

REQUEST FOR PROPOSALS

Orange Bluff and Walnut Bluff Workforce Housing Developments

REQUEST FOR PROPOSALS: CITY OF SIGNAL HILL



NATIONAL
COMMUNITY
RENAISSANCE



x _____

MICHAEL RUANE
PRESIDENT

ORGANIZATION
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June 15, 2023

Colleen T. Doan, Community Development Director
City of Signal Hill
2175 Cherry Avenue
Signal Hill, CA 90755

Re: RE: NOTICE OF FUNDING AVAILABILITY FOR THE
ORANGE BLUFF AND WALNUT BLUFF WORKFORCE
HOUSING DEVELOPMENTS

Ms. Doan,

National Community Renaissance (“National CORE”) is a 501(c)(3) private sector non-profit community builder ideally suited to collaborate with the City of Signal Hill. For this proposal we have assembled a team and developed an approach that we believe will successfully implement the City’s goal to provide high-quality workforce housing integrated with comprehensive services resulting in an enriched ecosystem to support the housing needs within the City of Signal Hill and enhance the livability of the neighborhood. Our highly adept team includes:

NATIONAL CORE 501(C)(3)

National CORE, a 501(c) (3) not-for-profit public benefit corporation, will serve as the Developer, General Contractor, Property Manager and Asset and Compliance Manager. As a pioneer in the industry, National CORE is known for its vertically integrated organizational structure that offers unique in-house capabilities ranging from planning and financing through construction and operations. This structure allows that the highest standards are maintained at each phase of the community development and management process.

Established in Rancho Cucamonga in 1992, National CORE is an award-winning home builder and property manager deeply rooted in Inland Southern California, with 19 communities in Los Angeles County, and four more under construction. Having served the region for over 30 years, National CORE understands the great care that the City of Signal Hill plays in the quality of life of the city’s residents. Our team is keenly aware of and shares in the upscale vision of the seamless blend between residential living and outdoor environments resulting in a high quality of life.

National CORE brings decades of experience developing and managing high quality affordable communities through public-private partnerships. Our mission to transform lives and communities is evident not only in the care we take in designing and building the housing itself, but also in our approach to thoughtfully designed placemaking, enriching onsite amenities, and tailored onsite supportive services. This proposal includes a description of how National CORE’s vision for this community has already been shaped by early feedback gathered through outreach to Signal Hill residents, leaders, and organizations.

ARCHITECT

KTGY will serve as the Project Architect. KTGY is familiar with the development sites, having prepared the concept plans for the City of Signal Hill 2021-2029 Housing Element and EIR. KTGY specializes in multifamily housing with numerous award-winning communities designed for families.

COMMUNITY ENGAGEMENT, DESIGN AND LANDSCAPE ARCHITECT

City Fabrick will work collaboratively with KTGY to provide plans for the site’s streetscape, first/last mile recommendations, and connectivity to the surrounding area. City Fabrick is a nonprofit urban design studio dedicated to improving the physical environment through design, planning, policy and engagement. The firm plans, develops and implements projects spanning open space, mobility, land use and building design with concepts that are both site-specific and globally relevant.

RESIDENT SERVICES AND JOBS

Boys & Girls Club of Long Beach will provide academic support, sports, arts, S.T.E.M., career readiness, and leadership programs through before and after-school programs and day camps onsite in the proposed 5,000 square feet community center facility.


Hope Through Housing Foundation. National CORE's Hope through Housing Foundation will coordinate the provision of high-quality programs focused on developmental, educational, social, health and workforce opportunities for children, youth, and families living in community.

Sincerely,

Our team is eager and excited about the prospect to proceed with the proposed development. If our team is selected to proceed, we will work closely with the community, Signal Hill Petroleum and City to ensure that we address community needs and explore all financing opportunities to coordinate public and private investment, stimulate economic investment, invigorate neighborhood vitality, and achieve a high quality of life for our residents. We look forward to the opportunity to collaborate with the City of Signal Hill to deliver this new enriching neighborhood-serving community.

Please contact Michael Ruane, President, or Alexa Washburn, Senior Vice President of Acquisitions & Planning with National CORE for any information or questions.

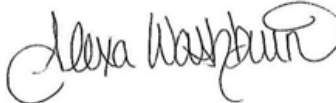
Sincerely



MICHAEL RUANE

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ALEXA WASHBURN

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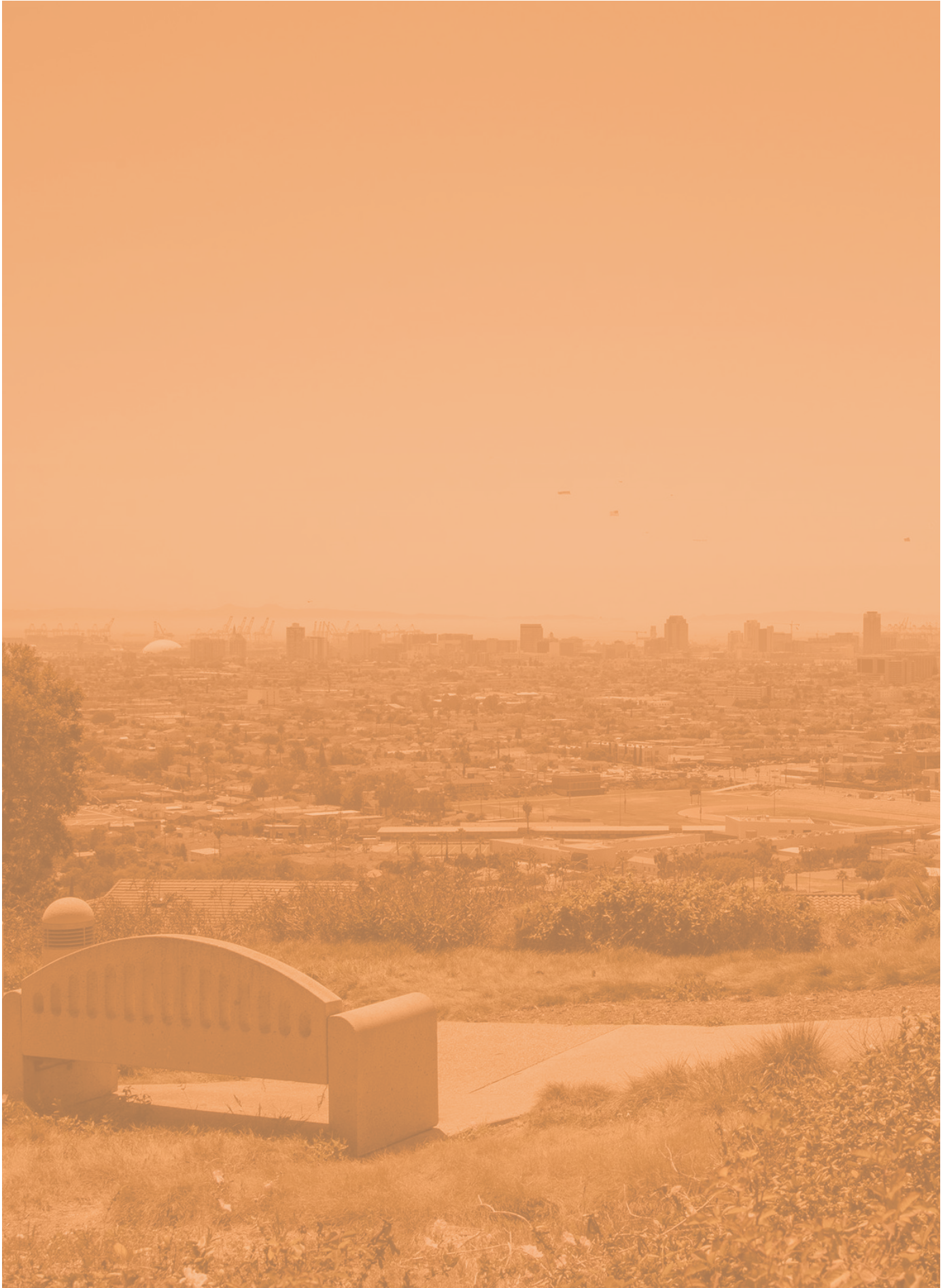


TABLE OF CONTENTS

0 Cover Letter	A
1 Experience	06
2 Development Vision	38
3 Financial Capacity & Funding Strategy	46
4 Timeline	58
5 Property Management Approach	64
6 Resident Services	70
Appendix A	78
Appendix B	84



1

Experience



DEVELOPMENT TEAM OVERVIEW



Collaborating with the City of Signal Hill, National Community Renaissance (National CORE) will serve as Developer and project lead.

National CORE will also be the General Contractor, Property Manager, and Compliance and Asset Manager. National CORE's breadth of experience constructing and managing well-designed, well-maintained communities will result in an apartment home community that fits the needs of local families living in Signal Hill.

A comprehensive services team will equip residents with the skills and services they need to stabilize and launch upward in economic mobility. Hope Through Housing Foundation, National CORE's sister 501(c)(3) non-profit, will act as service coordinator to provide high-quality programs focused on developmental, educational, social, health and workforce opportunities for children, youth, and families living in the community. Hope Through Housing will collaborate with the Boys and Girls' Club of Long Beach

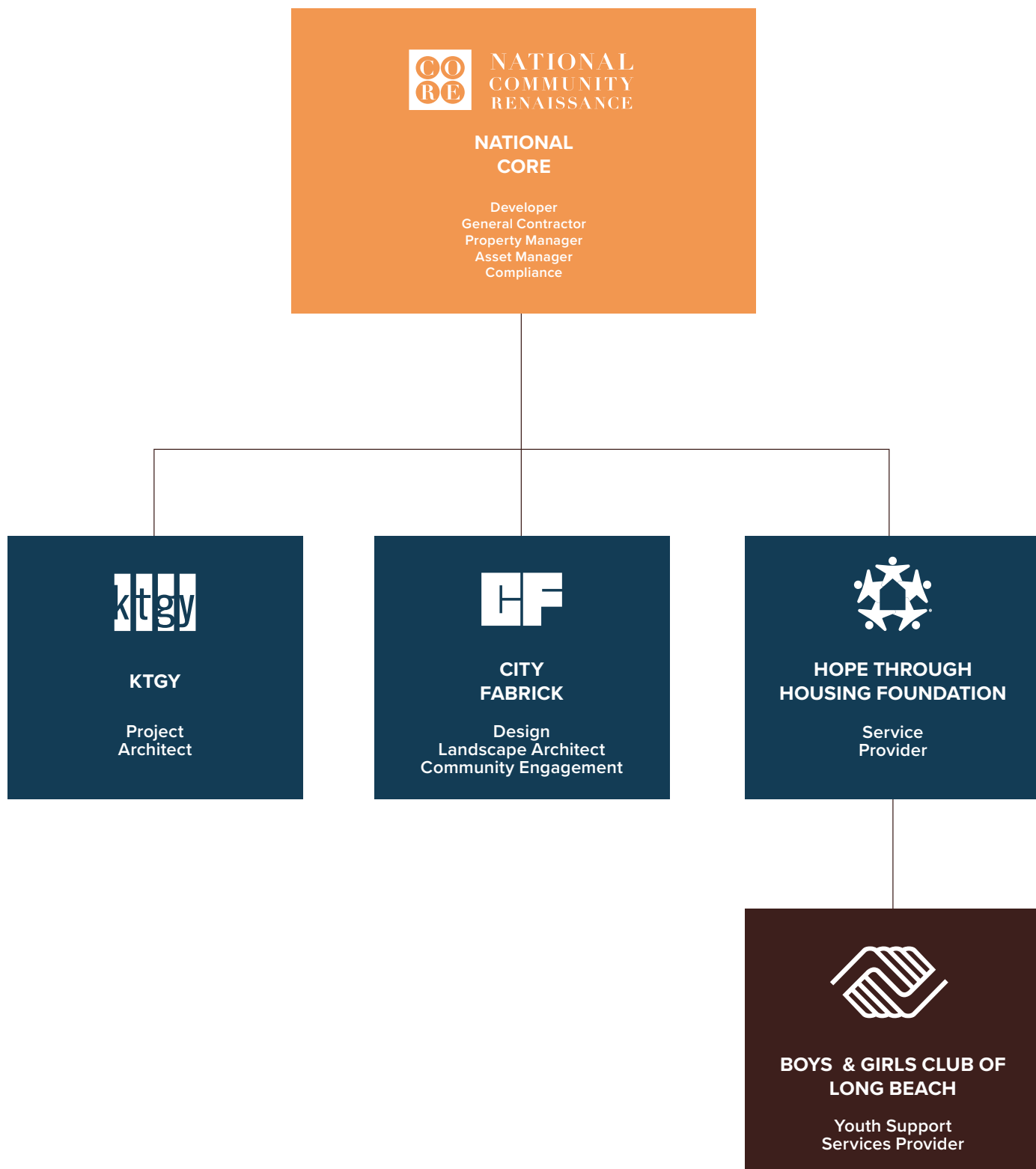
to provide academic, recreational, and leadership before and after-school programs onsite in the proposed 5,000 square foot community center facility.

National CORE is excited to collaborate with KTGy and City Fabrick to develop a design concept that will enhance the neighborhood while ensuring consistency with City and State Codes. City Fabrick will further assist in designing and implementing a collaborative and equitable engagement process to ensure that community members are included, informed, and engaged in the vision and development of the project.

Through a strong partnership, the development team is able to build a vibrant and resilient neighborhood-serving community within Signal Hill that delivers services and programs that meet the needs of vulnerable populations.

An organization chart showing the team structure is shown on the following page.

DEVELOPMENT TEAM ORIGINATION CHART



DEVELOPMENT TEAM: NATIONAL CORE



For over 30 years, National CORE has been a leader in constructing sustainable developments that leverage community resources to combine quality housing with life-enhancing social services

Headquartered in Rancho Cucamonga, National Community Renaissance of California (National CORE) was established in 1992 as a 501(c) (3) non-profit public benefit corporation. Starting with just 248 affordable homes, the company’s portfolio has grown over the past three decades to include over 10,000 homes in three states – 9,000 units of which are in Southern California. National CORE currently serves roughly 30,000 residents and is the developer, owner, operator, and services provider for all our properties, thus ensuring long-term affordability as well as the maintenance of high-quality affordable communities.

With each development, National CORE is committed to our CORE values:

Community

We build and operate great communities where our residents and neighbors can thrive.

Optimism

We believe in the ability of people to strive for better lives, and we help provide them with the means to achieve their dreams.

Respect

We serve our residents, employees, and partners with utmost respect.

Excellence

We strive for the highest standards in design, construction, property management, and customer and social service recognizing that we have a fiduciary responsibility to our residents, employees and partners

National CORE is a vertically integrated company with in-house construction, property management, asset management, compliance, accounting and social programs/ services departments. Our company has experienced staff capacity in development, construction management,

property management, social services, and is a licensed general contractor. This “in-house” structure allows for strict quality control and cost-savings in all facets of our business.

National CORE’s philosophy is to not only develop and maintain high-quality affordable housing, but to go well beyond the sticks and mortar and create vibrant communities that are safe and nurturing environments for our residents. To achieve this Hope through Housing Foundation (HTHF) is an incorporated nonprofit organization that functions as an affiliate to National CORE providing on-site social services available to residents living in all our developments. HTHF has consistently demonstrated its capacity to launch and develop high quality programs focused on developmental, educational, social, health, and workforce opportunities for children, youth, and families served living in and around our communities.

The Community Renaissance Concept (see diagram at left) builds foundations in challenged neighborhoods that address housing social service and educational needs and a range of community development gaps essential to long-term personal and community growth. Unlike traditional community redevelopment concepts, which focus mainly on physical infrastructure and some economic development, National CORE mainly focuses on the long-term transformational impact on people and neighborhoods. National CORE has identified six interconnected components of Community Renaissance: Education, Housing, Public Safety, Health & Well-being, Economic Growth and Environment & Infrastructure. With an effective coordination effort that leverages resources and expert partnerships, the combined impact is greater than the sum of the distinct initiatives.

VERTICAL INTEGRATION

Planning

A house is more than sticks and bricks, and CORE understands the broader context and importance of housing in a community. Planning from a housing perspective includes integrating the diverse pieces that make up a neighborhood and community—including parks and recreation, social services, care for the environment, design and aesthetics, health and wellness, and the economy.

CORE’s in-house community planning services offers our partner clients experience and knowledge to craft creative and workable housing solutions for the communities we serve. We manage, prepare and implement a variety of urban planning and design projects including general, community, master, revitalization, downtown, and specific plans; corridor studies, housing elements, and sustainability strategies. Because we want to design plans that are not only practical and implementable but also embraced by the public and decision makers, we employ a variety of engagement tools. We seek input and involvement online, by phone, in person, and through focus groups from diverse voices in the community. And by opening this dialogue and building support, we can help move projects—from the simple to the most challenging—through review and final approval.

Development

Our development department, which consists of acquisitions and project development, is responsible for feasibility analysis, due diligence, project design, entitlement processing, community outreach, securing financing and construction management. Financing for all our projects is obtained by our project development staff, who prepare all funding applications in-house and perform financial feasibility analysis to determine the appropriate funding sources to use for each project. Typical sources of financing used include: 501 (c)(3) bonds, other tax-exempt bonds, 4% federal tax credits, 9% federal tax credits, state tax credits, AHP funds, State HCD HOME funds, State HCD MHP funds, CalHFA HELP funds, County/City HOME funds, CDBG funds, Low and Moderate Set-Aside funds, AHSC funds, and MHSA funds. National CORE is familiar with the process and regulations applicable in securing the above funding sources and has been very successful in competing and securing awards from these funding sources.

Construction

As a licensed general contractor, our construction team builds selected projects and also serves as the owner’s representative for projects that are contracted to third-party general contractors. In that respect, the construction team serves as the Construction Manager in all instances. Having this expertise in-house has allowed us to develop strong systems and processes and accurate construction cost forecasting that draws from our historical database of properties built, rehabilitated and managed.

Sustainable Development

We are an expert in green sustainable construction. CORE has many LEED, Green Point rated and Universal Design projects, exceeding 3,000 apartment homes. All of these cutting-edge technologies are becoming part of standard building approach that we believe will allow us to excel in this new century. In addition, we have more than a dozen developments in our portfolio that are LEED certified Gold or Silver.

Affordability Restrictions

National CORE has existing affordable housing agreements on all of our developments, in addition to various other regulatory agreements with TCAC, AHP, CalHFA HELP, and conventional permanent lenders. All these agreements have annual compliance provisions that have to be tracked and complied with in a timely manner. To ensure timely compliance with these various agreements, we have an in-house compliance department whose primary responsibilities include initial placed-in-service rent calculations and annual rent calculations for all properties, welfare exemption filing, 100% file audits at property placement in service, sample file audits annually, and legal document review to set up a tickler system for all monitoring requirements for all projects.

Property Management

Property management is provided by in-house staff on all our properties. We currently manage and own over 9,000 units nationwide. National CORE operates and manages a growing portfolio of both multifamily and senior apartment communities in three states totaling more than \$1 billion in assets under ownership and management. All of the communities operated by National CORE help serve the needs of very low, low and moderate-income residents by keeping rents restricted while upholding strict management and maintenance standards. Some of our communities are located in severely underserved neighborhoods, and we have received numerous regional and national awards for turning around distressed properties.

High-quality management is the key to preserving the integrity of a property and a community. National CORE has adopted an all-encompassing management strategy to deal with the challenges of managing affordable properties, complying with tax-credit regulations, creating safe affordable communities, and completely revitalizing

neighborhoods. This strategy includes implementing the most current practices and proven traditions utilized in the industry. National CORE managers, leasing, and maintenance professionals are trained in the latest techniques and are expected to uphold standards of excellence in community service, maintenance, marketing and management. Annual training is provided to our management professionals on fair housing issues. Management of every property is guided by a philosophy of providing and maintaining top quality properties and service to our residents. We make it a point to get to know our residents and encourage them to openly communicate any issues they may have before they evolve into bigger issues. In many of our communities we have established tenant councils to encourage tenant participation in operating the development.

Compliance

National CORE's Compliance division maintains a service-oriented approach designed to assist owners and agents in complying with the many complex federal and state housing regulations. The professionals on our Compliance team undergo extensive training and are certified as both Tax Credit and HUD Occupancy Specialists. Our team is highly experienced in developments with multiple layers of funding (e.g. LIHTC, HUD, HOME) that require a unique technical skillset to keep our company in good standing with our local, state and federal agencies.

Asset Management

Asset Management bridges the gap between property management and ownership and oversees each CORE community through a balanced approach. The success of a community comes from the combination of property management, maintenance and capital improvements, investor and lender relationships, and ongoing compliance requirements. CORE's Asset Management division monitors and manages this equilibrium by working with all departments and agencies through comprehensive asset management planning, financial reviews, onsite physical and staff evaluations, debt restructuring/re-syndication, review of agency requirements and documentation plus constant communication.

Risk Management

National CORE's award-winning Risk Management division oversees all insurance and bonding requirements for

CORE's more than 80 communities. Regular walking of properties, playground safety inspection logs, and health and safety training for onsite personnel helps identify potential risks and hazards. The Risk Management division also takes the lead on property and company-wide emergency preparedness and has experience in responding to natural disasters. Insurance management includes the maintenance of low loss levels, distinct policies during new construction and rehab phases, and the verification of proper insurance for the company's more than 200 vendors. The division's primary function is to promote the health and safety of residents, visitors and employees, and to protect them as much as possible from injury or harm.

HOPE THROUGH HOUSING FOUNDATION

The Through Housing Foundation (Hope) has been dedicated to breaking the generational cycle of poverty by empowering residents through a powerful place-based model. By delivering an array of quality health and social services to low-income residents within National CORE affordable housing communities, Hope impacts the lives and futures of thousands of children, adults, and seniors each year.

Hope has developed a strong model and track-record for delivering a customized mix of services to meet the needs of a diverse population of low-income families and children living within affordable housing and surrounding neighborhoods. By building relationships and assessing the individual needs of residents within each property, Hope crafts a unique Property Service Plan that outlines the needs and planned services to help residents improve their well-being and independence.

In an effort to provide top-tier quality to our residents, Hope delivers services through a combination of direct programming, contracted services with local experts, and strategic partnerships with an extensive network of nonprofits, governmental entities, and businesses. Hope relies on a dedicated team of professional Services Coordinators who are each responsible for providing a rich mix of health and social service resource coordination and activities within a given portfolio of properties.



Hope focuses on four primary goals:

Preparing At-Risk Youth For Future Self-Sufficiency

By improving educational and social outcomes for disadvantaged children and teens. Offered to residents and the greater community, our youth programming encourages family engagement in children's education, promotes social-emotional competence, and youth academic success. Through a combination of Preschool, After-School, and teen programming, HOPE serves elementary-high school students incorporating role modeling with homework help, character development, exercise, nutrition education, and career exposure.

Creating Economic Mobility for Families By improving financial and social well-being. HOPE helps residents make the most of limited income, increase earning potential and employment status, and begin regular habits of saving and building assets through financial literacy, benefits access, workforce development, and homeownership education. Training topics often include banking basics, money management, credit, savings, and first-time homeownership. Demonstrated outcomes including increased income, decreased debt, improved credit scores, increased savings, and first-time homeownership.

Building Senior Health and Wellness and empowering seniors to age in place with dignity. Focused on our senior

residents, HOPE promotes independent living for aging and disabled adults through services that address basic needs, physical and mental health, and social connectedness. Resource connections include healthcare access, nutritional food sufficiency programs, rental and housing assistance, utility assistance, transportation, financial literacy, benefits access, and safety education.

Fostering Stability and Independence for Formerly Homeless Residents and Special Populations. Delivering a best practices approach to empowering vulnerable populations, focusing on the individual, honoring personal choice, and applying proven models for recovery, resiliency, and overall well-being for residents living within Permanent Supportive Housing.

HOPE is proud to partner with National CORE as we pursue the shared goal of Transforming Lives and Communities. HOPE also partners with an array of other qualified service providers to help provide more intensive case management and services to special populations including the formerly homeless, veterans, developmentally disabled, and emancipated and transitional age youth.

As a result of our work, students are graduating from high school and becoming the first in their family to enter college; parents are building careers, financial capacity, and are becoming homeowners; and seniors are realizing a healthy, fulfilling life where they can thrive and live independently.



KEY PERSONNEL



Collaborating with the City of Signal Hill, National Community Renaissance (National CORE) will bring a myriad of demonstrated experience on this future senior living community.

National CORE's breadth of experience developing, constructing, and managing well-designed, well-maintained communities is led by a group of highly adept, and seasoned personnel who ensure the highest standards are maintained at every step of the process.

Initially and throughout the project conceptual phase, the Senior Vice President of Planning and Acquisitions, Alexa Washburn, will be the primary interface. A project manager will also be assigned to support in coordinating entitlements, overall project coordination, oversight/monitoring of third-party consultants, funding applications preparation, interface with lenders and investors, as well as construction management.



MICHAEL RUANE
PRESIDENT*

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Michael Ruane leads the development of program and business strategies for the organization and is responsible for overseeing all operating departments. Previously, Mr. Ruane served in a variety of leadership positions in Orange County, including Chief of Strategy and Public Affairs of CalOptima, Executive Director of the Children and Families Commission, Assistant County Chief Executive Officer, and Director of the Environmental Management Agency. Mr. Ruane is a graduate of the University of California, Irvine, and earned a master's degree from the UCLA Graduate School of Architecture and Urban Planning. Mr. Ruane is the Immediate Past Chair of the Orange County/Inland Empire District Council of the Urban Land Institute.

** Mr. Ruane holds authority to represent and make legally binding commitments on behalf of the organization.*



ALEXA WASHBURN
SENIOR VICE PRESIDENT OF
PLANNING & ACQUISITIONS

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(949) 394-7996

Alexa Washburn is Senior Vice President of Planning and Acquisitions for National CORE. As an affordable housing developer and public agency program manager, Alexa has managed, prepared, and implemented a variety of community development projects over her 25-year career. Her projects have been recognized with 14 awards from the American Planning Association and Southern California Association of Governments. Alexa applies her creative land planning, design solutions, and in-depth understanding of progressive policy and implementation strategies to effectively enhance the feasibility, livability, and sustainability of National CORE's communities. Alexa is responsible for acquisitions, forward and advanced planning, environmental, entitlements, and community outreach.

**MICHAEL DE LA TORRE**

SENIOR VICE PRESIDENT
– LA REGION

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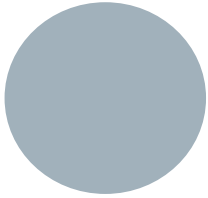
As Senior Vice President of the LA Region, Michael guides the day-to-day operations and overall strategy, direction, and management of the acquisitions and development in Los Angeles County at National CORE. His team's responsibilities extend from project identification and feasibility through securing project financing from public and private lenders. The LA team also coordinates development approvals, supervises consultants, and serves as a liaison with funding partners and community stakeholders. Michael oversees government relationships, new product development, due diligence, and risk management, for early stages of affordable housing developments. Before joining CORE, Michael worked in the Low-Income Housing Tax Credit (LIHTC) industry for over 15 years. Michael earned a Bachelor of Arts degree from California State University, Fullerton.

**CHRISTOPHER KILLIAN**

SENIOR VICE PRESIDENT
OF CONSTRUCTION

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Chris Killian, Senior Vice President of Construction, began his career at National CORE in 2004 as an onsite Construction Superintendent and has held various positions within the organization, including Construction Manager and Vice President of Estimating. During his tenure with National CORE, he has been responsible for the construction and renovation of more than 1,500 apartment units, valued at approximately 250 million dollars. Prior to joining National CORE, Chris spent five years with the Fontana Unified School District, where as a Project Manager he was involved in the construction of four new schools with a total value of 103 million dollars. He also was responsible for the coordination of infrastructure and installation of numerous modular facilities during his time with the school district. Chris has a BS from the University of Redlands and has taken course work in construction and supervision from Riverside Community College. He is a licensed General Contractor(B) in the State of California.



ASHLEY WRIGHT
SENIOR VICE PRESIDENT
OF DEVELOPMENT

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In his role as Senior Vice President, Ashley Wright oversees all development activities for the organization. He has more than 25 years of experience in real estate finance and housing development. His knowledge includes entitlement, project management, development and construction of multifamily rental housing, for sale housing and commercial. He is proficient with numerous market-rate and affordable housing financing sources such as low-income housing tax credits, various state and federal programs, tax-exempt bonds, private equity and conventional financing. Ashley graduated from the California State Polytechnic University, Pomona, with a focus in finance, real estate and law.



DANIEL LORRAINE
SENIOR VICE PRESIDENT
OF PROPERTY MANAGEMENT

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Daniel W. Lorraine joined National Community Renaissance in 2014 as senior vice president of property management. Previously, Dan was senior vice president of property management at the Community Builders in Boston, overseeing a division responsible for managing nearly 9,000 units across fourteen states and the District of Columbia. At Community Builders, he led a cutting edge division that thrived in difficult markets and managed complex properties. He joined the company in 2008 after six years as regional manager for Trans World Entertainment Corp. in Albany, N.Y. He also spent 18 years in management positions for Woonsocket, R.I.-based CVS/Pharmacy.



TIM KOHUT, AIA
DIRECTOR OF
SUSTAINABLE DESIGN

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Tim works closely with the development and construction teams to understand and implement energy efficiency strategies and standards that lead towards the State's Zero Net Energy targets. He is a Certified Energy Analyst (CEA), Home Energy Rating System (HERS) Rater, and Building Performance Institute (BPI) Certified Energy Analyst. He combines his architectural, energy modeling, diagnostic skills, with his knowledge of construction to identify pathways for increasing energy efficiency without driving up costs. He has spent more than 20 years designing, building, and consulting on affordable housing projects throughout Southern California, and he has been involved in the design and construction of more than 1500 units of high performance multi-family housing.



GREGORY BRADBARD
PRESIDENT

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Gregory J. Bradbard, President of the Hope through Housing Foundation and National CORE's Senior Vice President of External Affairs has more than 20 years of experience as a community leader and fundraiser throughout Southern California. Prior to joining Hope through Housing and National CORE, Greg served as President and Chief Executive Officer of the Inland Empire United Way (IEUW). Under his leadership, IEUW increased its community impact by launching several new programs to improve youth and family self-sufficiency. Greg holds a B.A. in Psychology and Social Behavior from UC Irvine, and past roles have included serving as the Executive Director for Court Appointed Special Advocates (CASA) of Orange County, Executive Director for the Irvine Public Schools Foundation, and Director of Development for Families Forward.

DEVELOPMENT TEAM: KTGY



Founded in 1991, KTG Y is a full-service architecture, branding, interiors, and planning firm specializing in residential, retail, hospitality, and mixed-use environments.

Our firm and our work are guided by a continuous focus on innovation, creativity, collaboration, and a deep responsibility we feel towards enhancing communities and neighborhoods. Our architects, designers, and planners combine big picture opportunities, leading-edge sustainable practices, and impeccable design standards to create memorable destinations of enduring value.

OUR VISION

To move the discourse of architecture forward by continuously searching for better. We create a competitive advantage for clients and employees, delivering projects that respond to then ever-changing ways in which people experience space. We care deeply about the communities we serve, and our unwavering commitment to making

communities more resilient attracts talented professionals who share similar values. KTG Y's culture defines our work as much as our work defines our culture.

WHAT WE DO

We are advisors to our clients at every step of the real estate development process, providing architectural design, branding, interior design and planning as integrated services or independently, to suit every client's needs. Supporting our clients at every step of the process, we routinely advise clients through the use of feasibility studies, site studies, land plans, yield calculations, energy analysis, market studies and research, trends analysis and SWOT analysis of various construction approaches.

WHAT SETS US APART

With 31 years of continued growth, KTG Y is distinguished in the industry in several ways, most notably

Our integrated design process results in the creation of experiential design solutions, garnering over 892 prestigious industry awards.

With six national office locations, including principals with market expertise in each. We service the nation’s top 10 home builders and top 10 apartment developers in 45 states and growing

An R+D studio that strives to create market-ready design concepts grounded in research and responsive to and often ahead of market trends

Our organizational structure leverages the strengths of a broad group of leaders, each with specialized expertise in business, marketing and development, and market sector and typology practice. This ensures an environment where practice area leaders are given the support and resources needed to focus on servicing their markets and clients.

ORGANIZATION STRUCTURE

KTGY’s commitment to our people and to a culture of entrepreneurship is manifest in our distributed and diverse organizational structure, comprised of multiple corporate leaders and owners: Key Leaders at all levels, responsible for continuously moving the company forward; Shareholders representing the ownership of KTGy, ensuring generation-to-generation; And the board of directors, composed of KTGy Principals and external advisors, setting the vision and direction for the growth, stability, and long-term strategy of the firm.

AREAS OF EXPERTISE

- Residential
- Mixed Use
- Hospitality
- Retail

Market Sectors

- Architecture
- Branding
- Interiors
- Planning

Disciplines



KEY PERSONNEL



KEITH LABUS, AIA, LEED AP
PRINCIPAL

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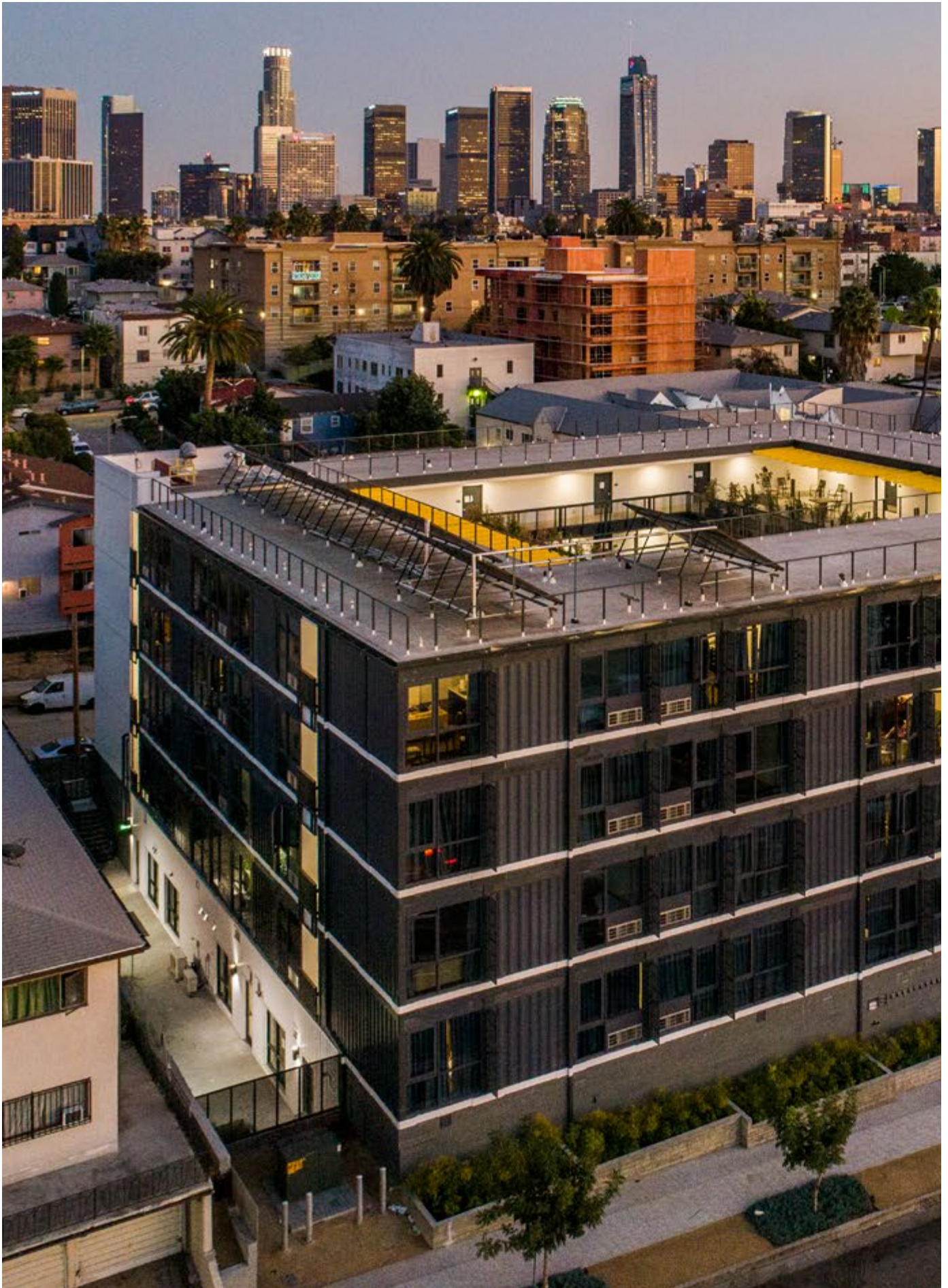
As a principal at KTGy, Keith Labus offers his clients over 25 years of award-winning planning and design experience. Over KTGy's 30-year history, the firm has helped deliver over 100 affordable housing communities — resulting in over 10,000 units. Mr. Labus has personally managed many of these diverse affordable housing communities. Mr. Labus' experience is particularly focused on urban infill and mixed-use residential, for both market-rate and affordable communities, throughout California. He is a hands-on leader, with special attention to detail, and ensures that each project has clear direction while sustaining open communication between consultants, clients and relevant jurisdictions.



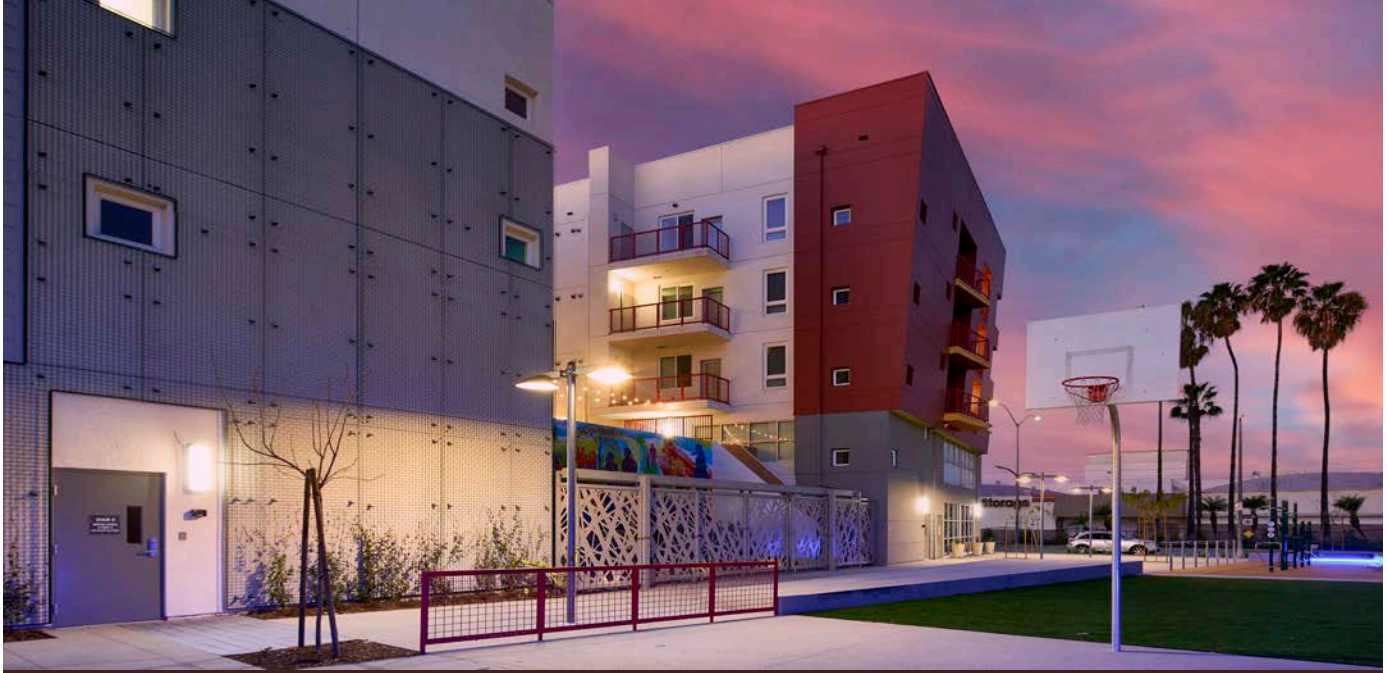
SARAH SINDIAN, AIA, NCARB
ASSOCIATE PRINCIPAL |
ARCHITECT

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Sarah Sindian brings over 15 years of experience to KTGy. Since joining KTGy in early 2003, she has managed a variety of projects from single family dwellings to high density podium buildings, urban infill residential and mixed-use developments. With work extending from southern California to northern California, she understands the complexities associated with differing regions and jurisdictions. Ms. Sindian's portfolio includes many successfully built projects that have benefited from her dedication and problem-solving skills. Ms. Sindian offers an understanding of the project development process that is critical to executing a project from design development through construction documents. She is committed to carrying out a project that meets code compliance, while refining the design in the process and maintaining original design intent. Her belief that successful projects are the result of team collaboration helps her excel in fulfilling client needs, on time and within budget.



DEVELOPMENT TEAM: CITY FABRICK



City Fabrick is a nonprofit design studio reshaping, restoring, and empowering communities through collaborative public-interest design, planning, policy development, and advocacy.

Based in Long Beach, City Fabrick engages communities in Southeast Los Angeles County across a range of matters related to improve residents' quality of life and outcomes. City Fabrick is an independent organization that works beyond the conventional client-consultant framework, having the capacity to collaborate with community partners on mission-related work as well as collaborate to initiate positive change communities. City Fabrick's involvement with this initiative provides the following community benefits that align with our mission:

City Fabrick is a Long Beach nonprofit organization that collaborates with partners on community enhancing projects and initiatives taking a variety of roles that best ensure

success for all those involved. Our unique structure provides the capacity to be a consultant, collaborator, grantee, or part of a coalition of partners. City Fabrick's work includes but is not limited housing, parks and open space, transportation, climate resiliency, cultural development and providing technical and creative capacity planning, communications, and engagement, graphic, building, landscape, interior, and urban design services.

City Fabrick has significant experience working in Long Beach and the Gateway Cities area working with community partners and a multitude of local agencies and nonprofit partners on a range planning, community visioning, and engagement processes including multiple park planning and design projects, affordable housing, community development, streetscape, neighborhood beautification, and public art. City Fabrick has designed landscape for multiple affordable housing communities in Long Beach and the Gateway Cities, as well as multiple parks and open spaces within close proximity of the Signal Hill bluff sites including King Park on Orange Avenue and Gumbiner Park along Alamitos Avenue.



KEY PERSONNEL



BRIAN ULASZEWSKI
EXECUTIVE DIRECTOR, LEED AP

brian@cityfabrick.org
562.901.2128

Brian Ulaszewski has over two decades of experience working in the design and planning field on work spanning tactical interventions like pop-up plazas and parklets to building and landscape projects to regional-scale planning and state policy. Brian has extensive experience working with local governments, developers, affordable housing providers, and nonprofit organizations on a wide variety of projects ranging graphic, environmental, building, landscape and urban design. Brian is a recognized leader in city building, having been recognized by the American Planning Association – Los Angeles with the John Chase Visionary Award and invited to speak at several academic and industry publications.



MINA EMAMIFAR ROADES
DIRECTOR OF LANDSCAPE DESIGN

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562.901.2128

Mina Emamifar Roades brings her passion and creativity in landscape architecture to her work creating spaces that enrich the lives of people. Mina brings over fourteen years of experience as a Landscape Architect to City Fabrick, as well as her knowledge as a Long Beach resident. She obtained her Bachelor's degree in Architecture from USC where she took courses in Landscape Architecture and found interest in receiving a Master's degree in Landscape Architecture at North Carolina State University College of Design. Her experience living and working on the east coast has given her expertise in the diverse plant material and different ecosystems of the area. Moving back to Southern California, Mina grew an appreciation for the unique opportunity to design with drought tolerant planting and natives. Wanxing Lin is a creative individual who specializes in



WANXING LIN
DESIGNER, SITES AP

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landscape and urban design. She recently completed her Master of Landscape Architecture + Urbanism at the University of Southern California, along with her year long professional practice at eLandscape Studio and RELM Studio. Before joining City Fabrick, she worked as a program associate with the Sustainable SITES Initiative at U.S. Green Building Council, which equipped her with a multi-disciplinary background in planning, policy, and advocacy. As a SITES AP, her experience also includes urban Low Impact Development System Research and Storm Water Best Management Practices design development.



CHRISTOPHER LACSINA
DESIGNER

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562.901.2128

Christopher Lacsina is a landscape designer and public health researcher from Hawai'i with an interest in building health equity through design. He received his Master of Public Health at the University of Hawai'i and worked as a research assistant for the Hawai'i Public Health Institute (HIPHI). As a researcher he has experience in community engagement, capacity building, and evaluation in the areas of active transportation, food insecurity, and access to healthy foods. He received his Master of Landscape Architecture from the University of British Columbia. The range of projects that Christopher has worked on include open space design, community outreach and advocacy, community engagement, and park vision planning.



DEVELOPMENT TEAM: BOYS & GIRLS CLUB OF LONG BEACH



Our mission is to to enable all young people, especially those who need us most, to reach their full potential as productive, caring, responsible citizens.

WHO WE ARE

Boys & Girls Clubs of Long Beach, comprised of 11 distinct facilities across the city, has been helping underprivileged youth reach their full personal and academic potential since 1939. Community activists Maurice Bugbee and Carlton Wallace, launched the club – originally founded as the Boys Club of Long Beach – in an effort to keep young boys out of trouble and off the streets by giving them access to activities and programs that assisted them in becoming responsible, contributing members of the community. In 1991, the Boys Club of Long Beach expanded its reach to include under-served girls in addition to boys. One of the oldest, most successful youth organizations in the area, the BGCLB has served more than 300,000 youth, ages 6-18 in its 81-year history.

WHAT WE DO

Boys & Girls Clubs of Long Beach recognizes what our Club members, teens, and families need and provides programming and services to fulfill those needs. We encourage Club members to participate in programs they enjoy and motivate them to try new programming to learn new skills.

Leadership & Service:

Our Clubs pride themselves in helping to mold and create kids that are ready to take on the world. Our leadership and service programs give them essential skills while also instilling the desire to help their own community.

Education & Career Development:

We are invested in the academic and lifetime success of every member that comes through our doors. These programs allow our staff to assist Club members to reach their academic and career goals which provide tutoring, homework time, and exposure to all of the exciting opportunities in their future.

Health & Wellness

Focuses on the skills needed to have a healthy life while learning financial literacy, substance abuse prevention techniques. Includes gender specific programs that ease the

transition from childhood to adolescence and help young people make good decisions for themselves. Programs include SMART (Skills, Mastery, and Resistance Training) Moves, SMART Girls Passport to Manhood, Brent's Club (substance use prevention), Healthy Habits, and Cooking Club.

The Arts

Explorations and classes in visual and performing arts including drawing, painting, sculpture, collage, mixed media, video, dance and music. Programs include Lyricism 101, MusicMakers, Fine Arts Exhibit, and Drama Matters.

Sports & Recreation

Instruction and participation in a variety of physical activities and team sports to keep our youth physically active and healthy. Programs include Triple Play, Healthy Habits, and Sports Leagues.

Our Impact During COVID

The recent months have not been easy for our community and our Club members. For seven months, our members have experienced disastrous disruptions to their daily lives. Their schools closed and their recreational activities were cancelled. They are experiencing general anxiety and fear related to COVID-19 and its health implications, and may be isolated from family, friends, and support people. It is a devastating situation for so many of our youth with potential for life-long repercussions.

More than ever, Boys & Girls Clubs of Long Beach members have needed the consistency of our programs and the support and guidance of our staff. We are successfully reaching our goal during this crisis by support members as they navigate school, and life in general, through our distance learning centers, virtual programming, grab & go meal and supply events, and virtual tutoring/mentoring.





<p>New Construction (MULTI-FAMILY)</p>	<p>ROLE: Owner • Developer • General Contractor Property Manager • Supportive Services Provider</p>
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A six-story, state-of-the-art apartment complex, Downey View is a central element of the Downtown Downey Specific Plan, which was designed to create a lively urban community of affordable and marketrate housing, office space, retail establishments and restaurants. Downey View replaced an outdated telephone service building with an urban-infill, transitoriented development complete with rooftop garden.

TOTAL UNITS: 50

- 35 2-Bedroom
- 15 3-Bedroom

AFFORDABILITY: 100% AFFORDABLE

30%, 45%, 50% AMI

FINANCING SOURCES

- City of Downey Community Development Commission Housing Fund
- City of Downey HOME
- HACoLA City of Industry Fund
- LIHTC - 9%
- JP Morgan Chase

ONSITE AMENITIES

- Community Center
- Computers for resident use
- Rooftop Garden
- Tot Lot
- Within walking distance to a wide-range of retail and community services
- Centralized Laundry Facilities
- Wide range of environmental-friendly features
- Onsite property management

INFORMATION ABOUT HOPE THROUGH HOUSING FOUNDATION

Hope through Housing Foundation will offer residents an onsite State-licensed preschool at Oakcrest Heights and an afterschool program at the adjacent community of Oakcrest Terrace. With an onsite service coordinator, residents will have access to an array of programs that focus on workforce development, adult education, financial literacy and health and wellness. Our goal is to see residents thrive—whether that means helping children do well in school, improving families’ financial situation, or allowing seniors to age with dignity in their own homes.



456 WEST

456 WEST 9TH STREET, LOS ANGELES, CA 90731

New Construction

(FAMILY/MIXED-USE)

ROLE:

Co-Owner Co-Developer • General Contractor • Property Manager • Supportive Services Provider

456 West will be a mixed-use development featuring affordable housing and street-level commercial space for the workforce in San Pedro. The new community will provide 91 beautiful apartment homes for individuals and families who earn less than 80% of the area median income (AMI). The ground-level will include 4,900 square-feet of commercial space, which will bring additional investment into the neighborhood and help to support local businesses. Developed in partnership with Linc Housing in an area that is quickly losing its affordable housing stock, 456 West will benefit community members who want to remain in San Pedro. Onsite services will be provided by the Hope through Housing Foundation, providing programming that give residents the resources and support they need to thrive. A spacious community center on the ground-level will serve as the hub for onsite events, activities, and programs.

TOTAL UNITS: 91

- 5 Studios
- 27 One-bedroom
- 35 Two-bedroom
- 23 Three-bedroom
- 1 Manager's Unit

AFFORDABILITY: 100% AFFORDABLE

30%, 40%, 50%, 60%, 80% of the Area Median Income (AMI)

FINANCING SOURCES

- City of Los Angeles Housing Department (LAHD) – HOME Funds
- Bank of America Construction Loan
- CCRC Permanent Loan
- Raymond James
- LITHCs – 9%

ONSITE AMENITIES

- Community Center
- Private Offices & Meeting Space
- Retail Space on Ground Floor
- Rooftop Decks
- Fitness Center
- Bicycle Storage
- EV Chargers

INFORMATION ABOUT HOPE THROUGH HOUSING FOUNDATION

Hope through Housing Foundation will offer residents an onsite State-licensed preschool at Oakcrest Heights and an afterschool program at the adjacent community of Oakcrest Terrace. With an onsite service coordinator, residents will have access to an array of programs that focus on workforce development, adult education, financial literacy and health and wellness. Our goal is to see residents thrive—whether that means helping children do well in school, improving families' financial situation, or allowing seniors to age with dignity in their own homes.



<p>New Construction (FAMILY/PSH)</p>	<p>ROLE: Owner • Developer • General Contactor Property Manager • Supportive Services Provider</p>
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Miraflores Apartments will be a beautiful new affordable and supportive housing community located on the southwest corner of W. Midway Drive and Anaheim Boulevard in Anaheim, California. Miraflores Apartments will offer 85 affordable apartment homes for individuals and families earning below 60% of the area median income (AMI). Eight one-bedroom apartments will be reserved as permanent supportive housing for individuals and families who are unhoused or at-risk of becoming unhoused. Miraflores Apartments will be built in a California Contemporary architectural style with sustainable, energy-efficient construction that achieves LEED certification and reduces residents’ utility expenditures. A spacious community center will serve as the hub for resident services and activities. The Hope through Housing Foundation will provide onsite programs and services, providing residents with the resources and support they need to thrive.

TOTAL UNITS: 86

- 29 One-bedroom
- 35 Two-bedroom (including 1 manager’s unit)
- 22 Three-bedroom

AFFORDABILITY: 100% AFFORDABLE

30%, 40%, 50%, and 60% of the Area Median Income (AMI)

FINANCING SOURCES

- LIHTC – 9%
- City of Anaheim and Anaheim Housing Authority
- Orange County Housing Finance Trust
- Orange County Mental Health Services Act
- Century Housing
- East West Bank
- Hudson Housing Capital

ONSITE AMENITIES

- Community Center
- Swimming Pool
- Outdoor Play Area
- Flexible Neighborhood-Serving Space
- Rooftop Lounge Deck
- Community Gardens
- Laundry Facilities

INFORMATION ABOUT HOPE THROUGH HOUSING FOUNDATION

Hope through Housing Foundation will offer residents an onsite State-licensed preschool at Oakcrest Heights and an afterschool program at the adjacent community of Oakcrest Terrace. With an onsite service coordinator, residents will have access to an array of programs that focus on workforce development, adult education, financial literacy and health and wellness. Our goal is to see residents thrive—whether that means helping children do well in school, improving families’ financial situation, or allowing seniors to age with dignity in their own homes.



New Construction

(MULTIFAMILY/SENIOR)

ROLE:

Co-Owner • Co-Developer • General Contractor • Property Manager

515 Pioneer Drive will be a new multi-generational affordable housing community developed by National CORE and Linc Housing in Glendale, California. This new development will provide 340 high-quality apartment homes for individuals, families, and seniors earning no more than 80 percent of the area median income. Of the 340 homes, 92 will be reserved for seniors 62 or older, 245 homes will be targeted towards low-income families and individuals, and three homes will be for onsite management. Residents of 515 Pioneer Drive will be conveniently located within walking distance of Fremont Park and the Glendale Beeline Bus Route 5 stop at Doran/ Pacific. The community is also located within a one-mile radius of the Glendale Central Library, Glendale Family Medical Center, grocery stores, restaurants, and pharmacies. Onsite services will be provided through Linc Housing's resident services team. Additional onsite amenities will include service-enriched community centers, private offices, outdoor recreational and gathering space, roof decks, barbecue areas, and laundry facilities.

TOTAL UNITS: 340

32 Studio
260 One-Bedroom
48 Two-Bedroom

AFFORDABILITY: 100% AFFORDABLE

30%, 40%, 50%, 60%, 80% of the Area Median Income (AMI)

FINANCING SOURCES

City of Glendale
City of Glendale Housing Authority
CalHFA
LIHTC – 4%
CDLAC (California Debt Limit Allocation Committee)
Bank of America

ONSITE AMENITIES

Multiple Community Centers
Private Offices
Outdoor Recreational Spaces
Outdoor Courtyard
Roof Decks
Outdoor Barbecues
Laundry Facilities

INFORMATION ABOUT HOPE THROUGH HOUSING FOUNDATION

Hope through Housing Foundation will offer residents an onsite State-licensed preschool at Oakcrest Heights and an afterschool program at the adjacent community of Oakcrest Terrace. With an onsite service coordinator, residents will have access to an array of programs that focus on workforce development, adult education, financial literacy and health and wellness. Our goal is to see residents thrive—whether that means helping children do well in school, improving families' financial situation, or allowing seniors to age with dignity in their own homes.



GRANITE COURT

IRVINE, CA

Affordable Apartments



Granite Court provides safe, quality affordable housing to families earning between 30% and 60% of the area median income. It is designed for green, smart growth and features a modern, compact, infill design with four stories of comfortable residential living atop two levels of underground parking. Residents have access to common areas, including a well-landscaped central courtyard with a tot lot and shaded seating/ dining areas and barbecues, a large community center with fitness room, computer lab, tutoring/arts & crafts room and kitchen, plus convenient laundry facilities. Granite Court exceeds Title 24 energy-efficiency standards by more than 15%, lowering energy consumption and providing another cost-saving benefit to residents. The live/work/ shop/play environment minimizes commuting and lessens pollution as it includes close proximity to public transit lines, neighborhood parks and shopping centers, medical services, churches and schools.

FACTS

Density: 57.7 du/ac
 Unit Plan Sizes: 672-1,166 sq. ft.
 Number of Units: 71 du
 Site Area: 1.23 ac
 Number of Stories: 5
 Parking: 150 spaces (2.1 sp./unit)
 Construction Type: V

AWARDS

2009 Gold Nugget Awards



PARC DERIAN

IRVINE, CA

Affordable Apartments



Parc Derian, located in the Irvine Business Complex, is a four-story affordable housing apartment community with proximity to restaurants, retail, jobs, schools and a short drive to the beach. The three-story wood structure sits atop a single-story concrete garage. Select on-grade units front Derian and McGaw, engaging the public realm while stoops, brick walkways and large windows welcome residents and guests. The stunning center courtyard featuring a pool, tot-lot, community garden plots and outdoor kitchen is wrapped by units establishing a private space for residents to relax and interact.

FACTS

Density: 36 du/ac
 Unit Plan Sizes: 635 - 1,203 sq. ft.
 Number of Units: 80 du
 Site Area: 2.22 ac
 Number of Stories: 4
 Parking: 137 spaces (1.71 sp./unit)
 Construction Type: V

AWARDS

2019 Gold Nugget Award





4300 SAN PABLO

EMERYVILLE, CA

Affordable | Supportive Mixed Use Apartments

Emeryville has consistently been shaped by new ideas and new concepts. In the same way, 4300 San Pablo proposes an innovative solution to the housing and parking needs for today and the future through construction innovation leveraging Mass Timber, a vertical parking solution and sustainability. Since it is a renewable resource, utilizing mass timber serves to reduce the carbon footprint of the development, potential for a faster construction time is another added benefit. It also allows the architectural designers to highlight the natural warm tones of the material. The next innovative approach utilized at 4300 San Pablo is the use of lift parking. Looking forward to an age where parking may be obsolete, this flexible concept allows for the building to morph from a residential building with parking to a residential only solution. The vertical, instead of horizontal parking solution allows for this flexibility. The efficient parking design and space optimization allows the building to pull away from the eastern neighbors, providing a greater setback in comparison to a surfaced parked solution where a double-loaded driveway is needed. Made of metal frame and clad in metal panel, the parking tower can be recycled, and units can replace the void. This urban infill Supportive Housing development has been designed with the maximum flexibility to adapt to changing construction cost. Residential units located at levels two through five are designed so that they can be constructed efficiently using traditional stick-framing or modular manufactured units. The site-built portions of

the development include all unique ground-level program area including community rooms, supportive services and mechanical rooms. This design exceeds the city's minimum green sustainability targets.

FACTS

Number of Units: 68 du

Site Area: 0.47 ac

Number of Stories: 5

Parking: 35 spaces (0.5 sp./unit)

Construction Type: III





GUMBINER PARK

LONG BEACH, CA

SERVICES PROVIDED:

Landscape Design • Engagement • Infrastructure Coordination • Supportive Services Provider

This new park will bring people out of their homes to experience new activities such as yoga, the arts, and skateboarding. This open space project realigns a complicated series of intersections to improve safety and pedestrian circulation while creating about an acre of public open space for a park-poor community in Central Long Beach. This involved consolidating the five intersections into three intersections while closing one block of roadway, which ultimately removed the most dangerous intersection in the city while creating an urban park that has quickly become the hub of a half dozen surrounding cultural, religious and learning institutions.

City Fabrick developed the original concept for the street realignment and park, worked with city officials and community stakeholder to develop the schematic park design and program and worked with city officials to pursue funding. Additionally, City Fabrick led the photography of the newly built landscape of the park and its features, including amenities and surrounding buildings. Additionally, photos of buildings and landscape were captured of the surrounding neighborhood to highlight important features in the surrounding community. This involved our team of designers and photographers with DSLR cameras and lenses to enter into the site and capture the landscape. These high quality photos were then sorted and adjusted

using photo editing software to enhance their visual output. These photos were used by several media outlets and the City of Long Beach to showcase the newly formed park.





SERVICES PROVIDED:
 Landscape Design • Engagement • Infrastructure Coordination • Supportive Services Provider

The US Department of Veterans Affairs West Los Angeles Medical Campus is one of the largest healthcare facilities within the Department of Veterans Affairs system. The approximately 388-acre campus is located within an unincorporated island of the County of Los Angeles, while surrounded entirely by the City of Los Angeles. City Fabrick led an extensive engagement process and comprehensive planning for the redevelopment of the nation historic landmark district to become a Veteran-serving community consisting of over 1,600 permanent supportive homes including adaptive reuse of vintage structures and construction of new buildings on under-utilized parcels.

City Fabrick led a consultant team of architects, landscape architects, and engineers to imagine transforming the civic design of the former medical campus into a neighborhood with multimodal circulation network and integrated open space network. Along with leading the overall community plan City Fabrick is leading the design and execution of the complete street transformation for the North Village area including adding dedicated bicycle facilities, developing traffic calming measures, sustainable stormwater management facilities, and street tree network.

As the initial phase of the complete street project has been completed, the Veterans Connector project expands to encompass 8 blocks of additional street improvements, mobility hub outfitted with secure bike parking, mini mobility shed, and transit stop, and off-street bike facilities. The expanded project is in construction documents and is being coordinated with a multitude of agencies including State Office of Historic Preservation, County of Los Angeles, and US Department of Veteran Affairs.



**SERVICES PROVIDED:**

Landscape Design • Engagement • Infrastructure Coordination • Supportive Services Provider

City Fabrick provides on-call landscape architecture, park planning, and community engagement services to the Long Beach Parks, Recreation, and Marine Department. Included are a few park improvement projects.

The Veteran Valor Plaza was developed in collaboration with the Long Beach Parks, Recreation and Marine Department, and the Long Beach office of Veteran Affairs. City Fabrick extensively engaged residents, local stakeholders, and the Veteran community as part of a complex discussion related to honoring local veterans. This included events, programming, and design of the Veterans Valor Plaza project, which City Fabrick also provided full landscape design services.

Jenni Rivera Park improvements include active programming, seating, and playground that activates the previously passive greenbelt that straddles Midtown Long Beach and the City of Signal Hill. The public greenbelt created from former Pacific Electric Streetcar right-of-way is an important community asset connecting a dozen local schools and parks. While an essential public open space, the park lacked active programming and amenities, primarily used for its walking trails, biking, and connection to other neighborhoods. The addition of the playground provided a much need active space for children to play and families to gather. City Fabrick worked with multiple City departments and agencies to navigate a complex

array of subsurface utilities and easements to locate and design the playground and surrounding amenities to best serve the community. The team worked with the Jenni Rivera Foundation to incorporate art installations along the greenbelt including a mural of the iconic musician.

Sound Garden is an interactive sonic-art play installation developed in North Log Beach's Houghton Park, adjacent to the newly renovated community center. The playful art space includes a symphony of outdoor instruments and sound-making equipment oriented around a conductor's platform. It's location ties together two existing age-oriented playgrounds and the community center to create a central node of activity for the regional park.

City Fabrick worked with the Long Beach Community Foundation to engage North Long Beach stakeholders to determine the landscape for art development and programming in the Uptown Business District. The Sound Garden is intended to augment other improvements in Houghton Park as designed in the Master Plan to create a northern civic anchor to the business district, a counterweight to the Michelle Obama Library and Plaza. Funded through the Knight Foundation donor advised fund, City Fabrick provided community engagement and full landscape design services for the Sound Garden.



Development Vision



DEVELOPMENT VISION

National CORE is seeking to establish a new community of nearly four hundred attainable-homes oriented towards families in Signal Hill

Within walking distances to neighborhood serving retail, schools, parks, and jobs, the Walnut and Orange Bluff communities will be well located for families to thrive. With on-site amenities, programs, and partners – including Hope through Housing and the Boys and Girls Club of Long Beach, these communities will become a beacon for not just the residents living in these buildings but the broader community as well.

The Walnut and Orange Bluff communities will begin establishing mixed-use neighborhood in Signal Hill east of the emerging Willow Springs Park and just across Willow Street from existing neighborhood serving retail. These high resource communities will have regional transit access from the high-quality bus corridor along Willow Street, which links to the Metro A-line light rail, as well as multiple north-south bus corridors with frequent service. The dedicated east-west bike lanes along Spring Street will be augmented by an upcoming north-south backbone connector along Orange Avenue that will connect from the City of Paramount to the Pacific Ocean. National CORE and the design team will work with the City of Signal Hill to identify opportunities and resources to further enhance connections to and around these new communities.

The two sites are designed and programmed to maximize flexibility of phasing and financing the development based on the priorities of the City of Signal Hill and the shifting landscape of financial resources for developing affordable housing. The Orange Bluff site would consist of three separate residential buildings containing 297 homes and a standalone community building that would centralize resident amenities and programs, as well as host Boys and Girls Club programming. The Walnut Bluff site would support a single residential building of 85 affordable homes, with ground floor resident amenities and programs.

The Orange Bluff site consists of three three-story residential buildings each engaging frontages along Gundry Avenue, Orange Avenue, and 28th Street with the one-story community building anchoring the corner of Orange and 28th Street – creating the opportunity for a gateway into Signal Hill. The current site design provides the ability to develop the site in two distinct phases – as the current proposal considers or three with either the 28th Street building or Orange Avenue building to begin first – though the community building is anticipated to be developed as part of the first phase in all scenarios. The Walnut Bluff site is intended to be constructed as its own phase of development with the ability to operate independently of the Orange Bluff site, though intended to have shared programming between the two sites.

The four residential buildings and one community building are designed with distinct yet harmonious architecture that provides the stylistic diversity of a traditional neighborhood while being familiar for residents and visitors. The proposed architecture is contemporary, bridging the approachability of soft textures and articulation of residential design with the larger massing and surfaces of the surrounding industrial and commercial uses. The prominent location at the corner of 28th Street and Orange Avenue provide the opportunity for the community building to have a dynamic architecture that serves as a gateway into Signal Hill and this neighborhood.

The initial designs for the Walnut and Orange Bluff sites are intended to demonstrate a flexible approach to the program and development that is responsive to the current site constraints and opportunities along with the priorities from the citywide housing element and request for proposals. The site design, programming, architecture, and landscape architecture are intended to be refined in collaboration with the City, current property owner, and community through an inclusive engagement process that builds upon the input through the Housing Element update process.

DEVELOPMENT RENDERINGS

We will collaborate with Signal Hill community to select an architectural style.”



ORANGE BLUFF AERIAL



WALNUT AERIAL

CONCEPTUAL DESIGN: ORANGE BLUFF SITE PLAN



- Active Well
- Idle Well
- ◆ Abandoned Well
- To Be Abandoned
- To Be Re-Abandoned



PHASE #	ACRES
PHASE 1	3.20
PHASE 2	3.25
PHASE 3	2.36
TOTAL	8.82

BLDG 1 UNIT SCHEDULE

BLDG #	UNIT TYPE	NRSF	COUNT	MIX PERCENT
BLDG 1	1 BEDROOM	8595 SF	37	43%
BLDG 1	2 BEDROOM	9196 SF	27	31%
BLDG 1	3 BEDROOM	8800 SF	22	26%
		26591 SF	86	

BLDG 2 UNIT SCHEDULE

BLDG #	UNIT TYPE	NRSF	COUNT	MIX PERCENT
BLDG 2	1 BEDROOM	11460 SF	53	45%
BLDG 2	2 BEDROOM	11704 SF	35	29%
BLDG 2	3 BEDROOM	13200 SF	31	26%
		36364 SF	119	

BLDG 3 UNIT SCHEDULE

BLDG #	UNIT TYPE	NRSF	COUNT	MIX PERCENT
BLDG 3	1 BEDROOM	8595 SF	42	46%
BLDG 3	2 BEDROOM	9196 SF	26	28%
BLDG 3	3 BEDROOM	9900 SF	24	26%
		27691 SF	92	



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SIGNAL HILL
LONG BEACH, CA #2023-0415

CONCEPTUAL DESIGN: WALNUT BLUFF SITE PLAN



- Active Well
- Idle Well
- ◆ Abandoned Well
- To Be Abandoned
- To Be Re-Abandoned

WALNUT BLUFF						
GROSS RESIDENTIAL AREA (S.F.)*					GARAGE AREA	TOTAL BUILT AREA
LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL		
16,145	23,849	23,849	23,849	87,692	5,880	93,572
<i>*Gross residential area includes unit, corridor, lobby space, stairs, & laundry. Decks and garages excluded.</i>						

WALNUT BLUFF REQUIRED PARKING			
1 BEDROOM	38	0.5/DU	19
2 BEDROOM	25	1.0/DU	25
3 BEDROOM	22	2.0/DU	44
TOTAL			88

WALNUT BLUFF PROV PARKING	
OPEN PARKING	65
GARAGE	23
TOTAL	88

WALNUT BLUFF UNIT SCHEDULE			
UNIT TYPE	NRSF	COUNT	MIX PERCENT
1 BEDROOM	6303 SF	38	45%
2 BEDROOM	5852 SF	25	29%
3 BEDROOM	6600 SF	22	26%
	18755 SF	85	



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SIGNAL HILL
 LONG BEACH, CA #2023-0415



**Financial
Capacity
& Funding
Strategy**



FINANCIAL CAPACITY



To-date, National CORE has secured over \$1 billion in low-income housing tax credit equity, nearly \$1 billion of tax-exempt bond allocations, and over \$800M in public agency subsidy

Financing for all our communities is attained by our in-house project development and finance staff. All funding applications are prepared in-house based on in-depth financial feasibility analysis to determine the appropriate funding sources to develop each project. CORE has extensive experience with the regulations and process required to secure available affordable housing funding sources and has been successful competing for and securing State, federal and local funding for over 30 years.

Our long term and multiple deal relationships with various public and private financial partners give us access to external capital resources that can be committed to the proposed project. Specifically, the trust and open communication we share with our private equity and debt partners as well as local, state, and federal agencies allow us to structure even the most complex deals effectively with a

diversity of products and services. NCRC maintains a \$20 million revolving line of credit with Citizen’s Business Bank and issued a Social Bond to provide pre-development funding for its project pipeline.

With assets of \$1 billion, National CORE is the guarantor of all recourse debt utilized for acquisition, development and construction financing. CORE also provides all project-related guaranties for construction completion, development deficits, operating deficits and tax credit delivery/recapture.

Supporting our efforts are established relationships with construction and permanent lenders, which include:

- | | |
|-------------|----------------------|
| Wells Fargo | Bank of America |
| CalHFA | Pacific Western Bank |
| Chase Bank | Union Bank |
| Citibank | BBVA Compass |
| US Bank | Bank of the West |

Relationships with tax credit equity syndicators and direct investors include

- | | |
|-----------------|------------------|
| Bank of America | WNC |
| Raymond James | Wells Fargo |
| Hudson Capital | Redstone Capital |
| Union Bank | RBC |
| Boston Capital | |

With the combination of these funding sources, NCRC has built or rehabilitated 10,000 rental units. With a book value of \$1 billion, this portfolio includes more than 100 low-income housing tax credit financed communities.



TABLE 1: TAX CREDIT DEVELOPMENTS			
DEVELOPMENT NAME AND LOCATION	YEAR COMPLETED	NUMBER OF UNITS	PROJECT TYPE
VALLEY SENIOR, Escondido, CA	2023	93	New Construction, Family/Special Needs
NESTOR SENIOR VILLAGE, San Diego, CA	2023	91	New Construction, Family/Special Needs
VILLA SERENA San Marcos, CA	2023	50	New Construction, Senior/Special Needs
FAIRVIEW HEIGHTS, Inglewood, CA	2022	74	New Construction, Senior/Special Needs
CRESTVIEW TERRACE, San Bernardino, CA	2022	85	New Construction, Family/Special Needs
VISTA VERDE, Ontario, CA	2022	101	New Construction, Family/Special Needs
VETERANS VILLAGE, Pomona, CA	2022	184	New Construction, Family
DAY CREEK VILLAS, Rancho Cucamonga, CA	2021	101	New Construction, Family
SAN YSIDRO VILLAGE, San Diego, CA	2021	60	New Construction, Veterans
VISTA GRANDE COURT, Glendale, CA	2020	140	New Construction, Senior
ENCANTO VILLAGE, San Diego, CA	2020	51	New Construction, Senior/Special Needs
OAKCREST HEIGHTS, Yorba Linda, CA	2019	66	New Construction, Family
VISTA DEL PUENTE, San Diego, CA	2019	66	New Construction, Family/Special Needs
MISSION COVE II, Oceanside, CA	2018	54	New Construction, Family/Special Needs
THREE OAKS, Santa Clarita, CA	2018	52	New Construction, Family/Special Needs
OLIVE MEADOW, San Bernardino, CA	2017	60	New Construction, Special Needs
OAKCREST TERRACE, Yorba Linda, CA	2017	54	New Construction, Family
MISSION COVE II, Oceanside, CA	2017	30	New Construction, Family
MISSION COVE I, Oceanside, CA	2017	62	New Construction, Family
VALENCIA VISTA, San Bernardino, CA	2017	60	New Construction, Family/Special Needs
MARV'S PLACE, Pasadena, CA	2017	90	New Construction, Special Needs
THE VIEW, Downey, CA	2016	76	New Construction, Family
SAN EMI, Montclair, CA	2016	20	New Construction, Special Needs
DUMOSA SENIOR VILLAGE, Yucca Valley, CA	2014	50	New Construction, Family

TABLE 1: TAX CREDIT DEVELOPMENTS

DEVELOPMENT NAME AND LOCATION	YEAR COMPLETED	NUMBER OF UNITS	PROJECT TYPE
WESTLAKE VILLAGE II, San Marcos, CA	2014	18	<i>New Construction, Special Needs</i>
WESTLAKE VILLAGE I, San Marcos, CA	2014	75	<i>New Construction, Senior</i>
ALTA VISTA, Los Angeles, CA	2014	57	<i>New Construction, Family</i>
ENCANTO COURT, Los Angeles, CA	2013	49	<i>New Construction, Family</i>
JUNIPER SENIOR VILLAGE, Escondido, CA	2012	60	<i>New Construction, Family</i>
VISTA DEL CIELO, Montclair, CA	2012	62	<i>New Construction, Senior</i>
RIVER CANYON, Cathedral City, CA	2011	61	<i>New Construction, Senior</i>
SAN MARINO, Montclair, CA	2011	50	<i>New Construction, Family</i>
SUMMER TERRACE, Palmdale, CA	2010	60	<i>New Construction, Family</i>
VILLA PLUMOSA, Yorba Linda, CA	2010	85	<i>New Construction, Senior</i>
VISTA DUNES, La Quinta, CA	2009	80	<i>New Construction, Senior</i>
SAN ANTONIO VISTA, Montclair, CA	2009	76	<i>Acquisition/Rehabilitation, Family</i>
TALMADGE SENIOR VILLAGE, San Diego, CA	2008	80	<i>New Construction, Family</i>
FOUNTAINS AT SIERRA, Fontana, CA	2007	75	<i>New Construction, Family</i>
VILLAGE AT SIERRA, Fontana, CA	2003	108	<i>New Construction, Senior</i>
IMPRESSIONS, Victorville, CA	2003	100	<i>New Construction, Family</i>
PASEO DEL ORO, San Marcos, CA	2002	120	<i>New Construction, Family</i>
CORONA DE ORO, Corona, CA	2001	72	<i>Acquisition/Rehabilitation, Family</i>
CROSSINGS, Rialto, CA	2000	100	<i>New Construction, Family</i>

TABLE 2. DEVELOPMENTS WITH FEDERAL FUNDING

DEVELOPMENT NAME AND LOCATION	YEAR COMPLETED	NUMBER OF UNITS	PROJECT TYPE
LEGACY SQUARE, Santa Ana, CA	2023	93	Project Based Vouchers (PBV)
456 WEST, San Pedro, Los Angeles, CA	2023	91	PBV
VALLEY SENIOR, Escondido, CA	2023	50	PBV
NESTOR SENIOR VILLAGE, San Diego, CA	2022	74	PBV
VILLA SERENA San Marcos, CA	2022	85	PBV
FAIRVIEW HEIGHTS, Inglewood, CA	2022	101	PBV
CRESTVIEW TERRACE, San Bernardino	2022	184	RAD PBV; HOME funds
DAY CREEK VILLAS, Rancho Cucamonga	2020	140	PBV
VISTA GRANDE COURT, Glendale, CA	2020	66	CDBG funds
ENCANTO VILLAGE, San Diego, CA	2020	66	VASH Vouchers
VISTA DEL PUENTE, San Diego, CA	2018	52	PBV
THREE OAKS, Santa Clarita, CA	2017	30	CDBG Funds
OLIVE MEADOW, San Bernardino, CA	2017	62	HUD RAD PBV; HOME funds
MISSION COVE I, Oceanside, CA	2017	90	HOME funds
VALENCIA VISTA, San Bernardino, CA	2016	76	HUD RAD PBV; HOME; FHA 221(d)(4) Loan
THE VIEW, Downey, CA	2014	50	HOME funds
SAN EMI, Montclair, CA	2014	18	HUD 811; AHP
DUMOSA SENIOR VILLAGE, Yucca Valley, CA	2014	75	HOME funds; USDA 538 Permanent Loan
ALTA VISTA, Los Angeles, CA	2012	60	HOME funds
ENCANTO COURT, Los Angeles, CA	2012	62	HOME funds
SIGNATURE AT FAIRFIELD, Fairfield, CA	2012	93	HOME funds
JUNIPER SENIOR VILLAGE, Escondido, CA	2011	61	HOME funds
VISTA DEL CIELO, Montclair, CA	2011	50	HOME funds

TABLE 2. DEVELOPMENTS WITH FEDERAL FUNDING

DEVELOPMENT NAME AND LOCATION	YEAR COMPLETED	NUMBER OF UNITS	PROJECT TYPE
RIVER CANYON, Cathedral City, CA	2010	60	HOME funds
SAN MARINO, Montclair, CA	2010	85	HUD 202
RANCHO VERDE EAST, Rancho Cucamonga, CA	2009	40	HOME funds
SUMMER TERRACE, Palmdale, CA	2009	80	HOME funds
CITRUS GROVE, Rialto, CA	2008	152	HOME funds
SAN ANTONIO VISTA, Montclair, CA	2007	75	HOME funds
CLARK MANOR, Downey, CA	2004	41	HOME fundS
LITTLE LAKE VILLAGE, Santa Fe Springs, CA	2003	144	HOME funds
OAKS ON FLORENCE, Bell, CA	2003	63	HOME funds
HERITAGE POINTE, Rancho Cucamonga, CA	2003	49	HOME fundS
IMPRESSIONS, Victorville, CA	2003	100	HOME funds
PASEO DEL ORO, San Marcos, CA	2002	120	HOME funds; HOPWA Loan
SUMMERIDGE, Fallbrook, CA	2002	96	HOME funds
SIERRA VISTA, San Marcos, CA	2001	192	HOME funds; HOPWA Loan
CORONA DE ORO, Corona, CA	2001	72	HOME funds
CROSSINGS, Rialto, CA	2000	100	HOME funds

SOCIAL BOND ACCESS

In 2021, National CORE became the only affordable housing developer in Southern California and only the second in the nation to receive an A+ rating from Standard & Poor's (S&P) Global Ratings, one of the foremost U.S. providers of credit ratings. That achievement provided CORE with access to new, non-traditional financial resources, reinforcing and accelerating our effort to address the chronic housing affordability crisis facing cities across the country. We followed up this milestone with a successful issuance of \$100 million in unsecured social bonds in February 2022. The closing marked only the second time bonds have been made available by a nonprofit affordable housing developer in the United States.

National CORE is using the proceeds of the bonds to finance the acquisition, development, and preservation of high-quality affordable multifamily housing in alignment with our mission of breaking the cycle of poverty by providing affordable housing options and industry-leading social



services to the underserved communities that need them most. This goal mirrors the Social Bond Principles as promulgated by the International Capital Market Association of supporting affordable housing, socioeconomic advancement and empowerment, and access to essential services as a means of ending poverty, reducing inequalities and promoting sustainable cities and communities. CORE's innovative and holistic financial model is a testament of our enduring mission of providing residents with safe, stable and high-quality affordable housing communities that offer industry-leading wraparound social services to enhance one's "whole health" leading to proven positive health outcomes.

NONTRADITIONAL FUNDING SOURCES

National CORE has leveraged funding from nontraditional partners to increase the competitiveness and feasibility of developments. Most recently, CORE secured a congressional earmark from Congresswoman Norma Torres to support the development of 75 affordable apartment homes. NCRC has established a strong partnership with CommonSpirit Health System and are working together to accelerate the development of affordable housing in the City of Los Angeles and San Bernardino. This partnership resulted in the creation of a \$10M low interest 15-year loan and a 7-year revolving fund where CORE serves as an intermediary for a \$1.5M program-related investment (PRI) from the Robert Wood Johnson Foundation that is matched by CommonSpirit Health. Additionally, our team has noted additional health-related funding programs that can support services. This can include the recently announced CalAIM program through Medi-Cal.

CORE seeks to change the way developers invest in affordable housing by applying a cross-sector approach to the provision of strong social safety net benefits – integrating equity, health, and climate considerations in service to low-income residents. We do this by investing in community needs, advancing community leadership, and leveraging opportunities that promote equitable development. In doing this, CORE has successfully secured funding from JP Morgan Chase, the San Manuel Band of Mission Indians, Urban Strategies, and the Center for Community Investment to advance this approach.

FINANCIAL STRATEGY



National CORE proposes a financial structure that allows concurrent development of both sites:

WALNUT BLUFF SITE

The proposed 85-unit apartment home community on Walnut Bluff is 100% affordable to households earning 30% to 80% of area median income (AMI) for Los Angeles County. In addition, proposed affordability mix is structured to maximize points for the Low-Income Housing Tax Credit (LIHTC) applications. Preserving affordability is important to National CORE, and affordability covenants would be senior to all financing. National CORE will RFP the construction/permanent debt as well as the tax credit equity to ensure we get the best pricing and terms possible.

National CORE proposes to finance Walnut Bluff in one single phase, by leveraging 9% LIHTC equity and tapping into various sources of financing available to fund the construction of this development including the City's PLHA and in-lieu fee funds, HCD financing, and the newly formed Gateway Cities Housing Trust. This financing model is

highly competitive but is the best way to leverage the City's financial resources. We would structure the financing to be competitive in the Los Angeles County Geographic Region and request four rounds of applications.

ORANGE BLUFF SITE

National CORE proposes two phases of development for Orange Bluff. Phase 1 would consist of 205 units including buildings 1 and 2, offsite infrastructure, majority of site work and amenities. Phase 2 would consist of 92 units, includes building 3, with minimal site work/infrastructure and limited offsite work.

National CORE proposes to finance Orange Bluff Phase 1, the 205-unit multifamily community, by leveraging 4% LIHTC equity, the Authority's Low-Mod Funds, and tapping into various sources of financing available to fund the construction of this development including CalHFA's Mixed Income Program. The project's location scores maximum points for the 4% site amenities. National CORE has an outstanding track record of securing financing for affordable developments, and we are quite confident that our financing plan is not only viable but will be a winner.

Phase 2 leverages 9% LIHTC equity, the Authority's Low-Mod funds, HCD financing and Gateway Cities Housing Trust. This financing model is highly competitive, but is the best way to leverage the City's financial resources.

EQUITABLE COMMUNITY REVITALIZATION GRANT (ECRG)

For both sites, National CORE will collaborate with Signal Hill Petroleum by applying for Equitable Community Revitalization Grants (ECRG). The ECRG grants are offered through The Department of Toxic Substances Control's (DTSC's) Office of Brownfield and provide funding for site-specific cleanup: Budgets can range from \$300,000 to \$10,000,000. Public entities, tribes and nonprofit organizations with 501(c)(3) status are eligible to apply; National CORE is a qualified 501(c)(3). The amount of ECRG grant funds National CORE obtains will offset the purchase price of the land.

The sources for Walnut Bluff and Orange Bluff Phase I and Orange Bluff Phase 2 options are summarized in the pro formas and include the following:

Walnut Bluff – 85 units	Orange Bluff – 205 units Phase 1	Orange Bluff – 92 units Phase 2
<p>Bank Loan: Details of the assumptions for the loan financing for the project are shown in the attached pro forma. National CORE has excellent relationships with several lending institutions and will seek the best financing terms for the project</p>	<p>Bank Loan: Details of the assumptions for the loan financing for the project are shown in the attached pro forma. National CORE has excellent relationships with several lending institutions and will seek the best financing terms for the project.</p>	<p>Bank Loan: Details of the assumptions for the loan financing for the project are shown in the attached pro forma. National CORE has excellent relationships with several lending institutions and will seek the best financing terms for the project.</p>
<p>9% Low Income Housing Tax Credit Equity: The project will apply for 9% tax credits. An investor limited partner will purchase these tax credits for an equity investment. National CORE has a successful history in obtaining 9% tax credit allocations and strong relationships with multiple investment entities.</p>	<p>4% Low Income Housing Tax Credit Equity: National CORE has been successful in obtaining the 4% tax credit allocations and finding investors.</p>	<p>9% Low Income Housing Tax Credit Equity: The project will apply for 9% tax credits. An investor limited partner will purchase these tax credits for an equity investment. National CORE has a successful history in obtaining 9% tax credit allocations and strong relationships with multiple investment entities.</p>
<p>City of Signal Hill Residual Receipts Loan (PLHA/In-Lieu): Per the NOFA, the City currently has \$745,419 in housing impact proceeds that are being made available as part of this NOFA. In addition, the City is entitled to receive \$167,262 in PLHA funding.</p> <p>An estimated \$912,681, is proposed as a long-term (55-year) residual receipts note to the City of Signal Hill at 3% simple interest. Repayment of this note would be a pro rata share of 50% of the project’s cash flow.</p>	<p>Signal Hill Housing Authority Residual Receipts Loan (Low-Mod Funds): Per the NOFA, the Authority has \$6.4 million available in cash as a July 1, 2023. An estimated at \$6,400,000, is proposed as a long-term (55-year) residual receipts note to the City of Murrieta at 3% simple interest. Repayment of this note would be a pro rata share of 50% of the project’s cash flow.</p>	<p>Signal Hill Housing Authority Residual Receipts Loan (Low-Mod Funds): Per the NOFA, there is an outstanding loan balance of \$2.8 million due to be paid to the Authority through 2028. An estimated at \$2,800,000, is proposed as a long-term (55-year) residual receipts note to the City of Signal Hill at 3% simple interest. Repayment of this note would be a pro rata share of 50% of the project’s cash flow.</p>
<p>HCD Loan: The HCD financing will be used as gap financing (\$4,762,000).</p>	<p>CalHFA Mixed Income Program (MIP): The CalHFA financing will be used as gap financing (\$8,000,000).</p>	<p>HCD Loan: The HCD financing will be used as gap financing (\$6,103,000).</p>
<p>Gateway Cities Housing Trust: The newly formed Housing Trust expects funds to be available in 2024 and will be in the form of a long-term (55-year) residual receipts note at 3% simple interest (\$2,000,000).</p>	<p>ECRG Grant ECRG grants are offered through The Department of Toxic Substances Control’s (DTSC’s) Office of Brownfield and provide funding for site-specific cleanup: Budgets can range from \$300,000 to \$10,000,000. The amount of ECRG grant funds National CORE obtains will offset the purchase price of the land (\$9,000,000).</p>	<p>HCD Loan: ECRG grants are offered through The Department of Toxic Substances Control’s (DTSC’s) Office of Brownfield and provide funding for site-specific cleanup: Budgets can range from \$300,000 to \$10,000,000. The amount of ECRG grant funds National CORE obtains will offset the purchase price of the land (\$3,000,000).</p>

Walnut Bluff – 85 units	Orange Bluff – 205 units Phase 1	Orange Bluff – 92 units Phase 2
<p>AHP Funds Federal Home Loan Bank Affordable Housing Program): Capital of \$10,000 per affordable unit (\$850,000). AHP is a competitive loan program within the FHLB, allowing up to \$2 million per project in essentially forgivable loans. There is one competitive round each year (in March), and applications can be submitted before or during construction. The proposed project will score well under the current AHP application due to the developer’s nonprofit status, project readiness and sustainable building methods. National CORE has been successful in obtaining this funding for several projects.</p>	<p>Gateway Cities Housing Trust: The Housing Trust Funds will be in the form of a long-term (55-year) residual receipts note at 3% simple interest (\$2,500,000).</p>	<p>Gateway Cities Housing Trust: The Housing Trust Funds will be in the form of a long-term (55-year) residual receipts note at 3% simple interest (\$2,500,000).</p>
<p>ECRG Grant: ECRG grants are offered through The Department of Toxic Substances Control’s (DTSC’s) Office of Brownfield and provide funding for site-specific cleanup: Budgets can range from \$300,000 to \$10,000,000. The amount of ECRG grant funds National CORE obtains will offset the purchase price of the land (\$2,000,000).</p>	<p>AHP Funds (Federal Home Loan Bank Affordable Housing Program): Capital of \$10,000 per affordable unit. AHP is a competitive loan program within the FHLB, allowing up to \$2 million per project.</p>	<p>AHP Funds (Federal Home Loan Bank Affordable Housing Program): Capital of \$10,000 per affordable unit (\$920,000).</p>
<p>County of Los Angeles Project-Based Vouchers: The County of Los Angeles Housing Authority has an annual NOFA for project-based vouchers. National CORE would apply for 8 project-based vouchers. These vouchers help to stabilize income for the project and allow for a larger permanent bank loan, as well as garner points for scoring in the other funding application.</p>	<p>GP Equity: \$6,978,364 of the Developer Fee will be contributed to the project as equity.</p>	<p>County of Los Angeles Project-Based Vouchers: The County of Los Angeles Housing Authority has an annual NOFA for project-based vouchers. National CORE would apply for 8 project-based vouchers. These vouchers help to stabilize income for the project and allow for a larger permanent bank loan, as well as garner points for scoring in the other funding application.</p>
	<p>County of Los Angeles Project-Based Vouchers: The County of Los Angeles Housing Authority has an annual NOFA for project-based vouchers. National CORE would apply for 8 project-based vouchers. These vouchers help to stabilize income for the project and allow for a larger permanent bank loan, as well as garner points for scoring in the other funding application</p>	

A pro forma for Orange Bluff and Walnut Bluff Phase 1 and Walnut Bluff Phase 2 are provided in the Appendix.



Timeline



DEVELOPMENT APPROACH



Development of Orange Bluff and Walnut Bluff will advance through three major phases: (1) Environmental Remediation, (2) Planning & Entitlements, and (3) Financing.

SITE REMEDIATION

In meeting with Signal Hill Petroleum, it is our understanding that they will take the lead in abandoning the idle oil wells, daylighting abandoned and idle oil wells per the EIR MMRP and remediating both properties to deliver them “shovel-ready,” free and clear of environmental hazards. National CORE will collaborate with Signal Hill Petroleum by applying for an Equitable Community Revitalization Grant (ECRG) for each site. The ECRG grants are offered through The Department of Toxic Substances Control’s (DTSC’s) Office of Brownfields and provide funding for site-specific cleanup: budgets can range from \$300,000 to \$10,000,000. Public entities, tribes and nonprofit organizations with 501(c)(3) status are eligible to apply; National CORE is a qualified 501(c)(3). The amount of ECRG grant funds National CORE obtains will offset the purchase price of the land.

In 2021, Governor Gavin Newsom signed the Cleanup in Vulnerable Communities Initiative under Senate Bill 158, allocating \$500 million for the DTSC to expedite the cleanup and beneficial reuse of contaminated land, with priority given to properties in historically vulnerable and disadvantaged communities. ECRG awarded \$90 million in 2022 in Round 1. Approximately \$85 million is available for the upcoming round Round 2, anticipated in summer 2023 and is expected to allocate around \$100 million for Round 3. ECRG prioritizes census tracts where the CalEnviroScreen 4.0 score is 75% or greater, representing areas with the highest pollution burdens. Both sites are located within census tracts greater than 75% which increases competitiveness.

PLANNING AND ENTITLEMENTS

During the Planning & Entitlement phase, National CORE and City Fabrick will formulate a multi-tiered public involvement program that builds on the successes of previous related work efforts and our knowledge of the community, and includes new, innovative engagement tools focused on defining implementation programs and catalytic opportunities. Since many citizens are Spanish speakers, all materials are provided in English and Spanish (and other languages, if prevalent).

Community Engagement Through Collaboration.

Our team of culturally humble personnel has paved the way for successful public participation programs that are tailored to meet the needs of the surrounding community and target population, and elevate the voices of those that traditionally have been marginalized from land use decisions. Whether it is organizing a public forum, conducting study sessions, or preparing a public information website, our goal with each proposed project is to successfully engage the community and key stakeholders throughout the entire planning process—ultimately assisting communities to achieve their unique goals and objectives. The CORE/City Fabrick team approach to community engagement is rooted in Collaborative Planning. This approach is based on the premise that those who live and work in the community are the true experts. We believe that collaboration and education go hand-in-hand and together create the foundation for a successful development project.

National Core and City Fabrick both believe that a constructive and transparent public engagement process is vital to ensure a development project can be successfully integrated into an existing community. We understand that becoming part of the neighborhood’s conversations and solutions in early stages of development is critical. The CORE/City Fabrick team draw on their vast experience to implement community participation and support plans to ensure a smooth public outreach process. We believe in transparency: making what we do highly visible to those who wish to understand and provide input to the process. We put families first: ensuring that our residents and surrounding citizens are informed about what the future has in store and preparing them to take advantage of the brighter possibilities ahead. We recognize the importance of forming strong partnerships: understanding that diverse expertise, perspectives, and shared resources yield a better product. Building from the multiple planning efforts, we believe continuation of a constructive and transparent public process is important for the success of the project.

The following tools are our team’s approach to facilitate public involvement in our projects and can be adjusted and tailored to further meet a communities’ need:

Stakeholder Database – we will prepare a contact database including but not limited to community- and faith-based organizations, business owners and residents. This database

will be maintained internally and updated throughout the development process and beyond. The team will also work with local stakeholders to identify trusted local organizations and non-profits to reach residents of the surrounding communities.

Media Platforms- a media plan will be utilized to engage all interested stakeholders. The plan will aim to disseminate materials through various media outlets such as the local newspaper and utilize social media apps. Neighborhood online forums will also be used to communicate upcoming meetings, events, and overall progress of the developments.

Informational Materials - Throughout the course of the public outreach program, our team will produce informational materials to keep the public educated about the project and the ideas and strategies being considered. Materials often include fact sheets, newsletters, social media blurbs, and website links.

Educational Tours - Guided tours of various affordable housing communities owned and operated by National Core will be available to anyone interested in learning more about its operation and onsite management style. Guided tours of other National CORE communities will also be available to supplement the vision and highlight the success of other housing communities.

The community engagement plan will include the following elements and as a basis: provide translation services in various languages, hold events at times convenient to attendees, and provide snacks and refreshments. Activities will include, at a minimum:

Initial Outreach – reach out to a broad base of stakeholders, residents, and partners from our stakeholder database to invite them to participate in upcoming community engagement opportunities and subscribe to our development newsletter.

One-on-one Meetings with policy advocates, local justice department personnel, engaged stakeholders, individuals with lived experience, neighboring organizations, subject-matter-experts, municipal representatives, and potential service providers to form a coalition of partners and define mutually understood values, refine effective methods of

engagement, and update our engagement plan.

Open House – Introduce the project and development team, present the conceptual vision and timeline, and welcome ideas to refine the program.

Stakeholder Presentations - Offer to present to nearby community-based organizations to reach community members in locations familiar to them.

Groundbreaking - Once financing is secured for the development, a ground-breaking ceremony is held for residents, municipal partners, development team, and other community stakeholders that contributed to the development's progress.

Construction Phase - During project construction, National CORE addresses neighborhood construction concerns by providing a direct construction hotline (which later converts to an early-on interest list to lease an apartment operated by CORE in-house Property Management staff) AND invitations for onsite informal morning meetings (Easy-Up tarp, chairs, table, pastries/coffee).

Lease-Up –National CORE Property Management will utilize it's proven effective and streamlined lease-up strategy and resident selection plan. Our team will affirmatively market the housing opportunity to residents and partners to ensure Signal Hill residents are given a preference to the extent allowable by outside funding sources and applicable fair housing laws.

Targeted engagement and marketing throughout the development process ensures Signal Hill residents will become residents of the proposed affordable housing community.

Land Use and Entitlement Strategy

The National CORE team is well versed in the interpretation of and methods to comply with land use, planning, and zoning laws and regulations. Our in-house, all-woman team of urban planners has extensive experience preparing a wide array of advanced planning documents, from Specific Plans and Climate Action Plans to Environmental Justice and Housing Elements, as well as previous public agency experience which allows us to anticipate potential issues from the perspective of City Staff. The CORE team is also familiar with CEQA and NEPA requirements and well

versed in managing CEQA consultants to address legal risk through the appropriate level of analysis.

As noted in the NOFA, the designated zoning for the two workforce housing sites is a Special Purpose Housing Specific Plan designation (SP-7, Areas 7 and 8) that allows very high density residential (45 dwelling units per acre). Based on the proposed design, the CORE team has designed a concept to be consistent with the SP-7 zoning regulations, which will avoid additional discretionary actions, streamline entitlements, and limit the number of applications required. NEPA will be required for any federal funding including Project-Based Vouchers (PBVs). We will work closely with the County of Los Angeles to complete the necessary NEPA documents for the PBVs. Based on our experience, we would anticipate that it will take roughly 6-8 months to obtain all approvals and permits to begin construction.

FINANCING

National CORE proposes a financial structure that allows concurrent development of both sites. Orange Bluff accommodates 85 family apartment homes and will be developed in one single phase by leveraging 9% Low Income Housing Tax Credits (LIHTC) equity and tapping into various sources of financing available to fund construction. Concurrently, National CORE proposes to finance the first phase on Walnut Bluff by leveraging 4% LIHTC equity and delivering 205 family apartment homes. Subsequently Walnut Bluff Phase 2 will leverage 9% LIHTC to accommodate 92 family apartment homes.

A detailed Financial Strategy is presented in Section 3.

COMMUNITY BENEFITS

The National CORE Team will re-invest/give back a portion of our developer fee to the community through a Community Benefit program that will allocate a minimum \$50,000 to a maximum \$100,000 for capital improvements and/or technology investments at the Boys & Girls of Long Beach onsite facility. Additionally, the City of Signal Hill and its residents will benefit from the proposed project with the following: •

The additional housing units will help the City meet its RHNA requirements, as identified in the Housing Element

of the General Plan by providing additional very low- and low-income housing opportunities in the City. The proposed project helps meet the needs of Signal Hill's RHNA and encourages the blending of income levels to meet a variety of housing needs and the needed support services conveniently located for residents and the adjacent community. Establishing 'connectivity' with the surrounding neighborhood and businesses will further support the financial success of future development.

A minimum 55-year affordable housing agreement will be established to ensure the provision of the units identified as affordable units in the project remain as such (which will also ensure compliance with the RHNA requirements, as noted above)

The site will be developed and brought up to current Code (City, Building, Fire, etc.) standards and necessary infrastructure and additional amenities, including the recreation and community center, will be constructed.

Other potential benefits of the project include a potential increase in property tax revenues due to an increase in the property's value and increased sales tax revenue generated by new residents of the project patronizing businesses in the community.

IMPLEMENTATION TIMELINE

The National CORE team has structured a winning financing strategy that would allow both sites to be developed concurrently. The Team would spend 2023 conducting community outreach and due diligence while the sites are remediated by Signal Hill Petroleum. To offset remediation costs, National CORE would apply for Equitable Community Revitalization Grant (ECRG) in summer 2023 with awards expected in the fall.

The Walnut Bluff project will compete in the HCD Super NOFA which includes Infill Infrastructure Grant (IIG) funds applications expected in June 2024 with awards expected in December 2024. Followed by first round 9% Low-Income Housing Tax Credits (March 2025) in the Los Angeles County region.

The Orange Bluff Phase 1 project will apply for CalHFA MIP funds in February 2025 with award expected in March 2025, followed by second round 4% LIHTC (May 2025).

The Orange Bluff Phase 2 project will apply for HCD Super NOFA in June 2025 with award expected in December 2025 followed by first round 9% LIHTC (March 2026).

ACTION	WALNUT BLUFF	ORANGE BLUFF PHASE 1	ORANGE BLUFF PHASE 2
Entitlements Completion	May 2024	May 2024	May 2024
HCD Funding Submittal	June 2024	N/A	June 2025
HCD Award	December 2024	N/A	December 2025
MIP Submittal	N/A	February 2025	N/A
MIP Award	N/A	March 2025	N/A
TCAC Submittal (9%)	March 2025	N/A	March 2026
TCAC Award (9%)	May 2025	N/A	May 2026
CDLAC Submittal (4%)	N/A	May 2025	N/A
CDLAC Award (4%)	N/A	August 2025	N/A
Finance Closing	December 2025	March 2026	December 2026
Construction Start	December 2025	March 2026	December 2026
Construction Completion	June 2027	December 2027	June 2028
Lease-up Completion	August 2027	March 2028	August 2028



Property Management Approach



TRANSFORMING COMMUNITIES WITH HIGH-QUALITY MANAGEMENT



High quality management and a long-term focus are keys to preserving the integrity of our properties and providing a positive environment for our residents.

CORE's Property Management division includes expertise in property management, compliance, asset management and risk management. CORE has adopted an all-encompassing management strategy to deal with the challenges of managing affordable properties, complying with tax-credit regulations, creating safe affordable communities, and completely revitalizing neighborhoods. This strategy includes implementing the most current practices and proven traditions utilized in the industry. By managing our properties inhouse, CORE ensures that our high standards of quality are upheld. CORE is consistently ranked as a top 50 apartment management company by the National Apartment Association.

With more than two decades of experience in property management, CORE's team of talented managers, leasing

agents and maintenance staff have a passion to influence our residents and surrounding neighbors with an entrepreneurial spirit that allows for resident economic mobility and a thriving community. At least one of our employees lives on site at each of our communities. CORE's expertise in resident service programs, facilities management, maintenance, leasing, and compliance with affordable housing regulations allows owners and agents to place their trust in our services and achieve the highest level of resident satisfaction.

National CORE's property management strategy includes implementing best practices and proven traditions utilized in the industry. CORE managers, leasing, and maintenance professionals are highly trained in the latest techniques and are expected to uphold strict standards of excellence in fair housing, community service, maintenance, marketing, and management. Property management staff lives onsite and become the eyes and ears of the community. Our management personnel also make diligent efforts to get to know residents and encourage them to openly communicate any maintenance or lease issues to ensure they do not become larger challenges. In addition, many of our communities, we have also established tenant councils

to encourage resident participation in the operation of the development.

CORE strongly believes that quality management is the key to maintaining quality developments in the long term, as well as providing a positive environment for our residents. Our in-house compliance department continuously monitors the timely submission of all required reports, welfare exemption filings, annual rent calculations for re-certification and conduct resident file audit reviews. Each affordable housing development usually has several layers of regulatory agreements in place with lenders, investors, municipal agencies, State agencies and other specialized funding sources that may be in place. All these agreements have annual compliance provisions that must be tracked and complied with in a timely manner. To ensure timely compliance with these various agreements, our compliance department is primarily responsible for all document reviews and monitoring requirements.

Long-term maintenance of our properties is equally a key priority. CORE properties that were developed 15 years ago still look almost new and are well maintained. Along with providing routine preventive maintenance of our properties we also develop long term maintenance plans for each community. This allows us to project the necessary replacement and maintenance of facilities components over a 15-year period. These identified needs are then tracked against the build-up of the replacement reserves to ensure that these necessary repairs/replacements are adequately funded, thus maintaining the financial stability of the community and quality over the long term.

Furthermore, all of CORE’s properties have affordable housing financing, mostly through the Low-Income Housing Tax Credit program, and many of them have investment partners and layers of hard and soft debt financing. CORE’s accounting and asset management departments work together to produce detailed financial reports for our partners and lenders. Novogradac is our organization’s auditor and produces detailed annual financial statements for each project within our portfolio.

PROPERTY MANAGEMENT PLANS

National CORE’s goal is to ensure resident satisfaction, and the long-term financial and physical well-being of





the Property through the provision of high-quality management services. To achieve this, each property works its City partner to approve a Property Management Plan (“Plan”) which is developed to set forth the relationship among the City, County, and National CORE as the Owner, and Property Management, and describes in detail the policies, procedures, and requirements to be followed in the management of the property, including but not limited to, personnel policy and staffing arrangements, unit occupancy, maintenance and security, and parking.

Specifically, the Plan outlines a definite program of action to assure:

- 1 | A well-managed and properly maintained apartment community;
- 2 | Pleasant, healthy, safe and secure living environment for the residents;
- 3 | Cooperating relationship among the residents, the Owner’s employees, and members of the surrounding community.

PARKING MANAGEMENT

The property management plan includes on-site parking rules and regulations, including the following:

- | | |
|--|---|
| Assignment of parking stalls; | Information provided to the tenants related to parking; and |
| Issuance of parking permits; | Enforcement of the parking policies. |
| Maintenance of parking stall striping and signage; | |

SMOKE-FREE APARTMENT HOMES

National CORE has a smoke free policy in our communities. Since 2016, this resident-driven policy has been enforced through a smoke free lease addendum that includes all forms of smoking including vapor e-cigarettes.

- CREATING SUSTAINABLE COMMUNITIES:** Leverage rebate programs to increase efficiencies and energy sustainability
- PROTECTING LONG-TERM VIABILITY OF ASSET:** Maximize rents and performance
- GREAT CUSTOMER SERVICE:** Reliable, proactive, personal touch
- INTEGRATED TEAM OF PROFESSIONALS:** Accounting, Asset Management, Capital Improvements, Compliance, Energy and Sustainability, Human Resources, Property Management, and Risk Management
- GOOD FISCAL AGENT:** Monthly budget and financial reviews

Staff Training and Development

- Maintenance staff participate in quarterly trainings (including two hours of safety training by IMA Risk Management) to reduce work related injuries, increase core competencies and build strong teams
- Property management staff has monthly trainings ranging from fair housing and California Certified Residential Manager certification to customer service and rental application processing
- Compliance team undergoes extensive training and are certified tax credit specialists
- All managers at tax credit properties are tax credit certified utilizing National Center for Housing Management trainers

Best in Class Property Management

- Dedicated staff committed to exceeding the needs of residents
- Commitment to maximizing rents and performance through monthly operation reviews
- Regular communication with all stakeholders
- Experts in landlord/tenant laws and fair housing regulations
- As owners of more than 80 properties, we know how to manage from an owner's perspective

"Each National CORE project I've seen not only brought value to the residents of these communities but has increased the value of the surrounding neighborhoods."

- **Acquanetta Warren**
Mayor, City of Fontana

"Through collaboration and commitment with the City of San Marcos and other agencies, National CORE has completely transformed neighborhoods from the brink of ruin to flourishing communities."

- **Beth Nielson**
Housing Programs Specialist,
City of San Marcos

"The property management team has proven themselves time after time in providing the best outcomes for residents, investors, lenders, and the local community."

- **Blake Davis**
Vice President,
Acquisitions/Underwriting
Hudson Housing Capital



National Community Renaissance

A Trusted Property Management Partner

Together, We Transform Lives and Communities

9421 Haven Avenue
Rancho Cucamonga, CA 91730
phone 909-296-6651 | fax 909-483-2448
www.NationalCORE.org | PropertyManagementSolutions@nationalcore.org

National CORE is one of the nation's largest nonprofit developers and managers of affordable rental housing. As a "best in class" provider of property management services, National CORE offers an array of in-house capabilities to navigate the complexities of managing affordable multifamily housing.

Because Where You Live Matters

At National CORE, we believe that people and place matter. High-quality management and a long-term focus are keys to preserving the integrity of our communities and creating a place residents are proud to call home.

National CORE manages more than 8,000 affordable and market rate rental units in 80 developments nationwide in conjunction with private and public entities. With more than 25 years of experience in property management, National CORE offers a fully integrated approach that includes professionals in human resources, finance, asset management, compliance, risk management, energy and sustainability, and capital improvements.

Managing from an Owner's Perspective

- High Performing Communities**
- To maximize net income at the properties it manages, National CORE's Senior VP of Property Management conducts:
- Detailed budget development and review processes
 - Monthly financial reviews with regional managers
 - Quarterly in-depth reviews with CFO, controller, asset managers, and regional managers
 - Ongoing monitoring and analysis by financial analyst to maximize property performance

Surpassing Industry Standards on All Key Performance Indicators

- Economic occupancy of 98 percent or better portfolio-wide
- Aged receivables less than one percent
- Bad debt less than one percent of Gross Potential Rent
- Improved performance ratings using the AHIC model
- Water conservation efforts yielded a 65 percent decrease in water usage in one year
- 2016 recipient of the Inland Empire H₂O Hero of the Year Award
- Converted entire portfolio to smoke-free in 2016



Integrated Team of Professionals

- Accounting**
Our Accounting Team watches over the financial solvency of our properties in order to maximize income, minimize bad debt, and maximize cash distribution to owners.
 - Financial and operations auditing
 - Financial reporting
 - Cost containment analyses
 - Strategic planning and benchmarking
 - Yardi Voyager, web-based property management software and asset management solutions
- Asset Management**
Comprehensive asset management planning, financial reviews, onsite physical and staff evaluations, debt restructuring/syndication, review of agency requirements and documentation plus constant communication.
 - Responsible for the preservation of the physical assets
 - Submit monthly, quarterly, semi-annual and annual reports
 - Supervise disbursements
 - Develop property watch list for under-performing properties
- Capital Improvements**
Preserves the integrity of the physical platform while introducing modern touches to keep the property current and efficient.
 - Interior and exterior maintenance
 - Skilled maintenance staff
 - Cost containment analyses
 - HandyTrac Key Management System
 - Focus on leasing units with minimal turn time, maximizing economic occupancy
- Compliance**
Maintains a service-oriented approach designed to assist owners and agents in complying with the many complex federal and state housing regulations.
 - Full regulatory compliance
 - Compliance certification and recertification
 - Measure and evaluate site level staff
 - Monitor file turnaround times
 - Identify training opportunities
 - Custom compliance property checklist based on the funding sources and specific compliance requirements
 - Compliance monitoring audits
- Energy and Sustainability**
"Doing Our Part" to develop sustainable communities and implement conservation programs that maintain the health and stability of our communities.
 - Turf removal and smart irrigation
 - Installation of high efficiency toilets, shower heads and flow restrictors
 - Installation of high efficiency front load washers
 - Installation of demand control devices
 - Installation of Wi-Fi controlled thermostats
 - LED lighting upgrades
 - Utility data tracking with WegoWise
- Human Resources**
We offer a full service HR team to provide employee relations and operational support.
 - Recruitment, hiring and retention
 - Compensation and benefits
 - Payroll and HR systems
 - Employee relations
 - Performance management
 - Training and development
 - Safety management
- Property Management**
Experts in resident service programs, facilities management, maintenance, leasing, and compliance with affordable housing regulations allows owners and agents to place their trust in our services and achieve the highest level of resident satisfaction.
 - Planning and budgeting
 - Market evaluation
 - Advertising, marketing and lease-up
 - Resident screening
 - Lease renewal negotiations
 - Rent and maintenance collection
 - Supervision of personnel
 - Owner/resident relations
 - Residential relocation
- Risk Management**
Identifies, assesses and controls threats to capital and earnings.
 - Oversees contract negotiations
 - Conducts vendor and contract screenings
 - Mitigates safety and environmental issues
 - Annual property inspections



**Resident
Services**



SERVICES AND SUPPORT PLAN



The resident mix at the Orange Bluff and Walnut Bluff community will be intergenerational, with Signal Hill families and seniors.

The community will require a blend of services to meet this diverse population. In order to fulfill these needs Hope Through Housing Foundation (Hope) will be partnering with the Boys and Girls Club of Long Beach.

The Boys & Girls Club of Long Beach will provide academic support, sports, arts, S.T.E.M., career readiness, and leadership programs through before and after-school programs and day camps onsite in the proposed 5,000 SF community center facility at Orange Bluff. By partnering with the Boys & Girls Club to provide delivery of services and programs for our youth, National Core and Hope can build a strong, vibrant and resilient intergenerational community within Signal Hill.

Hope Through Housing Foundation will concentrate direct services, partnerships, and other resources in three priority

areas: preparing at-risk youth for future self-sufficiency through after school and early childhood/pre-school programs, creating economic mobility for families through financial literacy and workforce development and building senior health & wellness by providing basic needs, physical and mental health services, and social connection. At the individual level, Hope's goal is to see all people thrive—whether that means helping children do well in school, families improve their financial situation, or seniors age with dignity in their own homes. In turn, Hope helps to transform entire neighborhoods as individual success leads to community success, influencing communities' quality of life and creating real change in neighborhoods plagued with poverty, crime, blight, and isolation.

CORE Academy is a workforce development initiative and partnership between National CORE and Chaffey College. The initiative increases economic mobility and financial well-being for low-income workers, including residents of National CORE's affordable housing communities, to bridge the equity gap that too often prevents career advancement opportunities. To help address the growing need for talent in the property management industry, CORE Academy was created to offer the opportunity for individuals with no experience in property management to be prepared to fill these positions. In partnership with the Hope through Housing Foundation, CORE Academy offers two initial paths – a property management leasing track and a property maintenance track. With more and more much-needed housing being built to respond to California's urgent housing affordability crisis, creating new jobs in property management and maintenance, CORE Academy will ensure that employees from all economic backgrounds are prepared to fill these positions. The Hope through Housing Foundation will play a key role in engaging affordable housing residents in CORE Academy as a tool to build new career paths.

Our partnership with the Boys and Girls Club of Long Beach is evidenced in the attached Memorandum of Understanding (MOU).



Empowering Children, Families, and Seniors

Hope through Housing is dedicated to breaking the cycle of generational poverty and building social equity by implementing programs that empower individuals and change communities. We deliver outcomes-based programs and services to low-income residents within 80+ National CORE apartment communities across California, Florida and Texas. Together, we are transforming lives and communities.



HOPE through HOUSING®
FOUNDATION



Helping children and teens achieve success



BUILDING BRIGHT FUTURES

After-School Programs

Providing a safe haven during the critical after-school hours that includes mentorship, a healthy snack, homework help, and activities that support academic enrichment, character building, and college & career readiness.

Teen Initiatives

Engaging teens in an array of programs and activities to offer a safe space and bridge multicultural differences while focusing on health & wellness, life & work skills, and college & career readiness.

Scholarship Program

Supporting high school graduates and adult learners in pursuing their dreams for the future. Hope through Housing annually awards competitive scholarships to offset costs associated with studies that lead to a certificate or degree from an institute of higher education.

Delivering Results

7 of 10 youth participants report getting homework done on-time, feeling safe in the program, and staff members taking the time to talk with students in a time of need. Many also become the first in their family to attend college!



Building senior health and wellness



CONNECTIONS TO CARE

Basic Needs

Providing connections to nutritional food programs, rental assistance and support, benefits programs assistance, housing assistance and retention, transportation, money management, utility assistance, disaster preparedness, and safety education.

Social Connectedness

Reducing feelings of loneliness and isolation, encouraging social and civic engagement, and fostering connection with others through classes, affinity groups, and other recreational activities and opportunities.

Physical and Mental Health

Monitoring and assisting with physical and mental health management, linking seniors to vital health resources, and providing fitness and community engagement activities to promote health and well-being.

Delivering Results

Over 35,000 meals and food bags were delivered directly to seniors over the past year!

PATHWAYS TO ECONOMIC EMPOWERMENT

Financial Education

Providing ongoing individual and group financial education in the areas of money management, online banking, budgeting, asset building, and homeownership.

Employment Assistance

Assisting with resume building, workforce skill building, job placement, and access to employment resources and opportunities.

One-on-One Coaching

Working with families to establish financial goals to increase income, create a habit of saving, improve credit scores, decrease debt, and create a pathway to homeownership.



Improving the financial and social well-being of families

Delivering Results

Resident impact demonstrates effective budgeting, improved employment status, reduced debt, and increased savings.



UNLOCKING OPPORTUNITIES

Helping Formerly Homeless Residents & Special Populations

Delivering a best practices approach to empowering vulnerable populations, focusing on the individual, honoring personal choice, and applying proven models for recovery, resiliency, and overall well-being for residents living within Permanent Supportive Housing.

Onsite Activities and Resources

Creating a sense of community by reducing tendencies to isolate, encouraging networking, and building a strong support system. Onsite resources include social events, food distribution, basic resource information and connection to community resources.

Individualized Case Management

Providing one-on-one case management guided by an individualized service plan focused on housing, benefits/income, and working towards personal achievement and psychological fulfillment goals through therapy, support networks, and continued education.

Delivering Results

Supporting 200+ special needs households alongside a team of 148 partners including health centers, food banks, fitness instructors and more.



Promoting independence and stability



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Join us for a **FREE 4-day training session** to kick-start your property management career path!

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Residence Inn
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RANCHO CUCAMONGA, CA



Fridays, September
9, 16, 23, & 30
10AM TO 3PM



Lunch included

For questions or to confirm your spot, contact Angel Rogers at arogers@nationalcore.org by September 2

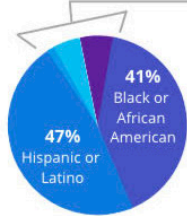




THE CLUBS

BY THE NUMBERS

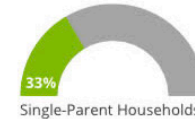
2,500 Club members served in 2022



- 6% - Asian American or Pacific Islander
- 5% - White
- 1% - Other or 2 or more races



187,380
Meals Provided



NATIONALLY RECOGNIZED & VITAL PROGRAMMING



Confidence, with a path to a successful future



86% Club members are getting A's & B's in their classes. **92%** teens expect to attend college.



71% Club members enjoy STEM activities & are interested in STEM careers.



92% Club members feel they are strong organizers & leaders. **82%** volunteer in their community.

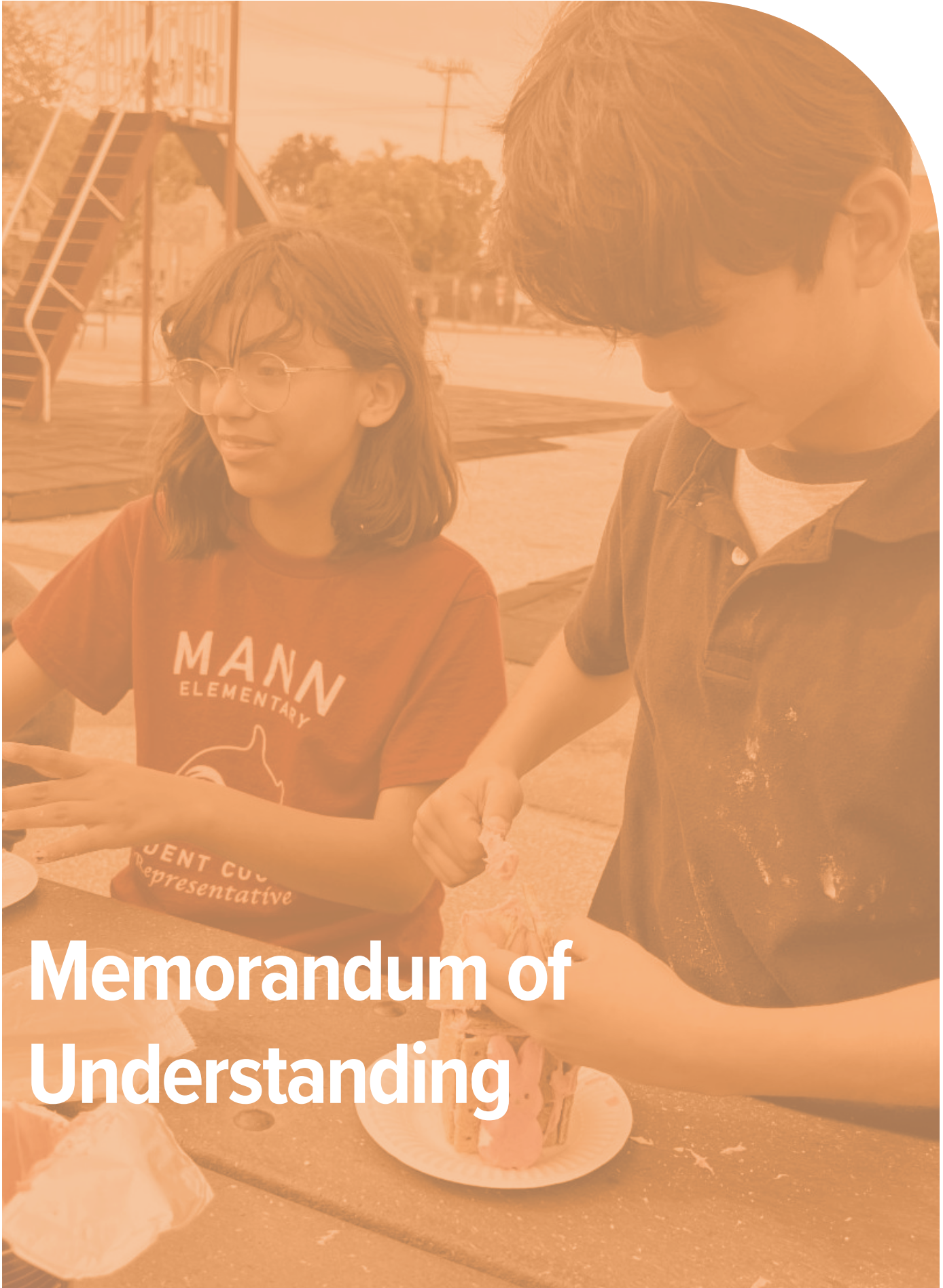


89% Club members feel safe at the Club & believe the staff are there for them.



Appendix A





Memorandum of Understanding

**MEMORANDUM OF UNDERSTANDING BETWEEN
HOPE THROUGH HOUSING FOUNDATION
IN COLLABORATION WITH
NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA
AND
BOYS AND GIRLS CLUB OF LONG BEACH
FOR SUPPORTIVE SERVICES TO RESIDENTS OF THE SIGNAL HILL AFFORDABLE HOUSING COMMUNITY**

This memorandum of understanding (“MOU”) is entered between HOPE THROUGH HOUSING FOUNDATION, a California nonprofit public benefit corporation in collaboration with NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA, a California nonprofit public benefit corporation (“Owner”), and Boys and Girls Club of Long Beach (“Provider”) for the provision of supportive services for residents at the Signal Hill Affordable Housing Community, a proposed affordable housing development for families.

National Community Renaissance is proposing the development of an affordable family community located on the south side of E. 28th Street between Orange Avenue and Gundry Avenue in the City of Signal Hill. The Affordable Housing Development will be a rental community with all the apartments for long-term, community-based affordable workforce housing in which the parties are collaboratively engaging to offer housing and supportive services to youth of the residential community.

Scope of Services

In partnership with the Hope Through Housing Foundation (HTHF), the Boys and Girls Club of Long Beach (“BGCLB”) will assist with providing a variety of services and education to help youth residents maintain and improve their wellbeing. The mission of the Boys and Girls Club of Long Beach is to enable all young people, especially those who need us most, to reach their full potential as productive, caring, responsible citizens.

Specifically, the BGCLB will offer academic support, sports, arts, S.T.E.M., career readiness, and leadership programs through a combination of before and after-school programs and day camps for up to 50 residents age 6-18 years of the Affordable Housing Community in exchange for complimentary use of the onsite community center, including maintenance and utilities. The BGCLB will also offer the abovementioned services to youth of the surrounding areas who do not reside at the Affordable Housing Community, as its capacity allows.

As part of this collaboration, the owner agrees to:

- Work with the BGCLB to design a space that maximizes functionality and flexibility of the community center to accommodate the provision of onsite services.
- Provide sufficient common space and private office space for the provision of on-site services by the BGCLB based on availability as prescheduled with HTHF.
- Be responsible for coordinating with the BGCLB regarding the provision of academic, athletic, and leadership-building services to its residents.
- Maintain a strong level of communication and coordination with Boys and Girls Club of Long Beach necessary to ensure the development's success.
- Maintain dialogue with BGCLB regarding facility and room naming opportunities

Cost of Services

All services, including staffing and supplies, will be provided in-kind to HTHF for up to 50 residents age 6-18 years of the Affordable Housing Community. BGCLB will prioritize services to residents before members of the outside community, and will provide services regardless of their economic standing, their status, or their ability to pay. In exchange for BGCLB’s services, program and office space including maintenance and utilities will be provided free of charge to BGCLB.

Terms of Service Provision

The initial term for the provision of services shall be 15 years, and HTHF and BGCLB agree that their mutual goal is

to extend this relationship in subsequent 5-year increments throughout the continued operation of the property as a housing development. Specific termination provisions shall be developed and agreed to by both parties. Notwithstanding the previous provision, this agreement may be terminated by either party with a 60-day written notice to the other party.

Nature of Agreement

HTHF and BGCLB intend to enter into a detailed Service Provider Agreement outlining the specific roles and responsibilities of each party. This MOU reflects the intent of both parties to negotiate such an agreement and itself is not a legally binding document.

Notices

All notices, requests, demands, and other communications under this MOU shall be in writing to:

If to Owner:

National Community Renaissance of California:
9692 Haven Avenue, Ste. 100
Rancho Cucamonga, CA 91730
Attn: Chief Executive Officer

If to HTHF:

Hope Through Housing Foundation
9692 Haven Avenue, Ste. 100
Rancho Cucamonga, CA 91730
Attn: Business Manager

If to Provider:

Boys and Girls Club of Long Beach
3635 Long Beach Blvd.
Long Beach, CA 90807
Attention: Don Rodriguez- Chief Executive Officer
Telephone: 562-595-5945 x 225

Boys and Girls Club of Long Beach
3635 Long Beach Blvd.
Long Beach, CA 90807
Attention: Minh Luu – Director of Development & Partnerships
Telephone: 562-595-5945 x 225

Entire Agreement

This MOU contains the entire understanding between the parties concerning the subject matter contained herein and may be amended only in writing and when authorized by the designated representatives of HTHF and BGCLB.

[Signature Page Follows]

We, the undersigned, as authorized representatives of our agency, do hereby approve this agreement.

OWNER

Dated: 6/9/23

National Community Renaissance of California

By: Michael Finn

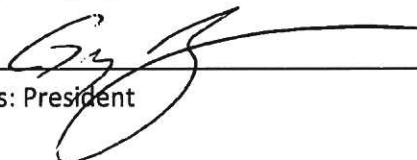


Its: Chief Financial Officer

Dated: 6/8/23

Hope Through Housing Foundation

By: Gregory Bradbard



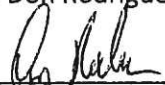
Its: President

PROVIDER

Dated: 6-7-23

Boys and Girls Club of Long Beach

By: Don Rodriguez



Its: Chief Executive Officer

Dated: 6-7-23

Boys and Girls Club of Long Beach

By: Minh Luu



Its: Director of Development & Partnerships

