

900 E. BROADWAY

EXHIBIT 4



900 EAST BROADWAY GLENDALE

COMMUNITY DEVELOPMENT

GLENDALE HOUSING AUTHORITY

RFQ RESPONSE FOR THE DEVELOPMENT
OF AFFORDABLE, RENTAL HOUSING FOR FAMILIES

SEPTEMBER 14, 2020

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COVER LETTER



September 14, 2020

City of Glendale – Community Development
Michael Fortney, Principal Housing Project Manager
141 N. Glendale Avenue, Suite 202
Glendale, CA 91206

RE: RFQ for the Development of Affordable, Rental Housing for Families at 900 East Broadway in Glendale

Dear Mr. Fortney:

Meta Housing Corporation (“Meta”) is pleased to present the enclosed qualifications for partnership with the Glendale Housing Authority pursuant to Request for Qualifications for the Development of Affordable, Rental Housing for Families at 900 East Broadway in Glendale, California. Meta is excited about this extraordinary opportunity to once again partner with the City of Glendale.

As you will see throughout this response, Meta has strategically selected development and design team members that are uniquely well positioned to meet the City’s development goals. The City will benefit from this team’s experience in integrating public and private spaces, executing on already entitled designs, leading the industry in sustainable design, and expeditiously securing competitive financing - there is no other affordable housing developer in California that has had more recent success in securing competitive 9% credits.

Our bottom-line business acumen, strong sense of social advocacy, and interest in innovation enable us to sustain strong relationships with public and private partners and to continually develop award-winning projects. Meta is confident in our ability to make this project a success.

Please feel free to contact me at any time to discuss in greater detail the contents of the enclosed qualifications.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Maffris", is written over a light blue rectangular background.

Chris Maffris
Executive Vice President
Meta Housing Corporation
11150 West Olympic Blvd, Suite 620
Los Angeles, CA 90064

PROJECT VISION STATEMENT



LONG BEACH & BURNETT APARTMENTS
BY META HOUSING

PROJECT VISION STATEMENT

TYPE OF DEVELOPMENT

A statement on the type of development that is being proposed and how it meets the vision outlined above and in Exhibit B. The statement should include the developer's vision of the property that is additive to the Housing Authority's vision and proposed development, including indication of attention to design and sustainability, and should include statements addressing the following:

In accordance with Glendale's City-Wide plan, KFA conceived a design that efficiently incorporates fundamental aspects of the Housing Element including, but not limited to, the development of affordable housing, utilization of open space, conservation of existing space, and the cultivation of community housing. The design of the proposed development is impressive and intentional, and Meta's mission is to develop the site without compromising this vision for the property.

TARGET POPULATION

A description of the households or population anticipated to benefit by the submittal (i.e. income ranges, family/senior, special needs, etc.).

The proposed development will provide 88 units of affordable housing for families. The affordability restrictions will range from 30% to 60% of the Area Median Income (AMI). Throughout the development process, the team will work to ensure the Glendale community is kept apprised of the availability of the affordable units through community meetings, flyer distributions, local postings, and extensive local marketing outreach efforts.

ARCHITECTURAL PROGRAM INCLUSIONS

Type of use and anticipated number of units, amenities, support services, retail or any other developer specific inclusions that are not specified in Exhibit B. Specific designs or design work is not required at this time, and a narrative will suffice.

Unit Mix

The project will be comprised of 25 studios, 18 one-bedroom units, 23 two-bedroom units, and 22 three-bedroom units.

Resident Services

EngAGE, the project's proposed supportive service provider, will utilize community spaces to deliver intergenerational programs for the residents at 900 E. Broadway as well as the residents at the 912-920 East Broadway / 117 South Belmont Street redevelopment. Intergenerational programs will promote generational equity, provide valuable mentorship, dispel fears arising from age-based stereotypes, and leverage geographic proximity to foster community between the two Housing Authority projects as well as within the immediate neighborhood.

In addition to the intergenerational programming, EngAGE will provide after-school tutoring, healthy living classes, music/arts/crafts programs, among others to the project's residents. As seen in so many of Meta's developments, these services strengthen the connection between the property's population and the neighborhoods and cities they call home. Moreover, EngAGE's social and educational programs promote a strong sense of community within the development, which lends itself to a safer and happier living environment. EngAGE's comprehensive after-school programs are for resident students grades 1-12. Students in this program receive individualized tutoring, homework assistance, computer skills training, and academic enrichment. Curriculums are developed around the classes and course studies at the neighboring schools. EngAGE's healthy living classes will be held regularly at the rooftop community gardens.

EngAGE, in its role as program coordinator, will also assist with the organization of public art, entertainment, and community events centered around the Paseo.

From Alleyway to Paseo

The pedestrian scaled space offers several unique experiences in the shared open space. The sense of enclosure and natural shading of the amphitheater makes for a relaxing space for performances, movie night and other community events. Decorative paving and plantings allow for alternatives to nearby street retail, such as farmers markets and food booths. Overall, the shared open space encourages social interaction and activities with an offering of quiet and communal spaces thereby contributing to the general livability, safety, and community amenities of the neighborhood. The Paseo will incorporate the work of local artists (by way of murals, sculpture, or other forms of civic art) and create a place that is well integrated into the Glendale creative community.

Bicycle parking will also be provided to ensure that members of the community have an environmentally friendly mode of transportation for accessing the Paseo.

Please note design diagrams, a 3d sketch up and additional information on the pedestrian paseo are included in the “Additional Benefits” section starting on page 120.

Amenities

In addition to the project amenities outlined in Exhibit B, Meta intends to add a community room on the ground floor and a play structure to the podium courtyard as required by the Tax Credit Allocation Committee for Large Family projects.



LONG BEACH SENIOR ART S COLONY
BY META HOUSING

DESIGN QUALITY AND CONSTRUCTION

A description of the developer's strategy to maintaining high quality design and construction despite the region's high costs of construction.

Outlined below are a series of protocols Meta has developed to ensure that construction costs are controlled while also maintaining award winning design quality and industry leading construction standards:

Constructability Reviews throughout the Development of the Design

Meta leverages its strong relationships with experienced general contractors to engage in constructability reviews throughout the design process. These contractors have real time data on materials pricing and potential supply chain challenges. This current market info allows the development team to make informed design decisions that allow for a cost-efficient building, without sacrificing the design intent.

Early On-boarding of Construction Mgmt Services

A Construction Manager's early involvement enhances coordination and minimizes unneeded costs arising from change orders and inefficient designs. Our construction manager included in this proposal, AMJ Construction Management (AMJ), provides preconstruction, scheduling, estimating, purchasing, constructability, and project management services. AMJ understands the intricacies of affordable construction and has managed the construction of dozens of Meta developments.

Construction Quality / Finishes

Carefully selected by Meta, the design team assembled for this project relies on experience, research, and client feedback, and takes care to specify products and finishes which they are confident will stand the test of time—balancing costs, durability, and aesthetic concerns. By utilizing sustainable, durable materials during the construction process for both external (framing, sheathing, roofing, outer skins, etc.) and internal (flooring, fixtures, finishes, etc.) materials, the maintenance costs of the building decreases exponentially.

SUSTAINABILITY GOALS AND APPROACHES

A description of the developer's goals and approach to sustainability beyond code mandated minimums.



Meta is committed to designing and constructing the project to meet the requirements for LEED Platinum Certification. The project will incorporate the following LEED Platinum techniques:

- Rooftop photovoltaics panels that reduce overall electrical demand from public utilities
- Low-e windows and well insulated walls save energy and increase resident comfort
- High efficiency ventilation system with MERV 13 air filters to improve occupant health
- Solar hot water heating and high-efficiency boilers for domestic hot water
- LED lighting and controls that turn off or dim lights when not in use
- Cool roof to reduce heat gain for top level units and negate heat island effects

Our sustainability goals for 900 East Broadway embrace carbon reduction measures that allow for a building that relies almost solely on electric energy. Electrification of buildings in California is one of the best ways the built environment can help fight climate change. By reducing energy consumption in the project and installing electric equipment in place of those that are traditionally gas, the project will rely on an electric grid that is increasingly getting energy from cleaner sources. Furthermore, on-site energy generation through photovoltaic panels will reduce stress on the power grid and alleviate much of the need for off-site energy generation from carbon-producing sources. Carbon emissions will be increasingly reduced by offsetting the number of vehicular trips required by site users through the offering of on-site bicycle parking. On-site bicycle parking promotes alternatives to driving, while electric vehicle charging stations will ease and encourage hybrid and electric vehicle ownership.

EXPERIENCE AND PROFESSIONAL QUALIFICATIONS



INTERIOR COURTYARD OF
SYLMAR COURT BY META

DEVELOPER: META HOUSING

MISSION STATEMENT

Meta is a mission-driven developer of affordable housing that aims to enrich the lives of residents and enhance the larger community. Meta's projects are distinguished for their award-winning design, long-term financial stability and customized on-site programs and services that promote well-being, continual learning, resilience and a sense of community among residents. Through our communities, we strive to deliver pride and satisfaction to our residents, the Cities we serve and the partners with whom we work.

900 East Broadway is an exemplary opportunity for Meta to execute/propagate our mission. The site is situated in an amenity rich location that will provide residents with access to grocery, retail, transit and community organizations that are vital to fostering healthier, happier and more engaged residents. The KFA Architecture building design has a unique capacity for connecting the project residents to the larger Glendale community. Meta is excited to create a public space that flows seamlessly into the surrounding landscape, benefits the community at large and ties the project residents to the public.

The project's connection and adjacency to 912-920 East Broadway and 117 South Belmont provides a distinct opportunity to provide residents with a specially curated blend of social services that exceeds what a developer might be able to provide for a single project. Lastly, as with Meta's previous experience working with the City of Glendale, 900 E Broadway allows Meta to further its mission to forge and nurture civic relationships in order to listen to the needs of local communities, and deliver projects that inspire civic leaders, as well as the residents they serve.

OVERVIEW OF META

Entity Type: California Corporation

Date of Formation: 1993 (27+ years in business)

Meta is one of California's most experienced and trusted developers of affordable and mixed-income apartment communities for families, seniors, and people with special needs. Since 1993, our team has developed more than 80 communities and 7,000 residential units across California, with total development costs exceeding \$2.3 billion. By statute, in publicly funded affordable housing developments every dollar needed to preserve affordability, habitability and supportive services must be committed at construction close. This ensures financial sustainability of all developments for fifty-five (55) years.

Meta's Real Estate Schedule of Operating Properties as of December 31, 2019 includes 79 properties and 5,068 units, with an overall Deb Service Coverage Ratio of 1.54, Net Cash Flow after Fixed Debt Service of \$11.25 million and Operating Replacement, and Other Reserves of totaling \$26 million.

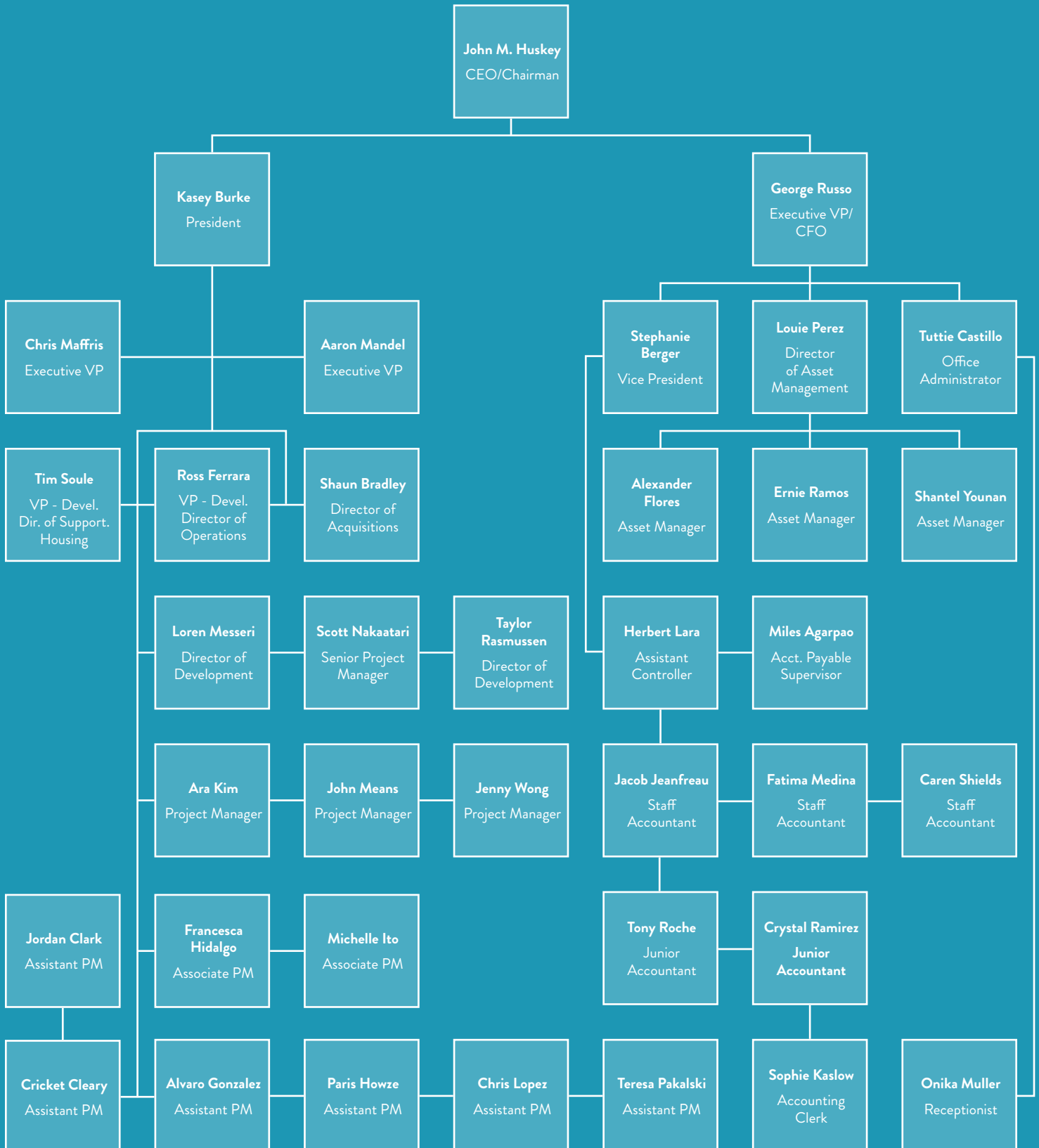
DIRECTORS AND OFFICERS

- **John M. Huskey**, CEO, 100% ownership & directorship
- **George Russo**, Chief Financial Officer
- **Kasey Burke**, President
- **Chris Maffris**, Executive Vice President
- **Aaron Mandel**, Executive Vice President
- **Stephanie Berger**, Vice President
- **Loren Messeri**, Director of Development
- **Taylor Rasmussen**, Director of Development



PARK COURTYARD OF
VERNON VILLAGE PARK
BY META HOUSING

ORGANIZATIONAL CHART



META'S OPERATING AFFORDABLE PROPERTIES

Project	City	Population Served	Tax Cred	Construction	In Service	Units
Heritage Park Senior Apts	Duarte	Senior	4%	Acq./Rehab	1997	119
Rosewood Park Senior Apts	Commerce	Senior	4%	Acq./Rehab	1999	94
Park Plaza Senior Apts	North Hollywood	Senior	9%	New	2001	203
Sterling Court	Anaheim	Senior	9%	New	2003	34
The Piedmont	North Hollywood	Senior	4%	New	2003	198
The Jasmine at Founder's Village	Fountain Valley	Senior	9%	New	2004	156
Burbank Senior Artists Colony	Burbank	Senior	4%	New	2005	141
Cortina d'Arroyo Grande Senior Apts	Arroyo Grande	Senior	9%	New	2006	108
Yorba Linda Palms Apts	Yorba Linda	Family	9%	New	2006	44
Dorado Senior Apts	Buena Park	Senior	9%	New	2006	150
The Grove Senior Apts	Garden Grove	Senior	9%	New	2007	85
Emerald Terrace Apts	Los Angeles	Family	9%	New	2007	85
Pico Gramercy Apts	Los Angeles	Family	4%	New	2007	71
Coronita Family Apts	Los Angeles	Family	9%	New	2008	21
Union Point Family Apts	Los Angeles	Family	9%	New	2008	21
El Dorado Family Apts	Sylmar	Family	9%	New	2008	60
Sichel Family Apts	Los Angeles	Family	9%	New	2008	37
Clinton Family Apts	Los Angeles	Family	9%	New	2009	36
Cantabria Senior Apts	Panorama City	Senior	9%	New	2009	81
Asturias Senior Apts	Panorama City	Senior	9%	New	2010	69
Adams & Central Apts	Los Angeles	Family	4%	New	2010	80
Andalucia Senior Apts	Van Nuys	Senior	9%	New	2010	94
Long Beach & Burnett Apts	Long Beach	Family (Mixed Inc.)	9%	New	2010	46
The Magnolia at Highland	San Bernardino	Senior	9%	New	2012	80
Vermont Family Apts	Los Angeles	Family	9%	New	2012	49
Buckingham Senior Apts	Los Angeles	Senior	4%	New	2012	70
Coventry Court Senior Apts	Tustin	Senior (Mixed Inc.)	4%	New	2012	240
Sherman Village Apts	Reseda	Family	9%	New	2012	73
Long Beach Regal The Annex	Long Beach	Senior	9%	New	2012	39
NoHo Senior Artists Colony	North Hollywood	Senior (Mixed Inc.)	4%	New	2013	126
Figueroa Senior Apts	Los Angeles	Senior	4%	New	2013	35
Metro @ Hollywood	Los Angeles	Senior	4%	New	2013	120
Metro @ Chinatown	Los Angeles	Senior	4%	New	2013	123
Long Beach Senior Artists Colony	Long Beach	Senior	4%	New	2013	161
La Coruna Senior Apts	Van Nuys	Senior	4%	New	2013	87
The Grove at Sunset Court	Brentwood	Family	9%	New	2013	54

Project	City	Population	Finance	Construction	In Service	Units
Tavarua Senior Apts	Carlsbad	Family	9%	New	2013	50
Tobias Terrace Apts	Panorama City	Family	9%	New	2013	56
Cotton's Point Senior Apts	San Clemente	Senior	4%	New	2014	76
Oakland 34	Oakland	Senior	9%	New	2015	33
Magnolia at 9th Senior Apts	San Bernardino	Senior	9%	Acq./Rehab	2015	119
Metro @ Compton	Compton	Senior	9%	New	2015	75
Arroyo at Baker Ranch	Lake Forest	Family	4%	New	2015	189
PacArts	San Pedro	Family	9%	New	2015	49
Vernon Village Park	Vernon	Family	9%	New	2015	45
Long Beach & 21st Apts	Long Beach	Senior	9%	New	2015	41
Cabrillo Family Apts	Torrance	Family	9%	New	2016	44
Winnetka Senior Apts	Winnetka	Special Needs	4%	New	2016	95
ACE/121	Glendale	Family	9%	New	2016	70
Tiki Apts	Huntington Park	Sp. Needs/Homeless	9%	Acq/Rehab/New	2016	36
Washington 722 TOD Apts	Los Angeles	Family	9%	New	2016	55
5400 Hollywood Family Apts	Los Angeles	Family	9%	New	2017	40
Zinnia Apts	Signal Hill	Family	9%	New	2017	72
Downtown Hayward Senior Apts	Hayward	Sp. Needs/Seniors	4%	New	2017	60
Sylmar Court	Sylmar	Family	4%	New	2018	101
Civic Center 14 TOD Apts	Oakland	Family	9%	New	2018	40
127th Street Apts	Los Angeles	Special Needs	4%	New	2018	85
El Segundo Apts	Los Angeles	Special Needs	4%	New	2018	75
The Cannery	Gilroy	Family	4%	New	2019	104
Loma Linda Veterans Village	Loma Linda	Sp. Needs/Homeless	9%	New	2019	87
Courson Arts Colony East	Palmdale	Family	9%	New	2019	81
Metro @ Western	Los Angeles	Sp. Needs/Homeless	9%	New	2019	33
Courson Arts Colony West	Palmdale	Family	4%	New	2019	80
Puesta del Sol	Los Angeles	Family	9%	New	2019	71
Carson Colony	Carson	Family	9%	New	2019	46
Santa Ana Arts	Santa Ana	Family	9%	New	2019	58
Subtotal						5,356

SYNDICATION DEALS

Coral Mountain Apts	General Occupancy	4%	New	2014	176
Grand Total					5,532

META'S AFFORDABLE PROPERTIES UNDER CONSTRUCTION

Project	City	Population Served	Tax Cred	In Service	Units	Total Budget
Roseville	Roseville	Family	9%	UC	21	\$12,615,000
Buckingham II	Los Angeles	SN/Homeless Sr.	9%	UC	103	\$39,809,000
Main Street	Roseville	Family	4%	UC	44	\$20,115,000
Bay Point	Baypoint	Family	4%	UC	193	\$82,266,000
Arminta	Los Angeles	Family	9%	UC	110	\$54,550,000
Vermont 433	Los Angeles	SN/Homeless Sr.	9%	UC	72	\$51,350,000
Whittier & Downey NW	Los Angeles	Special Needs	4%	UC	42	\$29,250,000
Arboleda/La Puente	Le Puente	Senior	9%	UC	74	\$30,350,000
Lamp Lodge	Los Angeles	Sp. Needs/Homeless	9%	UC	82	\$42,650,000
Westminster	Westminster	Family	9%	UC	65	\$42,442,000
Hayward Mission	Hayward	Family	4%	UC	140	\$68,860,000
Sepulveda/Mission Gateway	Los Angeles	Family	4%	UC	356	\$154,056,000
Subtotal					1,302	\$628,313,000

META'S AFFORDABLE PIPELINE

Project	City	Population Served	Tax Cred	In Service	Units	Est. Budget
Owensmouth/Bell Creek/Canoga Park	Los Angeles	Special Needs	4%	TBD	80	TBD
Silva Crossing/Sylmar II	Los Angeles	Special Needs	4%	TBD	56	TBD
Beacon Villa	Pittsburg	Family	4%	TBD	54	TBD
One Lake	Fairfield	Family	4%	TBD	190	TBD
Juniper Grove/Palmdale Division	Palmdale	Family	4%	TBD	101	TBD
Otay Ranch	Chula Vista	Family	4%	TBD	175	TBD
Westlake HCIDLA RFP8	Los Angeles	Sp. Needs/Family	TBD	TBD	78	TBD
Washington HCIDLA RFP8	Los Angeles	Sp. Needs/Family	TBD	TBD	56	TBD
Baypoint II	Bay Point	Sp. Needs/Family	TBD	TBD	85	TBD
Garden Grove	Garden Grove	Sp. Needs/Family	TBD	TBD	100	TBD
Brea	Westminster	TBD	TBD	TBD	68	TBD
Stony Oaks Apartments	Santa Rosa	Family	TBD	TBD	142	TBD
DeTurk Winery Village	Santa Rosa	TBD	TBD	TBD	185	TBD
Court Street Apartments	Los Angeles	Family	TBD	TBD	42	TBD
Subtotal					1,412	



COVENTRY COURT APARTMENTS
BY META HOUSING



INTERIOR OF
SANTA ANA ARTS COLLECTIVE
BY META HOUSING & STUDIO ONE ELEVEN

APPLICANT CURRENT LEGAL STATUS

- **Entity Name:** Meta Housing Corporation
- **Entity Type:** Corporation (For-Profit)
- **Entity Number:** C1868335
- **Status:** Active
- **Jurisdiction:** California

DEVELOPMENT ENTITY STRUCTURE

Limited Partnership to be formed

A singlepurpose limited partnership (“Partnership”) will be formed to be the ultimate ownership entity of 900 East Broadway. John Huskey will control the Partnership through a single purpose limited liability corporation, that will act as Administrative General Partner (“AGP”).

The General Partners will have full, exclusive and complete charge of the management and control of the Partnership. They have all rights, powers and authority consistent with the successful development and operation of the 300 East Broadway. However, the General Partners are specifically prohibited from acts that would jeopardize the financial viability of the project, the investor’s ability to utilize tax credits, or Meta’s ability to win tax credits for future projects. These prohibited activities are part of the I.R.S. tax code and ensure that private investors and developers bear the financial burden if properties are not successful. This pay-for-performance accountability ensures private sector discipline and reduces foreclosure risk far under comparable market-rate properties. Such prohibited activities include the following:

- Selling, conveying, leasing or otherwise encumbering (other than Residential Leases complying with the provisions of the development occupancy restrictions) all or any portion of the project or other property except as provided in the Loan Documents or required by any

Governmental Authority.

- Withdrawing, admitting or substituting a General Partner or any other Partner
- Making a loan of Partnership funds to any person including the AGP or MGP or any Affiliate.
- Borrowing funds in the name of the Partnership (except for agreed upon Construction and Perm Loans), refinancing the Loans, or incurring any indebtedness for borrowed money except for trade payables in the normal course of business.
- Dissolving the Partnership.

DAY-TO-DAY PROJECT MANAGEMENT

Meta will provide any and all internal and external Personnel needed to develop and operate 900 East Broadway. Executative Vice President Chris Maffris and Director of Development Taylor Rasmussen will have day-to-day responsibilities for the development of the project, with the assistance of Cricket Cleary as Associate Project Manager and an assist and project manager, as well as Meta’s entire accounting staff. John Huskey, George Russo and Kasey Burke will regularly oversee the development’s progress. Once placed-in-service, Meta’s Asset Management team will oversee project operations and maintenance.

9% SUCCESSES

Meta prides itself in securing and leveraging state and federal tax credits, and in arranging complex financing structures that ensure the highest and best use of funds. Since 2003, Meta has been awarded at least one 9% tax credit deal each year. Over the last five years, Meta has won 16 of 16 9% tax credit awards. Of those 16, six (6) have fallen in within the Balance of Los Angeles County Geographic Area and five (5) within the City of Los Angeles Geographic Area.

KEY PERSONNEL



John M. Huskey, CEO, pioneered cooperative development among non-profit and for-profit enterprises. Mr. Huskey has been active in financing, development, construction and management of affordable apartment communities since 1969. Mr. Huskey currently serves on the City of Los Angeles Mixed Income Housing Policy committee under Mayor Eric Garcetti. In 1996, Mr. Huskey was honored by the Building Industry Association Senior Housing Council as its SAGE award winner for outstanding contributions to senior housing. He served two terms on the Loan and Grant Committee for the State of California

Department of Housing and Community Development. He was an appointee of Mayor James Hahn to the \$100 Million Housing Trust Fund Advisory Committee.

Previously, Mr. Huskey was President and CEO of Calmark Properties Inc., a nationally recognized builder/developer/operator of residential and commercial properties and a leading producer of affordable non-federally subsidized rental housing for seniors. Mr. Huskey helped create the independent senior housing category with the acclaimed Heritage Park program of affordable apartment communities for active, seniors. More than 6,000 units were built throughout the western U.S. taking Calmark Properties from start-up enterprise to market leader in less than five years.

John Huskey attended the University of Notre Dame and Sophia University in Tokyo.

George Russo, Senior Vice President and Chief Financial Officer, joined Meta in 2003. His responsibilities include all aspects of financial, tax and asset management reporting for Meta and its family of affiliated partnerships, limited liability companies and



corporations. Mr. Russo also oversees relationships with lenders and other financial partners and stakeholders.

Mr. Russo has 24 years of experience in real estate finance, accounting, and taxation. Prior to joining Meta, Mr. Russo was controller at three separate organizations, Storage World, L.P., Kaufman & Broad Multi-Housing Group, and Public Storage Inc.

Mr. Russo earned a B.S. degree in Business Administration and Accounting from California State University, Los Angeles and holds an NASD Series 28 Registration.

Kasey M. Burke, President, joined Meta in 2001. Mr. Burke manages all facets of Meta's Real Estate Development Company. He specializes in securing funds from federal, state and municipal sources and oversees all of Meta's Low Income Housing Tax Credit (LIHTC) and bond application processes.

Mr. Burke graduated from USC with an emphasis in Real Estate Finance. He is a licensed Real Estate Broker with the State of California.

Chris Maffris, Executive Vice President, focuses on urban center infill and revitalization projects and oversees the Firm's development team through all aspects of the development process including acquisition, entitlement, financing and construction.

Since joining Meta in 2003, Chris has supervised the completion of more than 7,000 apartment units and 40,000 square feet of commercial space, all while emphasizing a socially responsible approach to community development. He has spoken at numerous industry forums, including CA Association of Local Housing Finance Agencies, Novogradac, SCANPH, ULI and CA Redevelopment Association conferences.

Chris received a degree in Economics with a Specialization in Computer Science from UCLA.

Taylor Rasmussen, Director of Development, joined Meta in 2015 and has managed the development of over 700 units. He specializes in securing funds from public and private partners, overseeing design and construction activities, and closing transactions with complex financing structures. Mr. Rasmussen earned his bachelor's degree from University of California, Santa Barbara.



COURTYARD OF
CARSON ARTS COLONY
BY META HOUSING

PUESTA DEL SOL



Address: 4200 Whittier Boulevard, Los Angeles

Parcel Size: 1.46 acres (49 du/acre)

Square Feet: 140,982 SF

Population Served: Special Needs Families; Families

Completion Date: 2019

Construction Duration: 18 months

Sustainability: LEED Gold

Affordability: Between 30% and 60% AMI

Unit Mix

Unit Size	Square Footage	Quantity
1-Bedroom	639 - 740 SF	34
2-Bedroom	781 - 957 SF	19
3-Bedroom	1,113 - 1,180 SF	18
Total		71 units

Narrative Description

Located in the distinctive neighborhood of East Los Angeles, Puesta del Sol links a primarily commercial boulevard to a one-, two-, and three-story medium scale multifamily residential neighborhood. Puesta del Sol is a three-story building of Type V construction over one level of at-grade concrete podium garage and one level of subterranean garage of Type I construction. The building maintains a classically organized four-story frontage facing the large open space across Whittier boulevard to reinforce the commercial corridor streetscape.

The building mass steps from one- to three- and four-stories along the East and West frontages to provide a more gradual transition of the context. The building mass is carefully articulated to address the context along each side. Deep and generously landscaped setback along the East and West street edges carry the massing transition down to the pedestrian level and buffer the uses from the heavy vehicular traffic of the street. The ground level apartment units at the reconnect the project to the existing residential fabric of the neighborhood. The building’s footprint maximizes the allowable space to provide the greatest amenity for its residents, while maintaining openness to the units for optimized daylighting and natural ventilation.

Team Members

- Developer: Meta Housing Corporation
- General Partner: Western Community Housing
- General Contractor: Westport Construction
- Construction Manager: AMJ Construction Management
- Architect: Gonzalez Goodale Architects
- Property Manager: The John Stewart Company
- Permanent Lender: California Housing Finance Agency
- Investment Limited Partner: Bank of America
- Construction Lender: Bank of America

Uses

Land	\$4,886,655
Acquisition Costs	216,623
Hard Costs	24,097,063
Architecture/Engineering	1,776,112
Financing Costs	2,447,592
Other Soft Costs	2,383,436
Reserves	1,215,000
Developer Fee	2,100,000
Total Uses	\$39,122,481

Sources

California Housing Finance Agency	\$6,500,000
California Housing Finance Agency - SNHP	3,325,000
Department of Housing & Community Development - AHSC	575,000
Los Angeles County Development Authority	2,500,000
Affordable Housing Program	700,000
Tax Credit Equity	25,280,805
Deferred Developer Fee	241,676
Total Sources	\$39,122,481

ACE/121



Address: 121 N. Kenwood Avenue, Glendale, CA

Parcel Size: 0.8 acres (87 du/acre)

Population Served: Families

Completion Date: 2016

Construction Duration: 21 months

Affordability: 30% and 60% AMI

Sustainability: LEED Gold

Unit Mix

1-Bedroom (575 SF)	14 units
2-Bedroom (850 SF)	34 units
3-Bedroom (1100 SF)	22 units
Total	70 units

Narrative Description

As with ACE/121, in a dozen+ cases Meta was awarded development rights through RFPs from redevelopment agencies and cities like Loma Linda, Long Beach, Los Angeles, Palmdale, Signal Hill, and Vernon. Often RFPs further city planning efforts. Similar to North Hollywood, Palmdale, Santa Ana, and Pac Arts in San Pedro, ACE/121 reinforces an arts-centric Community/Master Plan. Communities have been highly responsive to these long planned projects. ACE/121 received 800 artist applications for its 70 apartments. Local burgeoning arts collective Universal Voice and organization Antelope Valley Arts were ecstatic at their rent-free galleries in Carson and Palmdale, respectively.

Donated public land commonly available in RFPs maximizes a project's access to competitive LIHTC and other funds that favor broad leveraging strategies. Historically, Meta's RFP projects were built with only local resources of donated land and residual receipts loans, and 9% LIHTC. However, recent developments on public land have required additional financial support, typically from the State of California's Housing and Community Development department. Santa Ana, for instance, has a \$5 million Affordable Housing Sustainable Communities loan. Meta has also been awarded hundreds of millions of dollars from state and local affordable housing programs.

Team Members

- Developer: Meta Housing Corporation
- Non Profit General Partner: Western Comm. Housing
- Architect: Studio One Eleven Architects
- Property Manager: WSH Management
- Investment Limited Partner: Bank of America

Uses

Land	\$4,899,171
Architecture/Engineering	2,491,436
Financing Costs	1,321,027
Other Soft Costs	2,797,358
Hard Costs	20,144,346
Dev. Fee	2,000,000
Total Uses	\$33,653,338

Sources

Permanent Loan	\$3,946,000
City of Glendale	6,100,000
Tax Credit Equity	22,579,066
Deferred Developer Fee	1,028,272
Total Sources	\$33,653,338

Awards

- 2018 NAHB Multifamily Pillars of Industry – Best Affordable Housing Development
- So Cal Redevelopment Forum: Design & Philanthropy - Best Multi-Family Residential
- Multifamily Housing News Excellence Award

Community Amenities/Benefits

Helps catalyze Glendale's Arts District, and includes 1000 sf artist-run gallery, sound-rated music rooms with pianos, woodshop, maker space, kiln and pottery equipment, tech lab with iMacs and arts-focused software, rehearsal and dance room.

ZINNIA



Address: 1500 E. Hill Street in Signal Hill, CA

Parcel Size: 1.6 acres

Population Served: Large Family

Completion Date: 2017

Construction Duration: 17 months

Sustainability: LEED Gold

Affordability: 30% to 60% AMI

Unit Mix

1-Bedroom	26 units
2-Bedroom	22 units
3-Bedroom (including manager's unit)	24 units
Total	72 units

Narrative Description

Zinnia is another example of a development opportunity that Meta was awarded through a formal RFQ process. The City of Signal Hill identified Meta to be the most suitable and experienced developer for the project in 2015. Located in close proximity to local transit options, Zinnia was designed on a neighborhood village scale with a focus on community engagement, walkability, and sustainable design. Buildings vary in height on this sloped site with the tallest structure located at the lowest location to minimize blocking adjacent views. Each three-story townhome-style unit is composed of three flats stacked on top of one another, allowing for greater construction efficiency, larger interior spaces, and development cost savings. Parking is concealed from the public realm along the southern edge.

The thoughtfully selected amenities, including an iconic community building, outdoor patio, community gardens, tot lot with adjacent play field, and mini dog park encourage opportunities for social interaction amongst residents. The property is also equipped with 82 residential parking spaces and 42 bicycles spaces. Zinnia achieved Gold-level LEED for Homes certification and features a variety of drought-tolerant and sustainable plant materials. Social services offered at Zinnia include educational classes on employment preparation, financial literacy, life skills, health, wellness and fitness programs and after school programs for youth such as tutoring.

Team Members

- Developer: Meta Housing Corporation
- General Partner: Western Community Housing
- Architect/Designer: Studio One Eleven
- Builder: KKG, Inc.
- Management: Solari-Enterprises, Inc.
- Sustainability Consultant: VCA Green
- Lender: City of Signal Hill
- Lender & Equity Investor: Bank of America

Uses

Land	\$5,950,000
Acquisition Costs	316,000
Architecture/Engineering	2,023,179
Impact Fees	685,000
Const. Loan Interest	616,862
Other Soft Costs	4,636,536
Offsites	252,000
Hard Costs	14,260,309
Dev. Fee	2,000,000
Total Uses	\$30,739,885

Sources

Perm Loan	\$2,835,700
Signal Hill Residual Receipts Land Loan	7,729,480
Tax Credit Equity	19,897,715
Deferred Dev. Fee	276,990
Total Sources	\$30,739,885

Awards

- 2019 Gold Nugget Award of Merit – Best Affordable Housing Community – 30 to 60 du/acre
- 2019 Westside Urban Forum Award
- 2018 Beautification Award from the City of Signal Hill
- 2018 PCBC: Gold Nugget Award of Merit – Best On-the-Boards Affordable Housing Community
- 2018 SCANPH Homes Within Reach Award – Honorable Mention

THE CANNERY AT LEWIS STREET



Address: 111 Lewis Street, Gilroy, CA

Parcel Size: 4.94 acres

Sq. Ft.: 141,157 SF

Population Served: Families

Parking Spaces: 197

Completion Date: 2019

Construction Duration: 25 months

Affordability: 50% and 60% AMI

Unit Mix

Unit Size	Square Footage	Quantity
1-Bedroom	718 SF – 755 SF	5
2-Bedroom	1,019 SF – 1,546 SF	71
3-Bedroom	1,199 SF – 1,240 SF	28
Total Units		104

Narrative Description

The Cannery is a 104-unit affordable family apartment community Meta developed in Gilroy, a city in Northern California's Santa Clara County. The project features 70 two-bedroom and 28 three-bedroom units set aside at 50 and 60 percent of Area Median Income (AMI) designated for qualified low-income families. Five of the units are two-story townhome-style units, while the remaining units are four-story garden-style units. The building is constructed in a U-shape format surrounding the community building. Additional site amenities include a community lounge with kitchen and dining room, an exercise room, playground, community garden, outdoor eating area, covered parking, bike storage, and on-site management. Like Glendale, it was important to the city of Gilroy that new developments maintained traditional historical architectural styles while also retaining a pedestrian-oriented format that fit within the larger community. To cater to both historical and modern architectural styles, the Cannery was built with building elements and massing such as brick veneer and metal siding. Keeping in alignment with a community-centric development, the Cannery's entrance is a street-facing, park-like open space. The Cannery's development team added a safe and secure yet inviting multi-family apartment homes to the community of downtown Gilroy.

Team Members

- General Partner: Western Community Housing
- Property Management: WSH Management
- Contractor: Vaquero Construction
- Architect: DAHLIN Group
- Construction Management: AMJ Construction Management

Uses

Land	\$2,933,827
Acquisition Costs & Off-Site	609,170
Architecture/Engineering	1,873,466
Financing Costs	2,862,039
Reserves	441,436
Other Soft Costs	5,221,764
Hard Costs	28,057,144
Developer Fee	5,090,000
Total Development Costs	\$47,088,846

Sources

Barrings	\$23,259,913
Tax Credit Equity	21,012,275
Rate Lock Release	209,270
Deferred Developer Fee	2,607,388
Total Sources	\$47,088,846

Awards

- 2020 Gold Award: Best in American Living Awards – Best Affordable in Multifamily
- 2020 PCBC: Gold Nugget Award of Merit – Best Affordable Housing Community – 30 to 60 du/acre

LONG BEACH SENIOR ARTS COLONY



Address: 200 E. Anaheim Street, Long Beach

Population Served: Senior

Completion Date: 2010

Construction Duration: 24 months

Sustainability: LEED New Construction; Exceeds Title 24 Standard by over 15%

Affordability: 40% to 60% AMI

Unit Mix

SRO/Studio	6 units
1-Bedroom	98 units
2-Bedroom	56 units
1-Bedroom (manager)	1 units
Total	161 units

Narrative Description

Long Beach Senior Art Colony (LBSAC) is the result of many years of cooperative efforts between Meta and the City of Long Beach to utilize programs designed to revitalize communities through social and environmental considerations. The project is the first installment of a two-phase transit oriented development that maximizes the site's proximity to two major transit lines: the METRO Light Rail Blue Line on Long Beach Boulevard and the Anaheim Street bus corridor, which is the most-utilized in the City.

The site is located within an area that has undergone significant revitalization vis-à-vis its designation as Long Beach Redevelopment Agency's Central Long Beach Project Area. The Central Long Beach Redevelopment Project Area was adopted on September 21, 1993, in response to the civil disturbances of 1992. Structural damage to buildings in the project area during the disturbances totaled over \$19 million, accounting for 91% of the City's total damages. In the 15 years that the project area was active, many great strides were made including new parks, public art, infrastructure investments, affordable housing developments, and vast improvements to the major corridors.

Team Members

- Developer: Meta Housing Corporation
- Architect: Studio One Eleven
- Construction Manager: KKG, Inc.
- General Contractor: Cobalt Construction Co.
- Property Manager: Western Seniors Housing
- Service Provider: EngAGE
- Non-Profit Partner: Century Affordable Housing

Uses

	Total	Per Unit
Land	\$8,285,000	\$51,460
Acquisition Costs	618,500	3,842
Architecture/Engineering	3,133,273	19,461
Impact Fees	1,495,165	9,287
Constr. Loan Interest	1,540,126	9,566
Other Soft Costs	5,851,903	36,347
Offsites	1,421,070	8,827
Hard Costs	31,011,935	192,621
Developer Fee	2,500,000	15,528
Total Uses	\$55,856,972	\$346,938

Sources

CA Comm. Reinv. Corp – Conv. 1st	\$8,722,150
Long Beach Housing Development Co.	8,236,000
CA HCD Transit Oriented Dev. Loan	3,959,403
CA HCD Transit Oriented Dev. Grant	2,268,486
CA HCD Infill Infrastructure Grant	13,096,736
Tax Credit Equity - Nat. Equity Fund	18,303,816
SF Federal Home Loan Bank AHP	1,000,000
Deferred Costs & Fees	270,381

Note: Wells Fargo provided \$29MM construction loan

Total Sources	\$55,856,972
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Awards

- 2013 SAGE Project of the Year (Affordable, 55+)
- 2013 AIA Long Beach/South Bay Honor Award for Excellence in Design
- 2013 NAHB Pillars of Industry, Finalist, Best Affordable Multifamily Community
- 2013 MHN Awards of Excellence, Gold Award, Best New Development Senior
- 2013 MFE Project of the Year, Grand Award, Affordable
- 2013 Gold Nugget Grand Award, Best Senior Housing Community
- 2012 Best of 50+ Housing Awards, Gold Winner, Best Affordable Rental – On the Boards
- 2011 Gold Nugget Grand Award, On the Boards
- 2010 SAGE On the Boards Award

MISSION GATEWAY



Address: 8811 N. Sepulveda Boulevard, Los Angeles

Population Served: Families

Status: Under Construction

Total Units: 356

Total Square Feet: 525,000 SF

Affordability: 30% to 70% AMI

Unit Mix

Unit Size	Square Footage	Quantity
Studio	399 SF	28 units
1-Bedroom	525 SF	8 units
2-Bedroom	778 SF	126 units
3-Bedroom	981 SF	182 units
4-Bedroom	1175 SF	12 units
Total		161 units

Narrative Description

Mission Gateway is a project Meta uniquely inherited and one Meta harnessed the strengths of the development team members to move forward. Originally designed by KTGy and proposed as a market-rate development by a different developer, the drawings and plans were put on hold in 2018. Through Meta's relationships, Meta successfully acquired the entitled site in early 2019. Meta had a development vision to provide 356 units of 100% affordable housing to the North Hills Community. Meta's vision for this development also included simplifying the plans and construction type to better accommodate units with more bedrooms as Los Angeles is in crucial need of more affordable housing projects. Additionally, it was important to maximize the open spaces and provide amenities that benefit the tenants.

Working diligently and collectively with TSM and Millender White, the project's architect and general contractor, respectively, the development team successfully delivered drawing permits by December of 2019. Leveraging an accelerated design schedule to achieve ready-to-issue permits, Meta and the development team were able to obtain all necessary

financing, secure the requisite permits, and break ground within a year of half of first evaluating the project for feasibility. Utilizing the technical expertise and the extensive experience of all development team members involved, construction commenced in August of 2020.

Team Members

- Developer: Meta Housing Corporation
- General Partner: Foundation for Affordable Housing
- General Contractor: Millender White
- Construction Management: AMJ Construction Management
- Architect: Togawa Smith Martin, Inc.
- Property Manager: The John Stewart Company
- Service Provider: LifeSteps

Uses

Land	\$14,000,000
Hard Costs	97,095,264
Architecture/Engineering	1,219,659
Financing Costs	10,685,830
Reserves	2,733,827
Other Soft Costs	11,121,391
<u>Developer Fee</u>	<u>17,200,000</u>
Total Uses	\$154,055,971

Sources

Citi	\$78,244,971
CA Housing Finance Agency - MIP	15,500,000
CDLAC Deposit Refund	100,000
Tax Credit Equity - Federal	48,071,000
<u>Deferred Developer Fee</u>	<u>12,140,000</u>
Total Sources	\$154,055,971

DEVELOPMENT TEAM

DEVELOPER / ADMINISTRATIVE GENERAL PARTNER: META HOUSING CORPORATION

11150 West Olympic Boulevard, Suite 620 | Los Angeles, CA 90064
(310) 575-3543 | www.metahousing.com

Name	Title	Role
John Huskey	CEO	Oversight
Kasey Burke	President	Oversight
Chris Maffris	Executive Vice President	Management
George Russo	Sr. Vice President / CFO	Compliance / Asset Management
Taylor Rasmussen	Director of Development	Project Management
Loren Messeri	Director of Development	Project Management
Stephanie Berger	Vice President	Accounting

ARCHITECT: TOGAWA SMITH MARTIN, INC. (TSM)

444 S Flower Street, #1220 | Los Angeles, CA 90071
(213) 614-6050 | www.tsminc.com

Name	Title	Role
Matt Cobo, AIA	Principal / Project Manager	Architectural Design Development
Jeremy Grant	Senior Designer / Project Architect	Architectural Design Development
Ken Lee	Project Manager	Architectural Design Development
Dana Feuer	Project Designer	Architectural Design Development

URBAN / LANDSCAPE DESIGN:

STUDIO ONE ELEVEN

700 S. Flower Street, Suite 520 | Los Angeles, CA 90017
(32) 886-5001 | www.studio-111.com

Name	Title	Role
Michael Bohn, AIA	Senior Principal	Landscape Design
Kirk Keller	Assoc. Princ./Landscape Studio Dir.	Landscape Design
Shruti Shankar	Senior Urban Designer	Landscape Design

SUSTAINABILITY: VCA GREEN

1845 W Orangewood Ave #220 | Orange, CA 92868
(714) 363-4700 | www.vca-green.com

Name	Title	Role
Moe Fakih	Principal	Sustainability
Wayne Alldredge	Assoc. Dir., O&M, Energy, Comm.	Sustainability
Glen Folland	Assoc. Director, Sr. Energy Modeler	Sustainability
Barbara G. Gonzalez	Project Manager	Sustainability
Mahmoud J. Harb	Project Manager	Sustainability

CONSTRUCTION MANAGER / DRY UTILITIES: AMJ CONSTRUCTION MANAGEMENT, INC.

7474 N Figueroa Street | Los Angeles, CA 90041
(323) 256-1000 | www.amjcm.com

Name	Title	Role
Jack Wickersham III	Principal	Construction Management
Matthew Wickersham	Principal	Construction Management
Jack Wickersham	Project Manager	Dry Utility Coordination

CIVIL ENGINEER / SHORING ENGINEER:**LABIB FUNK + ASSOCIATES (LFA)**

319 Main Street | El Segundo, CA 90245
(213) 239-9700 | www.labibfunk.com

Name	Title	Role
David Funk, S.E.	Principal	Engineering Oversight
Don Young, P.E.	Principal	Shoring Engineering
Frank Larocca, P.E.	Principal	Civil Engineering



DOWNEY VIEW BY TSM
DOWNEY, CALIFORNIA
50 RESIDENTIAL UNITS

ARCHITECT:



AN AC MARTIN COMPANY

FIRM OVERVIEW

Founded 45 years ago, Togawa Smith Martin, Inc. (TSM) is a California-based architecture and planning firm. We continue to be a prominent force and thought leader in the market sectors of multifamily residential, mixed-used, affordable housing, student housing, senior housing and hospitality/retail. Our collective team consists of talented architects, designers, and planners who are responsible for some of the most challenging projects in California.

Our design approach is simple yet powerful - “inside/out” and “hands-on”. This begins early in our design process and continues throughout all phases of design and construction. The personal involvement of the firm’s principals in every project from inception to occupancy is another key attribute of our firm. Acclaimed for their unique ability to blend sensitive planning with thoughtfully composed and cost-effective design, the principal in charge along with the project’s design and production leaders are involved in all aspects of administration, design and delivery of each project. As a result, TSM has designed a wide range of projects representing over 50,000 units and these projects have delivered long-lasting value and continue to positively impact their environments and end users.

TSM GLENDALE EXPERIENCE

Known as one of the Tri-Cities, Glendale has been recognized as a new rising city in the Los Angeles area. The city has gone through many changes over the past few decades while maintaining its historic authenticity, landmarks and walkable downtown district. As an AC Martin company, our history of working in Glendale goes back several decades. In fact, a few memorable projects such as the Glendale Municipal Services Building, built in 1966 was designed by AC Martin. Gracefully situated in the Glendale Civic Center, the Municipal Services Building was considered an innovative Brutalist design when it first opened its door and still is to these days. This iconic landmark was one of the earliest work to change the architecture of the City. Other projects such as the 700 Brand Office Building, built in 1982 can also be accredited to by AC Martin. Fast forward to the present day, TSM has been actively involved and shaping the City’s built environment. Some of our projects such as Excelsior at the Americana at Brand and Glendale Hampton Inn introduced modern architecture style that harmoniously blends in with their surrounding areas. Lastly TSM is currently involved in designing various other residential and hospitality projects such as Hotel Indigo in the City that have received very favorable comments from Glendale City officials and planning staff.

STATISTICS

- Experience: 45 Years of industry expertise & knowledge
- Office Locations: 02 (Los Angeles & Pleasanton)
- Staff Size: 49 People (Architects, Designers Specialists and Others)
- Served: Over 50 repeat clients
- Designed: Over 600 projects in California
- Received: 37 awards
- Total No. of Residential Units in LA County: 50,000 units

TSM: GLENDALE EXPERIENCE [CONT.]





GLENDAL HAMPTON INN



MUNICIPAL SERVICES BUILDING

TSM: KEY PERSONNEL



MATT COBO, AIA

Principal / Project Manager

Matthew brings over a decade and a half of experience in construction documentation, construction administration, and design. His background in high-rise residential and mixed-use projects has greatly influenced his detail-oriented management style and design. Matt's positive outlook and strong beliefs in customer service have made him a valued member of the team.

Matt enjoys the complexity of high-density mixed-use projects and he is particularly skilled at the coordination of consultants on complex projects.

Education

- University of Southern California
Bachelor of Architecture

Licenses & Affiliations

- Registered Architect: California
- Revit Architecture 2010 – Essentials
- Completed Autodesk authorized training for Revit Architecture
- American Institute of Architects (AIA), member



JEREMY GRANT, ASSOC. AIA, LEED® AP

Senior Designer / Project Architect

Jeremy has more than 20 years of experience primarily in the retail and hospitality sectors designing and executing more than 40 hotel projects ranging from national flags to local boutique hotels. He is detail driven and fully understands the hospitality embellishment and lifestyle culture that market sector demands.

Responding to the demand for hospitality environments in the residential and commercial market, the unique value Jeremy brings to projects at TSM is providing distinct enhancement and embellishment to housing and mixed use projects from affordable to the high-end of the market, utilizing the same care to detail and planning as hospitality projects.

Education

- Cal Poly Pomona
Bachelor of Architecture

Licenses & Affiliations

- Associate Member, American Institute of Architects (AIA)
- LEED® Accredited Professional



KEN LEE

Project Manager

As a Senior Job Captain at TSM, Ken aspires to provide services to our clients in the most efficient manner through different technical tools such as Building Information Modeling (BIM) while maintaining the essential design components. He strongly believes that architecture projects can achieve highest efficiency through appropriate data management and due diligence. In addition to Ken's experience in multifamily, mixed-use and affordable housing projects, he combines the technical knowledge to optimize workflow and process to complete Entitlement, Building Permit and Construction.

Being interested in various art forms and data management, Ken draws his inspirations from films, music and subcultural performances. He understands the core value of design as architecture serves as a powerful medium that forms the environment we live in.

Education

- University of California, Los Angeles
Master of Architecture
- École Nationale Supérieure d'architecture de Paris-La Villette (ENSA Paris-La Villette)
Bachelor of Architecture
- Georgia Institute of Technology
Bachelor of Architecture



DANA FEUER

Project Designer

Thoughtful process and productive collaboration is key to Dana's approach from design to project management. She draws from her experience working across disciplines on multifamily and mixed-use projects throughout Southern California.

Dana's love for California architecture brought her to Cal Poly, Pomona where she earned her Bachelor's degree in Architecture, with a short stint studying in Taiwan. With worldly inspirations and aspirations, she strives to get the best out of her team and uphold TSM's high technical standards.

Education

- California Polytechnic University, Pomona
Bachelor of Science in Architecture

Licenses & Affiliations

- Member, National Council of Architectural Registration Boards (NCARB)

TSM: SELECTED PROJECTS



MISSION GATEWAY

Location: 8811 N. Sepulveda Boulevard, Los Angeles

Status: In Construction

Size (rounded): 525,000 SF

No. of Units: 356

No. of Stories: 5

Construction Type: Type V

Sustainability: N/A

Funding Sources: TCAC 4% and CDLAC Bonds

Project Description: Mission Gateway in North Hills will bring 365 units of much needed affordable housing to accommodate low-income families. The project calls for 525,000 SF of new construction distributed over two adjacent complexes in a two-phased effort. The design strategically incorporates over an acre of combined common open space with multiple courtyards, an event space and a playroom/ recreation space for the tenants to benefit from a larger sense of community.



IMAGINE VILLAGE II

Location: 44000 Sahuayo Street, Lancaster, CA

Status: In Construction

Size (rounded): 85,000 SF

No. of Units: 80

No. of Stories: 3

Construction Type: Type V

Sustainability: Pursuing LEED

Funding Sources: NOFA-24A, TCAC, LACDA

Project Description: Located in the City of Lancaster, California, Imagine Village II will provide 80 units of affordable housing to meet the special needs for youth and young families at risk. The project has a focus specifically for transition aged/ homeless youth. This new 3-story development is located within the urban core of the City with access to public transportation and within walking distance to social services and business in the area. Constructed in a U-shape around a centralized courtyard with access to the site via a gated driveway leading to a centralized parking lot. Each unit has its own private patio/balcony for the residents to enjoy the urban view of the City. Additionally, the 'butterfly' roofs add a hint of mid century modern to the building.



IMAGINE VILLAGE II

Location: 11001 S. Broadway, Los Angeles, CA

Status: In Design

Size (rounded): 44,000 SF

No. of Units: 55

No. of Stories: 5

Construction Type: Type V

Sustainability: N/A

Funding Sources: HCIDLA - HHH PSH, 4% TCAC Equity, Tranche B (Sec 8 Ln), GP Equity

Project Description: Replacing a small existing commercial building in South Los Angeles, Asanté is a new 5-story development of 55-unit supportive housing for the homeless population. The community-serving amenities include community room, resident computer room, laundry room, bicycle parking and servicing area, roof terrace and open spaces. The terrace area will feature full sun and shaded areas, enabling residents to relax and take in the surrounding city views.



WESTHAVEN

Location: 11609 S Western Avenue, Los Angeles, CA

Status: In Construction

Size (rounded): 40,000 SF

No. of Units: 57

No. of Stories: 5

Construction Type: Type V

Sustainability: N/A

Funding Sources: No Place Like Home, LIHTC - 9%, and Project Based Vouchers

Project Description: This affordable housing project is situated on a narrow 0.9 acre lot just north of the 105 Century Freeway and across the street from Los Angeles Southwest College. This 5-story building is designed in a contemporary architectural style with the concept of a sliding building mass, and articulated with varied joints and rhythms across the building façade. The structure will be four levels of wood framed (Type V) construction over one level of concrete (Type I) with a slab on grade foundation and an exterior skin consisting primarily of stucco and exterior metal wall panel accents. One centrally located elevator will provide residents access to all floor levels including a common area roof terrace.

TSM: SELECTED PROJECTS [CONT.]



3RD & DANGLER

Location: 4639-4655 East 3rd Street, Los Angeles, CA

Status: In Construction

Size (rounded): 60,000 SF

No. of Units: 78

No. of Stories: 4

Construction Type: Type V

Sustainability: N/A

Funding Sources: LIHTC, State funding, private construction and permanent mortgage loans and LACDA NOFA

Project Description: The project proposes two affordable residential buildings with a total of 78 units of a mix of studios, one- and two-bedrooms in a transit-oriented neighborhood of East Los Angeles. The larger of the two is a 4-story family-oriented building while the smaller is a 3-story walk-up. The larger building provides amenities common to both, including a ground-level fitness room, a community room, a landscaped resident's courtyard and tot lot, and a rooftop garden. A public forecourt plaza off East 3rd Street forms a public plaza and houses a Metro bike station and repair shop.



THE DAHLIA

Location: 12003 S Main Street, Los Angeles, CA

Status: In Construction

Size (rounded): 36,000 SF

No. of Units: 56

No. of Stories: 5

Construction Type: Type III

Sustainability: N/A

Funding Sources: Will provide soon. Awaiting for client to confirm.

Project Description: “The Dahlia is situated on a 0.3 acre corner lot where S. Main Street intersects with E. 120th Street in South Los Angeles. This affordable housing project consists of one 5-story building containing 56 affordable residential units and one manager's unit. Designed in a contemporary architectural style with high contrasting color tones offset by natural wood textures and faceted architectural forms, the building consists of four levels of wood framed (Type V) construction over one level of concrete (Type I) with a slab on grade foundation. The exterior skin consisting primarily of stucco and metal wall panels with a realistic spruce wood siding pattern and texture.



JORDAN DOWNS

Location: Area H, a portion of Block 8B, Los Angeles,

Status: In Construction

Size (rounded): 103,000 SF

No. of Units: 80

No. of Stories: 5

Construction Type: Type V

Sustainability: N/A

Funding Sources: LIHTC - 9%, HACLA gap loan and ground lease, HACLA issued Sec 8 vouchers from HUD, RAD vouchers from HUD, Infill Infrastructure Grant issued by California HCD, Conventional construction and perm period debt

Project Description: The Jordan Downs Area H development proposed by Bridge Housing consists of the construction of 80 affordable dwelling units within the Jordan Downs Specific Plan Area in South Central Los Angeles. The Irving Gill influenced, five story podium building will feature a combination of unit plans ranging from one bedroom to four bedroom units arranged around two large courtyards with passive and active uses for children and adults. The new development will replace substandard residential units built in the early 1940's.



THE BRINE

Location: 1829 Hancock Street, Los Angeles, CA

Status: In Construction

Size (rounded): 206,000 SF

No. of Units: 97

No. of Stories: 5

Construction Type: Type V

Sustainability: N/A

Funding Sources: No Place Like Home, NOFA and HCID

Project Description: 'The Brine,' named after a pickle factory that was previously on the site, will occupy 2/3 of a block in East LA and will be comprised of multiple buildings. Along with the relocation and re-purposing of three historically significant structures to be used as a pediatric clinic and single-family dwelling units, the five-story building includes 97 units of permanent supportive housing, a manager's unit, facilities for a social services provider, local grocery store, health clinics, medical offices as well as a separate at-grade two-story parking structure. With several significant goals in mind, our design aspires to create a safe and secure residential environment for a wide range of community members in need of housing.

TSM: SELECTED PROJECTS [CONT.]



ARIA

Location: 1532 Cambria Street, Los Angeles, CA

Status: In Construction

Size (rounded): 54,000 SF

No. of Units: 57

No. of Stories: 5

Construction Type: Type III

Sustainability: N/A

Funding Sources: LIHTC (4% Tax Credits), HCID HHH Funds

Project Description: “Designed in a friendly and welcoming contemporary architectural style, ARIA consists of a one 5-story building containing a total of 57 residential units with dual elevator access to all floor levels including a roof deck. On-site property manager and case managers will share a secure office space adjacent to the building’s main entrance and have good visual access to the resident ground level amenities including a computer room. A spacious outdoor courtyard is situated off the rear of a 1,000 SF community room. Shade trees will provide a comfortable setting to relax outside and a small garden will be featured for residents to cultivate herbs and vegetables for themselves.



DOWNEY VIEW

Location: 8314 2nd Street, Downey, CA

Status: Completed (2014)

Size (rounded): 107,000 SF

No. of Units: 50

No. of Stories: 6

Construction Type: Type III

Sustainability: Achieved LEED Gold Certification

Funding Sources: City of Downey Community Development Commission Housing Fund, City of Downey HOME, HAC of LA City of Industry Fund, LIHTC - 9%, JP Morgan Chase

Project Description: This 50 unit multifamily affordable rental housing project is a catalyst to the redevelopment of downtown Downey. TSM worked closely with the developer and City to establish parameters for higher density housing which will be applied throughout the downtown specific plan. This project drew upon numerous funding sources and successfully achieved LEED Gold certification. The building’s design is inspired from examples of mid-century modern architecture found in Downey and within the downtown area. The step down of the building along the front facade provides a terrace.

ALTA VISTA

Location: 5051 E 3rd St, Los Angeles, CA

Status: Completed (2012)

Size (rounded): 109,000 SF

No. of Units: 60

No. of Stories: 4

Construction Type: Type V

Sustainability: meets LEED Silver standards for efficiency and low environmental impact

Funding Sources: LIHTC - 9%, Chase Construction Loan, Hudson Housing Capital, LA County Industry Redev TI Funds, LA County HOME, LA County Maravilla Redev TI Funds, LA County CDBG, LA County 1st District CMD Funds, HCD IIG (Infill Grant)

Project Description: Located along the Metro Gold Line in East Los Angeles, Alta Vista is a transit-oriented, mixed-use apartment project that meets LEED Silver standards for energy efficiency and low environmental impact. This 100% affordable development offers low-income families a wide variety of unit types with easy access to community resources.

Alta Vista consists of 60 units including 12 specially designated live/work units fronting Third Street allowing residents to invest in their own small businesses. Obtaining governmental approvals for the project entailed working closely with the community to address traffic and massing concerns.





THE STREETS BY STUDIO ONE ELEVEN
LONG BEACH, CALIFORNIA
350,000 SF MIXED-USE

URBAN/LANDSCAPE DESIGN:

studioneleven

FIRM OVERVIEW

At Studio One Eleven they are passionate about using design to create better outcomes for the communities we serve. They believe that architects and planners play a crucial role in the making of cities and that we have a responsibility to craft our built environment in ways that support our current and future collective well-being.

They find ways to make cities more environmentally responsible, resilient, prosperous and joyful while addressing livability and equity for all residents. That is why their work strives to go beyond a project brief and seeks to improve the social, environmental and economic realms it affects. They are committed to meeting our clients' goals while working to define success in a broader framework, addressing what this means not just for our clients, but also the community and its stakeholders.

SERVICES AND EXPERTISE

The core of their practice is the repair of existing cities and revitalization of communities. No singular typology guides our work. Instead, we focus on urban interventions which improve livability—adapting a compact city agenda to each project's context. From community planning to streetscape improvements, mixed-use infill developments to small and impactful urban interventions, we work at a variety of scales to provide a variety of services. No matter the size, they view every project as an opportunity to enhance the urban condition that sustains it.

Services

- Architecture
- Urban Design
- Environmental Planning

- Landscape Architecture
- Community Outreach
- Sustainability

Expertise

- Mixed-Use Development
- Affordable and Market Rate Housing
- Adaptive Re-use
- Transit Oriented Development
- Urban Retail
- Public Realm Interventions
- Design-Build
- Community Oriented Economic Development
- Revitalization Funding

METHODOLOGY AND APPROACH

Our methodology is rooted in the integration of architecture, landscape and urban design. By combining these practices, every project begins with a multidisciplinary approach that assures we select projects that best fit a community's needs. We bolster our process through extensive research, analysis and writing and leverage community input throughout the design process to ensure a deeper contextual understanding—enabling us to facilitate partnerships that leverage unique opportunities with key community stakeholders. Through engaging with community partners or proposing interventions and sourcing funding, we proactively initiate projects—a hallmark of our approach. We also recognize that shaping the urban context is complex, multi-disciplinary work and team with the most progressive experts to balance the economic, environmental and social needs of city repair and revitalization. Finally, our approach includes systematically measuring and monitoring the effect of our projects once they are complete, leading to better understanding of project outcomes and how this serves the needs of our clients and community.

STUDIO ONE ELEVEN: KEY PERSONNEL



MICHAEL BOHN, AIA

Senior Principal

As principal and design director, Michael Bohn, AIA, is involved in architectural, landscape and urban design within the Studio. In addition, Michael leads our housing practice with an emphasis on transit-oriented developments, affordable housing, and mixed-use projects. He is a licensed architect and urban designer with over 30 years' experience.

Michael has designed several award-winning market rate and affordable housing developments. His expertise includes both ground-up and adaptive reuse projects for veterans, permanent supportive housing as well as artist focused, student and senior communities. He has been responsible for the completion of almost 2,000 units with another 2,000 under construction or in the planning stages. His experience includes Type V, III and I construction, including high-rise. Recently completed, ACE 121 is located in the Maryland Arts and Entertainment District within downtown Glendale. The project provides seventy-two affordable housing units for residents working within the arts community.

His landscape experience includes park design for playgrounds, urban farms; various tree planting efforts for the Long Beach Unified School District; and the design of complete streets that incorporate bike facilities, medians, parklets and pedestrian bulb-outs.

Education

- Bachelor of Architecture, Cum Laude, Cal Poly State University, San Luis Obispo, CA
- Ecole d'Art Americain, Fontainebleau, France
- State Archaeological Camp with the Smithsonian and British Institutes, India

Affiliations

ULI, CNU, AIA, Long Beach Heritage, Southern California Association of Non-Profit Housing



KIRK KELLER | ASLA, CLARB, LEED® AP

Associate Principal/Landscape Studio Director

Kirk Keller is the Director of the Landscape Design Studio with focus on sustainable landscape and urban development projects. He brings over 22 years of experience in the design, production and construction of small and large-scale public and private landscapes. Kirk provides a wealth of knowledge on best practices, innovative design and management of projects, from Urban Parklets in Long Beach to Adaptive Re-use developments in Los Angeles. He is well-versed in organizing and leading project teams in the completion of a given project.

His recent work includes the repositioning of Santee Court in Los Angeles, Paramount Boulevard Streetscape and Urban Renovation, Sherman Way Streetscape Improvements, Glendale Arts and Entertainment District, Santa Ana Arts Collective Housing, Greenspace and building enhancements for the historic Oaks School in Los Angeles, Park Lane Urban Green in Reno, NV, the renovation of the Streets in Long Beach and the Long Beach and Costa Mesa Parklet Pilot Program. All projects are infused with pedestrian oriented and sustainable design strategies to the greatest extent possible.

Kirk received a Bachelor of Science in Landscape Architecture with Honors from Cornell University. He has been a LEED® Accredited Professional since 2007 and is a licensed landscape architect in California, Nevada and Texas.

Education

- Bachelor of Science, Landscape Architecture with Honors, Cornell University, Ithaca, NY
- Heriot-Watt University, Landscape Architecture III, Edinburgh, Scotland

Affiliations

Affiliations American Society of Landscape Architects United States Green Building Council, Council of Landscape Architects Registration Board

STUDIO ONE ELEVEN: KEY PERSONNEL [CONT.]



SHRUTI SHANKAR | LEED AP ND, ECODISTRICTS AP
Senior Urban Designer

Shruti Shankar brings over eight years of design, planning and sustainability experience to Studio One Eleven in her role as Senior Urban Designer. Her work focuses on design solutions to enable desired development outcomes in neighborhoods and communities, by combining data-driven insights, design thinking and collaborative city-building practices.

Shruti believes in the power of incremental, people-oriented and sustainable design to generate lively, prosperous and resilient urban environments. Her experience includes a variety of project types, from master plans and strategic plans for short - to long-term development of districts and neighborhoods, to visioning and urban design for specific sites and design of open spaces and the public realm. She complements her design expertise with strong research, graphics, writing, and communication skills and has worked on projects at a range of scales and in varied contexts across Southern California and internationally.

Shruti recently led the research and analysis for the Los Angeles Regional Open Space and Affordable Housing (LAROSAH) Collaborative study on joint development of affordable housing and parks and open space to further equity outcomes and environmental justice in LA County. She is currently working on a Downtown visioning effort for the City of Torrance, as well as creative outreach for active transportation planning in six disadvantaged communities in

Southern California. In addition, Shruti is involved in Studio One Eleven's visioning and design review work with Metro's Joint Development Team for a number of TOD sites on Metro's system, led design efforts on Glendale's Arts & Entertainment District streetscape improvements, and was part of the conceptualization and design of downtown LA's first Mobility Hub at The Bloc development adjacent to the 7th Street/ Metro Center regional transit node.

Shruti earned her Masters' in Urban Design from Washington University in St. Louis on a Fulbright-Nehru Fellowship for Leadership Development, following her Bachelors' degree in Architecture from Anna University in Chennai, India. She also holds a Global Certificate in Sustainability from the University of California, Los Angeles Extension and is an EcoDistricts Accredited Professional.

Education

- Global Certificate in Sustainability, University of California, Los Angeles - Extension
- Master of Urban Design, Washington University, St. Louis, Missouri
- Bachelor of Architecture, Anna University, Chennai, India

Affiliations

Affiliations American Planning Association; USGBC

AWARDS

MICHAEL BOHN, AIA

- Santa Ana Arts Collective: SCANPH Award
- The Roost: 2019 AIA Long Beach/South Bay Merit Award
- ACE 121: 2018 NAHB Multifamily Pillars Award - Affordable Housing, 2018 SCDF Citation Award, 2018 Multi Housing News Excellence Awards in "Development & Design: Affordable," 2018 SCDF Design & Philanthropy Awards Winner
- Zinnia: 2018 Beautification Award, 2018 Honorable Mention SCANPH Design Awards
- Ace 121: 2017 Honorable Mention SCANPH Design Awards
- Willowbrook: 2017 Honorable Mention SCANPH Design Awards
- EcoHouse Children Today: 2016 LEED Gold, 2016 U.S. Green Building Council Sustainable Innovation Award
- The Crossings: 2015 Los Angeles Business Journal Architectural Design Award
- 1044 Maine: 2012 SAGE 55+ Housing Award
- 4th+Linden: 2012, Compass Blueprint Excellence Award, Visionary Planning for Sustainability; 2011, Westside Urban Forum Design Award, Mixed Use; 2011, CNU Charter Award; 2010, Long Beach Heritage Award; 2009, AIA Long Beach/South Bay Chapter Merit Award; 2009, SCDF Design Award
- Berlin Parklet: 2013, Gold Nugget Award of Merit, Best Commercial Project Under 10,000 sf
- Collage Apartments: 2013, Compass Blueprint Achievement Award, Sustainability
- Long Beach Senior Arts Colony: 2014, LABJ Commercial Real Estate Award, Multi-Family; 2014, NAHB Best of 50+ Housing Gold Award, Best 50+ Affordable Rental Community; 2013, SAGE Project of the Year; 2013, NAHB Pillars of Industry, Finalist, Best Affordable Multi-Family Community; 2013, AIA LB|SB Honor Award for Excellence in Design; 2013, MHN Gold Award, Best New Development: Seniors; 2013, MFE Project of the Year, Grand Award, Affordable; 2013, Gold Nugget Grand Award, Best Senior Housing Community; 2012, Best of 50+ Housing Awards, Gold Winner
- SteelCraft, Garden Grove: APA OC 2020 Award of Merit for Urban Design

KIRK KELLER | ASLA, CLARB, LEED® AP

- ACE 121: 2018 National Association of Homebuilders Multifamily Pillars Award, 2018 SCDF Citation Award
- ASLA LA Design Award 2018, The Roost, EcoHouse, Long Beach Parklet Program
- RDC-S111, Inc. Office: 2018 Architecture MasterPrize Honorable Mention, 2017 AIA Long Beach/South Bay Award; 2017 USGBC 1st Place in Health + Wellness; 2017 Architects Newspaper Design Award, Honorable Mention; 2017 SCDF Architecture Award; 2017 LEED Platinum; 2017 WELL Certified
- The Roost, Santa Ana, CA: 2019 AIA Long Beach/South Bay Merit Award, 2017 SCDF Architecture Award
- EcoHouse Children Today: 2016 LEED Gold; 2016 U.S. Green Building Council Sustainable Innovation
- Long Beach Parklet Program: 2014 SCDF Urban Design Award; 2015 International Downtown Association, Downtown Achievement Award for Open Space; 2015 Westside Urban Forum Design Award for Public/Open Space; 2015 AIA Long Beach/South Bay Design Award
- Lakewood YMCA: 2015, AIA Long Beach/South Bay Design Award
- Long Beach Display Garden: Qingdao International Horticultural Exposition 2014; Gold Award Outdoor Garden Competition
- Collage Long Beach, CA: 2013 Compass Blueprint Award, Achievement in Sustainability
- Long Beach Airport Concession: 2013 Gold Nugget Award of Merit, Best Commercial Project Under 10,000 sf; 2013 California Transportation Foundation Aviation Project of the Year; 2016 USA Today Voted Best Airport Dining

SHRUTI SHANKAR | LEED AP ND, ECODISTRICTS AP

- Making LA together winner, deLAB2017
- Doggerel-ARUP Essay Writing Competition, Runner Up; 2017
- American Planning Association: 2013 Awarded, Missouri Chapter, Outstanding Student Project Award
- Fulbright-Nehru Fellowship in Leadership Development, 2011-12
- Metro Anna Salai: 2008, Urban Transport Hub

STUDIO ONE ELEVEN: SELECTED PROJECTS

ACE 121

Glendale, California

ACE 121 is located in the Maryland Arts and Entertainment District within downtown Glendale.

ACE 121 Glendale, CA The project provides seventy-two units of affordable housing with a preference for artists. Sited on the historic YMCA campus, ACE 121 supports the arts and families with amenities that include an art gallery, podium level tot lot and community gardens, and a vehicular alley that was converted to a pedestrian paseo which acts as an informal outdoor exhibition space. The design of the residential project supports the arts with units fronting the podium courtyard having large patios and roll-up doors to allow artists to work outside. Ground floor lofts with private outdoor working terraces and units above provide “eyes on the street” that result in a safer more inviting pedestrian environment. The project is LEED Gold certified.

Client

Meta Housing Corporation

Awards

- 2019 NAHB Best Affordable Apartment Community (Up to 100 Units)
- 2018 SCDF Citation Award, Affordable Housing
- 2018 Multi-Housing News Gold Excellence Award, Affordable



FIERMAN WALKWAY

San Pedro, California

The goal of the walkway transformation was to create a well-lit, pedestrian-friendly space flexible enough for community events, promote walkable neighborhoods, and connect people to the downtown area.

The Lilyan Fierman walkway was a dark, underused alley adjacent to the historic Warner Grand Theater connecting Fifth Street Parking Lot with the Sixth Street shopping district in downtown San Pedro. After a three year design process, the project was approved, permitted, and constructed. Fierman Walkway is the first project in the City of Los Angeles to receive approval of a non-standard paving surface for a designated street. Studio One Eleven worked with the Los Angeles Neighborhood Initiative, Los Angeles Council District 15 and local residents to re-vitalize the space.

Client

Los Angeles Neighborhood Initiative (LANI)



STUDIO ONE ELEVEN: SELECTED PROJECTS [CONT.]

GLENDALE ARTS & ENTERTAINMENT DISTRICT VISIONING

Glendale, California

Studio One Eleven is providing placemaking, landscape and urban design services for Glendale's downtown Arts and Entertainment District.

The project includes reclaiming valuable yet underutilized space in the downtown to create a dynamic, vibrant, people-place that supports the City's desire for a world-class district.

Our design approach utilizes people-first streetscape improvements and a whimsical, artistic overlay to create a destination on Artsakh Avenue that links to other activities in the area, encouraging visitors to stroll, explore and discover the unique offerings of the downtown Arts and Entertainment District. The design and programming also celebrate local art and existing museums, and the revitalization of the ground floor of the street through strategies for activating the

street edge and facades of two existing public garages.

We are also working with City Council to identify and preserve characteristic elements of the street that currently contribute to a sense of place on Artsakh Avenue. These will be enhanced through targeted additions to transform Artsakh from a pedestrian and vehicular thoroughfare into a place that invites people to stay. The project is currently in construction documents.

Client

City of Glendale



SANTA ANA ARTS COLLECTIVE

San Ana, California

The Santa Ana Arts Collective is a former bank and office building converted into affordable housing for artists and their families, and is the first adaptive reuse of its kind to take place in the city.

The heart of the project is a corner plaza, designed around the retention of several existing palm trees. A gallery opens onto the space, creating an outdoor venue for community art events. The central courtyard, once a surface parking lot over a subterranean parking garage, was transformed into a verdant garden surrounded by two story townhomes. Raised planters enclose a play area featuring sculptural climbing structures. Adjacent to the play area is an edible garden, providing an opportunity to learn, grow food and engage in a healthy lifestyle. New street trees at the sidewalks, sustainable planting design and private patios at the ground floor, beautify the street edges and provide additional open space for residents.

Client

Meta Housing



STUDIO ONE ELEVEN: SELECTED PROJECTS [CONT.]

THE STREETS

Long Beach, California

The Streets is a 350,000-square-foot urban, pedestrian-oriented shopping and restaurant destination located off of 3rd Street and North Waite Court in Long Beach.

This adaptive-reuse project led by Studio One Eleven is gradually re-purposing a six-block urban shopping center into a vibrant mixed-use district. The design re-integrates a network of private streets into the city block structure and surrounding neighborhood context of downtown Long beach. The first phase has been completed and exemplifies a creative, innovative and vibrant mixed-use development. The central promenade is designed as a flex street that can be closed down for concerts, farmers market, and community events. The revitalization effort integrates architecture, landscape and urban design solutions that highlight Studio One Eleven's commitment to environmentally sustainable and responsible design practices.

Client

ETC Real Estate Services







8TH & HOPE TOWER BY VCA GREEN
LOS ANGELES, CALIFORNIA
460,000 SQUARE FEET

SUSTAINABILITY/CASP:



FIRM OVERVIEW

VCA Green is a code compliance and energy consulting firm located in Orange, California. They utilize professional experience in building design, construction and code compliance. With value to long-term client relationships and with a passion for sustainable building, they deliver LEED project management, green building technical services, field testing, commissioning, and CALGreen compliance.

VCA Consultants was founded as a family-owned company drawing on over 40 years of experience in code administration and plan review. VCA Green was established on a foundation of detailed code knowledge, extensive construction experience, and efficient compliance solutions.

VCA Green's highly knowledgeable staff also provides training to building officials on new code compliance measures. Their relationships with building officials enable us to quickly resolve differences over code application between our clients and jurisdictions. This has been more important today given increasingly

complex code adoptions by the State of California.

They work with Architectural and Developer clients to quickly and effectively navigate code-related measures. This saves project teams time and saves projects from unforeseen issues that could add needless costs or development delays. They aggressively pursue rebates on all client projects, which often more than covers consulting fees. They also identify system design options through energy modeling that help reduce first costs and help improve long term operating costs.

They believe in collaboration and share a passion in winning as a team. VCA Green's mission is to help clients achieve sustainability goals and long-term cost savings for their projects through best practices and budget efficiency. "With the right approach, green makes great business sense". This philosophy guides the firm in its mission to help clients meet their sustainability goals for value, performance, and environmental impact.

SERVICES OFFERED

- LEED Project Management and Consulting
- Commissioning and Enhanced Commissioning
- Title 24 and LEED Energy Simulation Modeling
- Title 24 Acceptance Testing (CALCTP)
- CALGreen Compliance
- Rebate Documentation & Verification
- GreenPoint Rated Consulting and Rating
- HERS Testing & Design Review
- NGBS Consultation & Certification
- ENERGY STAR Consultation & Certification
- AB 802 Compliance
- Energy Auditing
- Education

VCA GREEN: KEY PERSONNEL

MOE FAKIH | LEED AP (O+M, QAD) CCP, GBP, BPI, AT TECH, WELL AP, FITWEL

Principal

Experience

- Responsible for overseeing and managing a team of highly skilled Project Managers offering services that include California Green Building Code, Building Commissioning, LEED, Energy Modeling and Sustainability Programs.
- Accomplished speaker and presenter. Hosts educational events to inform Architects & Developers on recent changes to energy codes and trends in sustainability.
- Utilizes General Contracting experience and deep code knowledge to help project teams navigate unforeseen challenges and potential scope creep.
- Perform return on investment-based enhanced energy modeling, which significantly reduces first costs and reduces potential delays in design. Once the building is built, Moe and his team perform energy assessment and warranty evaluations, which leads to favorable cost reductions.
- Provides guidance and training for building design and construction stakeholders who are navigating Green and Energy Codes through early entitlement phase through to operations and maintenance (Post C of O) phase.

Education

- Master of Arts (MA), San Diego State University, Urban Planning, Sustainability Emphasis
- Bachelor of Arts (BA), San Diego State University, International Relations

Certifications

- LEED Homes Quality Assurance Designee (QAD), Green Rater
- LEED AP O+M (Operations & Maintenance)
- Certified Commissioning Professional (CCP)
- Acceptance Test Technician – Advanced Lighting Controls
- Build It Green, Green Point Rater (GPR)
- Building Performance Institute Certified (BPI)
- National Association of Home Builders (NAHB), National Green Building Standard (NGBS) Reviewer
- FitWel Ambassador
- Professional Affiliations
- USGBC Orange County Community Market Leaders Advisory Board, current
- Long Beach University Sustainability Program, Advisory Board. 2010
- USGBC Orange County Chapter, LEED-EB O&M Sub-Committee Chair, 2010, 2011
- American Institutes of Architects (AIA)
- United States Green Building Council (USGBC) National Member
- Green Building Council Institute (GBCI) Test Committee

Experience

- 28 years in building controls, facility operations, new and existing building commissioning, and energy auditing & conservation.
- Oversees building commissioning, Title 24 Acceptance Testing, and energy auditing activities.
- Provides early design review of client Title 24 Energy Code drawings, and communicates deficiencies in code to ensure plan check compliance.
- Guides clients with Title 24 Energy Code compliance and executing energy management strategies to reduce site and building energy usage and cost.
- Works closely with owners and design teams to provide due diligence code and best practices in energy design, evaluate energy functionality through construction and deliver continuous improvement into operations & maintenance.
- Develops successful strategic energy plans such as: a multi-million dollar energy project for a Fortune 500 technology firm; a long term energy management program for Universities; several ASHRAE Audits for multiple clients; and advanced water recovery projects, one of which saves approximately 40 million gallons of potable water annually.
- Develops and deliver best in class work product and processes, aligning energy and financial objectives.
- Experience in Six Sigma Kaizen processes to help owners reduce operating costs and wear & tear from pre-design through construction. Firm believer in developing a culture of waste reduction.

Education

- Bachelor of Science (BS), Engineering Technology California State University, Long Beach
- Certificate in Management and Leadership – California State University, Northridge

Certifications

- LEED Accredited Professional
- Certified Energy Manager
- Certified Measurement and Verification Professional
- Certified Building Commissioning Professional
- Certified Existing Building Commissioning Professional
- Certified Energy Auditor
- Certified Electro-Mechanical Technician
- USGBC Orange County Chapter, LEED-EB O&M Sub-Committee Chair, 2010, 2011
- American Institutes of Architects (AIA)
- United States Green Building Council (USGBC) National Member
- Green Building Council Institute (GBCI) Test Committee

Professional Affiliations

- Life Member – Association of Energy Engineers
- Charter Member – Energy Manager's Society
- Technical Advisor – LA Better Buildings Challenge
- Council Member – La Kretz Innovation Campus

VCA GREEN: KEY PERSONNEL [CONT.]

GLEN FOLLAND | ASSOC. AIA, LEED AP (BD+C), CEA, CEM, CEPE, HERS II, CGBP, WELL AP

Associate Director, Senior Energy Modeler

Experience

- Guides VCA Green's projects managers in providing clear and concise CALGreen and Title 24 consultant services to a diverse group of clients.
- Oversees a team of energy modelers who use their knowledge of the intricacies of the code to harness Title 24 compliant software to produce performance compliance models.
- CABEC Certified Energy Analyst (CEA) accreditation for both residential and non-residential.
- Accurately model buildings in accordance with established CEC protocols.
- Certified California HERS Rater with certifications for alterations, new construction, solar, and whole house rater. He uses this knowledge to advise VCA Green's field technicians and support staff on the procedures and protocols of the energy code.
- ICC's certificate for CALGreen Inspector/Plans Examiner.
- As a consultant, Mr. Folland has helped numerous clients to understand the needs of CALGreen and the energy code. He has helped those clients' projects accurately demonstrate compliance through design and construction. He has guided clients through Tier I and Tier II CALGreen projects, and he has helped them to demonstrate energy compliance in jurisdictions with approved reach codes.
- Extremely knowledgeable with voluntary certifications programs. He has two specialties with regard to LEED, and he is a LEED Rater and GreenPoint Rater.

Education

- Bachelor of Architecture – Southern California Institute of Architecture (SCI-Arc)

Certifications

- CEA Residential (CABEC, R16-15-20114)
- CEA Non-Residential (CABEC, NR16-16-20042)
- CALGreen Inspector/Plans Examiner (ICC, 8712178)
- HERS Rater (CalCERTS, CC2006256)
- LEED BD+C (USGBC, 10064994-AP-BD+C)
- LEED for Homes (USGBC, 10064994-AP-HOMES)
- LEED Green Rater (USGBC, 10064994-GR)
- GreenPoint Rater New Home (Build It Green)
- Certified Energy Manager (AEE, 23576)
- WELL AP (GBCI, WELL-AP-0000010440)
- Energy Star Rater (EPA)
- Certified Passive House Consultant

Professional Affiliations

- USGBC, LA Chapter: Long Beach Branch Board (2019 - present); Long Beach Branch Chair (2017 - 2019); Membership Committee Chair (2012 - 2014); Green Gala Co-Chair (2010 - 2012); Green Gala Committee Member (2008 - 2009); Awards Committee Member (2011 - 2013)

Experience

- Dedicated to building relationships with Developers, Architects, and Contractors by delivering our clients with the training and guidance needed to bring their residential and nonresidential projects through various city permitting and inspections under CALGreen, Energy Code, and voluntary green building certification programs.
- Outreach and open communication with multiple city building officials when dealing with the complexity that is code language interpretation.
- Specialized in construction phase documentation and site inspections.
- Work closely with Associate Directors to help guide VCA Green's team in providing clear and concise CALGreen and Title 24 consultant services.
- Experienced Architectural designer, project manager and administrator under OSHPD and City of Anaheim plan check jurisdiction; focused on the design and development of Skilled Nursing Facilities throughout California, and Disneyland Resort entertainment upgrades.
- Proficient in Spanish..

Volunteer

- ACE Mentor Program (Team Leader) – Los Angeles
- Corazon.org – Architectural Designer and Builder

Education

- Bachelors of Architecture (BA), California State Polytechnic University, Pomona
Minor: Regenerative Studies
- Associate in Arts Degree (AA), Los Angeles Trade-Technical College
Architectural Technology

Certifications

- HERS I Rater
- LEED Accredited Professional Building Design + Construction

Professional Affiliations

- Build it Green (BIG)
- United States Green Building Council (USGBC)
- National Council of Architectural Registration Boards (NCARB)

VCA GREEN: KEY PERSONNEL [CONT.]

MAHMOUD J. HARB | MECHANICAL ENGINEER, LEED AP (BD+C, HOMES)

Project Manager

Experience

- Experienced engineer with a developing multi-functional understanding of the energy sector, project management, and sustainable design.
- Worked as a project engineer for four years in the energy sector and pursued his graduate studies afterwards in the green sector.
- Relevant Project experience includes working as a sustainable design engineer on several office and institutional LEED Certified projects.
- Currently responsible for reviewing and guiding design teams through CALGreen plan check, LEED for New Construction, LEED for Homes, GreenPoint Rated, Energy Modeling, and Building Commissioning..

Education

- Bachelors of Science in Mechanical Engineering (BS), University of Houston, Texas
Minor: Mathematics
- Graduate Diploma in Green Energy and Green Buildings, American University of Beirut

Certifications

- LEED Accredited Professional (BD+C, Homes)

Professional Affiliations

- American Society of Mechanical Engineers (ASME)
- United States Green Building Council (USGBC)



LOS ANGELES LAKERS HEADQUARTERS BY VCA GREEN
EL SEGUNDO, CALIFORNIA
200,000 SQUARE FEET

VCA GREEN: SELECTED PROJECTS

UNIVERSITY / STUDENT HOUSING

Sacramento State Student Housing (65 East)

492,595 sf
184 residential units, 8,000 sf retail
Services: CALGreen Consulting, Building Commissioning

CBU Student Housing (Eight 77 Five Magnolia)

163,126 sf
93 residential units
Services: CALGreen Consulting, LEED for Homes, Building Commissioning, Energy Modeling

TOWER PROJECTS

15th & Island, San Diego

423,629 sf
370 residential units, office/retail (21 stories)
Services: LEED Homes (Gold), HERS, GHG Reporting, Energy Modeling, Commissioning, CALGreen

2016 Telegraph

246,450 sf
230 residential units, office/retail (18 stories)
Services: LEED Homes (Silver), HERS, Acceptance Testing, Energy Modeling, Commissioning, CALGreen

520 West Ash, San Diego

432,070 sf
226 residential units (23 stories)
Services: LEED –NC (Silver), HERS, Energy Modeling, Commissioning, CALGreen

4th & Hill, Los Angeles

469,064 sf
428 residential units, office/retail (34 stories)
Services: LEED Homes (Silver), HERS, Energy Modeling, Commissioning, CALGreen

6220 West Yucca, Los Angeles

372,450 sf
191 residential units, 260 hotel rooms (32 stories)
Services: LEED Homes (Silver), HERS, Energy Modeling, Commissioning, CALGreen

RESIDENTIAL / MIXED-USE PROJECTS

4th & Linden

336,258 sf
300 residential units
Services: LEED for Homes (Gold), HERS, Acceptance Testing, Energy Modeling, Commissioning, CALGreen

3515 Walnut

303,174 sf
275 residential units, office/retail (5 Stories)
Services: LEED for Homes (Silver), Energy Modeling, Commissioning, Acceptance Testing, HERS, CALGreen

Friars Road (The Heights)

510,564 sf
319 residential units (6 Stories)
Services: LEED for Homes (Silver), Commissioning, HERS, Energy Modeling, CALGreen

Brea Place

57,011 sf
653 residential units
Services: LEED for Homes (Silver), Commissioning, HERS, Energy Modeling, CALGreen, Acceptance Testing

8th & Hope Tower

460,000 sf
24 residential units, office/retail (18 Stories)
Services: Commissioning, CALGreen

Hitachi Transit Village (Village Park)

827,375 sf
652 residential units
Services: GreenPoint Rated, Commissioning, CALGreen, HERS

Oceano Apartments, Los Angeles

311,088 sf
244 residential units
Services: LEED Homes, HERS, Commissioning
Awards: 2013 USGBC-LA Sustainable Awards
Innovation Runner-Up –Water Efficiency

VCA GREEN: SELECTED PROJECTS [CONT.]

RESIDENTIAL / MIXED-USE PROJECTS

Expo Line

529,144 sf | 593 residential units
Services: NGBS (Silver), HERS, Acceptance Testing, Energy Modeling, Commissioning, CALGreen

AVA Little Tokyo Apartments, Los Angeles

448,849 sf | Mixed-use with 279 residential units
Services: LEED Homes (Gold), Energy Modeling, Commissioning, Utility Rebates, HERS

Avalon Movietown, West Hollywood

383,069 sf | Mixed-use with 350 residential units
Services: LEED Homes (Gold), Energy Modeling, Commissioning, HERS, Utility Rebates

Avalon Irvine II & III Apartments

290,307 sf | 219 residential units
Services: LEED Homes (Gold), HERS, Energy Modeling, Commissioning, CALGreen

Boulevard Apartments, Los Angeles

477,399 sf | Mixed-use with 340 residential units
Services: LEED NC, Energy Modeling, Commissioning, HERS, Utility Rebates

4th & Linden

54,660 sf | 49 residential units
Services: LEED for Homes (Silver), HERS, Acceptance Testing, Energy Modeling, Commissioning, CALGreen

Verve Mountain View Apartments, Mountain View

226,101 sf | Mixed-use with 155 residential units
Services: LEED-NC (Silver), Energy Modeling, Commissioning, CALGreen

AFFORDABLE HOUSING

Western Apartments, Los Angeles

48,712 sf | 63 residential units
Services: LEED Homes (Platinum), Energy Modeling, Utility Rebates, HERS

AVA Little Tokyo Apartments, Los Angeles

448,849 sf | Mixed-use with 279 residential units
Services: LEED Homes (Gold), Energy Modeling, Commissioning, Utility Rebates, HERS

Coronel Apartments

89,222 sf | 72 residential units
Services: LEED for Homes (Platinum), TCAC Compliance, CUAC Consulting, HERS, Energy Modeling, Commissioning, CALGreen
Awards: Sustainable Innovation Honor Award for Social Equity

Zinnia (Signal Hill Affordable Housing)

290,307 sf | 135 residential units
Services: LEED for Homes (Gold), HERS, Energy Modeling, Commissioning, CALGreen

Jordan Downs

201,810 sf | Mixed-use with 340 residential units
Services: LEED for Homes (Gold), HERS, Energy Modeling

Madison Adjacent

200,000 sf | 260 residential units
Services: LEED for Homes (Gold), HERS, Energy Modeling, Commissioning, CALGreen, Acceptance Testing

FLOR 401 Lofts

90,000 sf | 1000 residential units
Services: LEED for Homes (Platinum), HERS, TCAC Compliance, CALGreen

Doria II Apartments, Irvine, CA

72,917 sf | 74 residential units
Services: LEED-Homes (Gold), Energy Modeling, HERS, CALGreen
Awards: 2014 USGBC-OC Eco Awards Winner – Home of the Year

NON-RESIDENTIAL PROJECTS

Manhattan Village, Manhattan Beach, CA

60,338 sf

Commercial – Retail

Services: *LEED New Construction (Silver), Energy Modeling, Commissioning, CALGreen*

Los Angeles Lakers Headquarters, El Segundo, CA

200,000 sf

Office and Gym

Services: *LEED-NC (Platinum), Energy Modeling, Commissioning, Title 24, CALGreen*

Public Storage Milpitas

274,831 sf

Commercial storage

Services: *LEED for New Construction (Equivalency), Energy Modeling, Commissioning, CALGreen, Energy Code Acceptance Testing*

The Tower Burbank, Burbank, CA

980,000 sf

Class A Commercial High-rise

Services: *Commissioning, LEED-EB O+M*

City of El Centro Sports Complex, El Centro, CA

145,000 sf

Sports Center with soccer field and indoor track

Services: *Commissioning*

Riverside Plaza, Riverside, CA

465,703 sf

30+ retail stores and restaurants

Services: *Commissioning*

Hampton Inn Suites, Pasadena, CA

58,753 sf

80 hotel rooms, offices and common space

Services: *LEED NC, Energy Modeling, Commissioning*

Bright Horizons (Sunnyvale)

89,222 sf

Commercial offices

Services: *LEED for New Construction, Energy Modeling, Commissioning, Commissioning*

Hampton Inn Suites, El Segundo, CA

97,641 sf

171 hotel rooms, offices and common space

Services: *LEED NC, Energy Modeling, Commissioning*

Tilly's Office / Warehouse, Irvine, CA

22,830 sf

Warehouse and offices

Services: *Commissioning, CalGreen*

5090 North 40th Street, Phoenix, AZ

147,040 sf

Class A modular office suites

Services: *Energy Efficiency Study, LEED-EBOM Assessment*

Forever 21 Azalea, South Gate, CA

17,587 sf

Retail store

Services: *Commissioning*



THE KAUFMANN APARTMENTS
SANTA MONICA, CALIFORNIA
BY AMJ CONSTRUCTION MANAGEMENT

PROJECT MANAGEMENT/DRY UTILITIES:



INTRODUCTION

AMJ Construction Management, Inc. (AMJ) is dedicated to excellence through proven experience, integrity and superlative service. They provide value-added services to their clients by creating a unique, trust-based partnership throughout the entire construction process. Their pledge is to establish lasting relationships with their customers by exceeding their expectations through exceptional performance by every member of their team, resulting in successful outcomes with each and every project.

COMPANY HISTORY

AMJ's expertise comes as a result of over 70 years of combined experience amongst the firm's principals. Their experience spans the architectural, engineering and construction/project management industries, including work in residential and commercial structures, large civil developments, utility generation and transmission, and transportation infrastructure.

AMJ's clients include public agencies, private corporations and not-for-profit organizations. Among the client-types, AMJ has successfully managed a diverse range of projects from the historic renovation of individual Hollywood bungalows to the new construction of 250+ unit master-planned developments and located from San Diego to San Francisco. The professionals at AMJ are well-versed with managing multiple project types on fixed budgets and tight construction schedules. AMJ's scope of services are customized to fit each client to ensure that every detail is considered, and the client can feel confident in having an experienced Owner's Representative to manage their construction program from beginning to end.

COMPANY STRUCTURE

AMJ is boutique consulting firm with a dedicated staff of Principals, Project Managers and Engineers. With a mission to deliver high-caliber construction management services and a passion to support development throughout the State of California, the professionals at AMJ have delivered over 4,500 multi-family residential units.

RELEVANT PROJECT EXPERIENCE

The AMJ Construction Management team works proactively with developers to complete their multifamily residential project within a timeline that meets their needs. Primarily consisting of new construction, renovation/rehab, and adaptive re-use projects, their multifamily construction management ranges from affordable to market rate, housing to hospitality. Each multifamily residential project presents a unique set of challenges, including lending requirements, construction scheduling, local compliance approvals, and various product types. Throughout the entire construction process, they work closely with the architect and various consultants, making key decisions for effective and efficient cost management. This includes using knowledgeable and experienced cost estimators on staff that utilize their vast historical database, which provides accurate cost expense forecasting at critical design milestones. These timely design decisions, coupled with accurate cost estimating, are critical to successful project outcomes for their clients. Because we are involved in the construction management from inception to lease-up, we can provide critical value-added services at virtually every stage of the development lifecycle. In addition, we utilize their industry connections to bring together a network of proven professionals who are uniquely qualified to successfully deliver a specific product type.

AMJ: SCOPE OF SERVICES PROVIDED

CONSTRUCTION MANAGEMENT

AMJ has developed a full scope of services that assist our clients from schematic design to lease-up. The list below is not exhaustive, but is meant to serve as an outline for the depth and breadth of AMJ's expertise. All services below are included in our fees so that there is never an Add Service issued to the Client for any additional requests.

Pre-construction period:

- Review Construction Drawings and Project Documents
- Develop and Review Cost Estimates
- Develop and Review Project Schedule
- Participate in Value Engineering
- Perform and Participate in Constructability Reviews
- Coordinate Necessary Environmental Testing and Abatement

Bid and contract award period:

- Assist with Identification of Potential General Contractors and/or Subcontractors
- Assist with Project Delivery Model
- Assist with Development of Scope of Work and Contract Documents
- Assist with Interview and Selection of Contractor(s)
- Assist with Contract Negotiation
- Conduct Pre-Construction Meeting

Construction period:

- Conduct In-Field Project Review Meeting(s) with Contractor(s)
- Perform Routine Inspections to Verify Conformance with Contract Documents
- Coordinate Resolution of Job Site Issues
- Monitor Job Site Safety
- Review Change Orders

- Review Payment Applications and Verify Lien Releases
- Monitor Construction Schedule
- Coordinate Responses for Requests for Information
- Coordinate Review and Approval for Submittals
- Coordinate Service with Utility Companies
- Research and Coordinate Applicable Rebates for the Project

Post-construction period,:

- Assist with Punch List Inspections
- Assist with Close-Out Documents, including Warranties
- Assist with Notice of Substantial Completion and Notice of Completion
- Review Final Payment Application and Lien Releases

DRY UTILITY CONSULTING

AMJ will provide consulting and coordination for Electric, Telephone, Cable TV and Natural Gas services for the project. The following services will be performed to support submittals to the respective utility companies.

General:

- Site visit to perform due diligence on dry utilities.
- Provide a preliminary dry utility cost estimate.
- Work with the project team to compile all pertinent designs and documentation to support the utility submittals.

Dry utility consulting and coordinations:

- Electric
- Natural Gas
- Telephone
- Cable Television

AMJ: KEY PERSONNEL

JACK WICKERSHAM III

Professional Highlights

Jack has over twenty years' experience managing construction projects across multiple disciplines including commercial, industrial and utility infrastructure. He is a high energy, results driven leader with extensive knowledge of construction scheduling and controls. To complement his project management skills, Jack also provide dry utility services. Utilizing his fifteen years of electric utility experience Jack helps navigate through the complex process for line relocations, underground conversion and service extensions.

Education

- B.S., Kinesiology with a minor in Construction Management, Texas State University, San Marcos, TX, 1998
- Western Energy Institute – 2013 Business Acumen for Emerging Leaders. One of 36 selected from over 100 candidates.

Affiliations

- Construction Management Association of America (CMAA) – Member
- Southern California Association of Non-Profit Housing (SCANPH) – Member

JACK WICKERSHAM

Professional Highlights

Jack is a knowledgeable and dedicated construction manager with over 30 years in the engineering, construction and project management of commercial, industrial and residential projects. His proactive management stems from experience managing projects throughout the public and private sector. Jack is a dedicated construction professional with a proven track record of accomplishments and has managed the development of over 3,000 units of affordable housing throughout Southern California.

Education

- M.S., Mechanical and Aerospace Engineering, University of Delaware, Newark, DE
- B.S., Mechanical Engineering, University of Delaware, Newark, DE

Affiliations

- Construction Management Association of America (CMAA) – Member
- Southern California Association of Non-Profit Housing (SCANPH) – Member

MATTHEW WICKERSHAM

Professional Highlights

Matthew has nearly eighteen years working in the construction consulting industry, including experience in operations and marketing / business development. His client-based focus and hardworking mentality allow him to effectively manage multiple projects and/or tasks in a fast paced environment. Matthew has provided project management and project engineering services, including preconstruction support, scheduling and project and document controls on over thirty multifamily residential projects, including new construction and rehabilitation. He also has adapted his expertise to the development and construction of luxury single-family homes, with thirty-nine projects completed in the past five years.

Education

- MBA, USC Marshall School of Business, 2013
- B.S., Business Administration, University of Nevada-Las Vegas, 2007
- Construction Management Certification, University of California-Los Angeles

Affiliations

- Project Management Institute (PMI) – Member
- Construction Management Association of America (CMAA) – Member
- Southern California Association of Non-Profit Housing (SCANPH) – Member

AMJ: SELECTED PROJECTS



GLENDALE CENTRAL LIBRARY RENOVATION

Duration: July 2015 – December 2016

Services Provided: Construction Management
Support

Contact: Kevin C. Todd, Facilities Management
Administrator - Interim, City of Glendale, Public
Works



HOLLYWOOD FAMILY APARTMENTS

Project: Hollywood Family Apartments

Project Type: New Construction (Type I-A & Type
III-A)

Construction Duration: 16 months

Description: Hollywood Family Apartments consists of 40 one, two and three-bedroom units at the corner of Hollywood Boulevard and Western Avenue. The construction included one level of Type I-A subterranean parking and five levels of Type III-A mixed use above ground. The ground level included two areas for future retail along with dedicated parking. Amenities for the building residents included a community room and wrap-around deck on the second floor and a rooftop terrace, including areas for cooking and entertaining, and providing 360-degree views of the LA Basin. High efficiency fixtures and construction techniques earned the project a LEED Gold certification.



THE WATERMARK

Project Type: New Construction (Type I-A & Type III-A)

Construction Duration: 24 months

Description: Adjacent to the LA River, The Watermark is poised to bring a high-quality mixed-use development to the city of Reseda. With two stories of Type I-A subterranean parking, and five stories of Type III-A residential, the development will provide 250 units, including a mix of one, two, and three-bedroom layouts. In addition, the project will provide a variety of community and gathering spaces, including a business center, conference rooms, game rooms, a clubhouse, a central atrium with a heated swimming pool and spa and a rooftop deck. The ground floor storefront at Reseda will include future space for restaurants, coffee shops and retailers, and the exterior façade will be clad in trespa paneling and aluminum windows and glazing.



THE KAUFMANN APARTMENTS

Project Type: New Construction

Construction Duration: 16 months

Description: Located on Colorado Avenue, in the iconic downtown area of Santa Monica, the Kaufmann Apartments provides 34-units of artfully designed apartment living. With flowing wood siding and landscaped front gardens, the apartment complex opened with high remarks from the City of Santa Monica and the building's new residents. Striving to exceed the sustainability standards in Santa Monica, the building design carried a strong emphasis on green features. In recognition of these achievements, the project was awarded a LEED Platinum certification. The completion of the Kaufmann Apartments marked the fifth multifamily residential project that AMJ has completed with the City of Santa Monica in the past five years. With three more in construction, the firm has established strong relationships with City Staff.



LAEMMLE LOFTS BY LFA
GLENDALE, CALIFORNIA
42 APARTMENT UNITS

CIVIL & SHORING ENGINEERING:



Labib Funk + Associates
Structural | Civil Engineers



Burnett + Young
Shoring Engineers

FIRM OVERVIEW

Labib Funk + Associates (LFA) is Headquartered in El Segundo, with offices in South Pasadena and Irvine, and has effectively produced and managed the structural design of projects from concept design through construction since 2003. LFA focuses on structural, shoring, and civil engineering design and consulting and has experience in the design of new structures, renovation of existing structures, and excavation shoring. LFA works closely with clients during the development, design, and construction phases to provide a high quality of service. By offering vertically-integrated Structural, Civil, and Shoring Engineering Design services, LFA is able to simplify the design and coordination process, providing services efficiently for any one discipline, or all three.

The principals of LFA are John Labib, David Funk, Fabio Zangoli, Peter Behnam, Chuck Whitaker, Richard Chen, and Frank LaRocca. Each LFA project is managed by a principal. Together the principals provide a wealth of experience in a variety of market sectors including multifamily, hospitality, office buildings, retail, parking, institutional/commercial, higher education, sports, hospitality, high end single family residences, and renovation/seismic retrofit. LFA is proud of being service and detail orientated and construction cost conscious.

Additional highlights about LFA:

- Experience with the plan checking process in many jurisdictions and a strong working relationship with the plan reviewers and the inspectors in the field.
- Staff of 70+ engineers and drafters has the manpower to dedicate resources to properly complete the structural design for projects on schedule and provide the required quality service and attention.
- The principals of LFA are personally involved and actively manage each project throughout the development, design and construction process.
- Provides appropriate and efficient structural design that complements the architectural design.
- Utilizes BIM (Revit) and CAD technology for the preparation of the structural documents.
- 90% of LFA projects are from repeat clients.
- LFA always works closely with contractors for the success of the project.

LFA: KEY PERSONNEL

DAVID FUNK, S.E.

David joined LFA as a principal in 2011, bringing expertise in adaptive reuse and commercial projects, as well as multifamily and mixed-use developments. With over 17 years of engineering experience, David treats client's projects with focused care and attention to detail. He is responsible for structural concepts and design, mentoring, and technical leadership in the firm.

David is a member of the SEAOSC and won a 2008 Excellence in Structural Engineering Award. He is also the coauthor for the ICC Published design guides #1 and #2 for the City of Los Angeles Mandatory Non-Ductile Concrete and Soft Story Retrofit Ordinances.

DON YOUNG, P.E.

Don oversees LFA's shoring division at Burnett & Young. With over 42 years of experience in Shoring Engineering, he has been involved in a wide variety of projects including shoring for Commercial, Multifamily, and Custom Single Family homes.

Although Don specializes in Earth Embankment Shoring, he chose engineering due to enjoying the overall scope of the project: from design through the completion of shoring construction administration.

In 2016, Burnett & Young merged with LFA, forming a crucial component to LFA's business model, allowing the firm to offer Shoring services in addition to Structural and Civil Engineering Services.

FRANK LAROCCA, P.E.

With over 15 years of experience in civil engineering, Frank Larocca brings a strong combination of technical excellence and creativity to the field. He enjoys working with clients to solve complex design challenges, especially in areas like storm water treatment, where aesthetics and space limitations are tested.

Since joining LFA in 2017, he has built a rapidly growing and reputable civil engineering team. He is involved in everything from project management and design, to business development and mentorship of his team.

LFA: SELECTED PROJECTS



2468 GLENDALE BLVD

Location: City of Glendale

Architect: Albert Group

Client: Urban Blox, LP

Status: In Construction

Project Description: The apartment building project is a five story structure, featuring 50 apartments - including five for low income households - above parking for 45 vehicles. The project will display a contemporary look with a mixture of studio and one-bedroom apartments, in addition to common space amenities. Total area is approximately 54,800 SF.

101 N. GLENDALE BLVD

Location: City of Glendale

Client: Rockwood, LP

Status: Completed

Project Description: The project at 101 N. Glendale is a 55 unit apartment with 5 levels of residential construction, over two levels of podium parking with a leasing office and gym amenities. The roof deck level features a pool and jacuzzi. There is a commercial café on the ground floor. Total area is approximately 81,700 SF.

LFA: SELECTED PROJECTS [CONT.]



GLENDALE ARTIST LOFTS (LAEMMLE LOFTS)

Location: City of Glendale

Architect: Withee Malcom Architects

Client: Serrano Development Group

Status: Completed

Project Description: The Laemmle lofts consists of a 42 unit, 4 story mixed use development is located in the Glendale's arts and entertainment district. The project incorporates rental lofts on three floors, with the third floor units opening up to a mezzanine penthouse level. The project is operated by the Laemmle Cinematic Theater on the ground floor including 6,000 sf of retail. Total area is approximately 30,800 SF.

1717 GLENDALE BLVD

Location: City of Glendale

Architect: Kevin Tsai Architecture

Client: Continental Development Group

Status: In Design

Project Description: The project at 1717 Glendale is planned to be a 48 unit mixed-use development with 2 levels of residential construction and one level of ground floor retail. Total area is approximately 214,800 SF.





MAINLAND POKE GLENDALE (TI)

Location: City of Glendale

Architect: Abramson Teiger Architects

Client: Abramson Teiger Architects

Status: Completed

Project Description: The scope of work for this tenant improvement restaurant project included the design of new ceiling joists and the design of light gage walls to support loads. The project itself is approximately 1,700 SF.

GUNDEFEATED GLENDALE (TI)

Location: City of Glendale

Architect: West of West

Client: West of West

Status: Completed

Project Description: The scope of work for this tenant improvement retail project included designing of a new gyp + wood ceiling structure. The 'Undeclared' brand retail project is a premium sneaker boutique located in Glendale, CA.



META'S REFERENCES

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FINANCIAL: JOINT DEVELOPMENT PARTNERS

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SOURCES AND USES

PARTNERSHIPS



THE CANNERY
BY META HOUSING
AND WCH

NON-PROFIT MANAGING GENERAL PARTNER:



Western Community Housing, Inc.

MISSION

To promote affordable housing and to provide social services to low-income individuals thereby enhancing their quality of life.

OVERVIEW

Organization and History

Western Community Housing, Inc. ("WCH") is a California Non-Profit Public Benefit Corporation that was founded in 1999. WCH has been determined to be a 501(c) (3) organization by the Internal Revenue Service and was also granted an exemption by the California Franchise Tax Board. WCH is headquartered in Costa Mesa, California.

WCH's mission is to promote affordable housing and to provide social services to low-income and moderate-income families and seniors residing in affordable rental housing communities.

By partnering with local governments, for-profit developers, lenders, syndicators and corporate investors, As of June 30, 2020 WCH had an ownership interest in 100 affordable housing communities comprising approximately 8,505 units which have been financed with low income housing tax credits. (See Affordable Community List.) Continuing its commitment to social services, WCH provides or oversees services at sixty-three properties.

Management

WCH is governed by a Board of Directors who support and direct its nonprofit goals. Board Members bring a broad range of expertise including several members who are leaders in the affordable housing and development industry. WCH is managed by Graham P. Espley-Jones, President. He oversees all operations, including strategic planning, acquisitions, development, and operations. Other key Personnel include Sandra Gibbons, Executive Vice President and Chief Financial Officer, Leanne Truofreh, Vice President and Corporate Secretary, David Collins, In-House Counsel, G. Scott Gayner, Senior Portfolio Manager/Development Director and Martha Cisneros, Senior Portfolio Manager. In addition, outside professionals are retained to assist the companies in meeting their administrative, operational and compliance requirements.

Membership/Associations

WCH and its management personal are active members in associations that are supportive of the affordable housing. Those associations include:

- Southern CA Association of Non-Profit Housing
- Building Industry Association of Southern CA
- California Council for Affordable Housing
- 50 + Housing Council of Southern California
- Kennedy Commission
- Affordable Housing Tax Credit Coalition
- California Housing Consortium

ACQUISITION AND DEVELOPMENT

WCH develops or acquires family or senior affordable apartment communities to be occupied by low-income households. By partnering with for-profit developers, and local, county or state governments, WCH and its partners provide affordable housing by either building new apartment communities or acquiring and rehabilitating existing apartment complexes.

New Apartment Communities

Most of the affordable apartment communities that WCH owns with its partners are newly constructed. WCH and its partners construct new communities allowing for state-of-the-art designs including the use of green materials and sustainable building methods. Typically, these communities require higher densities for affordable development to achieve economic feasibility. WCH typically uses either 9% or 4% tax credits with a significant layering of subsidies from local, state, and federal government agencies established for the purpose of facilitating affordable housing development. Acquisition and Rehabilitation of Existing Apartment Communities WCH and its partner's purchase existing mature apartment communities for the purpose of converting their use to affordable housing or for the purpose of preserving existing affordable housing stock. The communities are typically significantly rehabilitated with new fixtures, structural supports exterior roofing and siding, landscaping etc. These are types of acquisitions are typically of larger apartment communities of seventy-five units or more.





COMMUNITY ROOM OF ZINNIA
BY META HOUSING AND WCH

RPF: 900 EAST BROADWAY / 101

KEY PERSONNEL

GRAHAM P. ESLEY-JONES

President

Mr. Espley-Jones joined WCH as President in 2002 and also serves as a Director. He brings over twenty years of experience in the affordable and LIHTC industry to WCH. He holds a Master's Degree in Business Administration from Pepperdine University and a Bachelor's Degree in Business Administration from San Diego State University.

Mr. Espley-Jones served as the Chief Financial Officer of Kaufman & Broad Multi-Housing Group, Inc. (now Highridge Costa Investors, LLC), one of America's leading partners in the investment and development of affordable multifamily and senior rental communities financed primarily with LIHTC's from 1999 to 2000. Prior to joining Kaufman and Broad Multi-Housing Group, Mr. Espley-Jones was a

principal, Executive Vice President and Chief Financial Officer of ARV Assisted Living, Inc. and their affiliated companies ("ARV"). ARV's assisted living division developed and/or acquired over sixty assisted living communities comprising approximately 7,000 assisted living units.

Prior to joining WCH in 2002, Mr. Espley-Jones served as the Chief Financial and Administrative Officer of the Meyers Group, a real estate information and consulting company specializing in the housing industry. Mr. Espley-Jones began his career holding positions in the commercial real estate lending divisions of First California Savings Bank and CA Financial.



GLENDAL ARTS COLONY
BY META HOUSING AND WCH

SANDRA GIBBONS

Executive Vice President and Chief Financial Officer

Ms. Gibbons joined WCH as Director of Finance and Tax Credits in 2004 and was promoted to Executive Vice President and Chief Financial Officer in 2011. She graduated with a B.S. degree in Business Administration from California State University at Fullerton and holds a Real Estate Brokers License. She worked for ARV Assisted Living, Inc. ("ARV") where she served in several capacities in ARV's tax credit division including Partnership Controller and as Director of Tax Credits. Ms. Gibbons also served as Partnership Controller of Kaufman & Broad Multi-Housing Group, Inc. (now Highridge Costa Investors, LLC) in Long Beach, CA from 1999 to 2003. As Executive Vice President and Chief Financial Officer, Ms. Gibbons has responsibility for WCH financial and tax reporting and serves as the technical specialist on LIHTC issues.

LEANNE TRUOFREH

Vice President and Corporate Secretary

Ms. Truofreh joined WCH as Corporate Secretary in 2005 and was named Treasurer in 2007. She was made Vice-President in 2010. She has worked in the senior and affordable housing industry for twenty years. She is a certified Notary Public in the State of California.

Ms. Truofreh began her career in the accounting department at ARV Assisted Living, Inc. ("ARV"). Prior to joining WCH, Ms. Truofreh worked for Kaufman & Broad Multi-Housing Group, Inc. (now Highridge Costa Investors, LLC) as a Loan Draw Specialist. Her responsibilities include maintaining the records of WCH and the partnerships that own affordable housing communities.



AFFORDABLE COMMUNITIES WITH WCH AS MANAGING GENERAL PARTNER

Project Name	City	Type	TC	Afford. Units	Mkt. Units	Total Units
The Piedmont	N. Hollywood	S	4%	42	156	198
Burbank Senior Artist Colony	Burbank	S	4%	43	98	141
Casa Bonita	Huntington Park	S	4%	80	0	80
Summerhill Family	Bakersfield	F	4%	128	0	128
Harmony Court Apts.	Bakersfield	S	4%	96	0	96
Villa Savannah	San Jose	F	4%	140	0	140
Las Palmas Apts.	Coachella	F	4%	81	0	81
Three Palms	Hesperia	S	9%	113	0	113
The Village @ Madera	Madera	F	4%	75	0	75
Northside Commons	Victorville	F	9%	83	0	83
Washington Square	Chowchilla	F	9%	57	0	57
The Village at Mendota	Mendota	F	9%	81	0	81
Northwest Gateway Apts.	Los Angeles	F	4%	55	220	275
Vineyard Gardens	Oxnard	F	4%	62	0	62
Yorba Linda Family Apts.	Yorba Linda	F	9%	44	0	44
Borregas Court	Sunnyvale	F	4%	193	0	193
Garden Grove Senior Apts.	Garden Grove	S	9%	85	0	85
Lozano Vista Family Apts.	Mendota	F	9%	81	0	81
Oasis Village	Adelanto	F	9%	81	0	81
Sunny View Apts.	Merced	F	9%	113	0	113
Twin Palms Apts.	Palmdale	F	9%	48	0	48
Union Point Apts.	Los Angeles	F	9%	21	0	21
Coronita Apts.	Los Angeles	F	9%	21	0	21
The Haven at Tapo Street	Simi Valley	S	9%	36	0	36
Liberty Family Apts.	Lindsay	F	9%	43	0	43
El Dorado Apts.	Los Angeles	F	9%	60	0	60
Solara Court Apts.	Anaheim	S	4%	132	0	132
Sichel Family Apts.	Los Angeles	F	9%	37	0	37
Clinton Family Apts.	Los Angeles	F	9%	36	0	36
Aspen Apts.	Milpitas	F	9%	101	0	101
Cantabria Senior Apts	Panorama City	S	9%	81	0	81
Heritage Park Apts	Norco	S	4%	86	0	86
Casa Bonita III, IV & V	Tucson	SN	-	60	0	60
Valle del Sur Condominiums	Tucson	F	-	60	0	60
Asturias Senior Apts.	Panorama City	S	9%	69	0	69
Imperial Gardens Apts.	El Centro	F	9%	81	0	81
Adams & Central	Los Angeles	F	4%	80	0	80
Andalucia Senior Apts.	Panorama City	S	9%	94	0	94
Arbor View Family Apts.	Anaheim	F	9%	46	0	46
Shadow Way Apts.	Oceanside	F	4%	144	0	144
Long Beach & Burnett	Long Beach	F	9%	46	0	46
Horizons at Indio	Indio	S	4%	80	0	80
The Crossings on 29th Street	Los Angeles	F	9%	34	0	34
Abajo del Sol	Monterey Park	S	4%	61	0	61
Avalon/Nicolet Family Apts	Los Angeles	F	9%	38	0	38
Baldwin Village	Los Angeles	F	4%	83	0	83
Harvard Glenmary	Los Angeles	S	4%	216	0	216
Tri-City	Los Angeles	S	4%	142	0	142
The Crossings at North Hills	Los Angeles	F	9%	38	0	38
The Crossings at Escondido	Escondido	F	9%	47	0	47
Vermont Avenue Apts.	Los Angeles	F	9%	49	0	49

Project Name	City	Type	TC	Afford. Units	Mkt. Units	Total Units
The Magnolia at Highland	San Bernardino	S	9%	80	0	80
Coventry Court Apts.	Tustin	S	4%	97	143	240
NoHo Senior Artists Colony	North Hollywood	S	4%	27	101	128
Sherman Village Apts.	Reseda	F	9%	73	0	73
Legacy Apts.	Thousand Palms	F	9%	81	0	81
5555 Hollywood	Los Angeles	S	4%	120	0	120
Buckingham Senior Apts.	Los Angeles	S	4%	70	0	70
Figueroa Senior Apts.	Los Angeles	S	4%	35	0	35
La Coruna Senior Apts.	Los Angeles	S	4%	87	0	87
Tavarua Senior Apts.	Carlsbad	S	9%	50	0	50
Chinatown Metro Apts.	Los Angeles	S	4%	123	0	123
Tobias Terrace Apts.	Panorama City	F	9%	56	0	56
The Grove at Sunset Park	Brentwood	F	9%	54	0	54
SC Senior Apts.	San Clemente	S	4%	76	0	76
Coral Mountain Apts.	La Quinta	F	4%	176	0	176
Lugo Senior Apts.	San Bernardino	S	9%	119	0	119
Ramona Park Senior Apts.	Long Beach	S	4%	61	0	61
Pacific Avenue Arts Colony	San Pedro	S	9%	49	0	49
Belwood Arms	Long Beach	F	4%	34	0	34
Compton Senior Apts.	Compton	S	9%	75	0	75
Baker Ranch Affordable	Lake Forest	F	4%	189	0	189
Westside Village	Shafter	F	4%	81	0	81
Glenview Apts.	Cameron Park	F	4%	88	0	88
Santa Fe Apts.	Hesperia	F	4%	89	0	89
Glendale Arts Colony	Glendale	F	9%	70	0	70
5400 Hollywood Family Apts.	Los Angeles	F	9%	40	0	40
Washington 722 TOD	Los Angeles	F	9%	55	0	55
Brethren Manor	Long Beach	S	4%	279	17	296
Gundry Hill Family Apts.	Signal Hill	F	9%	72	0	72
Tiki Apts.	Huntington	SN	9%	36	0	36
Sylmar Court	Sylmar	F	4%	101	0	101
127th Street Apts.	Los Angeles	SN	4%	85	0	85
El Segundo Apts.	Los Angeles	SN	4%	75	0	75
Courson Arts Colony East	Palmdale	F/SN	9%	81	0	81
Courson Arts Colony West	Palmdale	F/SN	4%	80	0	80
The Cannery	Gilroy	F	4%	104	0	104
Santa Ana Arts Collective*	Santa Ana	F	9%	58	0	58
Metro @ Western*	Los Angeles	SN	9%	33	0	33
Carson Arts Colony*	Carson	F/SN	9%	46	0	46
Whittier & Downey SE*	Los Angeles	F/SN	9%	71	0	71
Metro @ Buckingham*	Los Angeles	S/SN	9%	103	0	103
San Antonio Gardens*	Norwalk	S	4%	60	0	60
Main Street Plaza Apts.*	Roseville	F/SN	4%	21	0	21
Main Street Plaza Apts.*	Roseville	F/SN	9%	44	0	44
433 Vermont Apts.*	Los Angeles	S/SN	9%	72	0	72
Arminta Square Apts.*	Los Angeles	F/SN	9%	110	0	110
Whittier & Downey NW*	Los Angeles	F/SN	4%	42	0	42
Arboleda Apts.*	La Puente	S	9%	74	0	74
Westminster Crossing*	Westminster	F/SN	9%	65	0	65
Total Units				7,770	735	8,505

S - Senior

F - Family

SN - Special Needs

* eUnder Construction



ACE/121 GALLERY
BY META HOUSING
SERVICED BY ENGAGE

SERVICE PROVIDER:



ORGANIZATIONAL PROFILE

EngAGE changes lives by transforming affordable senior, family and multigenerational apartment communities into vibrant centers of learning, wellness and creativity. We serve thousands of seniors and families in California, Oregon and Minnesota by providing programs in well-being, the arts, lifelong learning, intergenerational connectivity, community building and civic engagement. We provide these classes, programs and events to 50 affordable senior and family apartment communities, serving more than 5,500 seniors and hundreds of families with children.

EngAGE creates healthier environments in housing and behavioral change in older adults and families that result in significant health and lifestyle improvements. We embrace a whole-person approach to creative living, providing college level programs in the arts, wellness, and life-long learning onsite at each of our apartment buildings and at no charge to residents. This reduces the primary barriers to engagement – cost and transportation – and maximizes our impact.

Our classes are taught by college-level teaching artists and operate on a semester basis. At the end of each semester, culminating events, including some that are open to the public, such as art shows and performances, allow participants to utilize their skills in real-world ways. Research demonstrates that participating in arts activities improves the health and quality of life of older people. We connect across generations, helping older adults become involved with younger people in their communities as mentors, sages and neighbors. EngAGE also catalyzed the development of art colonies that offer unique, creative amenities

such as art studios, galleries, maker spaces and theaters.

Our programs operate on a semester basis and at the end of each semester there is a culminating event, providing opportunity for the participants to utilize their skills in real-world ways, and to celebrate with the larger community; art shows, performances, intergenerational programs and community events.

The physical amenities in our communities are often designed to align with the intellectual amenities we provide to residents. We have helped our developer partners to create theaters, art studios, art galleries, digital media labs, classrooms, fitness and dance studios and more, that create a sense of heightened engagement and life in a building. We partner with developers to redesign “the box” of affordable housing developments to create community.

The results produced by EngAGE programs speak for themselves:

- The National Endowment for the Arts named EngAGE an Exemplary Program for Best Practices in Lifelong Learning, one of only 10 in the nation.
- Savings to society: EngAGE programs reduce by 25% the number of seniors requiring higher levels of care, representing a \$3,000 per month, per person reduction in cost of care for at least 500 residents, creating an annual savings of \$18 million. (From the Century Housing Corporation audit of program outcomes)

- In 2008, EngAGE founder Tim Carpenter was elected an Ashoka Fellow for being a top social entrepreneur, and in 2011 was presented the James Irvine Foundation Leadership Award. In 2016 he was awarded the prestigious Stanton Fellowship from the Durfee Foundation.
- Seniors who participate in intensive, participatory arts and lifelong learning programs report improved health, fewer doctor visits and less medication usage. (From *The Creativity and Aging Study*, Gene Cohen, M.D., Ph.D., George Washington University)
- “EngAGE had more respondents reporting improved health in the past year as contrasted to Non- EngAGE sites, where more respondents reported worsening health.” (From the USC study, *Lifestyles of Low-Income Seniors Living in Independent Senior Housing*)
- EngAGE won the SAGE Award for Program of the Year from the Building Industry Association.

Our programs are impactful because of the whole person approach at the core of our organizational philosophy. Our unique approach has demonstrated results in changing behaviors that improve the health and quality of life of our low-income community residents, a population that is underserved and under-represented in the arts.

We have chosen housing as our platform to deliver programming that fully engages residents and provides them with dynamic intellectual and creative challenges as well as a healthy sense of self-fulfillment, value, and community. But EngAGE goes beyond providing programming. We also help developers and development teams do more than just build apartments. Our approach creates a unique opportunity not only to provide housing for people who need it, but also to be a creative partner to deliver on a larger vision, to create for our residents an awareness of purpose and community.

To do this we need to ask, what do people want in a place? They want comfort. They want greenery, water, walkability, arts, culture, a respect for history, education, fun, food, parks, views. But they also want

a deeply sensory connection to the human spirit. People naturally want to be in a community with diversity, curiosity, and open acceptance of who we are.

EngAGE helps create outside-the-box use of space to create that sense of place, of belonging. The simple provision of arts, music, dance, and other disciplines is not enough. We also curate experiences, bringing people to the spaces in between the buildings, and providing a reason to stay and enjoy them.

Buildings and places can be well designed, but that's only the hardware. We are the software. We curate community. And by doing that, we create healthier environments and behavioral change in older adults and families that result in significant health and lifestyle improvements.

Through partnerships with developers and management companies, EngAGE is paid a fee to provide programs. More than 50% of our annual budget is paid by fee revenue from our partners and we raise the rest through contributed income (grants, corporate sponsors, etc.).

In our from-the-ground-up built communities, the physical amenities are designed to align with the intellectual amenities we provide to residents. We have partnered with developers to help create theaters, art studios, art galleries, digital media labs, classrooms, fitness and dance studios, and more that create a sense of heightened engagement and vitality in a building.

Few organizations create lasting solutions to systemic problems. EngAGE strives to do that by offering 21st century creative living opportunities with enthusiasm and beauty.

In addition, EngAGE produces a weekly public radio show, “Experience Talks,” that features interviews and radio magazine pieces on older adults who are changing the way people think about aging, breaking the mold, breaking new ground, breaking the stereotypes. The program is based at 90.7 KPFK-FM in Los Angeles, is nationally-syndicated, and streams live online, reaching a world-wide audience with its message.

Tim Carpenter founded EngAGE in 1999 because he

envisioned a better way for seniors in our society to spend their retirement years. That vision has expanded to include a better way to develop multi-generational communities. It has expanded beyond offering a single class in one location to serving over 50 communities in California, Oregon, and Minnesota. The signature EngAGE arts program, “EngAGE in Creativity,” is considered one of the best practices models in the country and has been funded for expansion by two major philanthropies.

FAMILY COMMUNITY PROGRAMMING

EngAGE offers classes, programs and events in Health and Wellness, Lifelong Learning, Art and Creativity, Community Building, and Intergenerational program opportunities, facilitated by EngAGE staff, Professional Teaching Artists, Community partners, and resident volunteers, tailored to the residents of the family community and larger community.

EngAGE celebrates diversity, equity and inclusion, and strives to enhance the community’s social environment to foster connection, a sense of belonging, positive communication, empathy, and generativity.

Programs, Classes, and Events

- Technology classes and tutorials
- Movement / Fitness classes
- Meditation classes
- Art classes – Visual, Literary, Performing
- Language classes
- Service-Learning Programs
- Afterschool programming and homework assistance
- Joint community service and co-learning projects
- Health and workforce related programs
- Career path exploration
- Financial Literacy
- Community parties, live music, performances
- Voter education, advocacy, policy, civics

- Community Gardening
- Cooking classes
- Nutrition classes
- Art Exhibits
- Dance Performances

Intergenerational Programs

- Programs – friendly visits, arts, well-being, oral history, language, literacy
- Promote generational equity (and overall Diversity, Equity, and Inclusion)
- Give young people a sense of history and older people a sense of understanding of younger gens
- Greater understanding of issues and values facing elders and youth leading to empathy
- Dispel fears and age-based stereotypes
- Battle ageism
- Youth help elders with tech and other needs
- Highlight the strength, wisdom and knowledge of elders
- Create opportunities for all to contribute
- Leverage geographic proximity to create neighborhood feel, sense of community and place
- Caregiving support
- Increase trust across ages

Paseo Programs for Glendale community:

- Art Exhibits/ Art Openings
- Pop up Arts Programs
- Workshops for all ages
- Receptions
- Concerts
- Fund Raising Events
- Art Sales / Bake Sales
- Plays / Improv
- Community Hub for arts/music



June 1st, 6-9 pm, opening night.
glendaleOUT is a multi-venue LGBTQIA-based event in collaboration with local chapters of Gay Straight Alliance in the Glendale Unified School District.

glendaleOUT is about continuing the queer narrative in Glendale with more voices, more generations and a broader community reach. It utilizes the process of "coming out" as a means of claiming public space as ourselves in Glendale.

June 15th, 3-5 pm, glendaleIN
 An intergenerational conversation around themes of LGBTQ life in Glendale.

June 23rd, 6:00 pm, homo-centric: the LGBTQ reading series
 Stories about coming out

July 13th, 6-9 pm, closing night:
 7:00 pm "Qreasures: The w(H)ole Story" – a special performance evening featuring Jason Jenn, The Boyfriend, and others.

Follow along for additional events!

ace121gallery . Gaydale

@ace121gallery

glendaleout@gmail.com

June 1 - July 13, 2019

glendaleOUT

ace/121gallery, 121 N. Kenwood St. Glendale, California. 91206

ART SALE

WORK, MUSIC,
 STUFF ON BLANKETS

September 16, 2018

11am-5pm

121 N. Kenwood Glendale CA 91206

APRIL 14 - May 24

Opening Reception 7:00-10:00 / Artyom Manukyan Cello Set 8:30
 Ace 121 Gallery 121 N. Kenwood St. Glendale CA 91206
 Follow @ace/121gallery for related events

Ian Dorian
 Visual Storyteller / Graphic Novelist
 Sevak Petrosian
 Production Architect / Designer
 Alexandre Marutian
 Visual Artist / Designer

Artyom Manukyan
 Cellist

ELEVEN AHEAD STEPS
 Future Forward Armenian American Visionaries

WHAT SHE SAID

curated by the Association of Hysteria Curators

January 17 – March 13

opening reception: January 17, 6-9pm

Lili Bernard / Annie Buckley / Carolyn Castaño / Cherie Benner Davis / Nancy Evans / Scarlett Kim & Maya Mackrandilal / Marne Lucas / Silvi Naçi / Mary Anna Pomonis / Cintia Segovia / Allison Stewart / Emily Sudd / Camilla Taylor / Paula J. Wilson / Jessica Wimbley / Michiko Yoo / Caroline Yoo / Dajin Yoon

ace/121 Gallery

121 N. Kenwood St, Glendale, CA 91206

(entrance via YMCA parking lot on Louise)

www.ace121gallery.com

@ace121gallery

front image: Salty and Fresh, 2014
 Paula J. Wilson, Video still, 8 minutes 30 seconds



EVENT ANNOUNCEMENTS AT WSH PROPERTIES



Meta Housing Corporation

PROPERTY MANAGEMENT:



FIRM OVERVIEW

WSH Management, Inc. (WSH) has marketed, leased, and managed senior and multi-family properties since it began operations 20 years ago, and is very experienced in the management of both Affordable and Market Rate Apartment Communities. WSH strives to create an environment for its residents in which the quality of life is as important as life itself. Committed to a high level of care, WSH emphasizes social, recreational and life-enhancing services, with programs and activities to increase resident satisfaction and long-time occupancy. It maintains properties in top condition to create a comfortable home and promote community cohesion.

Our Mission

To enhance the quality of life for residents of apartment communities we manage by providing a decent and desirable residential environment.

Our Vision

- To continuously improve the quality of our services in order to meet the expectations of our residents, and to exceed the goals of our employees and owners
- To respect and protect our residents' rights
- To offer a variety of quality housing choices

Key Accomplishments

- Completed lease-up and initial certification of 33 LIHTC properties
- Maintains impeccable records in management and compliance of tax credit and multi-layered affordable housing communities

- Current portfolio of 4,636 units spread among 63 communities ranging in size from 5 to 247 units of which 3,012 are tax credit units, 1,283 HUD units and 341 are market rent or other government assisted programs*
- Extensive experience working with both County and City Housing Authorities, California Housing Finance Agency (CALHFA), State of California Housing & Community Development (HCD)

Executive Team

- Anthony Sandoval, President
- Kim Pollack, Vice President
- Jennifer Jones, Vice President
- Cruz Guardado, Director of Compliance
- Jason Luhan, Vice President

Professional Memberships

- Affordable Housing Management Association of the Pacific Southwest
- Building Industry Association of Southern California
- California Apartment Association Orange County
- California Housing Consortium
- Council on SAGE
- National Affordable Housing Management Association
- National Apartment Association
- National Association of Home Builders
- Southern California Association of Nonprofit Housing

PROPERTY MANAGEMENT PORTFOLIO

- 5400 Hollywood Family Apartments, Los Angeles 808 A Street Apartments, Hayward
- Andalucia Senior Apartments, Van Nuys
- Arbor View Apartments, Anaheim
- Aspen Family, Milpitas
- Asturias Senior Apartments, Panorama City Belwood Arms, Long Beach
- Buckingham Senior Apartments, Los Angeles Cantabria Senior Apartments. Panorama City
- Casa Bonita Senior Apartments, Huntington Park
- Civic Center 14 TOD, Oakland
- Cortina d' Arroyo Grande, Arroyo Grande Cotton's Point Senior Apartments, San Clemente Dorado Senior Apartments, Buena Park
- Figueroa Senior Apartments, Los Angeles Fountain Valley La Coruna, Van Nuys
- Glendale Arts Colony, Glendale Heritage Park – Anaheim, Anaheim Jasmine at Founders Village,
- Long Beach & 21st Apartments, Long Beach
- Long Beach & Burnett, Long Beach
- Apperson Apartments, Los Angeles
- Browning Apartments, Los Angeles
- Gibson Manor, Los Angeles
- Jefferson Villas, Los Angeles
- Manhattan Gardens, Los Angeles
- Owensmouth Gardens, Woodland Hills
- California Apartments, Venice
- Lankershim Sr. Apts., No. Hollywood
- Reseda East, Reseda
- Simpson Saticoy, No. Hollywood
- Union Ferraro Tower, Los Angeles wood
- Long Beach Senior Arts Colony, Long Beach
- Magnolia at 9th, San Bernardino
- Magnolia at Highland, San Bernardino
- Ocean Breeze, Santa Monica
- Our Lady of Guadalupe, Fountain Valley Pacific Avenue Artist Colony, San Pedro
- San Antonio Gardens, Norwalk
- Solara Court, Anaheim
- Sterling Court Senior Apartments, Anaheim Tavarua Senior Apartments, Carlsbad
- The Annex, Long Beach
- The Bricker Senior Apartments, Los Angeles
- The Cannery, Gilroy
- Carson Arts, Carson
- The Grove Senior Apartments, Garden Grove The Metro at Compton, Compton
- The Metro at Chinatown, Los Angeles The Metro at Hollywood, Los Angeles Tyler Court, Carlsbad
- Valley Oaks Village, Santa Clarita Villa Anaheim, Anaheim
- Arthur Snyder Apts., Los Angeles
- Coronado Villas, Los Angeles
- Independent Sq., Los Angeles
- Juanita Apartments, Los Angeles
- Simpson Villas, No. Hollywood
- Westside Manor, Los Angeles
- Las Palmas Gdn., Los Angeles
- Manchester/87th, Los Angeles
- Reseda Manor, Reseda
- Simpson Family, No. Hollywood

900 EAST BROADWAY PROGRAMMING

900 E Broadway is an 88-unit, affordable apartment community developed for income qualified individuals or families with a preference for those living and/or working in the City of Glendale.

The WSH Management marketing program will be focused on income qualified individuals or families earning less than 60% of the Area Median Income. Marketing of the project will include community outreach to local Glendale community organizations and those groups least likely to know about this housing project so that prospective tenants within those groups feel welcome to apply. All applicants are offered equal opportunity and are encouraged all to apply regardless of race, color, national origin, sex (gender), religion, disability, familial status, marital status, ancestry, sexual orientation, medical condition, age, source of income, gender/gender identity/gender expression, genetic information or any arbitrary reason.

Marketing of the project will include site signage, internet advertising, email marketing, and a dedicated property website. The property website will be kept up to date regarding construction completion timing, application deadlines, affordability requirements, etc. In addition, all interested persons may join the “Interest List” to receive regular updates via regular mail/email. Informational updates regarding the project will also be distributed to the City of Glendale Section 8 Waiting List, GTV-6, City website, City Press release and City Library List Serve.



PASEO

CONSTRAINTS AND ASSUMPTIONS

CONSTRAINTS AND ASSUMPTIONS

A description of possible constraints (such as funding, scheduling, etc.), anticipated concerns regarding the project's goals, expectations or requirements, or assumptions being made for public agency financing or other funding.

ASSUMPTIONS

Meta has made the following budget and schedule assumptions for the purposes of these qualifications:

- Meta will submit 900 E Broadway for 9% Tax Credits in the first round of 2020.
- The value of the land for the 900 E Broadway was determined based on the proportionate share of the land acreage based on the total purchase price for 900-920 East Broadway and 117 South Belmont Street. This proportionate share calculation came out to \$6,088,050. Meta is willing to discuss the land value with the City at a later date should the City value the land for 900 E Broadway differently. Meta is also confident that the land donation will help maximize the Tax Credit Application tie breaker score no matter what land value all parties agree upon.
- The City will contribute \$5 Million dollars as a residual receipts loan for 900 E Broadway. This source of funds will better position the project to be competitive in the 9% Tax Credit application.

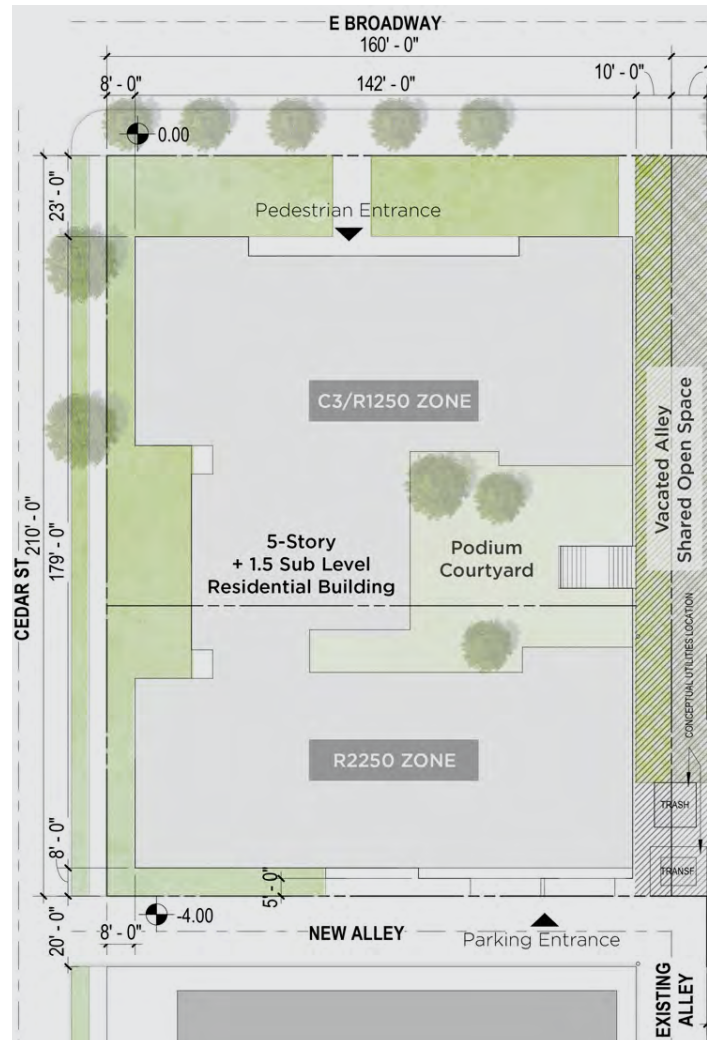
CONSTRAINTS AND AREAS OF OPPORTUNITY

Every development presents its own set of limitations and challenges. At Meta, we approach these constraints as opportunities to be creative and grow. While Meta and the design team appreciate the KFA designs, believe the scale fits nicely within the context of the adjacent project and the neighborhood as a whole, and feel the finishes and colors are timeless and will age naturally, we have identified a few areas of opportunity to increase cost efficiencies and build on the City's mission to deliver quality, livable units.

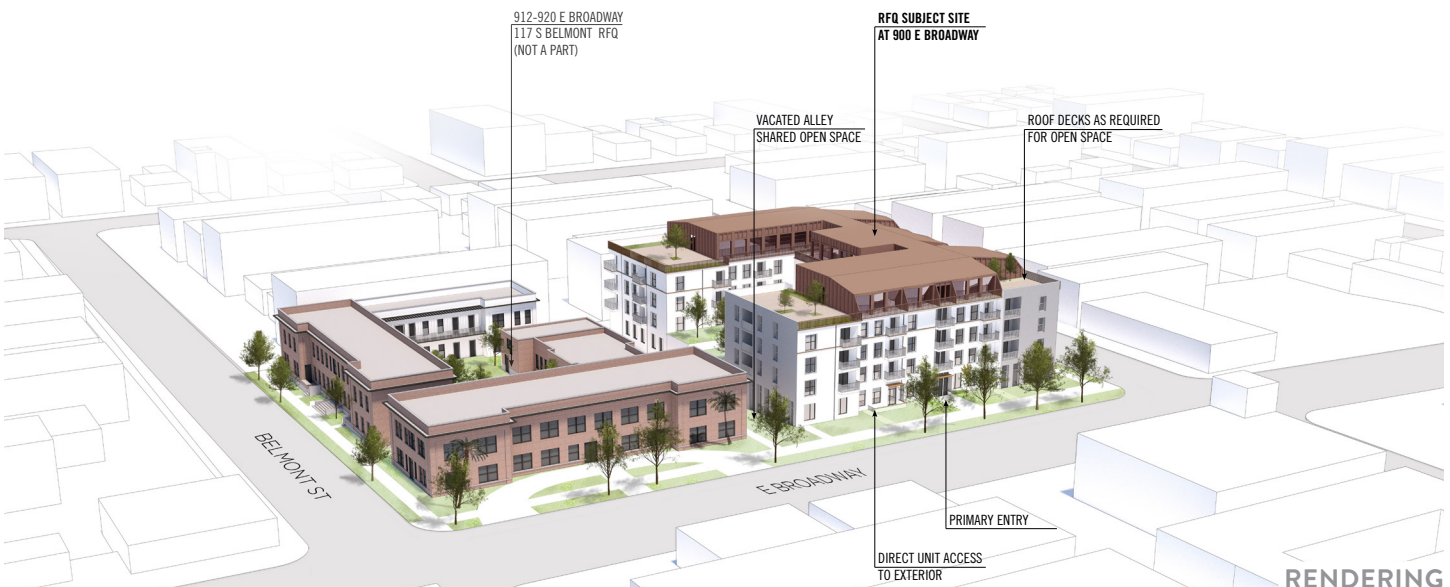
- The building shape and layout is efficient, but the upper floors should be studied to see if units could stack from top to bottom. Stacking would allow for maximum efficiency of plumbing and structure for the construction of the project, thus maximizing cost-efficiency. As designed, added height would be anticipated to allow for plumbing to transfer at each level the units do not stack.
- The current garage design will require a second exit from the levels below grade for code purposes.
- The design of the top floor may present some challenges structurally to recess and offset the exterior wall and we would like to review further.
- We would like to expand on the amenity spaces and gardens on the top floor as they are exceptional private open spaces exclusively for building residents and will be a real asset for the project.
- Ground floor amenities, including the leasing office and lobby are a little small for a building of this scale and do not leave much room for services typically provided in a large family project. Meta is familiar with this constraint from previous projects and will work with the interiors team to get creative with space optimization.
- There is an opportunity to enhance the alley activation by redesigning some ground floor units to face the alley similar to what is designed along East Broadway and Cedar Street.



SITE LOCATION DIAGRAM



SITE PLAN



RENDERING

ADDITIONAL BENEFITS

TIMELINE



SANTA ANA ARTS COLLECTIVE INTERIOR
BY META HOUSING & STUDIO ONE ELEVEN



COMMUNITY ROOM OF VERNON VILLAGE PARK
BY META HOUSING

PROJECT TIMELINE

PROJECTED DATE	PROJECT MILESTONE
September 2020	RFQ Submission
October 2020	Developer Recommendation
October 2020 thru March 2021	ENA Period
January 2021	Glendale Housing Authority Secures Entitlements
March 2021	9% Tax Credit Application Submittal
June 2021	9% Tax Credit Award
June 2021	Secure Construction and Permanent Loan Commitments
December 2021	Commence Construction
June 2023	Commence Tenant Selection Process (3 months)
September 2023	Complete Construction (21 months)
October 2023	Complete Lease-Up

CONFLICT OF INTEREST DECLARATION

EXHIBIT C – 900 EAST BROADWAY CAMPAIGN FINANCE ORDINANCE DISCLOSURE

City of Glendale
Disclosure - Campaign Finance Ordinance

In August 2011, City Council adopted Ordinance No. 5744, Campaign Finance Ordinance, which became effective on September 9, 2011 and amended it with Ordinance No. 5768 in February 2011. The Ordinance prohibits campaign contributions from parties who contract/subcontract with the City of Glendale (City) or the Housing Authority (HA) of the City of Glendale and prohibits Council Members from voting on matters pertaining to contracts with persons who have provided campaign contributions.

The Ordinance requires disclosure in staff reports providing the following information for the contractor and it's subcontractor(s) receiving a contract, or a series or combination of contracts, from the City with a total value of \$50,000 or more and \$25,000 or more, respectively, in a fiscal year (July 1-June 30), excluding competitively bid contracts awarded to the lowest responsible Consultant:

- Name of the entity
- Name of the Chief Executive Officer/President
- Chief Operating Officer
- Chief Financial Officer
- Chairperson
- Any member of the board of directors
- Any person or entity that owns more than 10% of the contracting party or any subcontractor
- Name of any campaign committee controlled or sponsored by the contracting party

Please complete the following Information for contractors & subcontractors (including Consultants & Sub-consultants):

Contractor(s) *

Name		Address		
Full Name		Business Address	City	State Zip
Meta Housing Corporation		11150 W. Olympic Blvd, Suite 620, Los Angeles, CA 90064		
John M. Huskey	Chief Executive Officer	Same as above		
Kasey Burke	President	Same as above		
	Chief Operating Officer			
George Russo	Chief Financial Officer	Same as above		
	Board of Directors			
	More than 10% interest owner			

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Subcontractor(s) **

Name		Address			
Togawa Smith Martin, Inc (TSM)		444 S. Flower Street, Suite 1220, Los Angeles, CA 90071			
Full Name	Title	Business Address	City	State	Zip
Christopher Martin	Chairperson	444 S. Flower St., STE 1220	Los Angeles	CA	90071
Jim Dixon	Chief Executive Officer/President	444 S. Flower St., STE 1220	Los Angeles	CA	90071
N/A	Chief Operating Officer				
JoAnne Ko	Chief Financial Officer	444 S. Flower St., STE 1220	Los Angeles	CA	90071
Tom Hsieh, Tom Greer, Donna Clandening	Board of Directors	444 S. Flower St., STE 1220	Los Angeles	CA	90071
N/A	More than 10% interest owner				

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Campaign Committee Controlled/Sponsored by _____

Title	Business Address	City	State	Zip

Certification

I hereby certify, on behalf of the above-named contractor, that the names of all "person" of the contractor and subcontractor under the contract are fully set forth above. I further acknowledge that the Consultant has a continuing obligation to update this disclosure form if the Consultant selects additional or substitute architects, design professionals, contractor or subcontractors within ten (10) days of the selection or change. I hereby certify that I have been legally authorized by the contractor to submit this disclosure form and certify to the content hereof.

Executed on September 13, 2020 at Los Angeles, California
 Contractor's Signature  _____, Print Consultants' Full Name Togawa Smith Martin, Inc.

Contractor's Address 11150 W. Olympic Blvd, Suite 620, Los Angeles, CA 90064

Contractor's Contact Phone Number 310.575.3543 x108 Contractors' E-mail Address cmaffris@metahousing.com

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Subcontractor(s) **

Name		Address		
Studio One Eleven		245 East Third St., Long Beach, CA 90802		
Full Name	Title	Business Address	City	State Zip
Brad Williams	Chairperson	245 E. 3rd St.	Long Beach	CA 90802
N/A	Chief Executive Officer/President	245 E. 3rd St.	Long Beach	CA 90802
Ian Denny	Chief Operating Officer			
Brad Williams, Ian Denny, Branko Prebanda, Alan Pullman, Michael Botin, Mitra Esfandiari, Maura Shafer, Brad Williams, Branko Prebanda, Alan Pullman, Michael Botin, Mitra Esfandiari	Chief Financial Officer	245 E. 3rd St.	Long Beach	CA 90802
	Board of Directors	245 E. 3rd St.	Long Beach	CA 90802
	More than 10% interest owner	245 E. 3rd St.	Long Beach	CA 90802

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Campaign Committee Controlled/Sponsored by _____

Title	Business Address	City	State	Zip

Certification

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Executed on September 13, 2020 at Los Angeles, California
 Contractor's Signature  _____, Print Consultants' Full Name Studio One Eleven

Contractor's Address 11150 W. Olympic Blvd, Suite 620, Los Angeles, CA 90064
 Contractor's Contact Phone Number 310.575.3543 x108 Contractors' E-mail Address cmaffris@metahousing.com

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Subcontractor(s) **

Name		Address		
Labib Funk + Associates (LFA)		319 Main St	El Segundo	CA 90245
Full Name	Title	Business Address	City	State Zip
	Chairperson			
Youhanna Labib	Chief Executive Officer/President	319 Main St	El Segundo	CA 90245
David Funk	Chief Operating Officer	319 Main St	El Segundo	CA 90245
	Chief Financial Officer			
	Board of Directors			
	More than 10% interest owner			

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Campaign Committee Controlled/Sponsored by _____

Title	Business Address	City	State	Zip

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Executed on September 13, 2020 at Los Angeles, California

Contractor's Signature  _____, Print Consultants' Full Name Labib Funk + Associates

Contractor's Address 11150 W. Olympic Blvd, Suite 620, Los Angeles, CA 90064

Contractor's Contact Phone Number 310.575.3543 x108 Contractors' E-mail Address cmaffris@metahousing.com

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Subcontractor(s) **

Name		Address		
The Code Group dba VCA Green		1845 W. Orangewood Ave. Suite 210 Orange, CA 92868		
Full Name	Title	Business Address	City	State Zip
	Chairperson			
Tom Van Dorpe	Chief Executive Officer/President	Same as above		
	Chief Operating Officer			
Mike Smith	Chief Financial Officer	Same as above		
Seven (7) Boardmembers	Board of Directors			
Tom Van Dorpe	More than 10% interest owner	Same as above		

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Campaign Committee Controlled/Sponsored by _____

Title	Business Address	City	State	Zip

Certification

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Executed on September 13, 2020 at Los Angeles, California
Contractor's Signature  _____, Print Consultants' Full Name The Code Group dba VCA Green

Contractor's Address 11150 W. Olympic Blvd, Suite 620, Los Angeles, CA 90064

Contractor's Contact Phone Number 310.575.3543 x108 Contractors' E-mail Address cmaffris@metahousing.com

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Subcontractor(s) **

Name		Address		
AMJ Construction Management		7474 N Figueroa Street, Suite 150, Los Angeles, CA 90041		
Full Name	Title	Business Address	City	State Zip
Jack Wickersham	Chairperson	Same as above		
Priscilla Wickersham	President	Same as above		
	Chief Executive Officer			
	Chief Financial Officer			
	Board of Directors			
Matthew Wickersham	More than 10% interest owner	Same as above		


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Campaign Committee Controlled/Sponsored by _____

Title	Business Address	City	State	Zip

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Executed on September 13, 2020 at Los Angeles, California
Contractor's Signature  _____, Print Consultants' Full Name AMJ Construction Management

Contractor's Address 11150 W. Olympic Blvd, Suite 620, Los Angeles, CA 90064
Contractor's Contact Phone Number 310.575.3543 x108 Contractors' E-mail Address cmaffris@metahousing.com

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Subcontractor(s) **

Name		Address		
Western Community Housing, Inc.		151 Kalmus Dr, Suite J-5, Costa Mesa, CA 92626		
Full Name	Title	Business Address	City	State Zip
Graham Espley-Jones	Chairperson			
	Chief Executive Officer/President	151 Kalmus Dr, Suite J-5	Costa Mesa	CA 92626
	Chief Operating Officer			
Sandra Gibbons	Chief Financial Officer	151 Kalmus Dr, Suite J-5	Costa Mesa	CA 92626
Joe Briganti, Kathleen Calvert, Tom Dallape, Wing Lam, Jeffrey Meyers, Mark Struiner	Board of Directors			
	More than 10% interest owner			

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Campaign Committee Controlled/Sponsored by _____

Title	Business Address	City	State	Zip

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Executed on September 13, 2020 at Los Angeles, California
 Contractor's Signature  _____, Print Consultants' Full Name Western Community Housing, Inc.

Contractor's Address 11150 W. Olympic Blvd, Suite 620, Los Angeles, CA 90064

Contractor's Contact Phone Number 310.575.3543 x108 Contractors' E-mail Address cmaffris@metahousing.com

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Subcontractor(s) **

Name		Address		
WSH Management, Inc.		18881 Von Karman Ave #720, Irvine, CA 92612		
Full Name	Title	Business Address	City	State Zip
	Chairperson			
Anthony Sandoval	Chief Executive Officer/President	18881 Von Karman Avenue, #720	Irvine	CA 92612
Kimberly Pollack	Vice President	18881 Von Karman Avenue, #720	Irvine	CA 92612
Jennifer Jones	Vice President	18881 Von Karman Avenue, #720	Irvine	CA 92612
Cruz Guardado	Vice President	18881 Von Karman Avenue, #720	Irvine	CA 92612
	More than 10% interest owner			

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Campaign Committee Controlled/Sponsored by _____

Title	Business Address	City	State	Zip

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Executed on September 13, 2020 at Los Angeles, California
 Contractor's Signature , Print Consultants' Full Name WSH Management, Inc.

Contractor's Address 11150 W. Olympic Blvd, Suite 620, Los Angeles, CA 90064
 Contractor's Contact Phone Number 310.575.3543 x108 Contractors' E-mail Address cmaffris@metahousing.com

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Subcontractor(s) **

Name		Address		
EngAGE, Inc.		240 E. Verdugo Avenue, Suite 100, Burbank, CA 91502		
Full Name	Title	Business Address	City	State Zip
Tim Carpenter	Chairperson			
Nancy Goodhart	Chief Executive Officer/President	Same as above		
Thomas Wheatley	Chief Operating Officer	Same as above		
Nine (9) Boardmembers	Chief Financial Officer	Same as above		
	Board of Directors			
	More than 10% interest owner			

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Campaign Committee Controlled/Sponsored by _____

Title	Business Address	City	State	Zip

Certification

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Executed on September 13, 2020 at Los Angeles, California

Contractor's Signature  _____, Print Consultants' Full Name EngAGE, Inc.

Contractor's Address 11150 W. Olympic Blvd, Suite 620, Los Angeles, CA 90064

Contractor's Contact Phone Number 310.575.3543 x108 Contractors' E-mail Address cmaffris@metahousing.com

CERTIFICATION

On behalf of the above-named ☒ Contractor ☐ Subcontractor:

- I acknowledge that I have a continuing obligation to update this disclosure form if I substitute— or if I select additional— architects, design professionals, contractors, or subcontractors within ten (10) days of the selection or change; and
- I hereby certify that:
 - I have identified all persons for which the Ordinance requires disclosure;
 - The information in this disclosure form (and any attachment to this form) is true, accurate, correct, and complete; and
 - I have been legally authorized to submit this disclosure form.

In total, this disclosure form (including attachments) is 10 pages.

Executed on: September 13, 2020, 20 , at: Los Angeles
 , California.

Signature:  Print Full Name:
Christopher Maffris

Address: 11150 W. Olympic Blvd, Suite 620, Los Angeles, CA 90064

Phone Number: 310.575.3543 x108 E-mail Address: cmaffris@metahousing.com

900 E Broadway INCOME

TCAC

Los Angeles	Efficiency	1 Bed	2 Bed	3 Bed			Date Source, Date
Rent @ 100% AMI	\$1,972	\$2,112	\$2,534	\$2,928			CTCAC - Los Angeles 04.24.20
Utility Allowance	\$39	\$46	\$52	\$62			CUAC Estimates

Unit Breakdown

Type	# of Units	AMI Restrictions			TCAC Rents		Utility Allow.	Rent Received	Total Rent
0 Bed	1	30%			\$ 591.60		\$ 39.00	\$ 552.60	\$ 552.60
0 Bed	8	40%			\$ 788.80		\$ 39.00	\$ 749.80	\$ 5,998.40
0 Bed	5	50%			\$ 986.00		\$ 39.00	\$ 947.00	\$ 4,735.00
0 Bed	11	60%			\$ 1,183.20		\$ 39.00	\$ 1,144.20	\$ 12,586.20
1 Bed	2	30%			\$ 633.60		\$ 46.00	\$ 587.60	\$ 1,175.20
1 Bed	6	40%			\$ 844.80		\$ 46.00	\$ 798.80	\$ 4,792.80
1 Bed	1	50%			\$ 1,056.00		\$ 46.00	\$ 1,010.00	\$ 1,010.00
1 Bed	9	60%			\$ 1,267.20		\$ 46.00	\$ 1,221.20	\$ 10,990.80
2 Bed	3	30%			\$ 760.20		\$ 52.00	\$ 708.20	\$ 2,124.60
2 Bed	7	40%			\$ 1,013.60		\$ 52.00	\$ 961.60	\$ 6,731.20
2 Bed	2	50%			\$ 1,267.00		\$ 52.00	\$ 1,215.00	\$ 2,430.00
2 Bed	10	60%			\$ 1,520.40		\$ 52.00	\$ 1,468.40	\$ 14,684.00
3 Bed	3	30%			\$ 878.40		\$ 62.00	\$ 816.40	\$ 2,449.20
3 Bed	6	40%			\$ 1,171.20		\$ 62.00	\$ 1,109.20	\$ 6,655.20
3 Bed	1	50%			\$ 1,464.00		\$ 62.00	\$ 1,402.00	\$ 1,402.00
3 Bed	12	60%			\$ 1,756.80		\$ 62.00	\$ 1,694.80	\$ 20,337.60
Mngr Units (2bd)	1	Mkt					\$ -	\$ -	\$ -
Avg/Total	88	49.66%			\$ 815.71		\$ 38	\$ 1,121.08	\$ 98,654.80

Total Monthly	\$ 98,654.80
Total Annual Rent	\$ 1,183,857.60

Annual Rent from Non-Subsidy Units	\$ 1,183,857.60
Vacancy (5%)	\$ (59,192.88)
Other Income	\$ 12,038.40
Effective Gross Income	<u>\$ 1,136,703.12</u>