LBL Architecture) working on healthcare facilities and institutional projects. She worked through all phases of design and construction administration for a government client project facility, including materials research to determine contribution toward LEED credit achievement.
Diana Chen  
LEED AP (BD+C, ID+C), CGBP,  
GreenPoint Rater, GGP, Fitwel  
Sustainability Consultant III

PROJECT EXPERIENCE

**Plaza 300, 5/2019.** Awarded NGBS Bronze Certification. 126 unit low-rise and mid-rise multifamily property located in St. Petersburg, FL. Sustainability Consultant for Design and Construction team to meet their HUD MIP goals.

**Athens Vista, 04/2019.** Awarded LEED Platinum Certification and ENERGY STAR Certification. A LEED New Construction Low-rise Homes project. Consisted of 1 building, 74 units, and 68,320 SF project located in Los Angeles, CA. LEED Consultant and Project Managed Design/Construction teams targeted sustainability goals for NOFA and CTCAC government funding.

**North Coast Terrace Apartments, 02/2019.** Awarded Green Point Rated Gold Certification for CTCAC funding. Consisted of 32 units, 1 building, low-rise affordable housing. GreenPoint Rated Multi-Family Project located in Oceanside, CA.

**Cesar Chavez II, 12/2018.** Awarded LEED Platinum Certification, DOE Zero Ready Energy Homes Certification, and ENERGY STAR Certification. A LEED New Construction Low-rise Homes project. Consisted of 6 buildings, 80 units, and 73,044 SF project located in Coachella, CA. LEED Consultant and Project Managed Design/Construction teams targeted sustainability goals for USDA and CTCAC government funding.

**Sierra Village, 11/2018.** Awarded Green Point Rated Gold Certification for CTCAC funding. Consisted of 44 units low-rise affordable housing. GreenPoint Rated Multi-Family Project located in Dinuba, CA. Sustainability Consultant and project lead for sustainable goals for CTCAC and CUAC.

**1900 Pacific Ave., 04/2018.** Awarded LEED Certified Certification for HUD MIP. A LEED New Construction (NC) high-rise residential building located in Dallas, TX. Completed documentation for LEED Construction credits and coordinated with the team to meet targeted LEED goals for HUD MIP reduction program.

PROFESSIONAL AFFILIATIONS

Net Impact SUMA  
Columbia University Alumni Association of Southern California  
USGBC-LA's Women in Green.

CONTACT

dchen@ptrenergy.com
CHPC was created by the state legislature in 1988 as a private nonprofit 501(c)(3) public benefit corporation. The governor and respective leaders of the legislative bodies appoint the eight board of directors based on their professional qualifications and interests. CHPC is recognized nationally as a leader in preserving at-risk subsidized apartments and in the financial structuring of Low-Income Housing Tax Credit and bond transactions. CHPC’s focus is on improving the housing choices of California households earning less than 50% of the area median income, especially those earning less than 30%. CHPC’s areas of expertise include:

- Affordable housing finance, supportive housing multifamily financial consulting, and syndication of low-income housing tax credits
- Policy and lobbying
- Public-private partnerships technical assistance to government housing agencies
- Program evaluations
- Training in affordable housing development and multifamily affordable housing finance
- Preservation of at-risk affordable housing and preservation of federally subsidized rental apartments

CHPC has provided financial consulting services on hundreds of multifamily transactions totaling more than 50,000 apartments. Our services include advising on financial structures to maximize equity and bond or loan proceeds raised, negotiation with equity investors, lenders, and underwriters, preparation of financial projections, and assistance in obtaining funding from competitive programs.

Typical Services Provided include:

- Low-Income Housing Tax Credits (LIHTC)
- Tax Exempt Mortgage Revenue Bonds
- California Housing Finance Agency (CalHFA)
- California Housing and Community Development Multifamily Housing Program (MHP)
- The Federal Home Loan Bank’s Affordable Housing Program (AHP)
- U.S. Department of Housing and Urban Development (HUD)
- Mental Health Services Act (MHSA) Funds (Administered by CalHFA)
Richard has been with CHPC since 1990. As Director of Financial Consulting, he oversees CHPC’s staff of 13 financial consultants, and provides direct technical assistance and training to nonprofit and local governmental entities in affordable housing finance. Richard has particular expertise in structuring financing packages for projects utilizing Low-Income Housing Tax Credits, tax-exempt bonds, State of California HCD Programs, Section 8 project-based assistance, Affordable Housing Program (AHP), and other state and local housing programs. He has assisted nonprofits in the financing of thousands of apartments, including new construction and acquisition/rehabilitation projects serving families, seniors, special needs and other populations. Richard has spoken at numerous conferences and workshops on topics including Low-Income Housing Tax Credit syndication, multifamily lending issues, preservation of federally assisted housing, and other topics. He has conducted a range of trainings on related issues. Richard served as Chair of the Preservation Working Group of the Nonprofit Housing Association of Northern California, and remains active in housing finance technical and policy issues.

**Project Role**

FINANCIAL CONSULTANT LEAD

Richard brings over 30 years of experience in the development of affordable housing to bear on the Barry Street project. He is responsible for ensuring that the CHPC team’s approach to the project’s responsive to the project team’s goals, is strategically positioned to secure any competitive resources contemplated, and protects the interests of the Development Team and government agency partners.

**Experience**

31 YEARS OF EXPERIENCE

28 years with CHPC

**Education**

- Masters of City Planning, University of California, Berkeley

**relevant Projects**

- Colma Veterans Apartments, Colma, CA
- 1150 Third Street Veterans Apartments, San Francisco, CA
- Mather Phase III Veterans Housing, Sacramento, CA
- 1701 El Camino Veterans Housing, Mountain View, CA
- Embark Veterans Apartments, Oakland, CA
- Marina Veterans, Marina, CA
- Valley View Veterans, American Canyon, CA
- Parc Grove Commons Northwest Veterans, Fresno, CA
Nicole joined CHPC’s Southern California team in 2015 as a Senior Housing Finance Consultant, bringing with her 15 years of direct affordable housing real estate development and finance experience. She has worked on a variety and range of developments including new construction, acquisition/rehab, gut rehab, mixed-use, mobile home park relocation and replacement housing, and multifamily conversion of a historic building. Nicole has worked in both nonprofit and for-profit affordable housing development and brings intricate knowledge of local, state, and federal financing mechanisms along with development and construction processes. Before joining CHPC, Nicole worked as a Project Manager for Cabrillo Economic Development Corporation and oversaw the development of various non-rural, rural and farmworker family developments in both Ventura and Santa Barbara County. Through her development work at CEDC and prior work experience she has worked on developments serving Special Needs Populations, Seniors, Families, and Farmworkers. She has also worked closely with local jurisdictions in Ventura County to implement affordable housing “friendly” zoning policies and ordinances and has worked extensively on reviewing and providing input for local Housing Elements.

**Project Role**

**HOUSING FINANCE CONSULTANT**

Nicole brings over 15 years of experience in the development of affordable housing to bear on the Barry Street project. Nicole will be responsible for strategic decision making regarding the Development Team in structuring competitive applications for resources, sourcing and securing debt and LIHTC equity on the best possible terms, and assisting the Development Team with the construction closing process.

**Experience**

16 YEARS OF EXPERIENCE

3 years with CHPC

**Education**

- Master of Arts, Urban Planning and Latin American Studies, University of California, Los Angeles
- Bachelor of Arts, History and Latin American Studies, University of California, Los Angeles

**Relevant Projects**

- Antelope Valley Veterans Housing, Lancaster, CA
- El Monte Veterans Apartments, El Monte, CA
- Placentia Veterans Apartments, Placentia, CA (funding pending)
- South Gate Veterans Housing, South Gate, CA (funding pending)
- 860 on the Wye Veterans Housing, San Luis Obispo, CA
- Anchor Place Veterans Housing, Long Beach, CA
- Beacon Place Veterans Apartments, Los Angeles, CA
- Illinois Avenue Veterans Apartments, Beaumont, CA
The firm of Gubb & Barshay LLP was formed in 1993 by Natalie Gubb and Scott Barshay to specialize in affordable housing law, with particular emphasis on affordable housing finance. Since the opening of the firm, Gubb & Barshay LLP has been involved in the development of over 300 housing projects. Although Ms. Gubb passed away in 2016, the firm has since added four new partners who have extensive experience in the affordable housing industry, as well as a strong team of three additional attorneys and three project coordinators, all of whom devote the majority of their time working on affordable housing transactions.

Gubb & Barshay LLP has substantial expertise in all types of HUD financing programs, including RAD, HOME, CDBG, HOPE VI, the Section 202 and 811 programs, FHA insurance programs, and Section 8 rental assistance programs. On the state and local level, we have worked extensively with the California Department of Housing and Community Development on its AHSC, RHCP, MHP, and farmworker programs, with the California Housing Finance Agency on taxable and tax-exempt bond programs, and with local agencies using tax increment funds and tax-exempt bond proceeds.

The firm has particular expertise in the low-income housing tax credit program. We have closed tax credit syndications with all types of investors and are nationally recognized for our work in this area. In addition to our expertise in affordable housing finance, we have substantial experience with more traditional real estate matters.

Finally, Gubb & Barshay LLP represents over 50 nonprofit corporations and several housing authorities, and has considerable experience in working with housing, economic development, and other tax-exempt organizations. Our work has included the preparation of organizational documents and exemption applications, and the provision of ongoing advice on corporate governance and operational matters as well as unrelated business income issues.

KEY STAFF

Scott R. Barshay
Mr. Barshay is a partner in the firm specializing in affordable housing, real estate and tax matters, syndications, and nonprofit law. He has assisted lenders in analyzing underwriting risks, documenting transactions and negotiating favorable loan provisions. He also has been involved in structuring numerous syndications and advising clients on tax, fair housing, and relocation matters.
**Education:** Graduated from Duke University in 1981, summa cum laude with a B.A. degree in Economics. Member of Phi Beta Kappa. Received J.D. from Harvard University Law School in 1985, cum laude. Member of The State Bar of California and the American Bar Association.

**Lauren B. Fechter**
Ms. Fechter is a partner in the firm specializing in affordable housing, real estate matters, syndications and nonprofit law. Ms. Fechter assists developers in connection with the acquisition, financing and syndication of real estate projects utilizing low income housing tax credits, historic tax credits and new market tax credits. Ms. Fechter has also negotiated ground leases, disposition and development agreements and owner participation agreements with a wide variety of state and local agencies.

**Education:** Graduated from Tufts University in 1997, cum laude with a B.A. degree in International Relations. Received J.D. from The George Washington University Law School in 2000, with honors. Member of The State Bar of California and the American Bar Association. Also admitted to practice in the states of New York and Connecticut.

**Evan A. Gross**
Mr. Gross is a partner in the firm specializing in affordable housing finance, real estate, and municipal law matters. Mr. Gross was previously an associate with the firm, and represented nonprofit developers in connection with the acquisition, financing and syndication of real estate projects utilizing low income housing tax credits and other public and private affordable housing financing sources. Mr. Gross spent eight years as a Deputy City Attorney for the City and County of San Francisco, representing the City in affordable housing development and finance transactions, real estate matters, economic development programs, and affordable housing policy matters.

**Education:** Graduated from Macalester College in 1999 with a B.A. in Economics and Urban Studies. Received J.D. from Georgetown University Law Center in 2003, magna cum laude. Member of The State Bar of California.

**Sarah C. Perez**
Ms. Perez is a partner in the firm specializing in affordable housing, real estate and tax matters, syndications, and nonprofit law. Ms. Perez has extensive experience representing developers and investors in real estate finance including structured finance, tax-advantage investing, tax credit syndication, community development, and affordable housing transactions. Ms. Perez has experience in real estate transactions that generate low income, new markets and historic tax credits. In addition, Ms. Perez regularly advises nonprofits on a variety of issues including 501(c)(3) tax exemption rules, lobbying limitations and good governance. Ms. Perez is currently a Governing Committee Member of the ABA Forum on Affordable Housing and Community Development and a Member of the State Bars of California and Washington.

**Education:** Ms. Perez is a triple Bruin, with B.A. in History from UCLA, an M.P.P. from the UCLA School of Public Affairs and her J.D. from UCLA School of Law. During law school, Ms. Perez was a member of the David J. Epstein Program in Public Interest Law and Policy, and served as the articles editor for the Journal of International Law and Foreign Affairs. Ms. Perez also clerked at several nonprofit and government organizations.
V. Nicole Kline
Ms. Kline is a partner in the firm, specializing in affordable housing finance and real estate matters. Ms. Kline has represented developers, lenders and equity investors in numerous real estate development projects which qualify for the low-income housing tax credit and tax-exempt bond financing. Her practice has also included a wide array of general corporate and nonprofit law matters.

*Education:* Graduated from the University of California, Riverside, in 1998, with a B.A. Degree in Political Science. Member of Phi Beta Kappa, Pi Sigma Alpha and graduated with highest honors. Received J.D. from the University of California, Los Angeles School of Law in 2003, with a specialization in corporate law, where she was Managing Editor of the *Journal of Law & Technology*. Member of The State Bar of California and The Florida Bar.

Karen Elliott
Ms. Elliott is associated with the firm, specializing in real estate matters. Ms. Elliott was previously Senior Counsel for a large commercial retail company and has extensive experience with real estate development deals. Her practice has also included a wide array of real estate, general corporate and environmental law matters.

*Education:* Graduated from King’s College London, in 1986, with a Bachelor of Laws. Ms. Elliott is a Member of The State Bar of California and is admitted as a Solicitor of the Supreme Court of England and Wales.

Jed H. D’Abravanel
Mr. D’Abravanel is associated with the firm, specializing in affordable housing, real estate, HUD regulatory, and nonprofit law. Mr. D’Abravanel has experience representing developers in transactions utilizing various HUD programs and the Low-Income Housing Tax Credit (LIHTC) Program. Mr. D’Abravanel regularly provides advice on regulatory issues relating to HUD’s Section 8 project-based rental assistance (PBRA), project-based voucher (PBV), and housing choice voucher (HCV) programs. Prior to attending law school Mr. D’Abravanel spent five years as both a Health Volunteer and Headquarters staff member with the United States Peace Corps in Washington D.C. and Morocco.

*Education:* Graduated from Humboldt State University in 2007 with a B.A. in Political Science. Received J.D. from American University, Washington College of Law, in 2016, magna cum laude, Order of the Coif, and served as Senior Articles Editor of the *American University Journal of Gender, Social Policy and the Law*. Member of The State Bar of California, the District of Columbia Bar, and the American Bar Association Forum on Affordable Housing and Community Development.

Brendan T. Cody
Mr. Cody is associated with the firm, specializing in affordable housing and community development matters, including transactions utilizing various public finance programs and the Low-Income Housing Tax Credit (LIHTC) Program.

*Education:* Graduated from Oberlin College in 1998, with a B.A. in English, High Honors. Received J.D. from University of California at Berkeley School of Law, in 2004. Member of The State Bar of California.
Primus was founded by principals Tania P. Boysen and Jeffrey Boysen, who together have over 60 years of combined construction industry experience. Primus is a Woman Owned Business, Ms. Boysen owns 51% of the firm and is the operational and company level decision maker. Primus has a unique strategic alliance with Optimus Construction Inc. (Optimus), owned by Mr. Boysen. Known as the Primus Advantage, clients gain the combined strength of our expertise in development management, construction management and general contracting.

Our alliance with Optimus Construction allows Primus to access real time cost information in a dynamic market. Optimus specializes in building quality low income housing projects, and currently has work in progress in excess of $50 million. Their success lies in maintaining strong and direct relationships with over 600 pre-qualified subcontractors. When preparing cost estimates at any stage of the design, Primus draws on these relationships as well as the abilities of its own team to review the project plans and specifications and provide project cost information, constructability recommendations, and value engineering ideas. With this alliance, Primus is able to get real time pricing for change order analysis during the construction phase.

We are committed to providing the administrative and management services necessary to achieve completion of the project in accordance with the Client’s objectives in both a cost effective and proficient manner. Larger firms may be burdened with excessive overhead rates. Our strategic relationship with Optimus Construction allows Primus to augment its project management team with qualified personnel, as needed, to meet our commitments and the constraints of the overall budget.

Primus specializes in multi-family and senior communities affordable housing in the City of Los Angeles. As such we have had the distinct pleasure of working with the Los Angeles Housing + Community Investment Department (HCIDLA) and the Community Redevelopment Agency of Los Angeles (CRA/LA). Working with these agencies has given us insight into the implementation of local hiring and prevailing wage requirements, as well as with Affirmative Action Programs, Section 3, Project Labor Agreements, Contracting Procedures, including the utilization of Minority, Women, Disable Veterans and Other Businesses.

Senior Project Manager, Linda Mele will be involved in the day to day development of the project. Ms. Mele has been in the construction industry for over 17 years and has aided in the delivery of 1000 units. Prior to her construction career, Ms. Mele was a Department Manager TRW Space and Technology Group and Structural Project Engineer. At TRW Space and Technology Group she led a 60-person engineering department. In 2000, Ms. Mele assisted as an Owner’s Construction Representative at the Lutheran Churches of Torrance and Rancho Palos Verdes. From there she was a Project Manager for Vanir Construction Management and worked on seven K-12 public school campuses for the Palos Verdes Peninsula Unified School District. She then went to S.L. Leonard & Associates as a Senior Project Manager. At S.L Leonard she specialized as a Construction manager for affordable multifamily apartment projects throughout Southern California cities. She also focused on commercial projects: Community facilities, Tenant Improvements, Commercial Café, Office and Conference space, Maintenance Building, Solar installations, and Development Feasibility studies.

In addition to her success a construction manager. Ms. Mele has served as a LEED consultant for Affordable Housing projects. Her role as LEED consultant required that she assemble and manage the consultant team for LEED for Homes effort (Green Rater, HERS rater, Solar contractors, Designers,
Contractor, Owner). She led LEED charettes, coordinating the LEED program requirements with the construction document. During construction of the projects she assisted the Green Rater in assembling documents and responding to inquiries from the installing contractors. Although this project will not seek certification under the LEED program, Ms Mele is familiar with the Green Communities program criteria will oversee that its requirements are incorporated into the project documents.

Ms. Mele is also familiar with prevailing wage monitoring, as she has served as a state-mandated prevailing wage monitor for three Jamboree Housing Project (Bonterra, Grove Park, Park Landing) and one CVC project (Cabrillo Gateway). Ms. Mele provided contract requirements for prevailing wage requirements, conducted pre-construction prevailing wage meetings, collected, reviewed and issued corrections to weekly certified payrolls. She was also responsible to maintain a log of outstanding issues and provided ongoing direction for required corrections. She worked cooperatively with contractors to close out all outstanding prevailing wage issues prior to Notice of Completion and was successfully audited by the State of California for compliance with Federal ARRA funding prevailing wage monitoring requirements. Ms. Mele will be an asset in overseeing the prevailing wage and project labor agreement requirements are met.

Linda will be supported by in-house resources such as Project Engineer, Erick Mora, who will assist Ms. Mele in maintaining project records, documents, and plans. Mr. Mora is well versed in the permitting process of LADBS and BOE. He has experience in fast tracking entitlements and permits in the City of Los Angeles. Although Primus is not a Dry Utility Consultant, Mr. Mora has served in a similar role on several projects. He has interfaced with Cable/TV, Phone, LADWP and the Gas Company to ascertain their requirements and submit applications on the Owner’s behalf.
PRINCIPALS’ RESUME

TANIA BOYSEN, LEED AP
PRESIDENT

Tania Boysen has over twenty years of experience in the construction industry managing new construction, modernization, and tenant improvement projects in both the public and private sectors. She is a principal and founding member of Primus Building Solutions and serves as President.

Ms. Boysen manages multifamily housing both market rate and affordable, parish and school projects and provides sustainable building services. She assists Clients with strategic planning; programming; entitlement and permit processing; estimating; scheduling; budget tracking and cost control; value engineering; contract negotiations; and consultants, contractor and subcontractor management. She utilizes her extensive management background and well established processes and procedures to successfully guide projects through the conceptual and entitlement phases. Ms. Boysen establishes and maintains the overall budget, schedule, and owner design requirements. She approaches her work with a confident and collaborative manner that has established trust and respect with owners, design team members, municipal staff, contractors and vendors.

PROFESSIONAL HIGHLIGHTS

EDUCATION
Bachelor of Arts from Emerson College

REGISTRATIONS
LEED Professional Credential
California State Contractors License B 927071

PROFESSIONAL MEMBERSHIPS HELD
CMAA - Construction Management Association of America

YEARS OF EXPERIENCE
20 years

• Supervision of Construction Management projects totaling over $200 million dollars;
• Holds her general contracting license in the State of California and is a LEED® Accredited Professional;
• UCLA EXTENSION PROGRAM - Professional Designation in Construction Management;
• Responsible for planning, designing, and permitting acting as Development Manager;
• Average Construction Management projects yield an overall change order percentage of less than 3%; and
• Extensive knowledge in Value Engineering, Cost/Benefit Analysis and Best Value Comparisons.
INTRODUCTION OF COMPANY

ADDITIONAL SUPPORT PERSONNEL

MERIDETH MADOLE, SENIOR PROJECT MANAGER

Ms. Madole has more than 30 years of experience in construction project management, which includes turnkey delivery of affordable tax credit apartment communities. She has worked as a project manager and a superintendent for General Contractors, Civil Engineers/Land Planners, Residential Developers, and Tax Credit Developers. Ms. Madole specializes in affordable tax credit multi-family and senior apartment communities. Her project experience ranges from securing jurisdictional approvals and entitlements to managing the design development and construction phases. Ms. Madole has successfully completed many award winning projects, including Project of the Year. Ms. Madole brings a depth of experience to Primus’ service line offerings.

Ms. Madole has supervised projects totaling over $750 million dollars. Her completed projects include various product types ranging from 2 - story garden style Type V construction, 3 and 4 - story infill communities, structural and post tension podiums, subterranean parking, LEED certified projects, and the conversion of a 13 - story historic bank building to loft apartments. Ms. Madole has completed the following projects with Primus Building Solutions: Coventry Court Senior Apartments, Tustin CA; The Magnolia at Highland, San Bernardino CA; Buckingham Place Senior Housing, Los Angeles CA; Tilden Terrace, Culver City CA; Long Beach Family Apartments, Long Beach CA; The Carlyle at Colton Plaza, Irvine, CA; Cotton’s Point Senior Apartments, San Clemente CA; Coral Mountain Apartments, La Quinta CA; and The Arroyo at Baker Ranch in Lake Forest CA. Ms. Madole is currently the Project Manager on The Truinfo Branch YMCA, Westlake Village CA; Dudley Street Senior Apartments, Pomona CA; and Holt Family Apartments, Pomona CA; and The Verge in San Diego, CA.

Ms. Madole attended Maricopa College with classes in Business Management and attended DeVry Institute of Technology with a degree in I.E.S. Commercial & Lighting Design.

STEPHEN EIGUREN, COST ESTIMATOR

At Primus Building Solutions Mr. Eiguren assists the Project Manager with budgets, cost estimating and change order analysis. He prepared cost estimates at various stages of design from schematic and budget to detailed take-off pricing. Mr. Eiguren will also coordinate resolution of constructability issues during design, pricing of alternative design concepts and value engineering reviews when needed. He continually keep current on changes and trends in methods of construction and materials, construction costs, wage rates, fringes and working rules. Mr. Eiguren received his Bachelor of Science in Education from Central Michigan University.

ERICK MORA, PROJECT ENGINEER

Mr. Mora's project responsibilities will include developing punch lists, daily reports, site observations, quality control, safety and site management. Providing responsive office management to the needs of clients, consultants, and contractors are additional project duties. He supports the Project Manager in managing entitlements; bidding packages, aids in compiling Monthly Project Reports to the Owners including time, budget & progress of projects. Mr. Mora also works with utility companies and coordinates utility start up. Mr. Mora’s educational background is Bachelor of Science in Information Technology from Mt. Sierra College.
“Now at 19, my first job is working with a company that has helped many families like my own to be more successful and get on the path to greater things.”

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- Aleli Perez
Many Mansions’ Stories
"This development was chosen because it is the first permanent supportive housing for Veterans in Ventura County,"
Alan Greenlee, Executive Director of SCANPH

ORMOND BEACH VILLAS
OXNARD, CA

NOTABLE INFO AND STATS:
Completed: September 2019
Average Median Income Levels: 30%, 50%, and 60%
Property Management and Compliance: Many Mansions

Ormond Beach Villas is the first permanent housing project for veterans in Ventura County. The complex has 40 units with 15 one-bedroom, 20 two-bedroom, and 5 three-bedroom floor plans.

The Green-Point rated development was completed in September 2019 and includes supportive housing for homeless veterans and affordable housing for low-income veterans and their families. The complex has a number of amenities and a range of supportive services are offered on site provided by Many Mansions, LA Family Housing, and the Boys and Girls Club of Greater Oxnard and Port Hueneme.

Our residents have access to a number of community amenities within walking distance from the complex, including: Southwinds Park, Art Haycox Elementary School, Perkins/Hueneme Bus stop, and Clinicas Maravilla. The development is also 1.5 miles from the Naval Construction Battalion Center in Port Hueneme.

SUPPORTIVE SERVICES
• Veteran Services provided by LA Family Housing
• Services Coordination provided by Many Mansions
• Children Services provided by the Boys and Girls Club of Greater Oxnard and Port Hueneme

AMENITIES
• Picnic/BBQ area
• Memorial Garden
• Commemorative Flagpole
• Manager’s Office

FINANCING
• City of Oxnard
• County of Ventura
• MUFG Union Bank, N.A.
• The Home Depot Foundation
• Century Housing
• California Municipal Finance Authority
• U.S. Bancorp Community Development Corporation
• Veterans Housing and Homelessness Prevention Program
• Affordable Housing Program
• Oxnard Housing Authority

Reference: Emilio Ramirez, Housing Director, City of Oxnard
435 South "D" Street Oxnard, CA 93030
(805) 385-8041 emilio.ramirez@oxnard.org
NOTABLE INFO AND STATS:
Completed: September 2018
Average Median Income Levels: 30%, 45%, 50%, and 60%
Property Management and Compliance:
Area Housing Authority of the County of Ventura

The Walnut Street Apartments is a 24-unit new construction affordable housing development located on land provided by the City of Moorpark and the first joint venture between Many Mansions and the Area Housing Authority of the County of Ventura. The complex has 8 three-bedroom units, 15 two-bedroom units, and 1 one-bedroom unit for the on-site manager.

The property serves low-income and extremely low-income individuals and families and is conveniently located across the street from City Hall, the public library, and a park. It is near Downtown Moorpark with access to local transit, shops, and restaurants.

SUPPORTIVE SERVICES
• Adult Services provided by LifeSTEPS
  - Educational Classes
  - Health and Wellness
  - Program and Activities Development Coordination
  - Case Management and Crisis Intervention
  - Information and Referral Services
  - Mediation Services

AMENITIES
• Community Room
• Services Office
• Manager’s Office
• Playground
• On-Site Laundry
• Covered Patio/BBQ area
• Exceeds Energy Standards

FINANCING
• City of Moorpark
• MUFG Union Bank, N.A.
• County of Ventura
• Ventura County Housing Trust Fund
• Area Housing Authority of the County of Ventura
• Low-Income Housing Tax Credits (9%)
NOTABLE INFO AND STATS:

Started: October 2020
Average Median Income Levels: 30% and 50%
Property Management and Compliance: Many Mansions

Mountain View Apartments is a new construction 77-unit multifamily workforce-housing development in the City of Fillmore. The unit mix will consist of 37 one-bedroom, 21 two-bedroom, and 19 three-bedroom units. The development will be a joint venture between Many Mansions and the Area Housing Authority of the County of Ventura, and restricted to families earning 30% – 50% of the Area Median Income.

The development architecture is agrarian craftsman with a mix of colors and materials that were inspired by Fillmore’s history in rail and agriculture. The project will feature 42 townhome-style units with attached at-grade garages, and 35 flats and walkup apartments. Parking for these 55 units will be at-grade surface parking located throughout the site.

Several off-site improvements and infrastructure improvements are committed as part of the development. This includes new sidewalks and street improvements on Santa Clara St., landscaping and sound wall on Highway 126, and bike and pedestrian paths connectivity to downtown Fillmore.

SUPPORTIVE SERVICES
• Services Coordination
• Case Management
• Life and Job Skills
• Transportation Services
• County of Ventura Library Services

AMENITIES
• Community Room
• Playground
• Common Courtyards
• Bike and Pedestrian Features
• On-Site Laundry
• Manager’s Office

FINANCING
• County of Ventura Community Development Block Grant
• Ventura County Housing Trust Fund Acquisition Loan
• Low-Income Housing Tax Credits (4%)
• Affordable Housing Sustainable Communities (AHSC)
• Area Housing Authority Loan
• Area Housing Authority Project Based Section 8 Vouchers

Reference: Kevin McSweeney, Planning and Community Development Director, City of Fillmore
250 Central Avenue Fillmore, CA 93015
(805) 834-1084 kmcsweeney@fillmoreca.gov
SUMMIT VIEW
SYLMAR, CA

NOTABLE INFO AND STATS:
Started: January 2020
Average Median Income Levels: 30% and 50%
Property Management and Compliance: Many Mansions

Summit View Apartments is a joint venture between LA Family Housing and Many Mansions. The project is a new construction development with 49 residential units, with 37 studios, 11 one-bedrooms, and 1 two-bedroom. The proposed project will consist of four buildings ranging from three to four stories, connected by walkways and interspersed with landscaped areas. Tenants will consist of 24 formerly homeless and 24 chronically homeless and extremely-low income veterans, most of whom have qualifying mental health diagnosis and/or co-occurring disorders.

Stylistically, the proposed architectural concept draws influence from the rustic California ranch style seen in and around Lake View Terrace and Sylmar. Drawing upon traditional ranch style elements, such as long - low rooflines, simple rustic detailing and strong connections of indoor and outdoor spaces, the development team wanted to blend these elements together with a modern sensibility. Locally inspired materials of stucco, wood, concrete, metal and glass are composed in clean and contemporary horizontal and vertical lines to help bring scale and definition to the project.

SUPPORTIVE SERVICES
• Case Management
• Veterans Specific
• Job & Life Skills Training

FINANCING
• Low-Income Housing Tax Credits (4%) + Tax Exempt Bond
• Los Angeles Housing and Community Investment Department (HCID) Community Development Block Grant
• Housing Authority of the City of Los Angeles (HACLA) Project Based Section 8 VASH Vouchers

AMENITIES
• Community Room
• BBQ/Picnic Pavilion
• Computer Lab
• Manager/Services Office
• On-Site Laundry

• Rooftop Terrace
• Fitness Center
• Dog Park
• LEED Certified

• Community Development Commission of the County of Los Angeles (LACDC) Affordable Housing Trust Fund
• LACDC Mental Health Housing Program (MHHP)
• Proposition HHH

Reference: Gohar Paronyan, Land Development Unit Management Analyst, City of Los Angeles
HCIDLA, 1200 W. 7th Street 8th Fl Los Angeles, CA 90017
(213) 808-8969 gohar.paronyan@lacity.org
Named after one of Many Mansions’ founders, Frank Schille, Schille Gardens Apartments was the first property built and operated by Many Mansions. Built in 1988 and rehabilitated in 2016, Schille Gardens has 29 affordable units with 7 one-bedroom, 16 two-bedroom, and 6 three-bedroom layouts serving low-income families and individuals. The rehabilitation included accessibility measures (such as communication features for residents with sensory disabilities and concrete ramps), new roofs, solar panels for energy conservation, new windows and sliders, and high energy efficiency lighting throughout.

The complex is near downtown Thousand Oaks, giving our residents access to community amenities within walking distance from the complex, such as the Thousand Oaks Civic Arts Plaza, a local grocery store, and community parks.

**SUPPORTIVE SERVICES**
- Food Assistance
- Children’s service programs offered at the nearby Hacienda de Feliz Community Room
  - Homework Club
  - Career Preparation
  - Summer Camp

**FINANCING**
- Low-Income Housing Tax Credits (4%)
- Conventional Loan
- Redevelopment Agency Loan (Thousand Oaks)

**AMENITIES**
- Community Garden
- On-Site Laundry
- Playground
- Manager’s Office

**NOTABLE INFO AND STATS:**
- Resyndicated: May 2017
- Average Median Income Levels: 50% and 60%
- Property Management and Compliance: Many Mansions

Reference: Lynn Oshita, Community Development Analyst, City of Thousand Oaks
2100 Thousand Oaks Boulevard Thousand Oaks, CA 91362
(805) 449-2391 loshita@toaks.org
<table>
<thead>
<tr>
<th>Project</th>
<th>Units</th>
<th>Population</th>
<th>AMI</th>
<th>Projected Completion</th>
<th>Financing Sources</th>
<th>Property Management</th>
<th>Additional Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Summit View (Lake View Terrace)</td>
<td>49 units, 17 one-bedroom, 1 two-bedroom</td>
<td>Homeless and disabled Veterans; 100% PBSS</td>
<td>30%, 50%</td>
<td>December 2021</td>
<td>4% Tax Credits, Tax Exempt Bond, Proposition HHH, HACLA Project Based Section 8 Vouchers, Home Depot Grant, LACDA Affordable Housing Trust Fund, HCIDLA Community Development Block Grant</td>
<td>Many Mansions</td>
<td>City-owned Land</td>
</tr>
<tr>
<td>Mountain View (Flinmore)</td>
<td>27 one-bedroom, 21 two-bedroom, 5 three-bedroom</td>
<td>Families with 11 units for homeless and disabled households; 53 PBSS units</td>
<td>30%, 50%</td>
<td>Spring 2022</td>
<td>4% Tax Credits, Tax Exempt Bond, AHACV Project Based Section 8 Vouchers, Community Development Block Grant, HCD's Multifamily Housing Program</td>
<td>Many Mansions</td>
<td>Helped City Meet Housing Element Compliance</td>
</tr>
<tr>
<td>Sun King (Sun Valley)</td>
<td>26 units, 12 one-bedroom, 11 two-bedroom, 3 three-bedroom</td>
<td>Homeless households; 100% PBSS; likely to have a preference for families with LAUSD students</td>
<td>30%</td>
<td>Fall 2022</td>
<td>4% Tax Credits, Tax Exempt Bond, Proposition HHH, HACLA Project Based Section 8 Vouchers, HCD Multifamily Housing Program, HCD Supportive Housing Multifamily Housing Program</td>
<td>Many Mansions</td>
<td>Partnership with LAUSD</td>
</tr>
<tr>
<td>La Guadalupe (Boyle Heights)</td>
<td>44 units, 19 studios, 19 one-bedroom, 6 two-bedroom</td>
<td>Homeless households; 100% PBSS</td>
<td>30%, 50%</td>
<td>Early 2023</td>
<td>4% Tax Credits, Tax Exempt Bond, Proposition HHH, HACLA Project Based Section 8 Vouchers, HCD Multifamily Housing Program</td>
<td>Many Mansions</td>
<td>City-owned Land; Mixed-use project</td>
</tr>
<tr>
<td>Central Terrace (Oxnard)</td>
<td>87 units, 86 one-bedroom, 1 two-bedroom</td>
<td>60% for low- and very-low-income families and 40% for homeless households (includes 35 PBSS units)</td>
<td>30%, 50%, 60%</td>
<td>2023</td>
<td>4% Tax Credits, Tax Exempt Bond, Proposition HHH, HACLA Project Based Section 8 Vouchers, HCD Multifamily Housing Program</td>
<td>Many Mansions</td>
<td>High Density project utilizing Affordable Housing for the disabled and extremely low-income rental housing for the disabled through City-owned land</td>
</tr>
<tr>
<td>Rancho Sierra (Unincorporated Ventura County)</td>
<td>150 units, 99 one-bedroom, 120 two-bedroom, 20 three-bedroom</td>
<td>Phase I: Seniors 62+ years old + 1/3 mentally disabled and 1/3 disabled; Phase II: Likely 1/4 LI families and 1/4 supportive housing (including 15 TAF units); Phase III: Low-income farmworker households</td>
<td>30%, 50%</td>
<td>Fall 2024</td>
<td>4% Tax Credits, Tax Exempt Bond, OHA Project Based Section 8 Vouchers, City of Oxnard In-Lieu Fee Funds, Affordable Housing and Sustainable Communities, FHLB's Affordable Housing Program</td>
<td>Many Mansions</td>
<td>County-owned land</td>
</tr>
<tr>
<td>2800 Barry Street (Camarillo)</td>
<td>60 units (+ 8 for sale), 7 studios, 22 one-bedroom, 16 two-bedroom, 13 three-bedroom</td>
<td>70% for low- and very-low-income families and 30% for homeless households; 100% PBSS</td>
<td>30%, 50%, 60%</td>
<td>2024</td>
<td>9% Tax Credits, City of Camarillo Funds, AHACV Section 8 Vouchers, AHACV Funds</td>
<td>Area Housing Authority of the County of Ventura</td>
<td>Innovative public/private partnership with City and 3 nonprofit to build a spectrum of housing from extremely low-income rental housing for the disabled through rts-time home buyers</td>
</tr>
<tr>
<td>Aspire Apartments, formerly known as Meta Street (Oxnard)</td>
<td>88 units, 56 one-bedroom, 32 two-bedroom</td>
<td>60% for low- and very-low-income families and 40% for homeless households (includes 35 PBSS units)</td>
<td>30%, 50%</td>
<td>2024</td>
<td>4% Tax Credits, Tax Exempt Bond, OHA Project Based Section 8 Vouchers, City of Oxnard In-Lieu Fee Funds, Affordable Housing and Sustainable Communities, FHLB's Affordable Housing Program</td>
<td>Many Mansions</td>
<td>Exploring the use of mechanized parking. Includes a Pocket Park on Adjacent City-owned land</td>
</tr>
<tr>
<td>Moorpark VI (Moorpark)</td>
<td>58 units, 13 one-bedroom, 27 two-bedroom, 18 three-bedroom</td>
<td>60% for low- and very-low-income families and 40% for homeless households; 100% PBSS</td>
<td>30%, 50%, 60%</td>
<td>TBD</td>
<td>9% Tax Credits, HCD's No Place Like Home Program, County HOME/CDBG, AHACV Section 8 Vouchers</td>
<td>Area Housing Authority of the County of Ventura</td>
<td>Helped the city identify 6 scattered sites to build 6 duplexes and 46 garden walk-up apartments</td>
</tr>
<tr>
<td>Boys and Girls Club Headquarters (Pacifica)</td>
<td>40 units, 20 one-bedroom, 10 two-bedroom, 10 three-bedroom</td>
<td>Homeless Families/ Homeless Youth</td>
<td>30%</td>
<td>TBD</td>
<td>4% Tax Credits, Tax Exempt Bond, HACLA Project Based Section 8 Vouchers, HCD Multifamily Housing Program, HCD Supportive Housing Multifamily Housing Program</td>
<td>Many Mansions</td>
<td>Partnership with local services nonprofit to build affordable housing on their underutilized headquarters</td>
</tr>
<tr>
<td>Driver (Agoura)</td>
<td>64 units, 53 one-bedroom, 1 two-bedroom</td>
<td>Veterans (preferred by the City)</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
<td>Many Mansions</td>
<td>City-owned land</td>
</tr>
</tbody>
</table>
Many Mansions has been serving the affordable housing community for 40 years. Our ethos has always been to build, buy, or renovate and then own in perpetuity. We hold ourselves responsible for the long term viability of the projects we invest in. Our decades of experience have refined our talents and strengthened our core abilities to manage and maintain a broad spectrum of housing types. Our portfolio retains impeccable levels of compliance and reporting that have ensured our on-going success. Our compliance experience extends from local City regulatory agreements to County, State, and Federal levels of affordability and restrictive covenants.

Within our portfolio, one can find a wide range of affordability and targeted populations including: transition-aged youth, veterans, and formerly homeless populations with incomes ranging from below 30% AMI to as high as 80% AMI. Multiple layers of funding create a complex web of regulatory compliance requirements that involve meticulously detailed reporting. We excel at all things related to income certification and tenant qualification reviews. Many Mansions goes above and beyond to provide on-going training to the staff to ensure we are abreast of the latest developments and changes in regulatory reporting and follow-through.

“Many Mansions provides high quality management services without losing sight of the importance of being compassionate to our residents.”

- Michael Nigh, Executive Director, Area Housing Authority of the County of Ventura

It is through this experience and proven record of highly regarded services that we have been able to expand our property management services to include the third-party management of the housing stock for various agencies. One such opportunity involved us taking interim control over the property operations for the Area Housing Authority of the County of Ventura for some time. This opportunity put Many Mansions in the operational lead for seven additional properties totaling 205 units, which included senior and disabled targeted populations such as the 57-unit Oak Creek Senior Villas.

This was a mutually beneficial opportunity as it allowed the AHACv time to build up their internal management capacity so they could bring their entire portfolio in-house and it allowed Many Mansions to build-up its internal capacity to manage properties for other owners. We are proud to have served the Area Housing Authority of the County of Ventura during their time of need and we continue to offer and explore other ways to share our talents and experiences with other organizations throughout both Ventura and Los Angeles Counties. Many Mansions will be the third-party property manager for several of our joint venture partnerships, including a joint venture with LA Family Housing on the 49-unit Summit View Apartments in Lake View Terrace (under construction) and the AHACV on the 77-unit Mountain View Apartments in Fillmore (under construction).
<table>
<thead>
<tr>
<th>Project Name and Address</th>
<th>No. of Units</th>
<th>Date Placed in Service</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Schillo Gardens, 2849 Los Robles Rd., Thousand Oaks, CA 91362</td>
<td>29</td>
<td>1/1/1988</td>
<td>Low and very low income households</td>
</tr>
<tr>
<td>Richmond Terrace, 760 Warwick Ave., Thousand Oaks, CA 91362</td>
<td>27</td>
<td>2/1/2004</td>
<td>Homeless, disabled, and low income households</td>
</tr>
<tr>
<td>Casa De Paz, 1010 Ashland Ave. Simi Valley, CA 93066</td>
<td>14</td>
<td>2/1/2005</td>
<td>Special Needs. Extremely low income, homeless and disabled households</td>
</tr>
<tr>
<td>Hacienda de Feliz, 2084-2096 Los Feliz Dr., Thousand Oaks, CA 91362</td>
<td>25</td>
<td>2/1/2005</td>
<td>Low and very low income individuals and families</td>
</tr>
<tr>
<td>Bella Vista, 2011-2025 Los Feliz Dr., Thousand Oaks, CA 91362</td>
<td>72</td>
<td>6/1/2005</td>
<td>Low and very low income individuals and families</td>
</tr>
<tr>
<td>La Rahada, 1036-1050 Ashland Ave., Simi Valley, CA 93065</td>
<td>8</td>
<td>10/1/2009</td>
<td>30% AMI, Extremely low income, chronically mentally disabled, homeless individuals</td>
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<tr>
<td>D Street, 110 North D St., Oxnard, CA 93030</td>
<td>8</td>
<td>7/1/2012</td>
<td>TAY. Emancipated youth with mental disability between ages of 18-24.</td>
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<tr>
<td>Terry’s Place, 352-354 E. Channel Islands Blvd., Oxnard, CA 93033</td>
<td>2</td>
<td>12/1/2012</td>
<td>Households at or below 60%AMI</td>
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<tr>
<td>Hillcrest Villas, 2672-2736 E. Hillcrest Dr., Thousand Oaks, CA 91362</td>
<td>60</td>
<td>5/3/2013</td>
<td>Homeless persons with disability, extremely low income and homeless families, very low and low income families</td>
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<tr>
<td>Casa Garcia, Santa Paula, CA 93060</td>
<td>14</td>
<td>12/1/2018</td>
<td>Workforce housing, very low income families</td>
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<tr>
<td>Ormond Beach Villas, 5527-5567 South Saviers Rd., Oxnard, CA 93033</td>
<td>40</td>
<td>9/29/2019</td>
<td>Chronically Homeless Veterans, Veterans with Disability, Low and very low income veteran families</td>
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</tbody>
</table>

[https://www.manymansions.org/recent-property-renovations/](https://www.manymansions.org/recent-property-renovations/)
**Financial Narrative**

Many Mansions has the experience, capacity, and ability to fully leverage the vast amount of local resources that come with working in southern California for more than 40 years. We have successfully secured over $300 million in private, local, state, and federal financing for affordable housing. For example, we were the only developer to receive three funding awards (two for projects in LA County), a total of $24.2 million, from the State of California under its MHP program during the last Notice of Funding Availability. In 2020, we also received an AHP award for our Central Terrace project in Oxnard; a tax-exempt bond and 4% tax credit award for our Sun King development in LA (100% of the financing is secured and we will start construction early next year); we completed the permanent conversion for all financing for our Ormond Beach villas development in Oxnard; we recently closed all of the construction financing (over $40 million and includes tax-exempt bonds and 4% tax credits, state MHP, County CDBG, and project-based section 8) to build 77-units in Fillmore; and based on preliminary scores and feedback from the State we should secure a tax-exempt bond and 4% tax credit award for La Guadalupe in Boyle Heights (which will be 100% of the financing at that time).

Additionally, our financial consultant, the California Housing Partnership Corporation (CHPC), utilizes their extensive experience to underwrite the proposed cost of development, sources of funding, and operating expenses. CHPC has provided financial consulting services on hundreds of multifamily transactions totaling more than 50,000 apartments. Their services include: advising on financial structures to maximize equity and bond or loan proceeds raised, negotiation with equity investors, lenders, and underwriters, preparation of financial projections, and assistance in obtaining funding from competitive programs. CHPC’s focus is on improving the housing choices of California households earning less than 50% of the area median income, especially those earning less than 30%.

It is also worth noting that, our development team has sufficient staffing and financial capacity to complete the proposed services and help the City to develop affordable housing (at the targeted income levels) on the Chapel Avenue site. This is demonstrated by the fact that we currently have site control of about ten affordable housing developments, most on city-owned land, that will create almost 600 units of affordable housing over the next four years.

Our post-development operational management team (i.e. our property management, asset management, and services departments) has and will continue to build the staffing and infrastructure capacity for effective, professional operation and ongoing management of the completed affordable housing community.

In addition, Many Mansions’ strategic plan has already identified and is in the process of implementing a significant growth and expansion strategy, especially in Los Angeles County. Therefore, this proposal fits squarely within our organizations goals and objectives.
Financial Contact Information/References

<table>
<thead>
<tr>
<th>LENDER/AGENCY</th>
<th>PERSON</th>
<th>NUMBER</th>
</tr>
</thead>
<tbody>
<tr>
<td>HCIDLA Proposition HHH</td>
<td>Timothy Elliot</td>
<td>(213) 808-8596</td>
</tr>
<tr>
<td>LACDA AHTF + MHHP</td>
<td>Matt Lust</td>
<td>(626) 262-4511</td>
</tr>
<tr>
<td>City of Los Angeles CDBG</td>
<td>Karen Banks</td>
<td>(213) 808-8540</td>
</tr>
<tr>
<td>Union Bank</td>
<td>Perica Bell</td>
<td>(310) 551-8964</td>
</tr>
<tr>
<td>Merritt Community Capital</td>
<td>David Dologite</td>
<td>(510) 906-0243</td>
</tr>
<tr>
<td>HCD: Multifamily Housing Program</td>
<td>Hector Leyva</td>
<td>(916) 263-4655</td>
</tr>
<tr>
<td>County of Ventura CDBG</td>
<td>Tracy McAulay</td>
<td>(805) 662-6792</td>
</tr>
<tr>
<td>Area Housing Authority of the County of Ventura</td>
<td>Michael Nigh</td>
<td>(805) 480-9991</td>
</tr>
<tr>
<td>US Bancorp</td>
<td>Jennifer Craig</td>
<td>(314) 662-7533</td>
</tr>
<tr>
<td>Enterprise Housing</td>
<td>Reagan Maechling</td>
<td>(410) 964-0552</td>
</tr>
<tr>
<td>City of Oxnard</td>
<td>Emilio Ramirez</td>
<td>(805) 385-8041</td>
</tr>
<tr>
<td>HCD: Veterans Housing &amp; Homeless Prevention Program</td>
<td>Sabrina Sassman</td>
<td>(916) 263-2742</td>
</tr>
<tr>
<td>City of Thousand Oaks</td>
<td>Lynn Oshita</td>
<td>(805) 449-2391</td>
</tr>
<tr>
<td>City of Camarillo</td>
<td>Jaclyn Lee</td>
<td>(805) 383-5616</td>
</tr>
<tr>
<td>City of Moorpark</td>
<td>Jessica Sandifer</td>
<td>(805) 517-6225</td>
</tr>
</tbody>
</table>

Financial Statements
Our most recent audit (available upon request) shows a “clean opinion” and a very healthy cash and cash equivalents of more than $2,000,000. We just paid off our line of credit, have substantial cash on-hand for predevelopment and program expansion, and have healthy reserves. Thus, we are in a strong financial position to meet the City’s goals.

Financial Disclosures
Many Mansions has never defaulted on any of its obligations, been foreclosed upon, nor has a bankruptcy ever been filed. There are no current legal or regulatory actions or investigations that may have a material impact on the financial viability of the Developer.

Financial Legal History
There are currently no legal or regulatory actions or investigations involving fraud or corruption, or health and safety where these are allegations of serious harm to employees, the public, or the environment. No legal or regulatory actions or investigations involving fraud or corruption, or health and safety where there are allegations of serious harm to employees, the public, or the environment have occurred within the past five years.

“When I first saw my unit, it didn’t seem real. I couldn’t believe they were giving me a place to live.”

---------
- Charles Simmons
Many Mansions’ Stories
“We are so grateful at the County (Ventura) for our long partnership with Many Manions, over 40 years, partnering in developing affordable housing for those in need in our community.”

--------
- Mike Powers, CEO
County of Ventura
Since the creation of the city charter in 1915, Alhambra has always been a desirable place to live and work. The downtown district is vibrant and our design connects to that energy and opportunity. A livable city such as this one gives all residents an opportunity to participate in its abundance of civic, economic, and cultural life. Creating opportunities for the Alhambra community begins with providing affordable housing for our friends and neighbors that are struggling and need a hand-up. We believe access to high quality housing should be a right and not a privilege.

We creatively utilized this narrow lot to propose a well-designed 7-story residential tower that will house approximately 49 families (i.e. 48 one-bedroom homes plus a two-bedroom manager’s unit). The ground floor includes a main entry, a community room (for on-site services to enhance the quality of life for our residents), laundry, utilities and management/services offices. This narrow northeast-facing tower is draped with an elegant screen which protects an open exterior circulation balcony and provides a bit of privacy for the residences from the busy street. The street façade straddles the existing 3-level open parking garage to the south and the neighboring 8-story building to the north. The community room and exit connects to the street so that residents can directly interface with the community and access all of the amenities that downtown has to offer.

The southwest open courtyard provides a tranquil community garden for a private reprieve from the bustling downtown. The backyard is also connected to the laundry room so people can relax or socialize while doing laundry. It should be noted that if more open space is required, we may be able to accommodate that on the roof!

Due to proximity of the adjacent open parking garage, the fire lane is positioned between this new residential structure and the parking garage, so that the garage maintains its naturally-ventilated condition, and the new residences maintain proper setbacks, airflow, and fire protection.

By maximizing construction efficiency and innovation, 5-stories of factory-built wood-framed construction over 2-stories of concrete, we prioritize cost-effectiveness and provide much needed affordable housing. This building layout (a linear bar) lends itself well to prefab module construction and we propose utilizing a prefab module that was developed as a part of the 2018 NEST Design Toolkit which won the $1-million-dollar Housing Innovation Challenge Grant, a competition for innovative and scalable solutions to homelessness, sponsored by LA County. Developed with PlantPrefab, a module manufacturer with a factory in Rialto, NEST is a small-scale prototype of a much larger long-term idea to transform the way communities can provide housing for the special needs populations by slashing construction time and reducing costs.
**General Information:**
100% Affordable. 48 1-BR (500 SF) Units.
First 2 floors must be concrete, additional 5 floors must be Type-III A Wood construction. Ground floor must be 14’ clearance for fire lane.

**Site Information:**
APN 5337-026-907 (northernmost portion)
Site Area: +/-13,750 sf (0.31 acres) (City of Alhambra Request for Proposals)
Note: FAR calculation below is based on entire parcel.

**Zone:**
‘CBD’ in the ‘Downtown Revitalization District’ (CH.23.27)

**ZONE/YARDS:**
Per CBD Zone, CH. 23.44.070 Design Standards, setbacks are not required.
**PROVIDED:** Rear: 67'-0'', Front: 8'-0'', Side: 24'-6'' (from existing parking garage), Side: -

**FAR (Floor Area Ratio):**
A. 1.5:1 (Lot area 10,000 SF - 19,999 SF)
   SITE: 13,750 x 1.5 = **20.625 SF ALLOWED** (if a separate parcel)
B. 2.0:1 (Lot area between 20,000 SF and one acre)
   Total lot area of entire site including parking garage (from assessor map): 25,350 SF × 2.0 = **50,700 SF ALLOWED**
   **PROVIDED:** 5,930 SF (GF) + (5,279 SF (TYP.) × 6) = **38,604 SF** (Only allowed when entire site is taken into account)

**FAR CALCULATED BASED ON:**
“§ 23.04.310 FLOOR AREA, GROSS. GROSS FLOOR AREA means the sum of the gross horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, loading space for motor vehicles, vehicular maneuvering areas, or any space where the floor-to-ceiling height is less than six feet. (‘86 Code, § 23.04.310) (Ord. 4110, passed - - )§ 23.04.315 FLOOR AREA RATIO.: FLOOR AREA RATIO means the ratio of the total gross floor area of a development to the total site area of the property on which the development is located. (‘86 Code, § 23.04.315) (Ord. 4110, passed - - )

**HEIGHT -2:**
ALLOWED: 115’ (10 stories)
**PROVIDED:** 85’ – 7 stories (Max. allowed for Type III-A)

**UNITS:**
**PROVIDED:** 500 gross SF (Inside ext. unit walls)

**TRASH:**
Trash area within 200’ of the unit they serve & min. of one through area for every 10 units.

**OPEN SPACE:**
Not required in CBD Zone.
**Per R3:**
- 300 sf per ea. d.u. with less than 2 bedrooms, 400 sf for 2 bedroom unit;
- At least 60% of open space;
- Shall have a 10’ min. ‘visibility’ window to Front Street;
- Common indoor sf can be up to 1/3 of building open space if greater than 20 units. Min area of 1000 sf;
- Provided recreational amenities – BBQ, picnic tables, trees and children’s playground.

48 (1BR UNITS) \times 300 \text{ SF} = 14,400 \text{ SF} + 400 \text{ SF (ONE 2 BR UNIT)} = 14,800 \text{ SF}

\text{PROVIDED: } 3,637 \text{ SF} + 1,223 \text{ SF} = 9,640 \text{ SF (2,500 SF possible at roof)}

**PARKING:**

“Replacement parking to the existing 46 spaces is not expected to be included in the project and the public parking structure shall provide for the parking needs of the project.” (City of Alhambra Request for Proposals)
SITE SUMMARY:

PARCEL AREA:  +/− 13,695 SF (0.31 acres)

ZONE:  ‘CBD’ in the ‘Downtown Revitalization District’

SITE SETBACKS:  Per CBD Zone, CH. 23.44.070 Design Standards, setbacks are not required.

PROVIDED:  Rear: 67'-0", Front: 8'-0", Side: 24'-6" (from existing parking garage), Side: -

HEIGHT LIMIT:  115'-0" (10 stories)

AREA SUMMARY (GROSS AREAS):

GROUND FLOOR  5,930 SF
TYP. FLOOR (6 STORIES)  5,279 SF
TOTAL =  38,604 SF

UNIT SUMMARY:  (48) - 1 BR UNITS (500 SF PER UNIT)

72 MODULES TOTAL (1 1/2 PER UNIT)

OPEN SPACE:  3,637 SF + 1,223 SF = 9,640 SF

(2,500 SF possible at roof)
PERMANENT FINANCING
The following sources will be used to fund the permanent costs:

**Tax-Exempt Permanent Loan $2,710,000**
Upon completion of construction and achievement of stabilized operations, the construction bonds will convert to permanent bonds through a permanent lender. The lender will provide a tax exempt permanent loan of $2,710,000.

**California Department of Housing and Community Development Multifamily Housing Program $8,400,000**
The California Department of Housing and Community Development (HCD) will need to commit to provide a loan of $8,400,000 with a term of 55 years, 3% interest rate, and is payable from residual receipts. A 0.42% mandatory payment would be due annually.

**City of Alhambra Contribution $3,060,000**
The City of Alhambra will be asked to commit $3,060,000 in funding. This amount will carry over from the construction period. As we are not certain of the proceeds available, we can consider other financing structures to accommodate available funding from the City of Alhambra.

**Deferred Developer Fee $914,740**
There will be $914,740 in developer fee deferred into operations.

**GP Capital Contribution $493,094**
The general partner will contribute as a GP Capital Contribution in the amount of $493,094.

**Limited Partner Net Equity $9,351,138**
The investor limited partner will contribute approximately $9,351,138 in equity proceeds to the project.

CONSTRUCTION FINANCING
The following sources will be used to fund construction:

**Tax-Exempt Bond Proceeds $14,957,383**
A construction loan from a lender will need to be $14,957,383 with a term of 24 months.

**Taxable Tail $3,533,344**
A taxable tail construction loan from a lender will need to be $3,533,344 with a term of 24 months.

**Low Income Housing Tax Credit (LIHTC) Equity $935,111**
Low Income Housing Tax Credit (LIHTC) Equity in the amount of at least $935,111 will be contributed by the investor limited partner during the construction period.
City of Alhambra Contribution $3,060,000
The City of Alhambra will be asked to commit $3,060,000 in funding. This amount will carry over into the permanent financing structure. As we are not certain of the proceeds available, we can consider other financing structures to accommodate available funding from the City of Alhambra.

Costs Deferred Until Construction Completion $1,528,394
The developer will defer development costs estimated to be $1,528,394 until the end of the construction period. This amount includes deferred operating reserve, perm loan expenses, and developer fee.

Deferred Developer Fee $914,740
There will be $914,740 in developer fee deferred into operations.

OPERATING SUBSIDIES

Housing Authority of the County of Los Angeles Project Based Section 8 Vouchers
All of the restricted 48 units of the development will be subsidized by HUD Project Based Section 8 vouchers administered by the Housing Authority of the County of Los Angeles (HACoLA). The current HACoLA HUD Voucher Payment Standards is $1,522 for a one-bedroom unit. There will be 24 units restricted to 30% AMI and 24 units restricted to 50% AMI.

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<tr>
<th>Financing Source</th>
<th>Proposed Amount of Funding</th>
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<tr>
<td><strong>Permanent Financing</strong></td>
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<td>Permanent Loan</td>
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<td>HCD's Multifamily Housing Program</td>
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<td>City of Alhambra Contribution</td>
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<td>Deferred Developer Fee</td>
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<td><strong>Capital Contributions</strong></td>
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<td>General Partner</td>
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<td><strong>Total</strong></td>
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## Development Cost Schedule

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<tr>
<td>Site Improvements / Landscape</td>
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<td>Contractor GR, OH &amp; P</td>
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<td>P&amp;P Bond + Insurance</td>
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<td>Local Permits/Fees</td>
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<td>Local Development Impact Fees</td>
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<td>Market Study</td>
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<td>Construction Period Interest - Taxable Tail</td>
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<td>Lender Counsel</td>
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<td>Issuer Application Fee</td>
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<td>Misc Fees (TEFRA, Inducement Resolution)</td>
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<td><strong>Total</strong></td>
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<tr>
<td><strong>Per Unit TDC</strong></td>
<td><strong>$508,755</strong></td>
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![Diagram of a building with labels for ROOF DECK, ELEVATOR, SOLAR/MECH ROOF, LANDSCAPE BUFFER, PERFORATED SCREEN, COMMUNITY ROOM.](image-url)