



# REDEVELOPMENT OF 11029 WASHINGTON BOULEVARD

August 2025

Prepared for: City of Culver City, City Manager's Office

Prepared by: Venice Community Housing Corporation

RFP #2626



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# A. COVER PAGE

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**Venice Community Housing**

200 Lincoln Blvd., Venice, CA 90291

Tel: (310) 399-4100 Fax: (310) 399-1130

[www.vchcorp.org](http://www.vchcorp.org)

Dear Review Committee,

Venice Community Housing Corporation (VCHC) is pleased to present Culver Commons in response to the City of Culver City's Request for Proposals (RFP #2626) for a mixed-use affordable housing development at 11029 Washington Boulevard, Culver City, CA 90232.

Founded in 1988, VCHC's mission is to support and build equitable and inclusive communities by providing affordable housing with supportive services, education, employment programs, and public policy advocacy that advances racial and economic justice. VCHC is a women-led organization with 75% of its Board of Directors and senior leadership identifying as Black, Indigenous, and other People of Color (BIPOC), reflecting our deep-rooted commitment to social equity and community inclusion.

We propose a thoughtful redevelopment of the Washington Boulevard site that aligns with the City's priorities and responds directly to community feedback. VCHC is a neighborhood-based developer with the experience and expertise needed to develop high-quality affordable housing in Culver City that will meet the goals laid out in the RFP. Core team members bring a breadth of expertise and experience to ensure a successful project including:

1. Practice (formerly known as Gonzalez Goodale Architects/GGA+)
2. Burns & Bouchard, Land Use & Entitlements consultants
3. California Housing Partnership Corporation, Affordable Housing Finance Consultants
4. AMJ Construction Management

VCHC proposes a 42 unit affordable senior housing development for the Washington Boulevard site that address the needs of senior living, healthy aging, and intergenerational connections. Guided by the principles of Trauma-Informed and Community-Led Design, Culver Commons will feature a variety of social hubs that foster connection while emphasizing the importance of open space enriched with meditative elements including natural light, natural ventilation, and art. These elements will contribute to the well-being of each resident, the affordable housing community more broadly, and the wider neighborhood of Culver City.

As the key point of contact for this proposal, as well as, a principal and authorized signatory for Venice Community Housing Corporation, please contact me for any additional information or questions.

Sincerely,

**Allison Riley, Co-Executive Director**  
**Venice Community Housing Corporation**  
**200 Lincoln Blvd., Venice, CA 90291**  
**424-268-5120**

**PRIMARY CONTACT FOR SUBMITTAL:**  
**[ariley@vchcorp.org](mailto:ariley@vchcorp.org)**

**Erika Lee, Co-Executive Director**  
**Venice Community Housing Corporation**  
**200 Lincoln Blvd., Venice, CA 90291**  
**310-399-4100**



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VCHC Property Mural

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## C. EXECUTIVE SUMMARY

Venice Community Housing Corporation (VCHC) is pleased to submit this proposal for Culver Commons, the redevelopment of 11029 Washington Boulevard into a new, 100% affordable senior housing community, that will provide a vibrant commercial frontage and community space. Founded in 1988, VCHC is a mission-driven, nonprofit developer committed to building equitable and inclusive communities through affordable housing with supportive services, education, employment programs, and public policy advocacy.

VCHC has successfully developed, owned, and operated over 350 units of affordable and supportive housing across Los Angeles County, focused on the Westside. We currently have over 390 units in our active predevelopment pipeline, including projects funded by Los Angeles County Development Authority (LACDA), California Housing and Community Development (HCD), and tax credit programs. VCHC also provides in-house property management and resident services to ensure long-term stewardship and consistent, wraparound support for our residents.

Culver Commons will deliver 41 affordable rental homes, plus one managing unit—comprising studios and one-bedroom apartments—tailored to serve low-income seniors. One two-bedroom manager's unit will also be included. The project will incorporate approximately 1,100 square feet of commercial space along Washington Boulevard and 1,700 square feet of accessible, flexible multi-purpose community space that will be activated through partnerships with local organizations. For more than forty years, Practice has focused on design that uplifts communities and furthers social change. This passion has fueled work in housing, civic and education markets, with results of more than 3,000 units of affordable, supportive, and special needs housing throughout California.

This project will be financed through a 9% Low Income Housing Tax Credit (LIHTC) structure, utilizing Culver City's Density Bonus provisions, and anticipates financial support from HCD, Los Angeles County Affordable Housing Solutions Agency (LACAHS), Westside Cities Council of Governments resources. The affordability levels are anticipated to serve seniors earning between 30% and 60% of AMI. VCHC is prepared to work closely with City staff, local stakeholders, and Culver City residents to refine the project and ensure it responds to community needs, while advancing the City's housing, equity, and neighborhood vitality goals.





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## D. QUESTIONNAIRE/RESPONSE TO THE PROPOSAL REQUIREMENTS

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### V.A. COMPANY AND GENERAL INFORMATION

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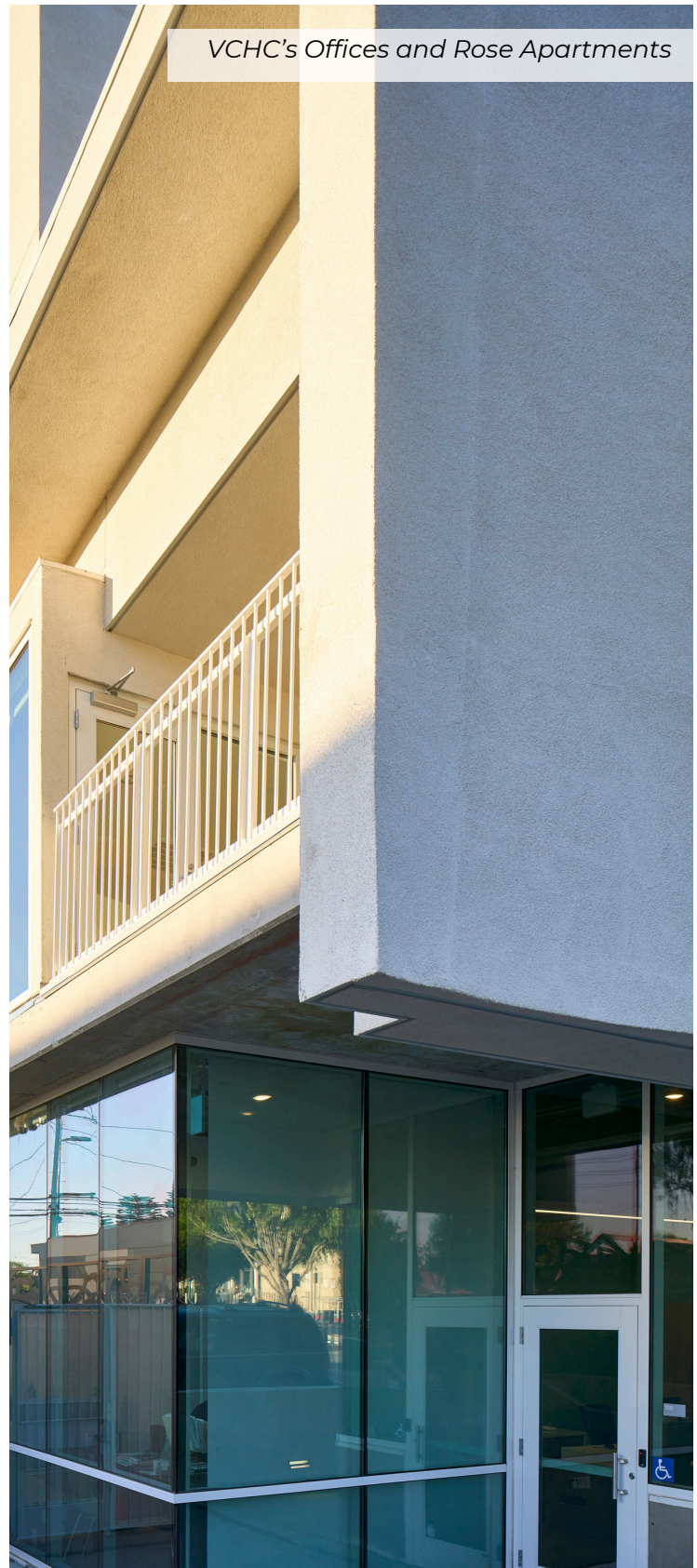
V.A.1. Company name and address. Also, include A/P remit address, contact names, emails and phone numbers.

VENICE COMMUNITY HOUSING  
CORPORATION (VCHC)  
Role: Lead Developer  
200 Lincoln Blv. Venice, CA 90291  
(310) 399-4100  
[www.vchcorp.org](http://www.vchcorp.org)

Allison Riley,  
Co-Executive Director  
[ariley@vchcorp.org](mailto:ariley@vchcorp.org)  
424.268.5120

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310.573.8414

Vanessa Luna,  
Senior Director of  
Housing Development  
[vluna@vchcorp.org](mailto:vluna@vchcorp.org)  
310.399.4100





## V.A. COMPANY AND GENERAL INFORMATION, CONTINUED

V.A.2. Letter of transmittal signed by an individual authorized to bind the respondent, stating that the respondent has read and will comply with all terms and conditions of the RFP.

Dear Review Committee:

On behalf of Venice Community Housing Corporation (VCHC), I am pleased to submit this proposal in response to the City of Culver City's Request for Proposals (RFP #2626) for the redevelopment of the city-owned site at 11029 Washington Boulevard.

As Co-Executive Directors, each is individually authorized to bind VCHC into the Exclusive Negotiating Agreement, we affirm that our organization has reviewed the RFP and all associated materials in detail. VCHC fully understands and agrees to comply with all terms, conditions, requirements, and procedures outlined in the RFP and draft, including all legal, financial, and insurance obligations described therein.

We are enthusiastic about the opportunity to collaborate with the city to deliver a mixed-use development that reflects Culver City's commitment to affordable housing, vibrant commercial and community-serving space, and sustainable urban design.

Should you require any additional information or clarification regarding our proposal, please do not hesitate to contact Allison Riley, directly.

Sincerely,



Allison Riley, Co-Executive Director  
Venice Community Housing Corporation  
200 Lincoln Blvd., Venice, CA 90291  
(310) 399-4100  
[ariley@vchcorp.org](mailto:ariley@vchcorp.org)

Erika Lee, Co-Executive Director  
Venice Community Housing Corporation  
200 Lincoln Blvd., Venice, CA 90291  
(310) 399-4100  
[elee@vchcorp.org](mailto:elee@vchcorp.org)

V.A.3. General information about the primary contact who would be able to answer questions about the proposal. Include name, title, telephone number and email address of the individual.

### PRIMARY CONTACT:

The Proposer, and lead Core Team member, is Venice Community Housing Corporation (VCHC). The lead individual for the Proposer, VCHC, is Allison Riley, Co-Executive Director. Contact info is below and they would be able to answer questions about the proposal.



Allison Riley

**Co-Executive  
Director**

[ariley@vchcorp.org](mailto:ariley@vchcorp.org)  
424-268-5120

## V.B. QUALIFICATIONS AND EXPERIENCE OF THE FIRM

V.B.1. Firm's history and organizational structure, including the size of the firm, location of offices, years in business, organizational chart, name(s) of owner(s) and principal parties, and number and position titles of staff.

### FIRM HISTORY AND ORG STRUCTURE:

Venice Community Housing Corporation (VCHC) has been developing, owning, and operating affordable and supportive housing in the LA region since 1988, primarily in Westside communities and more recently in South Bay communities. VCHC has developed and is operating 357 units of multi-family affordable housing in 21 properties, including 211 units of permanent supportive housing for people with special needs. The Journey, a 40-unit permanent supportive housing development in the Venice community, was highlighted as a finalist in the Affordable Housing Finance (AHF) 2024 Readers' Choice Awards in the "Permanent Supportive Housing" category.

The properties have been developed through new construction, major rehabilitation, and light rehabilitation projects. VCHC has a robust resident services program in its permanent supportive housing portfolio, as well as family housing sites. Other community-based programs offered by VCHC to serve tenants and low-income community members include the Westside Youth Academy, a comprehensive youth development program for transition-age youth between the ages of 18 and 24, and the Study Lounge, an after-school and summer educational program for elementary school youth.

VCHC has four additional projects in the predevelopment pipeline, with a total of 392 units. This includes a 78-unit development in the City of Santa Monica that broke ground in early 2025.



VCHC's Rose Apartments





## V.B. QUALIFICATIONS AND EXPERIENCE OF THE FIRM, CONTINUED

### V.B.1. CONTINUED



VCHC's main offices are located at 720 Rose Avenue and 200 Lincoln Boulevard in the Venice neighborhood of the City of Los Angeles, and currently have 60 employees. Please refer to **Attachment A** for VCHC's full organizational chart.

VCHC is currently developing a 120-unit project in the nearly contiguous city of Inglewood. Given our proximity and neighborhood-based development approach, VCHC also intends to curate and foster new relationships in the Culver City community. Throughout our history, implementing substantial community engagement and forming deep partnerships with local, respected organizations, VCHC has successfully delivered community-informed projects and broad-based support. VCHC will approach working directly in Culver City for the first time from a perspective of learning and partnership, and is committed to developing knowledge and understanding of the unique characteristics and communities along Washington Boulevard by implementing a meaningful community engagement and community-led design process.

### LEADERSHIP TEAM:

#### VENICE COMMUNITY HOUSING CORPORATION

Role: Lead Developer

Lead Individuals:

Allison Riley, Co-Executive Director

Erika Lee, Co-Executive Director

Vanessa Luna, Sr. Director of Housing Development

Yannis Oliver, Director of Finance

Antonio Tate, Director of Resident Services

Graciela Vallejo, Director of Resident Services

Jalil Auston, Director of Development & Communications

In addition to Venice Community Housing Corporation as Proposer, other core team members are:

#### PRACTICE

Role: Architecture/Design

Lead Individuals:

Raeven Flores, AIA - Housing Director,

#### Primary Contact

Greg Kochanowski, AIA ASLA - Design Director

Ali Barar, AIA - Managing Director

Jin Kim, LEED AP - Director of Project Delivery

Casey Castor, LEED AP - Director of Sustainability

Henry Moseley, AIA - Director of Construction Phase Services

#### CALIFORNIA HOUSING PARTNERSHIP SOUTHERN CALIFORNIA

Role: Financial Consultant

Lead Individuals:

Sherin Bennett - Managing Director

#### Burns and Brouchard

Role: Land Use & Entitlement Consultant

Lead Individuals:

Jonathan Lonner - Founding Principal

#### AMJ Construction Management

Role: Construction Manager

Lead Individuals:

Jack Wickersham - Founding Principal



## V.B. QUALIFICATIONS AND EXPERIENCE OF THE FIRM, CONTINUED

V.B.2. What is the primary business of the parent company and/or affiliates?

Venice Community Housing (VCH) is an established nonprofit affordable housing developer, owner, and operator whose primary mission is to preserve and expand affordable housing opportunities while strengthening low-income communities throughout Los Angeles County. As the lead organization and managing member of this proposal, VCH focuses on developing high-quality, service-enriched housing for individuals and families experiencing or at-risk of homelessness, including special populations such as seniors, transition-aged youth, and those with disabilities.

VCH does not operate under a larger parent company. However, VCH frequently forms mission-aligned joint ventures with trusted community-based organizations or supportive housing providers to deepen impact. In such partnerships, VCH typically serves as the managing general partner, bringing decades of experience in affordable housing development, financing, and property management.

The organization's work integrates permanent supportive housing, trauma-informed design, and community-driven planning—making VCH a trusted partner to public agencies, philanthropic institutions, and advocacy groups committed to advancing housing equity and stability.

V.B.3. Which office(s) of your organization will have primary responsibility for managing this project?

Venice Community Housing's central office, located at 720 Rose Avenue in Venice, California, will serve as the primary hub for the oversight and day-to-day management of this project. This location houses our core development and asset management teams, ensuring close coordination across all phases of planning, entitlement, financing, construction, and lease-up. Our senior leadership, project management staff, and administrative support—many of whom have successfully delivered complex affordable housing developments across Los Angeles County—will be directly involved in stewarding the project from inception through completion. The proximity of our headquarters to Culver City further supports ongoing engagement with local stakeholders, public agencies, and community-based partners throughout the life of the development.



VCHC's Main Offices

## V.B. QUALIFICATIONS AND EXPERIENCE OF THE FIRM, CONTINUED

V.B.4. What is your firm's experience developing housing, commercial, and/or community spaces? Describe comparable projects completed by your firm in the last five years, including the number of projects, scope, and status of projects.

### **SANKOFA PLACE AT CENTINELA:**

Sankofa Place at Centinela is a traditionally financed affordable housing development that is only awaiting a tax credit award to complete the financing process and start construction. As part of the financing, VCHC and Social Justice Learning Institute partnered with the City of Inglewood to develop a co-application to the State of California's Affordable Housing and Sustainable Communities program. The financing was secured, bringing additional public benefit beyond the 120 units of affordable and supportive housing to include transit and other street infrastructure improvements to the surrounding community. This proposed community also includes 17,000 square feet of commercial and community spaces that will house the new headquarters and programming of the Social Justice Learning Institute.



*VCHC's Sankofa Place at Centinela*

### **AVIATION APARTMENTS:**

Aviation Apartments was developed under the State of California's Project Homekey program, which required a partnership with a local government agency. VCHC applied to LA County to become a part of their application for state funding, and then worked with LA County to implement the awarded funds and complete a major rehabilitation project, providing 48 homes to people experiencing homelessness, which could not likely have been developed via traditional affordable housing sources.



*VCHC's Aviation Apartments*



## V.B. QUALIFICATIONS AND EXPERIENCE OF THE FIRM, CONTINUED

### V.B.4. CONTINUED

#### 20TH STREET APARTMENTS:

20th Street Apartments is a 78-unit development of VCHC's that is fully financed and broke ground in March 2025. The project has multiple finance sources, all public-private transactions, making for a complicated but integrated finance approach among four different State of California sources as well as tax credits and bonds. It will be home to a mix of supportive and family housing. This project is similar in size to the proposed Culver Commons in response to this RFP.

**The Journey was completed and 20th Street was fully entitled, financed, and started construction in High Resource Areas.**

#### THE JOURNEY APARTMENTS:

The Journey Apartments is a 40-unit supportive housing community and also an example of financial and operational capacity to structure and finance public-private transactions. The Journey was financed with funding from the City of Los Angeles, three LA County public financing sources, State HCD, as well as state and federal tax credit sources. It finished construction in late June 2024 and was fully leased-up by the end of September 2024. The Journey also include the 7,000 commercial and community space for Safe Place for Youth (SPY). SPY operates an Access Center for Transition Aged Youth experiencing homelessness to rest, recharge, and gain skills to support their journeys out of homelessness.



VCHCs 20th Street Apartments



VCHCs Journey Apartments



## V.B. QUALIFICATIONS AND EXPERIENCE OF THE FIRM, CONTINUED

### V.B.4. CONTINUED

#### EXPERIENCE IN OWNERSHIP AND MANAGEMENT:

Please see **Attachment B** for a full chart of projects owned and managed by VCHC, demonstrating the organization's depth of experience in ownership and management of affordable housing.

VCHC has operated its own Property Management Team for 29 years. Initially, the in-house team managed a portion of the VCHC portfolio, including both supportive and affordable housing developments. VCHC took over the property management for each of its buildings over the past 14 years and for the past three years, has managed VCHC's full portfolio. A list of supportive and affordable housing properties, including the number of years VCHC has served as the property manager is provided in **Attachment B**.

VCHC has significant experience in providing full property management services in supportive housing, including compliance with all relevant property management regulations and requirements, as well as successfully administering rental subsidy contracts and ground leases. VCHC is an approved Property Management provider for supportive housing in The LA County Department of Health Services' Housing for Health program. VCHC also meets all experience and performance requirements for property management under the TCAC and CDLAC Programs.

VCHC's Property Management team is comprised of a Director of Property Management, a Regional Property Manager, nine highly experienced property/resident managers, and a five-person maintenance team. Maintenance contractors are also used as needed. The team oversees and implements the VCHC waitlist, supportive housing vacancy postings via LA County's Coordinated Entry System, tenant selection and approval processes, tenant relations and communications, fair housing and reasonable accommodation compliance, compliance with all other legal requirements, rent collection, integrated approaches with social services teams, and other functions.

VCHC's Finance team is also actively involved in all asset management functions, and includes an Asset Manager and Compliance Specialist, ensuring high-quality buildings and homes over the long term. This includes VCHC's monitoring and supervising overall property operations, analysis of property financial performance, planning for long-term property maintenance, meeting all reporting and compliance requirements, and other legal and financial obligations.



## V.B. QUALIFICATIONS AND EXPERIENCE OF THE FIRM, CONTINUED

V.B.5. Comment on other areas that may make your firm different from your competitors.

### **Deeply Rooted Community**

VCH has over three decades of continuous, place-based experience in Los Angeles County, particularly in Venice and surrounding Westside communities. VCH sustains long-term ownership and stewardship of its properties, forging lasting relationships with residents, local community organizations, and neighbors.

### **Nonprofit Mission-Driven Approach**

As a mission-driven nonprofit, VCH prioritizes housing first, permanent affordability, social equity, and resident well-being. We do this with an integrated property management and social service supports that tenants need to secure and maintain housing, improve health, enhance education, and thrive in their communities.

### **Trauma-Informed and Inclusive Design Standards**

VCH integrates trauma-informed, and barrier-free design principles into every development. The organization considers both the built environment and lived experience of those we serve to create spaces that foster dignity, autonomy, and healing.

### **Robust Community Partnerships**

VCH frequently collaborates with culturally rooted partners, including land trusts and advocacy organizations (e.g., Social Justice Learning Institute, Liberty Community Land Trust) to co-develop projects that reflect local priorities. This ensures developments are not only financially feasible, but socially responsive and locally grounded.

### **Award-Winning Projects and Design**

VCH's projects have earned recognition from architectural institutions and public agencies for their excellence in urban design, community engagement, and sustainable development. These accolades reflect VCH's commitment to quality, innovation, and long-term impact.





# V.C. QUALIFICATIONS AND EXPERIENCE OF PROPOSED DEVELOPMENT TEAM

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V.C.1. Identify the lead developer and all key team members, including architects, engineers, and consultants.

## VENICE COMMUNITY HOUSING

### ROLE: LEAD DEVELOPER

### LEAD INDIVIDUALS:

The Proposer, and lead Core Team member, is Venice Community Housing Corporation (VCHC). The lead individual for the Proposer, VCHC, is Allison Riley, Co-Executive Director. VCHC is a 501(c)(3) nonprofit organization, founded and incorporated in 1988.



Allison Riley

**Co-Executive  
Director**

ariley@vchcorp.org



Erika Lee

**Co-Executive  
Director**

elee@vchcorp.org



Vanessa Luna

**Sr. Director of  
Housing Development**  
vluna@vchcorp.org



## V.C. QUALIFICATIONS AND EXPERIENCE OF PROPOSED DEVELOPMENT TEAM, CONTINUED

### V.C.1. CONTINUED

PRACTICE (FORMERLY KNOWN AS GGA+)  
ROLE: ARCHITECTURE/DESIGN  
LEAD INDIVIDUALS:



Ali Barar, AIA

Managing Director



Raeven Flores, AIA

Housing Director



Greg Kochanowski,  
AIA ASLA

Design Director

# Practice



Jin Kim, LEED AP

Director of Project  
Delivery



Casey Castor,  
LEED AP

Director of Sustainability



Henry Moseley,  
AIA

Director of Construction  
Phase Services

## V.C. QUALIFICATIONS AND EXPERIENCE OF PROPOSED DEVELOPMENT TEAM, CONTINUED

### V.C.1. CONTINUED

**AMJ CONSTRUCTION MANAGEMENT**  
**ROLE: CONSTRUCTION MANAGER**  
**LEAD INDIVIDUALS:**



Jack Wickersham

Founding Principal



**CALIFORNIA HOUSING PARTNERSHIP**  
**SOUTHERN CALIFORNIA**  
**ROLE: FINANCIAL CONSULTANT**  
**LEAD INDIVIDUALS:**



Sherin Bennett

Director

**BURNS AND BOUCHARD**  
**ROLE: LAND USE & ENTITLEMENT**  
**CONSULTANT**  
**LEAD INDIVIDUAL:**



Jonathan Lonner

Founding Principal



## V.C. QUALIFICATIONS AND EXPERIENCE OF PROPOSED DEVELOPMENT TEAM, CONTINUED

V.C.2. Description of qualifications, position(s) in their firms, and types and amount of equivalent experience. Include any municipal projects they have worked on in the past five years and their level of involvement.

### EXPERIENCED KEY TEAM MEMBERS - VENICE COMMUNITY HOUSING CORPORATION (VCHC)

#### CO-EXECUTIVE DIRECTOR:

**Allison Riley** joined VCHC in 2020 with nearly 20 years of experience in affordable housing development and finance. As Managing Director of Real Estate Development for PATH Ventures (PV) a nonprofit developer focused on supportive housing for people experiencing homelessness, she led the real estate team that expanded PV's portfolio by nearly 1,000 units and supported the organization's shift to develop independently. Allison spent two years as a Senior Housing Finance Consultant at the California Housing Partnership Corporation (CHPC), where she provided financial consulting services and training to nonprofit affordable housing developers throughout California. Prior to CHPC, she was Senior Project Manager at LINC Housing Corporation where she spent over 5 years financing and developing a wide range of affordable housing developments including homes for families, seniors, and special needs populations. Her previous five years were focused on financing, in project management roles, at WNC and Associates, Inc. and HUD's Multifamily Development Department in Denver. She got her start in affordable housing development at the Boulder County Housing Authority where she was responsible for securing public and conventional financing to acquire small apartment buildings. She earned her master's degree in Urban and Regional Planning from the University of Colorado.

#### CO-EXECUTIVE DIRECTOR:

**Erika Lee** joined VCHC in July 2020 as Deputy Director and became Co-Executive Director in 2024. Erika was previously with Venice Community Housing from 2011-2015 serving as its Associate Director of Development. Erika brings a unique skill set to VCHC with a strong background in fund development, public health, and community advocacy. Erika was instrumental in leading VCHC to reach its 1 million dollar fundraising goal in 2017. Erika oversees VCHC's robust services teams in permanent and interim housing. Erika earned her Bachelors Degrees in Environmental Studies and Sociology from Northeastern University and her Masters of Science Degree in Communication, Health and Life Sciences from Wageningen University and Research.

#### SR. DIRECTOR OF HOUSING DEVELOPMENT:

**Vanessa Luna** has 20 years of experience in supportive multifamily housing development in the Los Angeles area. In her previous role as Director of Multifamily Supportive Housing Development of Brilliant Corners, she was successful in its affordable housing expansion efforts. And as Housing Director for Clifford Beers Housing, Vanessa and her team added 356 supportive and affordable units to the City's housing stock. These units were distributed among six Low-Income Housing Tax Credit developments that totaled over \$100 million in financing, with over 200 of these units created for households experiencing homelessness or with special needs. Vanessa has also focused on innovative construction techniques, such as the use of shipping containers, to reduce the costs of building construction, and is passionate about working at the intersection of affordable housing with issues of environmental justice and climate resiliency. Vanessa holds a Master of Planning degree from the University of Southern California.

## V.C. QUALIFICATIONS AND EXPERIENCE OF PROPOSED DEVELOPMENT TEAM, CONTINUED

### V.C.2. CONTINUED

# Practice

#### MANAGING DIRECTOR:

**Ali Barar** is passionate about housing as an integral component of thriving communities, Ali has made significant affordable, supportive, and urban mixed-use contributions

to the Southern California landscape for nearly forty years. His ability to combine a human-centric design approach with operational and financial expertise has allowed the firm to serve as a trusted advisor to developers and municipalities, and as a collaborator with providers and constituents.

Ali is an active and visible member of the communities that the firm serves, participating in various non-profit boards and commissions, including time on the City of Pasadena Design and Planning Commission. As Managing Director of Practice, he is responsible for the firm's strategic growth, corporate management, and developing client relationships.



#### HOUSING DIRECTOR:

As Housing Director, **Raeven Flores** is focused on leveraging her expertise and strategic partnerships to address the evolving needs of affordable housing. Prior to joining Practice, Raeven served as Principal Architect at Abode Communities, overseeing the design of a wide array of affordable mixed-use developments and supportive housing projects across California. Raeven's emphasis on sustainable, community-driven design solutions has earned her widespread respect in the field and a portfolio of award-winning affordable, transitional, permanent supportive, workforce, mixed-use, and senior and assisted living communities. Her community-centric approach, interest in stakeholder collaboration, and knowledge of all aspects of housing development are applied to bolster the firm's dedication to delivering high quality, impactful design within budget and schedule.

#### DESIGN DIRECTOR:

**Greg Kochanowski** applies a unique understanding of urban planning, landscape architecture, and architecture to the firm's housing, civic, and educational projects. As Design Principal, he harnesses diversity and creates an environment of empowerment, agency, growth, and collaboration to reinforce the firm's mission and shape its approach to design excellence. Greg's career includes training and practice as an architect, landscape architect, educator, and author. As an active researcher and dynamic leader, he was recently selected as Co-Chair of the AIA | Los Angeles' Wildfire Recovery Task Force, one of several efforts to promote resilient environments that create synergies between natural systems, culture, infrastructure, and development. At Practice and beyond, he also makes time to foster the next generation of designers, sharing his expertise through teaching and mentoring.



## V.C. QUALIFICATIONS AND EXPERIENCE OF PROPOSED DEVELOPMENT TEAM, CONTINUED

### V.C.2. CONTINUED

#### PRACTICE CONTINUED:

##### DIRECTOR OF PROJECT DELIVERY

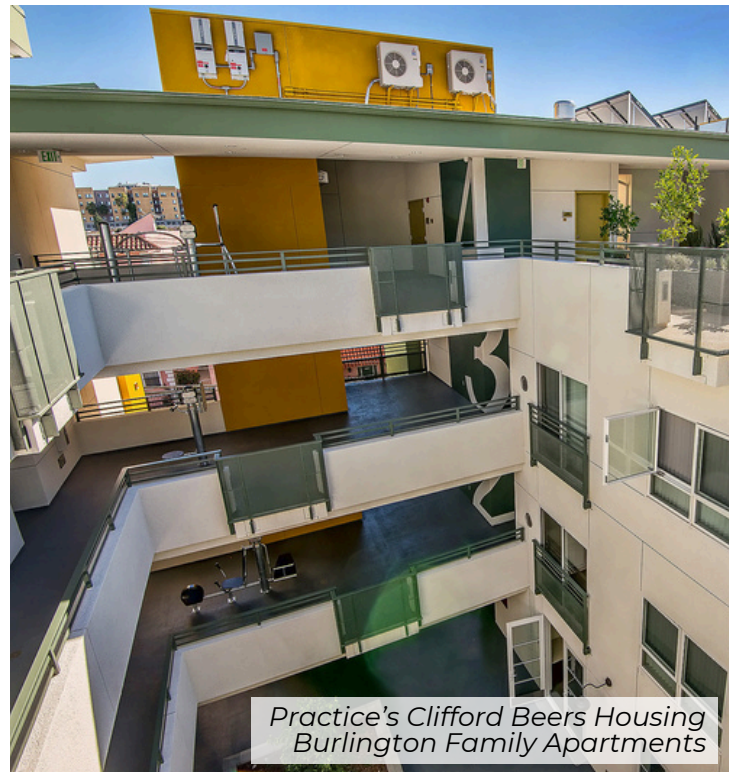
**Jin Kim**, an Associate Principal with more than 20 years of experience with the firm, Jin directs project delivery initiatives and assist in the design and constructability of housing projects. In his role, he ensures quality, efficiency, and client satisfaction, establishing and upholding project standards, overseeing teams and budgets, and ensuring compliance with technical and regulatory requirements specific to housing developments. With deep expertise in QA/QC, construction administration, and risk management, he drives seamless execution from design through construction, ensuring projects meet the highest standards of durability, sustainability, and cost efficiency. Jin's leadership extends to firm-wide mentorship, fostering a cooperative design culture and refining project management processes to enhance the delivery of impactful, community-focused housing solutions.

##### DIRECTOR OF CONSTRUCTION PHASE SERVICES

**Henry Moseley**, a veteran architect with over 20 years of experience delivering affordable housing and mixed-use developments, Henry applies his extensive knowledge of building systems, materials, and construction processes to deliver high-quality, cost-effective housing solutions. As Director of Construction Administration, he ensures design intent and goals are evident in the built product. He achieves this through rigorous attention to detail and efficiency to balance affordability with durability, sustainability, and long-term community impact. From initial planning to final completion, he assists teams in navigating complex issues while maintaining a strong commitment to quality and innovation.

##### DIRECTOR OF SUSTAINABILITY

**Casey Castor**, a recognized expert in building sciences, Casey advances the firm's commitment to holistic sustainability and its consideration of the social, environmental, and economic impacts of every project. Combining training in architecture, building sciences, and environmental stewardship, he applies research, analysis, and evaluation tools to create cost-effective, resilient, and environmentally responsible housing solutions that support long-term community well-being. Within the office and through the design community, Casey addresses building performance, regenerative design, health, well-being, and carbon commitments at the policy, design, and construction levels. His understanding of sustainable building planning and systems affects change by refining design and construction processes and assisting clients in the pursuit of incentives, grants, and alternative funding.



## V.C. QUALIFICATIONS AND EXPERIENCE OF PROPOSED DEVELOPMENT TEAM, CONTINUED

### V.C.2. CONTINUED

#### PRACTICE CONTINUED:

##### PRACTICE DELIVERS AWARD-WINNING HOUSING THAT CONSIDERS THE FULL CIRCLE OF DEVELOPMENT.

For more than forty years, Practice has focused on design that uplifts communities and furthers social change. This passion has fueled work in housing, civic and education markets, with results of more than 3,000 units of affordable, supportive, and special needs housing throughout California. The depth and breadth of our work is the direct result of enduring partnerships with community-serving, multi-stakeholder institutions with whom we share resonant values. In a cooperative process embedded with creativity, collaboration, and integrity, our team is focused on resident needs, client goals, and holistic sustainability to reshape our cities and enrich the cultural experience for generations.

##### LEADERS WHO UNDERSTAND THE HOUSING CYCLE

The Practice team, comprised of seasoned designers, managers, and technical experts, understands the affordable and supportive multi-family housing landscape. We apply expertise within a framework that considers, reconciles, and leverages opportunities for funding and approvals as well as design and construction. This holistic approach translates to operational benefits for residents and providers, urban vitality and environmental resilience for the community, and fiscal and efficiency advantages for clients. We bring expertise in managing multiple funding sources including LIHTC, LACDA, Project Homekey, and supplementary sustainability focused grants like AHSC.

*Practice's Whittier Boulevard  
Mixed-Use Developments A & B*



*Practice's The Boulevard  
Permanent Supportive Housing*





## V.C. QUALIFICATIONS AND EXPERIENCE OF PROPOSED DEVELOPMENT TEAM, CONTINUED

### V.C.2. CONTINUED

#### PRACTICE CONTINUED:

##### SUMMIT VIEW SUPPORTIVE VETERANS HOUSING

Summit View Apartments offers a unique intersection of several community partners coming together to develop a challenging site and provide a contextual asset to the rural neighborhood and a restorative environment for formerly homeless veterans. The project serves chronically homeless veterans by providing 49 units of permanent supportive housing alongside supportive services that interconnect through an undulating landscape and bridges. Elements of biophilic and trauma-informed design are weaved seamlessly into a housing typology that will bring decades of homeless veterans off the streets and into an opportunity to thrive and grow within a high-quality community with encompassing support programs to ensure long-term resident success.

##### 6TH & MONTEBELLO PERMANENT SUPPORTIVE HOUSING

High density mixed-use developments envisioned for the revitalized corridor will stand in contrast to the existing low-scale development along the corridor and to the largely one- and two- story residential neighborhoods to its North and South. While The Boulevard is directly on the Whittier corridor, 6th Street Grand occupies an in-fill site on a side street, and at the edge of the residential neighborhood directly south. Basic architectural principles of courtyard building and activated pedestrian edges through programming and amenities are common to both projects. Stepped-down massing offer opportunities for roof terraces and enhanced engagement with the life of the street and courtyard, while moderating scale transition to the older neighborhood fabric.



*Practice's Summit View Supportive Veterans Housing*



*Summit View Supportive Veterans Housing*



*Practice's 6th & Montebello*

## V.C. QUALIFICATIONS AND EXPERIENCE OF PROPOSED DEVELOPMENT TEAM, CONTINUED

### V.C.2. CONTINUED

#### PRACTICE CONTINUED:

##### PERMANENT SUPPORTIVE HOUSING & SERVICES CAMPUS

The building consists of a two-story commercial office building of Type V construction over one level of subterranean parking of Type I construction. The building program consists of a Service Pavilion, LA Family Housing headquarter offices, and a health clinic. The subterranean garage accommodates approximately 60 parking stalls.

“The Campus is the blueprint for what we want to establish across the Los Angeles region”

- Eric Garcetti, Los Angeles Mayor

##### THE BANNING PERMANENT SUPPORTIVE HOUSING

The project site links a busy commercial boulevard dotted with semi-industrial uses to a medium scale multifamily residential neighborhood. The proposed development is sensitive to the diverse nature of its edges and proposes appropriate program, building form and scale to bridge the disparate uses and bulk of its neighbors. A Distinct massing, height, a mixture of textures and colors, and lush, native landscaping create a unique identity, pleasing rhythm and welcoming exterior. The design aims to promote residents' health and well-being, maximizing open space, abundant natural lighting and ventilation to all units. Creating a strong and cohesive community within, a rich array of communal and service program spaces are distributed throughout the building and organized around a network of public and private open spaces to form a comfortable and nurturing living environment reinforcing the residents sense of place and pride in the quality of their home.





## V.C. QUALIFICATIONS AND EXPERIENCE OF PROPOSED DEVELOPMENT TEAM, CONTINUED

### V.C.2. CONTINUED

#### AMJ CONSTRUCTION:

AMJ is a family-owned and operated consulting firm delivering innovative construction and project management solutions across the Western United States. With over 100 years of combined leadership experience, the AMJ team has overseen projects ranging from historic renovations to sprawling multi-phased development—totaling over 20,000 multifamily units. AMJ work with public, private, and nonprofit clients to deliver forward-thinking strategies, precise execution, and results that last. Rooted in family values and built on trust, AMJ bring a hands-on, collaborative approach to every project. AMJ's business model is driven by long-term relationships, accountability, and a commitment to doing things the right way. AMJ brings experienced in construction project delivery, construction management, utilities planning, cost estimating, etc. to the project team.

#### FOUNDING PRINCIPAL:

**Jack Wickersham** is a dedicated construction manager with more than 30 years in the engineering, construction, and project management of multifamily residential projects. His extensive experience includes more than 40 affordable and supportive housing developments for a wide range of nonprofit affordable housing providers, including 5 affordable multifamily residential communities for VCHC. He is particularly skilled at cost estimating, managing long-term project costs, overseeing construction activities, and implementing project controls. Wickersham earned a Master of Science in Mechanical and Aerospace Engineering, as well as a Bachelor of Science in Mechanical Engineering, both from the University of Delaware. He is a member of the Construction Management Association of American and Southern California Association for Nonprofit Housing.

#### BURNS AND BOUCHARD:

Burns & Bouchard (B&B) is a boutique planning, community outreach, and government affairs firm specializing in creative solutions to complex urban planning and municipal issues. B&B was founded in 2009 and is a State of California recognized S Corporation. B&B assists local retailers, charter and private schools, small builders, national development entities, municipalities, and nonprofits with all aspects of the development process including entitlement and approval, permit processing, and construction troubleshooting. B&B's knowledge of commercial and residential development spans from tenant improvements and permitting, to midsize remodels, to ground up construction of all sizes including full scale master planning efforts and high rise.

#### PRINCIPAL:

**Jonathan Lonner**, Principal, oversees predevelopment, project management, permitting, and entitlement clients for Burns & Bouchard, Inc. He is recognized as an expert in his field and his advice and guidance has led to the approval of millions of square feet of developed projects across Southern California.



## V.C. QUALIFICATIONS AND EXPERIENCE OF PROPOSED DEVELOPMENT TEAM, CONTINUED

### V.C.2. CONTINUED

#### CALIFORNIA HOUSING PARTNERSHIP - SOUTHERN CALIFORNIA:

Created by the Legislature in 1988 as a private nonprofit organization with a public mission, the California Housing Partnership (the Partnership) plays a unique role in California's struggle to provide housing that is sustainable and affordable to working families, homeless, veterans, seniors and the disabled. The Partnership is unique in combining on-the-ground technical assistance with policy leadership at the state and national level to increase the supply of affordable homes in California. The Partnership is a "do-and-think-tank" that uses the experience gained from helping numerous nonprofit and local government partners leverage \$35 billion to create 93,000 affordable and sustainable homes over the past 30 years to provide expert finance and policy technical assistance. The Partnership is the trusted advisor to these mission-driven organizations, helping them envision and execute multilayered plans for creating and preserving sustainable affordable rental housing. The Partnership's professionals are experts in navigating the complex financial, regulatory, and operational landscape of affordable housing, ensuring projects are successfully developed, financed, and managed. They play a key role in securing funding and maintaining compliance.

#### MANAGING DIRECTOR:

**Sherin Bennett**, Managing Director, Financial Consulting - Housing Finance Training, provides financial consulting, technical assistance, and training to our nonprofit and government partners and supports the Partnership's training programs. She was promoted from Associate Director in 2023. Prior to joining the Partnership, Sherin was an underwriter with Chase Community Development Banking in New York City and Los Angeles, where she underwrote over \$200 million in construction and permanent loans, financing over 2,350 units of affordable housing in six states. Sherin was a Housing Fellow for the NYC Department of Housing Preservation & Development and the NYC Housing Development Corporation from 2011-2013.

#### V.C.3. An organizational chart showing roles and responsibilities for this project.

Please see **Attachment C** for an organizational chart showing roles and responsibilities for Culver Commons.

#### V.C.4. Resume(s) of the personnel who will be assigned to this project.

Please see **Attachment D** for personnel resumes.





# V.D. QUESTIONS/RESPONSE TO PROPOSAL REQUIREMENTS

V.D.1. A written description of the proposed redevelopment concept.

## A TRANQUIL HAVEN FOR HEALTHY AGING: ENVISIONING CULVER CITY'S PREMIER SENIOR LIVING LANDMARK

The Culver Commons proposal envisions a six-story, 100% affordable senior housing community that blends high-quality residential design with active, community-serving ground-floor uses. Anchored along Washington Boulevard and stepping down toward Huron Avenue, the building form responds to its dual context—an active commercial corridor and an adjacent residential neighborhood. The design is organized around a central open-air courtyard that brings daylight and fresh air into the building while creating a shaded communal heart for residents. Ground-floor spaces include a gallery and community room programmed in partnership with local cultural organizations, offering accessible venues for art, culture, and neighborhood gatherings. Retail frontage along Washington Boulevard will activate the pedestrian realm and strengthen connections between residents and the broader community. With its climate-responsive form, inclusive design strategies, and strong architectural presence, the project is conceived as both a home and a civic landmark for Culver City.

## BUILDING DESIGN & ARCHITECTURE

- The massing responds to site geometry by concentrating height along Washington Boulevard and stepping down toward residential neighbors.
- Uppermost floor reduced by more than 15% of building footprint to create a three-tiered massing composition, introducing varied scales and breaking down the building visually.
- Roofline articulated with multiple steps and capped by a 6th-floor open space deck.
- Ground floor wrapped with transparent retail, public amenities, and active residential spaces in accordance with Commercial Corridor Frontage guidelines.

Façade treatment combines recessed fenestration, varied materials, and public art integration (including relocation and reinstallation of existing mosaic work) to ensure no blank walls and maintain visual interest along all public frontages.



## V.D. QUESTIONS/RESPONSE TO PROPOSAL REQUIREMENTS, CONT

V.D.2. Explanation of how the proposal addresses the City's goals, including the provision of housing, ground-floor commercial, and community-serving space.



The proposal directly advances Culver City's goals by delivering 42-units affordable senior housing within a transit-rich, walkable environment. The project provides a mix of common and private open spaces that meet and exceed zoning requirements, including a central courtyard and private balconies designed for livability, interaction, and dignity. Ground-floor activation is ensured through a gallery and community room accessible to local residents and cultural partners, paired with commercial frontage along Washington Boulevard to sustain a lively public edge. These uses not only address programmatic goals but also foster connection across generations and cultures. Together, they reflect Culver City's vision of inclusive growth, blending housing, commerce, and culture into a cohesive neighborhood asset.

### A Gateway and a Bookend

Located at the terminus of Huron Avenue and fronting one of Culver City's most prominent streets - Washington Boulevard-the building is conceived as a neighborhood anchor. Along Washington Boulevard, its active ground floor, public-facing uses, and transparent façades create a civic presence that announces arrival into a vibrant mixed-use district. At the same time, massing steps down toward Huron Avenue, ensuring a respectful scale transition to the adjacent residential neighborhood.

### Public Realm Activation

The project transforms its ground level into an extension of the public realm, blurring the boundary between sidewalk and building interior. This is achieved through:

- 15-foot-tall ground floor providing openness and transparency for retail, gallery, and community uses.
- Street-front landscaping and wide sidewalks that invite pedestrians to linger.
- Building articulation and recessed entries that break down mass and create a human-scaled rhythm.



## V.D. QUESTIONS/RESPONSE TO PROPOSAL REQUIREMENTS, CONT

### V.D.2. CONTINUED

#### Connectivity and Walkability

Set in a Tier 4 Transit Priority Area, the design prioritizes mobility-forward infrastructure:

- Generous pedestrian pathways and accessible entries on both Washington Blvd and Huron Ave.
- Secure bike parking and repair facilities for residents and visitors.
- Minimal curb cuts, preserving uninterrupted sidewalks for safety and comfort.

#### Strengthening Social Ties

The building's community gallery and meeting space will provide a venue for local artists, nonprofits, and intergenerational activities. This amenity—paired with inclusive design features—supports seniors, people with disabilities, and neighbors alike, reinforcing Culver City's identity as an inclusive, arts-forward community.

#### Community-Serving Space

A dedicated **Community Gallery and Cultural Space** will anchor the project's public interface. This flexible space will host exhibitions, cultural programming, and neighborhood meetings. Direct access from senior residential areas ensures the space also supports intergenerational connections, enhancing quality of life for residents while enriching the broader community.

The project also proposes to preserve and house the City's Artist Laureate Katy Kranz's mosaics in the proposed Galley and Cultural Space until the city finds a more permanent home.

#### Ground-Floor Commercial Activation

The ground floor blends **retail and community uses**, allowing for activity from morning to evening. Large, transparent facades invite visual connection between interior spaces and the street, while outdoor seating and landscaping extend the life of these uses into the public realm.





## V.D. QUESTIONS/RESPONSE TO PROPOSAL REQUIREMENTS, CONT

V.D.3. Discussion of alignment with relevant neighborhood plans, zoning, or policy goals. The City Council has indicated willingness to consider modifying regulations for this site if it will result in a better project. If you are requesting modifications for existing regulations for this site (e.g. zoning), please describe the request and why it results in a better project.

The proposed development is fully aligned with the intent and framework of the MU-1 zoning designation, utilizing the Downtown Overlay Business Incentive (DOBI) Tier 4 Density Bonus program without relying on the Community Benefit provisions. This approach allows the project to deliver significant public value while remaining by-right in its density (42 units) and comfortably within the Density Bonus height envelope (72' compared to the 86' allowable). A minor waiver is requested to accommodate balcony encroachments—an essential design element to achieve the required open space and enhance livability. Overall, the site strategy embraces Culver City's design guidelines and embodies the "design for betterment" spirit highlighted in the RFP. These adjustments are not exceptions but thoughtful enhancements that elevate design quality, enrich resident experience, and foster stronger community connections.



*Building Design Concepts*



## V.D. QUESTIONS/RESPONSE TO PROPOSAL REQUIREMENTS, CONT

### V.D.4. Conceptual site plan, building massing, and illustrative diagrams or renderings.



The design applies the following principles that is shown in the conceptual site plan, building massing, and renderings. Please see Attachment E. Concept Drawings

- **Trauma-Informed Senior Housing:** The project applies a trauma-informed framework grounded in **Choice, Community, and Comfort:**
  - Choice: Multiple scales of open space—from private balconies to shared courtyards—empower residents to choose how and where to connect.
  - Community: Inclusive, barrier-free spaces foster trust, engagement, and belonging among residents, staff, and neighbors.
  - Comfort: Architecture celebrates dignity and cultural identity, using warm materials, restorative landscapes, and spaces designed for joy and meaning.
- **Mobility Forward Design:** 1 out of every 4 Americans faces a disability. The number increases to 2 out of 4 for those 65 or older. The project embraces mobility-first, cross-disability design principles aligned with equity and inclusivity, centering residents' diverse needs—physical, sensory, cognitive, and emotional.
- **Universal Mobility Access**
  - All paths, elevators, and doorways will meet or exceed accessible dimensions (ADA Type A), with smooth floor transitions and ample turning radii—ensuring mobility device access and comfort throughout.
- **Adaptive Fixtures & Controls**
  - Units and common spaces include **lever handles, rocker light switches, and reachable storage**—design details that support limited dexterity and aging-in-place functionality.
- **Sensory Considerations**
  - Materials and color palettes follow neuro-sensitive standards: subdued patterns, soft color transitions, glare reduction, and consistent lighting help avoid confusion or discomfort for residents with cognitive or sensory sensitivities.
- **Operational Support & Community Integration**
  - The project incorporates design intervention such as railings along the corridors and removes any sharp corners along the common open spaces.

For additional illustrative diagrams and renderings, please refer to **Attachment E**. Furthermore, it includes design influences, context analysis and environmental site analysis which informs Culver Commons' design.

## V.D. QUESTIONS/RESPONSE TO PROPOSAL REQUIREMENTS, CONT

V.D.5. Breakdown of uses by square footage (residential, commercial, community).

Concerning the residential, the unit sizes are shown below. They provide ample space for the prospective tenants.

CULVER COMMONS	
Unit Type	Unit Size (SqFt)
Studio	485
1 BR	625
2BR MGR	875

CULVER COMMONS	
Commercial & Community Use	Unit Size (SqFt)
Retail	1,100
Gallery	1,700

The irregular lot configuration required a **creative open space strategy** to satisfy city standards while delivering high-quality amenities.

- **Required:** 6,300 SF total (150 SF × 42 units)
- **Provided:** 6,770 SF total—exceeding the requirement.
- **Common Open Space:** 4,600 SF with minimum 20' dimensions for usability.
- **Private Open Space:** 2,520 SF in balconies and terraces.

This mix ensures residents have **diverse, accessible outdoor environments**, from communal gathering areas to private retreats.





## V.D. QUESTIONS/RESPONSE TO PROPOSAL REQUIREMENTS, CONT

V.D.6. Proposed residential unit mix and bedroom count, and

V.D.7. Number of affordable units proposed (if any) and targeted Area Median Income levels.

- **42 Total Units**
- **40% Studios**
- **60% One-Bedrooms**
- **(1 Two-Bedroom Manager's Unit)**
- 

### Use Summary (Approximate):

- Residential: 34,000 SF
- Community/Cultural: 1,700 SF
- Commercial/Retail: 1,100 SF
- Open Space: 6,770 SF (exceeds requirement)

Design Features: A light-filled central courtyard with gathering spaces, seating, and lush plantings. Private balconies and stepbacks that frame views, encourage socialization, and preserve privacy. Wide sidewalks, vibrant landscaping, and architectural rhythms that extend the public realm into the building itself.

CULVER COMMONS					
AMI	STUDIO	1	2	TOTAL	% OF TOTAL
30%	2	3	0	5	12%
45%	4	5	0	9	21%
50%	7	10	0	17	40%
60%	4	6	0	10	24%
Manager Unit	0	0	1	1	2%
<b>SUBTOTALS BY UNIT TYPE</b>	17	24	1	42	100%

CULVER COMMONS - MONTHLY RENTS			
AMI	STUDIO	1	2
30%	\$795	\$852	\$1,022
45%	\$1,193	\$1,278	\$1,533
50%	\$1,325	\$1,420	\$1,703
60%	\$1,590	\$1,704	\$2,044

## V.D. QUESTIONS/RESPONSE TO PROPOSAL REQUIREMENTS, CONT

### V.D.8. Strategy for achieving affordability goals and maintaining long-term affordability.

In partnership with HCD, LACAHS, Westside Cities of Council of Government, and leveraging 9% LIHTC, the project will be financed to ensure permanent affordability and operational sustainability for decades to come. Every unit will be income-restricted, serving seniors who often face housing insecurity, rising healthcare costs, and social isolation. This commitment to deep affordability and mission-driven operations differentiates the proposal from conventional mixed-use models.

### V.D.9. Any proposed supportive housing or services (if applicable).

VCHC will focus on providing exemplary resident services that centers on fostering holistic well-being and independence of its senior residents. For all its affordable housing developments, VCHC will develop a needs assessment to inform onsite programming based on needs identified at Culver Commons, that foster robust community partnerships and community building activities that support senior residents achieve positive health outcomes. VCHC offer on-site service coordination, transportation support for medical appointments, social gatherings including art making, BINGO, and other activities. Due to limited operating subsidies, we are not proposing supportive housing units, but should an operating subsidy become available, VCHC would be excited integrate affordable and supportive housing, as we do in many of our communities, and that would come with intensive case management services to serve seniors experiencing homelessness.





## V.D. QUESTIONS/RESPONSE TO PROPOSAL REQUIREMENTS, CONT

V.D.10. Sustainability, energy efficiency, and climate-resilience features.

Culver Commons will be designed as a **high-performance, all-electric, low-carbon building** that supports both environmental goals and human health. The project targets **LEED Gold certification** while integrating design strategies aligned with **Culver City's climate action and resilience goals**.

- **Indoor Environmental Quality & Health**

- **Daylighting:** Strategic window placement and light wells maximize access to natural light in 90% of regularly occupied spaces, supporting circadian rhythm and mental well-being.
- **Low- and Zero-VOC Materials:** All adhesives, sealants, paints, coatings, and flooring will meet or exceed CDPH and LEED standards for indoor air quality.
- **Smart Ventilation:** Demand-controlled mechanical ventilation will actively monitor CO<sub>2</sub> levels, adjusting fresh air supply in real time. Operable windows and open-air courtyards provide natural ventilation opportunities.

- **Heat Island Mitigation & Climate Adaptation**

- **Cool Roof & Shaded Surfaces:** Light-colored roofing and high-SRI paving reduce heat gain. Strategic tree planting and trellised vines provide shaded outdoor gathering areas.
- **Passive Cooling Strategies:** Cross-ventilation, thermal mass, and courtyard design lower reliance on active cooling systems, ensuring occupant comfort even during heatwaves.
- **Noise & Air Quality Protection:** Building massing and landscaping buffer residents from Washington Blvd traffic noise and help filter airborne pollutants.

- **Carbon Reduction & Energy Efficiency**

- **All-Electric Systems:** Fully electrified heating, cooling, domestic hot water, and cooking systems eliminate on-site fossil fuel combustion, reducing operational greenhouse gas emissions to near zero.
- **Rooftop Solar Array:** Photovoltaic panels will offset a significant portion of the building's electrical load, supporting grid decarbonization with potential battery inclusion will provide resilience during outages.
- **High-Performance Envelope:** Double-glazed windows, insulated walls, and optimized shading window and balcony orientation minimize heating and cooling demand, reduce utility costs, and improve thermal comfort.
- **Energy Modeling:** Early-phase simulations will inform passive design strategies, such as building orientation, shading, and thermal mass, to optimize performance before mechanical systems are sized.

- **Community Resilience & Social Sustainability**

- **Emergency Preparedness:** Incorporation of battery storage and solar systems allows common spaces such as community rooms to serve as resilience hubs during grid outages.
- **Thermal Safety:** Shaded courtyards and naturally ventilated corridors maintain safe indoor temperatures during power interruptions.
- **Access to Green Space:** Courtyards, rooftop gardens, and balconies ensure residents have contact with nature for mental restoration and physical activity at multiple locations within the building community.

## V.D. QUESTIONS/RESPONSE TO PROPOSAL REQUIREMENTS, CONT

### V.D.10. CONTINUED

- **Carbon Reduction & Energy Efficiency**

- **All-Electric Systems:** Fully electrified heating, cooling, domestic hot water, and cooking systems eliminate on-site fossil fuel combustion, reducing operational greenhouse gas emissions to near zero.
- **Rooftop Solar Array:** Photovoltaic panels will offset a significant portion of the building's electrical load, supporting grid decarbonization with potential battery inclusion will provide resilience during outages.
- **High-Performance Envelope:** Double-glazed windows, insulated walls, and optimized shading window and balcony orientation minimize heating and cooling demand, reduce utility costs, and improve thermal comfort.
- **Energy Modeling:** Early-phase simulations will inform passive design strategies, such as building orientation, shading, and thermal mass, to optimize performance before mechanical systems are sized.

- **Community Resilience & Social Sustainability**

- **Emergency Preparedness:** Incorporation of battery storage and solar systems allows common spaces such as community rooms to serve as resilience hubs during grid outages.
- **Thermal Safety:** Shaded courtyards and naturally ventilated corridors maintain safe indoor temperatures during power interruptions.
- **Access to Green Space:** Courtyards, rooftop gardens, and balconies ensure residents have contact with nature for mental restoration and physical activity at multiple locations within the building community.

### V.D.11. Factors that differentiate your proposal from other respondents' proposals.

Culver Commons will deliver more than housing. It will create a civic landmark that strengthens neighborhood connections, honors local culture, advances equity, and models sustainable, trauma-informed urban design. In doing so, it will fulfill Culver City's stated goals while elevating the quality of life for residents and the surrounding community.





## V.D. QUESTIONS/RESPONSE TO PROPOSAL REQUIREMENTS, CONT

V.D.12. Approach to community outreach during the predevelopment, design and construction phases.

### COMMUNITY OUTREACH PLAN

Community-led design is a core component and is distinctive to VCHC's work. In the following plan, key opportunities for community engagement and outreach were selected that can reach a broad group of stakeholders, and also tailored to ensure the inclusion of often under-represented voices. It involves collaborating with historically underrepresented community members, primarily BIPOC and low-income people, people with disabilities, and incorporating their expertise and feedback throughout each phase of a building's design. The implementation schedule and proposed processes ensure that people can be meaningfully involved, with multiple feedback loops to ensure that community input guides development decisions and is shared back with community. It also allows for the time needed to develop outreach tools and reach those who may have barriers to participation in traditional methods of engagement, including folks who are potential future residents of Culver Commons.



VCHC has significant experience in incorporating community feedback into the development decisions and processes, so that stakeholders build trust and support for the project. The development team has bilingual English-Spanish capacity in-house and access to interpretation for other languages. We will ensure accessibility in the spaces where engagement events take place.

VCHC seeks to work with organizations that have been active in their neighborhoods for years and can identify diverse stakeholders for the participatory design process. Building these relationships is an integral component of ensuring that housing development is inclusive and meets local needs. Community recommendations are not limited to the design phase, but also include input during construction and post-occupancy phases.

This plan will be led by VCH's full-time Community Design and Engagement Manager, with active support from the Co-Executive Directors, Housing Development team, and architecture team. Each stage of the community involvement and engagement process will be guided by unique objectives and approaches outlined on the following page.

## V.D. QUESTIONS/RESPONSE TO PROPOSAL REQUIREMENTS, CONT

V.D.12. CONTINUED

### COMMUNITY OUTREACH PLAN, CONTINUED

STAGES	ENGAGEMENT OBJECTIVES	ENGAGEMENT METHODS
OUTREACH AND ENGAGEMENT	<ul style="list-style-type: none"> <li>Identify and map stakeholder ecosystem, expanding on initial engagement</li> <li>Conduct outreach to identify individuals interested in being involved, ensuring representation among people with barriers to participation and/or potential future residents</li> <li>Cultivate organizational / institutional partners and potential commercial tenants</li> <li>Involve community in setting vision and goals</li> <li>Establish processes and infrastructure for robust, equitable engagement</li> <li>Inform neighbors and broader public on the project scope and vision</li> <li>Understand existing and historical trauma within the built environment and community relations</li> </ul>	<ul style="list-style-type: none"> <li>Speaking/attending existing community meetings</li> <li>Town Hall(s) noticed to residents and businesses within 300 feet of the site and widely publicized in the community</li> <li>Community Cafes (smaller, dialogue focused meetings on key topics)</li> <li>Tours of existing affordable housing in Hawthorne and/or designed and operated by the development team</li> <li>Community development charrettes</li> <li>Education-focused meetings on key topics such as property management, mental health, or other concerns that arise</li> </ul>
COMMUNITY-LED DESIGN	<ul style="list-style-type: none"> <li>Engage community in co-creation of vision and design</li> <li>Inform the decisions needed to finalize design drawings for submission to Planning Department, as well as design decisions that come later in the process</li> <li>Cultivate support for the project vision</li> <li>Develop phasing plan that responds to community needs</li> </ul>	<ul style="list-style-type: none"> <li>Interactive design charrettes</li> <li>Design and community informational events</li> <li>Public art and other arts-focused events</li> <li>Site activation</li> <li>Interactive digital tools</li> </ul>
CONSTRUCTION	<ul style="list-style-type: none"> <li>Create plan to mitigate construction impacts on surrounding area</li> <li>Create strong communication plan for neighbors during the construction phase and the development team</li> </ul>	<ul style="list-style-type: none"> <li>Community meetings with direct neighbors</li> <li>Town Hall(s) noticed to residents and businesses within 300 feet of the site and widely publicized in the community</li> <li>Connections with local workforce development organizations</li> <li>Dedicated email and/or phone line during construction</li> </ul>
ONGOING OPERATIONS	<ul style="list-style-type: none"> <li>Ensure that tenants and other key stakeholders are informing operations for the long-term, and have ownership and pride in the development.</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing community advisory board</li> <li>Tenant council</li> <li>Other feedback and decision making opportunities</li> </ul>



## V.D. QUESTIONS/RESPONSE TO PROPOSAL REQUIREMENTS, CONT

V.D.13. Methods for incorporating community input and ensuring the project meets local needs.

Venice Community Housing Corporation (VCHC) and Practice will co-lead the community engagement process and ensure that community input is reflected in both the design and operations of the proposed project. VCHC and Practice draw on a long history of community engagement experience. The team has experience across a range of approaches including stakeholder engagement and relationship building, door-to-door outreach, town halls and other large meetings, community dialogues, community-led design, online outreach, virtual and in-person events, and other methods. The development team has a strong commitment to engaging with a broad and diverse group of people, but also paying special attention to inclusion of potential future residents such as low-income people, BIPOC community members, unhoused people, and people with disabilities.

VCHC and Practice have developed deep and longstanding relationships through community engagement, particularly with community-based organizations and local stakeholders. As one key example, Social Justice Learning Institute, a community-based organization, became a development partner, key decision maker, and commercial tenant in the affordable housing project as a result of community engagement and meaningful relationship building.

VCHC has decades of experience working in neighborhoods surrounding Culver City with similar demographic profiles, including Venice (35+ years), Del Rey (25+ years), Inglewood (3 years) and Santa Monica (3 years). In each of these communities, VCHC has led community engagement efforts, that have resulted in completed projects with broad community support, critical cultural and community-based components, and ongoing partnerships.





## V.D. QUESTIONS/RESPONSE TO PROPOSAL REQUIREMENTS, CONT

### V.D.13. CONTINUED

#### EXPERIENCE WITH MEANINGFUL COMMUNITY ENGAGEMENT, CONT.

Among many examples of successful community engagement and participatory processes by VCHC are Rose Apartments, Journey Apartments and Sankofa Place at Centinela.

At Rose Apartments, for example, tenants of other VCHC buildings were engaged in a variety of activities to explore what works well in their buildings and what ideas people had for improvements, particularly from a trauma informed lens. Unhoused residents were engaged in developing a vision for what home looks and feels like. This work was integrated into key design decisions has been highlighted at numerous conferences locally and nationally. Similar design work was done at the recently completed Journey Apartments. Additionally, community engagement with adjacent neighbors identified a shared concern for community safety and clarity about shared spaces. A memorandum of understanding was agreed upon to document commitments and move opponents to supporters.

At Sankofa Place at Centinela, in the City of Inglewood, a project still in predevelopment, a more expansive community engagement process was implemented, based on learning at the above-described sites. This included community-led design and a community-informed public arts process. This site will incorporate murals and other elements that directly reflect the community members that participated, as well as Inglewood community assets and history.

The Community Design and Engagement manager's role is to support the design team and hold accountability to the community feedback





# V.E. FINANCIAL PROPOSAL AND PROJECT FEASIBILITY

V.E.1. Preliminary development budget (soft costs, hard costs, contingency)

In an effort to meet a wider variety of City objectives:

USES	RESIDENTIAL
Acquisition	\$ 1,100,000
Construction Hard Costs	\$21,076,750
Construction Cost Contingency	\$2,107,675
Architecture & Engineering	\$ 2,617,143
Permits and Fees	\$840,000
Construction Financing	\$2,252,500
Permanent Financing	\$32,000
Bond/TCAC Fees	\$112,015
Legal	\$165,000
Taxes and Insurance	\$289,000
Title and Recording	\$105,000
Lease Up and Reserves	\$450,000
Developer Fee/Accounting	\$2,633,000
<b>TOTAL</b>	<b>\$33,780,083</b>



## V.E. FINANCIAL PROPOSAL AND PROJECT FEASIBILITY, CONT

V.E.2. Sources and uses of funds, including anticipated public subsidies, grants, or tax credits.

PERMANENT FINANCING SOURCES	RESIDENTIAL TOTAL
CA HCD - MHP	\$ 5,000,000
Westside Cities Council of Governments	\$ 1,000,000
LACAHS	\$ 8,400,000
GP Equity	\$100
LIHTC Equity	\$19,379,983
<b>TOTAL</b>	<b>\$33,780,083</b>

The proposed development will rely on a combination of Low Income Housing Tax Credits, and a variety of public agency financing to fill the financing gap. VCHC will apply for the following funding sources: State of California Department of Housing and Community Development (HCD) Multifamily Housing Program, Westside Cities Council of Governments and LA County Affordable Housing Solutions Agency (LACAHS). All of these soft financing resources are expected to carry a 3% simple interest rate and be paid by a proportional share of 50% of residual receipts over a 55-year period.

We anticipate that it will take 18-36 months to secure the financial resources to start construction.

V.E.3. 15-year or longer pro forma analysis

Please see **Attachment F**, which shows the proposed development cash flow for 15 years.

V.E.4. Proposed land acquisition terms (purchase price or lease terms, if applicable).

VCHC is proposing a capitalized ground lease payment of \$1 million, to be disbursed concurrently with the closing of construction financing. In addition to this upfront payment, VCHC is also proposing a pro-rata share of the public funder's residual receipts for the full duration of the ground lease term. The pro-rata allocation will be based on the appraised value of the property.

V.E.5. One-time and/or ongoing revenue to the City (if applicable).

See above for response.





# V.F. LIST OF REFERENCES

Org Name	National Equity Fund
Address	500 South Grand Ave, Suite 2300, Los Angeles, CA 90071
Contact Person	Debbie Burkart, Managing Director Supportive Housing
Telephone Number	312.543.5984
E-Mail Address	<a href="mailto:dburkart@nefinc.org">dburkart@nefinc.org</a>
Description of the Work	NEF is the equity investor in Rose Apartments and The Journey Apartments, completed in 2022 and 2024 respectively, both supportive housing developments in the high opportunity neighborhood of Venice. And most recently, 20 <sup>th</sup> Street Apartments in Santa Monica, which started construction in 2025.
Org Name	Genesis LA
Address	801 S. Grand Ave., Suite 850, Los Angeles, CA 90017
Contact Person	Tom De Simone, President & CEO
Telephone Number	213.533.8900
E-Mail Address	<a href="mailto:tdesimone@genesista.org">tdesimone@genesista.org</a>
Description of the Work	Genesis LA was a partner and lender in the LA County Community Land Trust pilot project, in which VCH and Liberty Community Land Trust acquired two sites in 2022 for rehabilitation and long-term affordability preservation. In addition, GLA is the acquisition and predevelopment lender for Sankofa Place at Centinela.
Org Name	Bank of America
Address	333 S. Hope Street, 20 <sup>th</sup> Floor
Contact Person	Daniel Rodriguez, Vice President/Senior Relationship Manager
Telephone Number	213.621.7514
E-Mail Address	<a href="mailto:drodriguez54@bofa.com">drodriguez54@bofa.com</a>
Description of the Work	The Bank most recently provided construction financing of over \$17 million and a tax credit equity investment over \$11 million for an affordable housing project with VCHC. The recently completed 40-unit development is for chronically homeless households and transition aged youth. The project was completed in partnership between the Bank, VCHC, and several state and local funders.

## V.G. IMPLEMENTATION SCHEDULE

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An implementation schedule is included as **Attachment G**.

## V.H. CERTIFICATE(S) OF INSURANCE

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Certificates of Insurance evidencing required coverage types and the minimum limits will be provided upon request.

## V.I. BUSINESS TAX CERTIFICATE

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VCHC does not currently hold a Culver City Business Tax Certificate, but confirm that we will secure one during the contracting process and maintain an active certificate throughout the contract period.

## V.J. EXCLUSIVE NEGOTIATION AGREEMENT AND DISPOSITION AND DEVELOPMENT AGREEMENT

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VCHC is prepared to enter into an Exclusive Negotiation Agreement (ENA) with the City for the purpose of negotiating a Disposition and Development Agreement for purchase and development of the site.



*Building Design Concepts*



# LIST OF ATTACHMENTS

- **Attachment A – VCH Organizational Chart**
- **Attachment B – VCHC Property Management and Resident Services Portfolio**
- **Attachment C – Organizational Chart Showing Roles and Responsibilities**
- **Attachment D – Personnel Resumes**
- **Attachment E – Concept Drawings**
- **Attachment F – Development Proforma with 15 Year Cash Flow**
- **Attachment G – Implementation Schedule**



*Building Design Concepts*



Venice  
Community  
Housing

**REDEVELOPMENT OF  
11029 WASHINGTON BOULEVARD  
RFP #2626  
AUGUST 2025  
CITY OF CULVER CITY  
CITY MANAGER'S OFFICE  
9770 CULVER BOULEVARD  
CULVER CITY, CA 90232-0507**

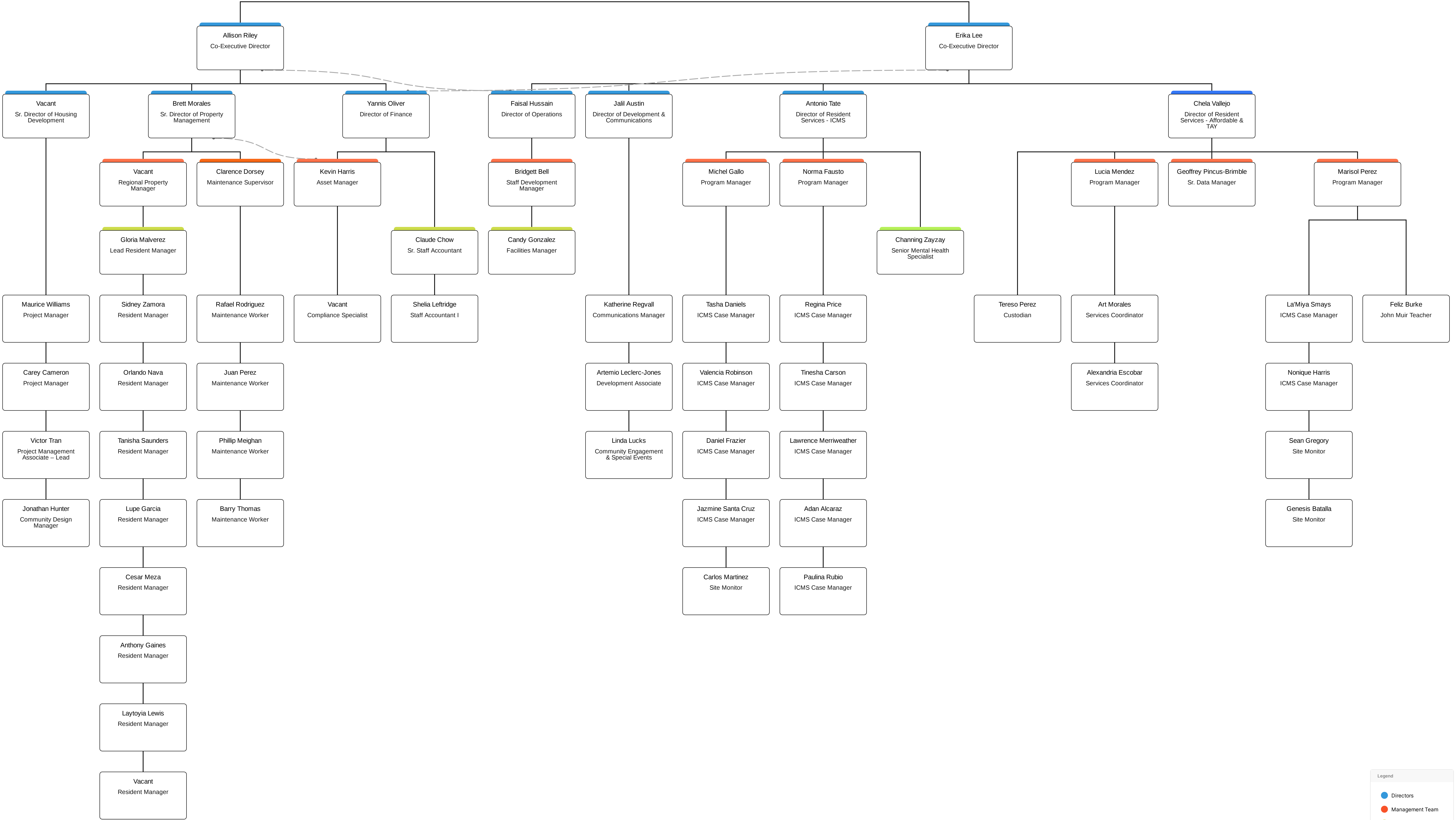
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**ALLISON RILEY  
POINT OF CONTACT**

**Co-Executive Director  
Venice Community Housing Corporation  
200 Lincoln Blvd., Venice, CA 90291  
(310) 399-4100  
[ariley@vchcorp.org](mailto:ariley@vchcorp.org)**



## Attachment A - VCH Org Chart





Attachment B - VCH Property Management & Resident Services Portfolio

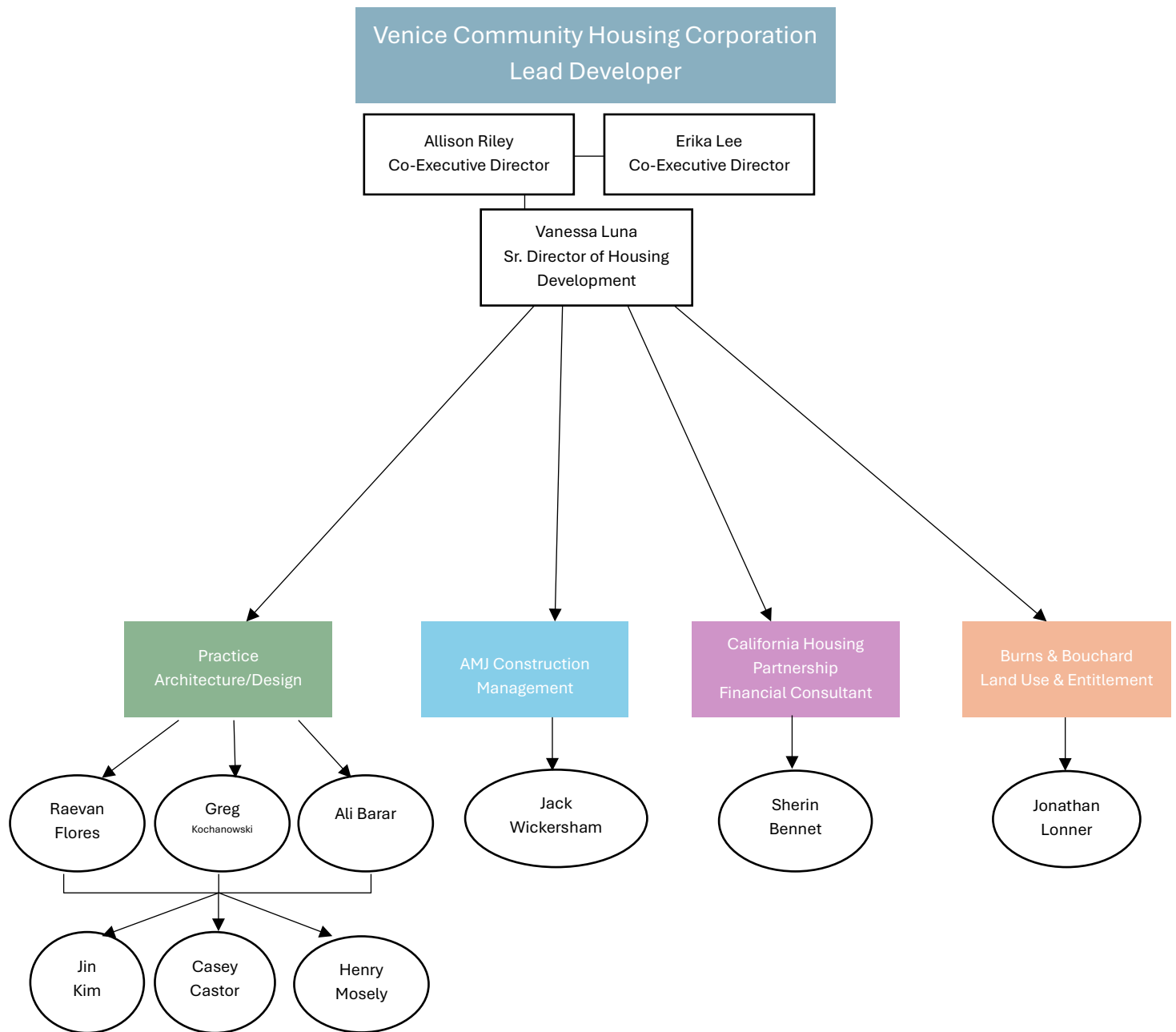
## Portfolio of Venice Community Housing Corporation's Supportive Services and Property Management

	Project Name	Address	Number of Units	PSH Units	PIS	Years Lead Service Provider	Years Property Management
1	Ballona Villa/Slauson II	5026 Slauson, Los Angeles, CA 90066	10	9	1994	31	31
2	Brooks Apts.	511 Brooks Venice, CA 90291	4	0	1994	31	31
3	Slauson III	5032 Slauson Los Angeles, CA 90066	8	0	1995	30	30
4	Sixth Avenue Apts.	920 Sixth Avenue Venice, CA 90291	6	2	1996	29	29
5	Westminster	640 Westminster Venice, CA 90291	3	0	2000	25	25
6	Slauson I	4816 Slauson Los Angeles, CA 90066	8	0	2000	25	25
7	Lincoln Apts.	200-206 Lincoln Blvd. Venice, CA 90291	13	13	3/29/2000	25	25
8	Centinela Apts.	4216 Centinela Avenue Los Angeles, CA 90066	14	8	8/27/2007	18	18
9	Navy Blue Apts.	102 Navy Venice, CA 90291	14	11	7/1/1994	31	16
10	Washington Court	12525 Washington Blvd. Los Angeles, 90066	30	1	11/1/1996 (ph 1)	28	16
11	Tabor Court	345 Fourth Avenue Venice, CA 90291	25	0	8/19/1996	29	16
12	VCHC Pacific Apartments, LLC	4429 Inglewood Blvd. Los Angeles, CA 90066	32	0	2/11/2003	22	22
13	Horizon Apartments, LLC	15 Horizon Venice, CA 90291	20	19	7/7/2011	2	14
14	VCHC Gateway LP	13368 Beach Avenue Marina del Rey, 90292	21	20	3/2/2016	2	5
15	LCLT Pilot Project	2 sites: 1653 W 224 St/6221 Brynhurst, LA, CA 90501/90043	9	0	5/21/2021 8/26/2021	1	4
16	Rose Apartments	720 Rose Avenue Venice, CA 90291	35	34	3/18/2022	3	3
17	Aviation Apartments	11834 Aviation Blvd Inglewood, CA	48	47	1/28/2024	1	1
18	Marian Place Apartments	2211-2219 Marian Place, 841-849 Venice Blvd, Venice, CA 90291	9	8	1/15/2024	1	1
19	The Journey	2471 Lincoln Blvd. Venice, CA 90291	40	39	7/19/2024	0.5	0
	<b>TOTALS:</b>		<b>349</b>	<b>211</b>			



## Attachment C - Org Chart Showing Roles and Responsibilites

## Organizational Chart Showing Roles and Responsibilities for Culver Commons





## Attachment D - Personnel Resumes

**May 2025-  
Present**                      **Venice Community Housing Corporation  
Co-Executive Director**

Provide strategic leadership of organizational management and operations, in collaboration with the Co-Executive Director and Board of Directors to achieve organizational goals Responsible for ensuring fiscal stability, compliance, and growth across all real estate activities including property management, asset management, and housing development.

**March 2020-  
May 2025**                      **Venice Community Housing Corporation  
Senior Director of Housing Development**

Provided leadership and strategy of organizational real estate development activities including the expansion of VCH's target communities, partnership building, coalition representation, project feasibility and financial structuring, entitlements, design, construction, through initial lease-up. Manages and trains a team that includes four to five staff including project managers and a community design and engagement manager. Since joining VCH, the team placed-in-service four projects (129 units) and currently had five projects (383 units) in predevelopment.

**September 2015-  
February 2020**                      **PATH Ventures  
Managing Director, Real Estate Development**

Provided leadership and strategy of organizational real estate development activities: acquisition feasibility, financial structuring, population programming, architectural design, construction, and initial lease-up. Manages and trains a team that includes five - six staff including project managers and support staff. Since joining PV, the team placed-in-service eight projects (446 units) and had one project (122 units) under construction, and five projects (383 units) in predevelopment. Spearheaded, in collaboration with staff and leadership, the development of PATH's diversity, equity and inclusion committee.

**July 2013 -  
September 2015**                      **California Housing Partnership Corporation  
Senior Housing Finance Consultant**

Strategize with nonprofit affordable housing developers throughout California to identify and implement finance strategies to develop affordable rental housing communities. Develop financial projections including long term tax analysis. Solicit and manage lender and investor selection process. Guide project managers on financial structures, available resources, and process to secure including local, state, and federal funding. Facilitate and participate in affordable housing industry conference panels and training. Negotiate finance agreements including partnership agreements, loan documents, and regulatory agreements. Analyze existing projects' operations and assess feasibility for recapitalization.

**October 2007 -  
July 2013**                      **Linc Housing Corporation  
Senior Project Manager**

Managed and completed 454 units of new construction and rehabilitation projects for families, seniors, and special needs populations. Responsible for each phase of project development including implementation of purchase and sale agreements, securing entitlements, facilitating community meetings, securing and negotiating conventional, government, and private financing sources, selecting and managing the development team—including service partnerships for special needs populations, property management—through the initial lease-up. Managed a team of three staff including Associate Project Managers and an Administrative Assistant.

**September 2006 -  
September 2007**                      **WNC and Associates, Inc.  
Underwriter/Project Manager**

Underwrote new construction and acquisition/rehabilitation projects that were allocated Low Income Housing Tax Credits to identify and minimize tax credit investor's risk. Utilized MS Excel projection to analyze the financial aspects of proposed projects, including tax credit delivery, timing of capital contributions, operating cash flow, and tax consequences, to maximize investor's profit. Conducted, reviewed, and analyzed project due diligence. Presented, recommended, and defended projects to the executive investment committee. Negotiated partnership agreements.



**April 2004 -  
August 2006**

**U.S. Department of Housing and Urban Development  
Denver Multifamily Hub, Development  
Mortgage Credit Analyst and Neighborhood Networks Coordinator**

Analyzed and underwrote financial feasibility of applicants for multifamily mortgage insurance and capital advance programs. Tracked construction financing, processed monthly construction draws, and ensured compliance with statutory and regulatory guidance. Provided training to internal and external clients on HUD processes, procedures, rules, and regulations. Coordinated the establishment of computer labs at HUD properties throughout a six-state region.

**June 2002 -  
November 2003**

**Boulder County Housing Authority  
Development & Acquisitions-Housing Planner I**

Managed and implemented multifamily acquisition program consisting of mostly small apartment buildings. Researched and wrote successful grant applications and monitored compliance.

2006

Master of Urban and Regional Planning, Tau Sigma Delta (honors fraternity)  
Physical Planning/Real Estate Development  
University of Colorado at Denver and Health Sciences Center

1995

Bachelor of Arts - Government and Politics, Management and Organization  
University of Maryland at College Park

# Erika J. Lee

- [erikalee103@gmail.com](mailto:erikalee103@gmail.com) • (310) 266 – 9610 •
- <http://www.linkedin.com/in/erikajlee> •

## EXPERIENCE

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### Venice Community Housing

*Co-Executive Director*

Venice, CA

March 2024- Present

- Supervise and support all programs, services and activities to ensure program objectives are met and best practices are consistently implemented; affordable housing, permanent supportive housing, and interim housing programs; youth education programs
- Ensure compliance and regulatory obligations for all local, state, and federal grants
- Oversee organization's fundraising and communication efforts to raise over \$2 million dollars in private funds
- Coordinate and collaborate with the Co-Executive Director in developing and achieving organizational goals and objectives that advance the organization

*Deputy Director*

June 2020 – March 2024

*Associate Director of Development*

July 2017 - July 2018

- Independently planned and executed annual fundraiser for 300+ attendees, raising over \$115,000
- Completed organization's annual grant calendar and grant proposals for general operating and program budgets; full range of grant research, writing and reporting for foundation, corporate, and government grants
- Cultivated and maintained relationships with donors and volunteers, raising over \$300,000 in individual giving
- Raised over \$1,000,000 for organization, a 30% increase over 3 years
- Led organization's advocacy efforts on affordable housing and anti-criminalization of homelessness through community organizing and engagement of elected officials; planned and executed community organizing events; lead member of Advocacy Committee; testified to elected officials

*Development Manager*

Jan 2015- July 2017

### Bon Me Foods, LLC

*Manager*

Boston, MA

Sept 2012- May 2014

- Individually managed staff on 2013 Best of Boston's Food Truck; ensured high quality production and customer service in fast-paced environment
- Assisted in hiring process, trained and oversaw staff; coordinated catering and large party events

### On The Rise

*Development Assistant*

Cambridge, MA

Jan 2014- May 2014

- Conducted prospect research and outreach; cultivated relationships with potential funders
- Integral part of planning and coordination of in-house events and fundraisers
- Assisted Director of Development with general development support; managed donor database

### SolSolution, Inc.

*Fundraising Coordinator*

Boston, MA

April- June 2012

- Researched and strategized organization's fundraising plan; wrote foundation grants
- Tracked communication and outreach to potential foundation targets on Salesforce

## EDUCATION

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### Wageningen University & Research

Candidate for Master of Science in Communication, Health and Life Sciences  
Specialization: Health and Society

Wageningen, Netherlands

Sept 2018 – Nov 2020

### Northeastern University

Bachelors of Arts in Environmental Studies and Sociology- Cum Laude

Boston, MA

May 2013

## SKILLS

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*Computer:* Proficient in Microsoft Office, Salesforce, Constant Contact, DonorPerfect Online, WordPress, and Adobe Photoshop on Macs and PCs

*Language:* Conversational Spanish

*Interests:* Cooking, Traveling, Biking, Yoga (200 hour TTC), Tennis, and Hiking



## **Work Experience**

### **Venice Community Housing Corporation**

Senior Director of Housing Development, September 2025 - present

### **Brilliant Corners, Los Angeles, CA**

Director of Multifamily Housing, June 2021-August 2025

Associate Director of Multifamily Housing, March 2020-June 2021

- 243 permanent supportive and affordable housing units among four LIHTC and Homekey developments added to BC's pipeline totaling over \$155 million in financing
- Implementation and oversight of Brilliant Corners' multifamily housing development strategy statewide
- Responsible for initiating joint ventures and other partnerships
- Represents Brilliant Corners in coalitions and advocacy pertaining to multifamily housing development

### **Clifford Beers Housing, Inc., Los Angeles, CA**

Housing Director, May 2013-March 2020

- 356 permanent supportive and affordable housing units among six LIHTC developments added to CBH's pipeline and totaling over \$100 million in financing.
- Pipeline projects include funding from 9% and 4% tax credits, LACDA, HCD, MHSA, AHP, LAHD, DHS, and HACLA
- Experience with acquisitions and ground leasing of publicly owned sites, including sites owned by LAHD and the County of Los Angeles
- Implementing innovative construction techniques such as prefabricated and container construction
- Responsible for initiating joint ventures and other partnerships
- Implementing a shared street typology—the first of its kind in Los Angeles—for a paseo to be developed in conjunction with a PSH development
- Oversight of LIHTC Housing Development department

### **Skid Row Housing Trust, Los Angeles, CA**

Senior Project Manager, September 2011-April 2013

- Responsible for working with private lenders and public agencies to secure and close acquisition, predevelopment, construction, and permanent financing sources for new construction special needs/homeless 9% and 4% LIHTC projects, re-syndications, and projects funded with federal stimulus funds (ARRA)
- Assisted Housing Director with sale of losses on ARRA-funded project; working with Housing Committee; and keeping abreast of changes in funding regulations and requirements
- Supervision of Housing Development Assistant Project Managers and Development Assistant
- Contract negotiation, selection, and oversight of consultants and general contractors

Project Manager, March 2011-September 2011

## **Education**

Master of Planning, University of Southern California



# Practice



Mixed-Use & Housing Experience





Practice designs idea-based, human-centered design places.

# Design Deeply Rooted in Community.

**Practice is widely recognized as a leader in affordable and supportive multi-family housing design throughout Southern California.**

Originally CHCG, then Gonzalez Goodale Architects, and now Practice, creating built environments that reinforce social engagement and support the advancement of our civic, education, and housing clients has always been at the core of what we do. The depth and breadth of our work is the direct result of enduring partnerships with community serving, multiple-stakeholder institutions with whom we share resonant values.

Our team is passionate about our work. We aspire to be an innovative, human-centered architectural design and professional practice, fueled by our diversity.

## Multi-Family Housing Design Leadership

At Practice we understand the need to provide strong design leadership in translating your guiding principles and project aspirations into quality, sustainable built environments. Our work with institutional and non-profit clients focuses on designing the spaces that help promote social engagement, while maintaining facilities long-term, all within budget.

## Designing Spaces for People to Thrive

The potential to amplify the human connection drives us to design with both passion and optimism. Thriving communities are what great cities are made of places that are built upon the power of human experience. From new public schools in urban Los Angeles, to college campuses, to hillside residential communities for the formerly homeless, our designs are deeply rooted in community.

In all of the work that we do, the people we partner with, and the places we create, we ascribe to the following core principles: creativity, collaboration, integrity, and passion.

### Primary Contact

Ali Barar, AIA

### Principal Leadership

Ali Barar, AIA

Harry Drake, AIA, CASp

Staci Nesbitt, AIA, LEED AP

Greg Kochanowski, AIA ASLA

### Ownership Structure

California S-Corporation

### Registered Small Business Entity (SBE)

State of California,

Department of General Services

### Size

40 Employees

12 Licensed Architects

9 LEED Accredited Professionals

1 Certified Access Specialist



## Project Experience





Project Experience

# Recognized Leaders In Housing Design

## Permanent Supportive & Affordable Housing

- Abode Communities**  
Glassell Park Early Education Center & Family Apartments
- A Community of Friends**  
Lorena Plaza Family Apartments  
Cedar Springs Transitional Youth Housing
- Belmont Villages**  
Pasadena Senior Housing on Church Campus
- Century Housing**  
Banning Family Apartments  
LAC + USC Restorative Care Village  
Uptown Acres - Long Beach Affordable Housing Community
- Cesar Chavez Foundation**  
Montebello 6th Street Family Apartments  
The Boulevard Montebello Family Apartments
- Clifford Beers Housing**  
Burlington Family Apartments  
Pomona Holt Family Apartments
- EAH Housing**  
South Main Street Family Apartments
- East LA Community Corporation (ELACC)**  
1st & Soto Cielito Lindo Family Apartments Ph 1&2  
Los Lirios Mixed-Use Development (METRO)  
Whittier Boulevard Family and Veterans Apartments Ph 1&2
- Excelerate Housing**  
Palmdale Affordable Housing Community
- Heritage Housing Partners**  
Affordable Home Ownership Mixed-Use Development
- Hollywood Community Housing Corporation**  
Kern Ave Permanent Supportive Housing
- LA Family Housing**  
The Campus Supportive Housing & Corporate Headquarters  
The Fiesta Permanent Supportive Housing  
Day Street Permanent Supportive Housing  
Palo Verde Permanent Supportive Housing  
'My Angel' Permanent Supportive Housing  
The Sieroty 'Home Key' Permanent Supportive Housing
- Michaels Organization**  
Jordan Downs Affordable Family Apartments Ph. S4 & S5  
Slauson & Wall Community Revitalization

- Many Mansions**  
Summit View Supportive Veterans Housing
- META Housing**  
Whittier Mixed-Use Development NW  
Whittier Mixed-Use Development SE
- PATH Ventures**  
Montclair Permanent Supportive Housing  
Gramercy Place Permanent Supportive Housing
- Wakeland Housing**  
Riverside Mixed-Use Development & Civil Rights Museum  
National City Community Revitalization Master Plan  
Union Tower Workforce Housing

## Transitional/Bridge Housing

- County of Los Angeles Department of Public Works**  
Rancho Los Amigos Recuperative Care (RCC) & Residential Treatment Campus (RTP)
- City of Burbank**  
Navigation Center
- City of Culver City**  
City-Wide Bridge Housing Master Plan  
'Room-Key' Motel Conversion Study
- City of Los Angeles**  
CD-2 Navigation Center  
City of Los Angeles Bureau of Engineering 'Bridge Home'  
Imperial Highway Emergency Shelter  
St. Andrew's Place Emergency Shelter  
100 Sunset Venice Emergency Shelter  
CD-15 Figueroa Place Tiny Homes  
CD-2 Satcoy & Whitsett Tiny Homes  
CD-14 Eagle Rock Tiny Homes  
Cypress Park Tiny Homes & RV Village
- City of Pomona**  
Emergency Shelter Master Plan
- LA Family Housing**  
'The Willows' Adaptive Re-Use Bridge Housing  
Transitional Living Center Campus



# Recognized Leaders In Housing

## Projects Completed in Past 10 Years

	Project Name/Location	Completed	Units	AMI	Programming
1	LA Family Housing Day Street Apartments 7639-7653 Day Street Tujunga, CA 91042	2014	47	< 30% AMI	Permanent Supportive Housing
2	Clifford Beers Housing Burlington Family Apartments 415 S Burlington Ave Los Angeles, CA 90057	2014	25	< 60% AMI	Affordable Family Housing
3	East LA Community Corporation Whittier Family Apartments Ph. 1 4125-4131 Whittier Blvd Los Angeles, CA 90023	2015	25	< 30% AMI	Permanent Supportive Housing
4	East LA Community Corporation Whittier Family Apartments Ph. 2 4169 and 4200-4224 Whittier Blvd. Los Angeles, CA 90023	2022	25	< 30% AMI	Permanent Supportive Housing
5	A Community of Friends Cedar Springs Apartments 1320-1350 Palomares Ave. La Verne, CA 91750	2016	38	< 30% AMI	At-Risk Youth Housing
6	East LA Community Corporation Cielito Lindo Apartments Ph. 1 2403 1st St. Los Angeles, CA 90033	2017	50	< 60 AMI	Affordable Family Housing
7	East LA Community Corporation Cielito Lindo Apartments Ph. 2 2403 1st St. Los Angeles, CA 90033	2020	29	< 60 AMI	Affordable Family Housing
8	Clifford Beers Housing Holt Avenue Family Apartments 1445 East Holt Avenue and 2018 North Garey Avenue Pomona, CA 91767	2018	50	< 60 AMI	Affordable Family Housing
9	LA Family Housing Campus The Campus 7843 Lankershim Blvd North Hollywood CA 91605	2019	50	< 30% AMI	Permanent Supportive Housing
10	META Housing Whittier Blvd Development Phase 1 4169 and 4200-4224 Whittier Blvd. Los Angeles, CA 90023	2020	71	< 60 AMI	Affordable Family Housing

	Project Name/Location	Completed	Units	AMI	Programming
11	META Housing Whittier Blvd Development Phase 2 4169 and 4200-4224 Whittier Blvd. Los Angeles, CA 90023	2022	42	< 60 AMI	Affordable Family Housing
12	Heritage Housing Partners Lincoln Orange Grove 745 Orange Grove Boulevard Pasadena, CA 91103	2023	35	< 60 AMI	Affordable Home Ownership
13	PATH Ventures Villas Montclair Apartments 4220 Montclair Street Los Angeles, CA 90018	2022	45	< 30% AMI	Permanent Supportive Housing
14	Wakeland Housing Riverside Civil Rights Institute Mission Heritage Plaza 3933 Mission Inn Ave.	2023	72	< 60% AMI Affordable < 30% AMI PSH	Affordable Family Housing, Permanent Suppportive Housing
15	Many Mansions Summitview Apartments 11861 Foothill Boulevard Los Angeles, CA 91342	2023	49	< 60% AMI Affordable < 30% AMI PSH	Permanent Supportive & Affordable Veterans' Housing
16	LA Family Housing The Angel Veterans Housing 8545 Sepulveda Boulevard Los Angeles, CA 91343	2024	54	< 60% AMI Affordable < 30% AMI PSH	Permanent Supportive, Veterans, Affordable Family Housing
17	Century Housing Banning Apartments 841 N. Banning Blvd. Wilmington, CA 90744	2024	64	< 30% AMI	Permanent Supportive Housing
18	Bridge/East LA Community Corporation Los Lirios Family Apartments 113 S. Soto St. Los Angeles, CA 90033	2024	66	< 60% AMI	Affordable Family Housing
19	EAH Housing 4507 S. Main 4507 S. Main Street Los Angeles, CA 90037	2024	61	< 60% AMI	Affordable Family Housing
20	A Community of Friends (ACOF) 1st and Lorena Family Apartments 3401-3415 E. 1st St. Los Angeles, CA 90063	2024	49	< 60% AMI Affordable < 30% AMI PSH	Affordable Family Housing Permanent Supportive Housing





## Riverside Mission Heritage Affordable Housing

Located on Mission Inn Avenue and Fairmont Boulevard near Downtown Riverside, Mission Heritage Plaza includes two separate buildings with 72 affordable housing units, Fair Housing Council Offices, one Diversity Multipurpose Room, and the Civil Rights Institute exhibit space. The residential portion of the project includes an open courtyard on the second level, case manager offices, a communal laundry room, and a community room with a patio.

Partnering with Wakeland Housing, Fair Housing Council of Riverside County, and Civil Rights Institute, the project creates a civic plaza and a gallery entry along Mission Inn Avenue, across the street from the Riverside Public Library. Along Fairmont Boulevard and Sixth Street, entry gardens and landscape buffer soften the building edges against single-family homes and the Fox Theater. Mission Heritage Plaza is a continuity of the commercial corridor from downtown Riverside, providing the much-needed transaction from the commercial environment to residential zones. It's also another anchor point for promoting and celebrating fair housing rights and Civil Rights history in the City.







# Summit View Supportive Veterans Housing

**Location**  
 Los Angeles County  
 Sylmar, CA

**Client**  
 Many Mansions/  
 LA Family Housing

**Completed**  
 2023

**Size**  
 50 units

**Unit Mix**  
 Studio - 37  
 1 Bed - 11  
 2 bed - 1  
 Manager - 1

**AMI**  
 < 60% Local AMI Affordable  
 < 30% Permanent Supportive

**Sustainability**  
 LEED Gold Certified

Summit View Apartments offers a unique intersection of several community partners coming together to develop a challenging site and provide a contextual asset to the rural neighborhood and a restorative environment for formerly homeless veterans. The project serves chronically homeless veterans by providing 49 units of permanent supportive housing alongside supportive services that interconnect through an undulating landscape and bridges.

The housing embeds itself into a long-vacant hillside parcel perched over the outstretched Hansen Dam recreational facility. Through the result of an extensive community outreach process the design celebrates the local character of Sylmar's equestrian ranch aesthetic. The four buildings asymmetrically frame a centralized connective space, which affords every unit full advantage of the beautiful surrounding vistas, daylight and natural ventilation. Locally inspired materials of stucco, wood, concrete, metal and glass are composed in a manner to bring scale and definition to the project.

Elements of biophilic and trauma-informed design are woven seamlessly into a housing typology that will bring decades of homeless veterans off the streets and into an opportunity to thrive and grow within a high-quality community with encompassing support programs to ensure long-term resident success.







# Restorative Care Village at LA General Hospital

**Location**  
 Los Angeles, CA  
**Client**  
 Century Housing  
 Los Angeles County  
**Size**  
 300 Housing Units  
 Community Rooms, Fitness,  
 Economic development incubator,  
 other amenities  
 Landscape terraces, plazas,  
 courtyards

As part of a broader healthcare district, the project creates a socially woven livable place enmeshed in helping people heal through a holistic and restorative environment. Building on the social concept of Radical Hospitality the project takes an expanded view of whole health and well-being to allow residents to live a fuller life.

Central to our proposal is the holistic integration of architecture and landscape. The project organizes itself as an “urban courtyard block”, maximizing the perimeter area of the site to house 300 residential units and supportive programming, while also maximizing contiguous landscape area in the form of a communal landscape.

The spaces – be they urban, site, or building – work to engage the wellness of each individual, rejuvenating the psychosocial, physical, and mental health of the residents. On a regional scale, the project engages the urban fabric, stitching into the neighborhood and activating the street and the varying scalar adjacencies of the site. At the building level, the design creates and engages 1) multiple scales of open space, porches, and loggias, 2) landscape at all levels of the building, 3) public art placemaking, 4) modular construction logics strategically married with social programming.







# Hope Village at the California Endowment

**Location**  
 Los Angeles, CA  
**Client**  
 Century Housing / The California Endowment  
**Size**  
 150 Housing Units  
 Community Rooms, Fitness,  
 Workforce Development,  
 Classrooms, Wellness Clinic,  
 Visual and Performing Arts  
 Classrooms, Landscape terraces,  
 plazas, courtyards

The history of Los Angeles' Chinatown District is one of extraction and relocation of people for the benefit of industry and infrastructure. Our proposal for Hope Village seeks to remember these stories and restore connections to the history of this place and its people.

Hope Village is a 300-unit mixed use development for formerly incarcerated individuals, the unhoused, and families affected by the justice system. It contains an extensive network of mental health and social services as well as community amenities, landscape, and open space to establish a network of affiliations both within and beyond the site. A network of programmed pavilions provide for a range of services and spatial conditions that acknowledge varying levels of engagement from public to private, while also reconnecting, and restoring, a pedestrian oriented urban fabric.

By elevating the three values of Choice, Community, and Comfort as principle tenets of a Trauma Informed Design framework, the design places emphasis on the whole person that prioritizes human experience to enhance personal control, dignity, connection, meaning, value, and safety. Additionally, through extensive use of landscape, shade, stormwater management strategies, and noise mitigation, the design attempts to offset some of the environmental impacts of industry and infrastructure disproportionately placed on the Chinatown community.







# Uptown Acres Affordable Housing Community

**Location**  
**Client**  
**Size**

The project is the outcome of our client's bold vision for holistic partnerships between city and regional agencies alongside health and housing service providers to create Uptown Acres - a supportive community centered around wellness, healthy living, and cultivating social bonds. The development program includes a children's health clinic, a fresh food community kitchen, and a hub of various other community serving spaces with a total of 192 units of affordable and supportive housing and additional bridge housing for a diverse unhoused community.

An internal pedestrian oriented open space network connects the project's 3 phases, knitting together public and semi-private outdoor shaded nodes and connecting to the future Hamilton River Park. Transparency and ample landscaping extend the project's vision for connectivity and healthy living into the interior spaces, while the angled masses of housing above create a dynamic rhythm which supports visual connectivity and natural ventilation. The bridge housing program is a stand-alone complex anchoring the rear of the site, framing a private outdoor space and supportive services.







## The Banning Permanent Supportive Housing

<b>Location</b>
Los Angeles, County Wilmington, CA
<b>Client</b>
Century Housing
<b>Completed</b>
2024 - Photography Pending
<b>Size</b>
128 units of permanent supportive housing campus
<b>Unit Mix</b>
1 Bed - 57 2 bed - 7
<b>AMI</b>
< 30%
<b>Sustainability</b>
LEED Silver Certified

Located in the heart of the Wilmington community of Los Angeles, 841 N. Banning community will serve unhoused and housing insecure households by providing high-quality affordable apartment homes with modern amenities and on-site services. The project site links a busy commercial boulevard dotted with semi-industrial uses to a medium scale multifamily residential neighborhood. The proposed development is sensitive to the diverse nature of its edges and proposes appropriate program, building form and scale to bridge the disparate uses and bulk of its neighbors. A Distinct massing, height, a mixture of textures and colors, and lush, native landscaping create a unique identity, pleasing rhythm and welcoming exterior. The design aims to promote residents' health and well-being, maximizing open space, abundant natural lighting and ventilation to all units.

Transparency and connectivity of indoor and outdoor spaces are two of the main organizing themes in the building's configuration. Each component of the building's communal and service program space is connected to an outdoor space designed to connect residents' activity beyond the building envelope and offer opportunities to engage the larger community.

Creating a strong and cohesive community within, a rich array of communal and service program spaces are distributed throughout the building and organized around a network of public and private open spaces to form a comfortable and nurturing living environment reinforcing the residents sense of place and pride in the quality of their home.



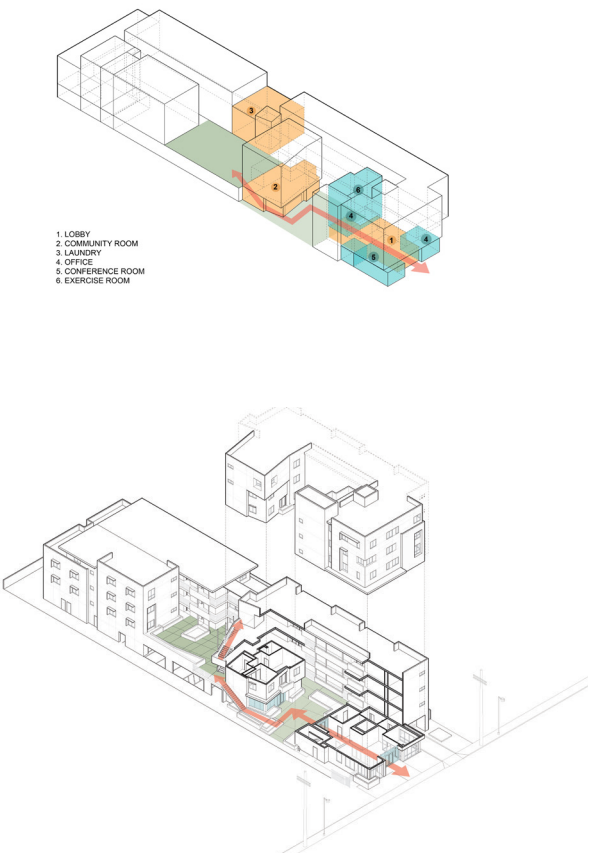




# My Angel Permanent Supportive Veterans' Housing

- Location**  
Los Angeles, CA
- Client**  
LA Family Housing
- Completed**  
2024
- Size**  
54 Units
- Unit Mix**  
Studios - 53  
Manager - 1
- AMI**  
< 60% Affordable  
< 30% Permanent Supportive
- Sustainability**  
LEED Gold Certified

The new 100% affordable 54-unit (53 studios plus 1 – two bedroom managers unit) Veteran housing project. The project will include two courtyards, meeting/conference, lobby and waiting rooms. Common amenities include central laundry, (3) case management offices, conference room, exercise room, and staff lounge with kitchen, toilet rooms, trash and recycle room, bicycle storage and covered parking. Site amenities include a community garden with both raised boxes and at grade planting beds with vertical growing trellis elements and a gated dog park.







# The Boulevard Permanent Supportive Housing

- Location**  
Montebello, CA
- Client**  
Cesar Chavez Foundation
- Size**  
91 Housing Units  
Community Room, Fitness, Case Management Offices  
Landscape Courtyard and Terraces

6th Street Grand/ Vista JJ Rodriguez apartments and The Boulevard are part of a multi-phased development aimed to support and invigorate the city of Montebello's effort to revitalize the eastern portion of Whittier boulevard - the city's historic main street connecting Montebello to DTLA. The community's vision for Whittier Boulevard is to return the trajectory of residential development back to the downtown area, and to reclaim the historically car-centric corridor to create a flourishing pedestrian commercial environment.

High density mixed-use developments envisioned for the revitalized corridor will stand in contrast to the existing low-scale development along the corridor and to the largely one- and two- story residential neighborhoods to its North and South. While The Boulevard is directly on the Whittier corridor, 6th Street Grand occupies an in-fill site on a side street, and at the edge of the residential neighborhood directly south. Basic architectural principles of courtyard building and activated pedestrian edges through programming and amenities are common to both projects. Stepped-down massing offer opportunities for roof terraces and enhanced engagement with the life of the street and courtyard, while moderating scale transition to the older neighborhood fabric.







# 6th & Montebello Permanent Supportive Housing

**Location**  
Montebello, CA

**Client**  
Cesar Chavez Foundation

**Size**  
84 Housing Units  
Community Room, Fitness, Case Management Offices  
Landscape Courtyard and Terraces

6th Street Grand/ Vista JJ Rodriguez apartments and The Boulevard are part of a multi-phased development aimed to support and invigorate the city of Montebello's effort to revitalize the eastern portion of Whittier boulevard - the city's historic main street connecting Montebello to DTLA. The community's vision for Whittier Boulevard is to return the trajectory of residential development back to the downtown area, and to reclaim the historically car-centric corridor to create a flourishing pedestrian commercial environment.

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# Jordan Downs Family Apartments Phase S4 & S5

**Location**  
Los Angeles, CA

**Client**  
Michaels Organization

**Size**  
193 Units

The phase S4 & S5 program spreads 190 units of family apartments over a mix of varied dwelling and multi-family apartment types knit together by a large community park component. The overall approach celebrated and promoted community connection and pride of home through extensive outdoor courtyards, gardens, and play spaces. The end result delivered the opportunity for a vibrant new community which could feasibly be delivered in regards to phasing, constructibility, schedule, and budget.







# Villas Montclair Permanent Supportive Housing

**Location**  
Los Angeles, CA

**Client**  
PATH Ventures

**Size**  
13,000sf, 46 units

New construction of 5 story 100% permanent supportive housing building. Project consists of 45 studio units and 1 two-bedroom manager's unit in level 2-5, and open parking structure with 14 parking spaces, community room, property management and case management offices on the ground floor. Project also includes community garden and outdoor spaces on level 2 and 5.







Whittier Boulevard Mixed-Use Developments A & B

**Location**  
East Los Angeles, CA

**Client**  
META Housing

**Size**  
SE Site 4,000sf Retail/Office  
Space, 71 Units  
NW site 42 units

Continuing our work on Whittier Boulevard, this collaboratively designed and developed mixed-use site adds much needed density and amenities to the surrounding Downey community. The project will add commercial value to the community while encouraging economic development.

The transit-oriented, affordable apartment community consists of one-, two-, and three-bedroom floorplans, and will be constructed to LEED Gold Certification standards. The property is planned to feature a large courtyard, spacious community room, tot lot, edible container garden, bicycle storage, outdoor BBQ area, and an on-site gym and laundry room.

The two buildings will also provide retail and office space ideal for small business and local economic development.







### Cielito Lindo Family Apartments Phase 1 & 2

**Location**  
Los Angeles, CA

**Client**  
East LA Community Corporation  
(ELACC)

**Size**  
5,000sf commercial space  
79 units  
(Phase 1 and 2)

East LA Community Corporation partnered in pioneering an initiative to develop transit-oriented communities just a few steps from the METRO Soto Gold Line Station. Cielito Lindo is a key example of ELACC’s model of community development, addressing the underserved community of Boyle Heights by creating more affordable housing. Cielito Lindo combats gentrification by using ELACC’s model of community development. Almost two-thirds of the tenants at Cielito Lindo were already from the eastside and ELACC helped provide them with more stability and the opportunity to stay in their community.

The collection of two- and three-story buildings, bisected by a series of landscaped decks and terrace gardens, provides affordable family housing and commercial space. In addition to one- and two-bedroom units, the project provides community spaces and resident services including: large community room with kitchen and storage, laundry, open-air courtyard, resident service offices, on-site property manager and office, public lobby and on-site parking.



### Whittier Blvd. Permanent Supportive Housing 1 & 2

**Location**  
East Los Angeles, CA

**Client**  
East LA Community Corporation  
(ELACC)

**Size**  
59 Units Permanent Supportive  
Family and Veterans Housing

Responding to the need for more affordable housing in East LA, we have designed a project with permanent supportive housing for families with children aged prenatal to 5 years that are unhoused, or at-risk. Along with one- and two-bedroom units, the project provides community spaces as well as community services including: a large community room with kitchen and storage, on-site laundry, open-air courtyard, resident service offices, on-site property manager and office, public lobby and on-site parking.

The project transforms the commercial frontage along Whittier Blvd through its configuration, overall program distribution and building articulation. Distinct massing, a mixture of textures and colors, and lush native landscaping create a unique identity, pleasing rhythm, and welcoming exterior. Sustainability and safety are achieved through the thoughtful selection of systems and materials.

Phase 2 extends west further along Whittier Boulevard to bookend the block with 25 more units of supportive housing for homeless veterans.





## Los Lirios Mixed-Use METRO Development

**Location**  
East Los Angeles, CA

**Client**  
East LA Community Corporation /  
Bridge Housing

**Size**  
15,500sf, 63 Units

In concert with the adjacent Cielito Lindo developments, Los Lirios is comprehensively designed as a unique mixed-use affordable housing development benefiting the First & Soto METRO. The five-story building, with its mix of studio, one-, two-, and three-bedroom dwellings, will serve unhoused individuals and households earning between 30% and 50% of the area median income, and provide commercial retail space for the surrounding area.

The design creates open space and includes community features such as a central courtyard, roof terrace, and exercise room. Providing the station and surrounding area with quality housing, vital pedestrian life, and an iconic backdrop to the Plaza, the project both serves and expands METRO ridership by expanding the urban fabric in a way that is both vigorous and sensitive to the community.



## 4507 South Main Family Apartments

**Location**  
Los Angeles, CA

**Client**  
EAH Housing

**Size**  
61 Units

The 4507 S. Main apartments are located along a pivotal corridor between the dense and highly commercial context of Downtown Los Angeles and the overwhelmingly single family residence context of South Los Angeles. As a transitional development, 4507 serves to bridge the gap in planning and architecture within the diverse neighborhood environment which it serves. Drawing on precedents of the surrounding historic design language, the new building will provide 61 units of affordable family housing which sit behind and atop a ‘front stoop’ portal welcoming the street community with commercial space and providing a social connection environment through internal courtyard and garden space.



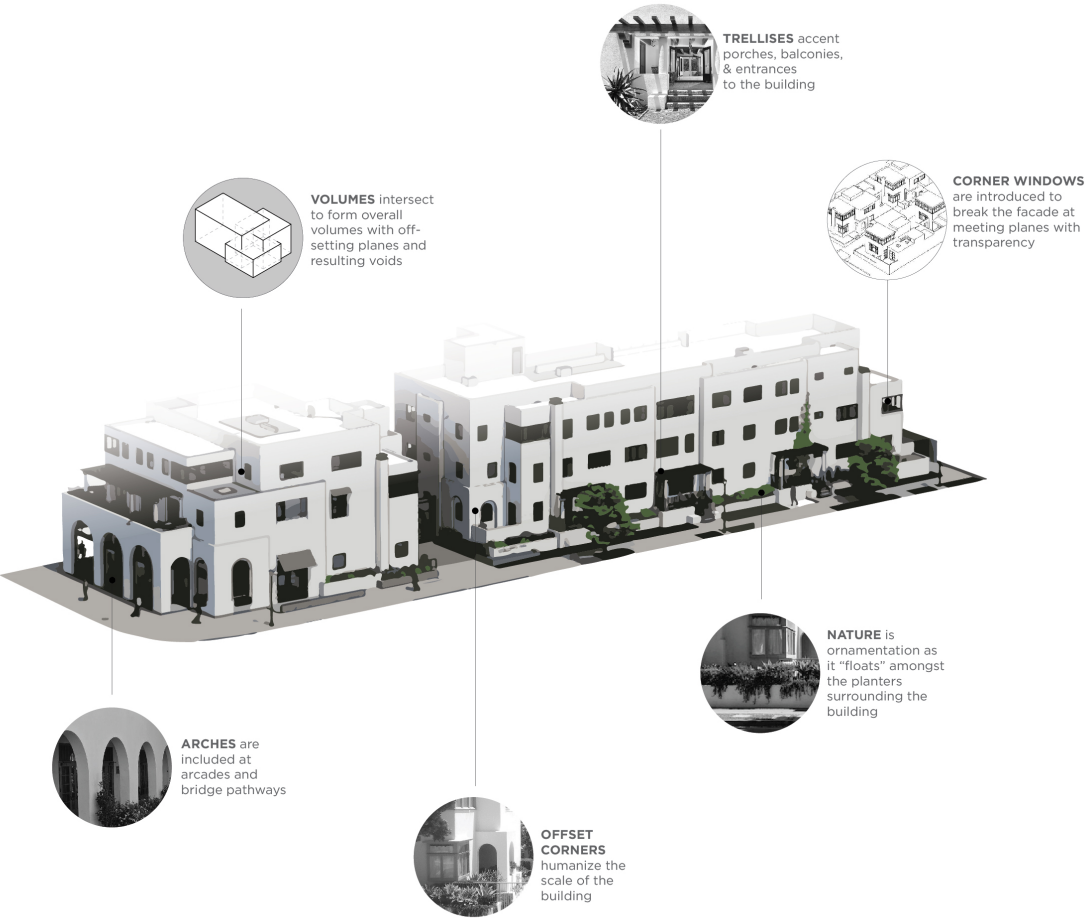


# Lincoln & Orange Grove Affordable Housing

**Location**  
Pasadena, CA  
  
**Client**  
Heritage Housing Partners  
  
**Size**  
48 Units

The Lincoln Orange Grove Apartments are a novel housing typology focused on providing affordable housing to first time home-owners. Drawing on the architectural language of Irving Gil, the new development integrates into its largely historic Pasadena neighborhood through a simple palette and form of white plaster devoid of unnecessary detail. ‘Nature’ is utilized to float ornamentally around the intersecting and offset forms, while trellises and corner windows provide welcome and transparency to entrances from the neighborhood.

From a retention of lifetime neighborhood residents down to the careful preservation and integration of an existing oak tree, the planning of the development was deeply rooted in the northwest Pasadena community and character. In an all too common current trend for Cities with great historical socio economic inequities, many Pasadena families who were once pushed into these under-resourced areas are now finding themselves quickly priced out of the very neighborhoods which they grew up in and contributed to the environment that now make them prime candidates for gentrification. With a focus on affordable first-time home ownership, the Lincoln at Orange Grove is an opportunity for local residents to get a foothold and stake in the future rewards of their community’s revitalization.





LEED Platinum Projects



LA Family Housing  
Day Street Apartments



Clifford Beers Housing  
Burlington Family Apartments



City of LA Bureau of Engineering LADOT BUS  
Maintenance Facility \*\*



A Community of Friends  
Cedar Springs Apartments\*\*



Wakeland Housing  
National Tower Family Apartments \*



LA Family Housing  
The Campus - Fiesta Apartments\*\*\*

LEED Gold Projects



Caltech Hameetman  
Student Center



Michaels Organization  
Jordan Downs Family Apartments \*



META Housing  
Whittier/Downey Family Apartments



LA County Department of Public Works Rancho Los  
Amigos Recuperative Care Campus



LA Family Housing  
Glenoaks Gardens \*\*\*



City of Pasadena Department of Water & Power  
Administration & Operations Building

LEED Gold Projects



Many Mansions/LA Family Housing  
Summitview Supportive Veterans' Housing



LA Family Housing  
My Angel Permanent Supportive Housing



A Community of Friends  
1st & Lorena Family Apartments \*



Wakeland Housing  
Riverside Mission Heritage Supportive Housing  
& Civil Rights Museum

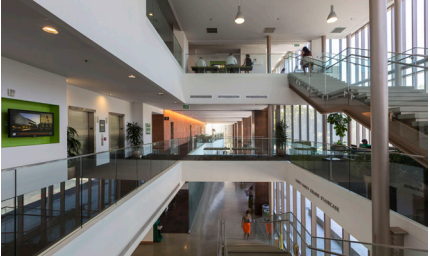


Century Housing  
Recuperative Care Village at LA General Hospital \*



LAUSD/YMCA  
Westside Family YMCA

LEED Silver Projects



University of La Verne  
Abraham Campus Center



City of Monrovia  
Public Library



East LA Community Corp. Whittier Permanent  
Supportive Housing\*\*\*



## Key Personnel





## Ali Barar, AIA

### PRINCIPAL

With over 30 years of experience, Ali has focused his practice on institutional clients and mixed-use housing development. A recognized leader in planning and design, Ali has led a number of urban infill developments that have had a catalyst impact on re-envisioning of a more accessible economic landscape and cultural experience within urban settings of Los Angeles and surrounding areas. Ali holds a deep understanding of planning and entitlement issues. He has served on the Pasadena Planning Commission & the Design Review Commission.

### Select Experience

#### Century Housing

Banning Permanent Supportive Housing  
Uptown Acres - Long Beach Affordable Housing Community  
LAC + USC Restorative Care Village - Supportive Housing Campus

#### Michaels Organization

Jordan Downs Affordable Family Apartments Phase S4 & S5  
Slauson & Wall Community Revitalization

#### City of Los Angeles Bureau of Engineering

Bridge Home Emergency Homeless Shelter Program  
Tiny Home Villages, Navigation Centers, Bridge Housing  
Mayfair Hotel Adaptive Re-Use Bridge Housing Renovation  
LADOT Bus Maintenance Facility

#### Cesar Chavez Foundation

Montebello 6th Street Family Apartments  
The Boulevard, Montebello Family Apartments

#### EAH Housing

4507 S. Main Street Affordable Housing

#### Many Mansions

Sylmar Terrace Supportive Veterans Housing

#### LA Family Housing

LAFH Supportive Housing and Services Campus  
Day Street Permanent Supportive Housing  
Palo Verde Permanent Supportive Housing  
‘My Angel’ Permanent Supportive Housing  
‘The Willows’ Adaptive Re-Use Bridge Housing Shelter  
‘The Sieroty’ Home-Key Adaptive Re-Use

#### East LA Community Corp (ELACC)

1st & Soto Cielito Lindo Family Apartments Phase 1&2  
Los Lirios Mixed-Use Development (METRO)  
Whittier Boulevard Family and Veterans Apartments Ph 1&2

#### META Housing

Whittier Mixed-Use Development Block A&B

#### Wakeland Housing

Riverside Mixed-Use Development and Civil Rights Museum  
National City Community Revitalization  
Union TowerFamily Apartments

#### Heritage Housing Partners

Affordable Home Ownership Mixed-Use Development



## Greg Kochanowski, AIA ASLA

### DESIGN PRINCIPAL

Greg brings to the studio strong design and critical thinking sensibilities, coupled with over 23 years of extensive experience in a wide range of project types of varying scales and complexities. Specifically, Greg seeks to holistically combine the techniques and strategies of architecture, landscape architecture, and urban design to create unique, forward thinking environments that build upon and enhance the specific qualities of a place.

### Select Experience

#### Century Housing

Banning Permanent Supportive Housing  
Uptown Acres - Long Beach Affordable Housing Community  
LAC + USC Restorative Care Village - Supportive Housing Campus

#### Michaels Organization

Jordan Downs Affordable Family Apartments Phase S4 & S5  
Slauson & Wall Community Revitalization

#### Excelerate Housing

Palmdale Affordable Housing

#### Belmont Villages

Senior Housing Development

#### Cesar Chavez Foundation

Montebello 6th Street Family Apartments  
The Boulevard, Montebello Family Apartments

#### Villa Esperanza Services

Special Needs Education Campus Expansion

#### Wakeland Housing

National City Community Revitalization  
Union TowerFamily Apartments

### Select Experience Prior to Practice

#### Casitas Lofts Multi-Family Housing

Los Angeles, CA

#### Barlow Multi-Family Housing

Los Angeles, CA

#### Waverly Multi-Family Development

Los Angeles, CA

#### Chinatown Lofts

Los Angeles, CA

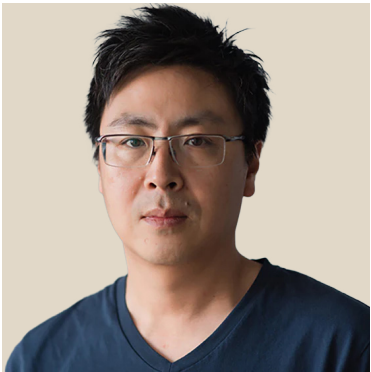
#### Lincoln Heights Jail

Mixed-Use Development

#### Ballwood Gardens Senior Living

Los Angeles, CA





Jin Kim, LEED AP

ASSOCIATE PRINCIPAL, SENIOR PROJECT MANAGER

A veteran designer with over 20 years of experience, Jin has a deep level of design, graphic, and software skills that sets a high standard of quality. His precision and honed detailing skills contribute significantly to the overall design excellence, and he has distinguished himself over the years as a team player with an exceptional commitment to quality.

Select Experience

- Century Housing**  
Banning Permanent Supportive Housing  
Uptown Acres - Long Beach Affordable Housing Community  
LAC + USC Restorative Care Village - Supportive Housing Campus
- Michaels Organization**  
Jordan Downs Affordable Family Apartments Phase S4 & S5  
Slauson & Wall Community Revitalization
- City of Los Angeles Bureau of Engineering**  
Bridge Home Emergency Homeless Shelter Program  
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Mayfair Hotel Adaptive Re-Use Bridge Housing Renovation  
LADOT Bus Maintenance Facility
- Cesar Chavez Foundation**  
Montebello 6th Street Family Apartments  
The Boulevard, Montebello Family Apartments
- EAH Housing**  
4507 S. Main Street Affordable Housing
- Many Mansions**  
Sylmar Terrace Supportive Veterans Housing
- LA Family Housing**  
LAFH Supportive Housing and Services Campus  
Day Street Permanent Supportive Housing  
Palo Verde Permanent Supportive Housing  
‘My Angel’ Permanent Supportive Housing  
‘The Willows’ Adaptive Re-Use Bridge Housing Shelter  
‘The Sieroty’ Home-Key Adaptive Re-Use
- East LA Community Corp (ELACC)**  
1st & Soto Cielito Lindo Family Apartments Phase 1&2  
Los Lirios Mixed-Use Development (METRO)  
Whittier Boulevard Family and Veterans Apartments Ph 1&2
- META Housing**  
Whittier Mixed-Use Development Block A&B
- Wakeland Housing**  
Riverside Mixed-Use Development and Civil Rights Museum  
National City Community Revitalization  
Union TowerFamily Apartments
- Heritage Housing Partners**  
Affordable Home Ownership Mixed-Use Development



Ismar Enriquez, AIA LFA LEED AP

PROJECT MANAGER/ARCHITECT

Ismar is a Project Manager and Architect with  years experience in design and project implementation. His experience orchestrating the work of the internal team, including coordination of consultant disciplines, helps ensure a timely and accurate delivery of the project. He is an advocate for carbon neutrality, resiliency, climate justice, and equity. In addition to the sustainability initiatives, Ismar is involved in government policy change and advocacy across the state.

Select Experience

Villa Esperanza Services  
Special Needs Educational Campus Expansion

Select Experience prior to Practice

Related Companies Of California  
Southwest Village Affordable Apartments 2.3 Acres | 81 Units

Path Ventures  
Path Villas At The Row 95 Units

STS Construction Services  
1317 S. Grand Residential, Micro-Units 65,000 Sf | 147 Units  
1411 Flower Street 95,700 Sf | 227 Units  
603 S. Mariposa 46,000 Sf | 92 Units  
6766 Hawthorne Micro Housing 30,000 Sf | 58 Units

Equity Residential  
Westgate Apartments, Pasadena 172,000 Sf | 111 Units

10011 Washington Blvd LLC  
Culver Midrise Mixed-Use 25,000 | 260 Units

Eskaton  
Eskaton Village Senior Housing 18,000 Sf

Bre Properties, Inc. Pinellas, Ca  
The Villages At Park Place

SUNRISE SENIOR LIVING, INC. La Quinta, CA  
Sunrise – La Quinta 6 acres

EDUCATION

**Myong Ji University, South Korea**  
Bachelor of Architecture

**Southern California Institute of Architecture (SCI-Arc)**  
Master of Architecture

REGISTRATIONS

**LEED Accredited Professional**

EDUCATION

**California State University, Long Beach**  
Bachelor of Fine Arts

REGISTRATIONS

**State of California**  
Architectural License #C38576

**Living Future Accredited (LFA)**  
**LEED Accredited Professional**

AFFILIATIONS

**American Institute of Architects (AIA)**  
**AIA LA**  
Board of Directors, Member  
Committee on the Environment,  
Member  
Past Chair AIA LA, AIA CA COTE,  
Member and Resilient  
Past Chair AIA LA AOC, 2x8 Exhibition

**American Institute of Architects (AIA)**  
**AIA CA**  
Climate Action Committee, Member  
Subcommittee Member





EDUCATION

**University of Wisconsin**  
Bachelor of Architecture

**University of Southern California**  
Masters of Building Science and  
Masters of Sustainable Design

REGISTRATIONS

**LEED Accredited Professional**

AFFILIATIONS

- AIA Associate**
- AIA 2030 Signatory Lead**
- AIA Committee on the Environment**
- USGBC Member**
- Carbon Leadership Forum, Member**
- International Living Future Institute, Member**

Casey Castor, LEED AP

DIRECTOR OF SUSTAINABILITY

Casey joined the firm in 2016 and immediately immersed himself in sustainable building planning and systems. Fueled by both knowledge and enthusiasm, he is currently overseeing the integration and implementation of sustainability measures of projects firm-wide. While working full time at Practice, his life's passion for sustainability led him to pursue a Masters in Building Science + Sustainable design. Since completing his degree, he continues to research best practices and shape Practice's design processes to achieve full integration of sustainable design practice into every phase of project development.

Sustainable Design Project Integration

- Site Climate Analysis**  
Analyzing site for solar orientation/declination, rainfall, cardinal wind directions, and psychometric chart to optimize building layout.
- Building Energy Modeling**  
Using Cove.tool's parametric software for early-stage building analysis of energy, water, and daylight information; subsequent second phase analysis is performed during Design Development and beyond. A more refined model is developed by coordinating with MEP and using IES-VE software's energy modeling.

**Solar Shading Design + Analysis**  
Advanced solar shades are designed by analyzing solar information from the site's climate data as well as performing solar angle analysis to define optimal shade depths for heat gain reductions.

**Spatial Daylight Autonomy Analysis**  
Spatial daylight availability analysis is conducted for regularly occupied floor spaces through simulation software to maximize daylight and occupant comfort; calculations are provided for single-point, ASE or SDA requirements.

**Embodied Carbon Studies + Calcs.**  
Assist the design team to select eco-materials through product verification EPD's and online Red-List's; calculating embodied carbon of a building for various materials, as well as Life Cycle Assessment.

**Green Building Verifications**  
Support the design team with research on Green Verifications through LEED, CHPS, or other Greenpoint systems, this includes goal setting with the project team for point qualification and verification.





## STAFF QUALIFICATIONS – HOUSING FINANCE | [chpc.net](http://chpc.net)

Each member of the California Housing Partnership's staff brings a deep commitment to our mission and adds to the breadth and depth of our experience in financing, developing, and advocating in support of the preservation and expansion of affordable homes for Californians with low incomes.

### OFFICE LOCATIONS

The Partnership is a statewide organization with offices in the following locations:

#### SAN FRANCISCO (Main)

49 Stevenson Street, Suite 500, San Francisco, CA 94104

Tel: (415) 433-6804

#### LOS ANGELES (Branch)

Tel: (415) 433-6804

#### SACRAMENTO (Branch)

Sacramento, CA 95814

Tel: (916) 683-1180

#### SAN DIEGO

San Diego, CA 92117

Tel: (415) 433-6804

#### SANTA BARBARA

Santa Barbara, CA 93103

Tel: (805) 914-5401

For team member office locations, please visit: [chpc.net/about-us/staff-board](http://chpc.net/about-us/staff-board)



Richard received a Master of City Planning from the University of California at Berkeley. He served as Chair of the Preservation Working Group of the Non-Profit Housing Association of Northern California and remains active in housing finance technical and policy issues.

## PAUL BEESEMYER

### Managing Director, Financial Consulting

Paul Beesemyer joined the California Housing Partnership in 2000. As *Managing Director, Financial Consulting*, Paul oversees the Partnership's Southern California housing finance consultants and assists Southern California's nonprofit housing community and public agencies in the areas of affordable housing finance, real estate development, preservation of at-risk housing, and general housing policy. Paul was promoted from Southern California Director in 2022.

His career in housing began in 1996 and since then he has conducted numerous seminars and trainings and authored several publications, including *The Tax Credit Turns Fifteen*, a risk analysis of California's early Tax Credit portfolio. In addition, Paul has worked with the City of Los Angeles Housing Department to develop a comprehensive policy for the preservation of at-risk housing and has advised the City on the creation and implementation of a new preservation ordinance.

Prior to joining the California Housing Partnership, Paul developed affordable housing as senior project manager for the Los Angeles Community Design Center, where he managed affordable housing and community development projects serving families, seniors, and various special-needs populations. He is knowledgeable in the use of a wide range of community development financing tools, including Low Income Housing Tax Credits, tax-exempt bond financing, and a variety of public funding programs administered at the local, state, and federal levels. Paul received a Bachelor of Arts in Landscape Architecture from the University of California, Berkeley.

## DIEP DO

### Managing Director, Financial Consulting

Diep Do joined the California Housing Partnership in 2013 and has 25 years of experience in affordable housing development and finance. As *Managing Director, Financial Consulting*, Diep oversees the Partnership's housing finance consultants in California and provides financial consulting, technical assistance, and training to our nonprofit and public agency partners. She advises clients on structuring financing plans utilizing Low-Income Housing Tax Credits, tax-exempt bonds, state HCD and CalHFA programs, and federal and local housing programs.

Prior to joining CHPC, Diep was the Director of Housing Development for Satellite Housing where she was a member of the senior leadership team responsible for managing Satellite's merger with Affordable Housing Associates, as well as overseeing Satellite's real estate development department. Prior to

Prior to joining the California Housing Partnership, Meg worked for two years in the Los Angeles office of the National Equity Fund, a nonprofit tax-credit syndication organization that provides millions of dollars in tax-credit equity to projects throughout the country. There she worked as an underwriter on Low Income Housing Tax Credit projects sited in Seattle and the San Francisco Bay Area. Prior to the National Equity Fund, Meg spent over three years at the King County Housing Authority in Seattle as an intern, Housing Programs Coordinator, and Housing Developer in the Housing Authority's Planning and Development Departments where she worked on the development of projects using Low Income Housing Tax Credits, tax-exempt bonds, and various federal and local financing programs.

Meg received a Master of Public Administration from the University of Washington in Seattle and a bachelor's degree from Boston College. She serves as a board member of the Housing Leadership Council of San Mateo County and Housing Trust Silicon Valley. She was previously a board member of the California Reinvestment Coalition from 2002-2007 and a member of the City of Menlo Park's Housing Commission from 2016-2020.

## SHERIN BENNETT

### Director, Financial Consulting – Housing Finance Training

Sherin Bennett joined the California Housing Partnership's Southern California team in 2016.

*As Associate Director, Financial Consulting – Housing Finance Training*, she provides financial consulting, technical assistance, and training to our nonprofit and government partners and supports the Partnership's training programs. She was promoted from Associate Director in 2023.

Prior to joining the Partnership, Sherin was an underwriter with Chase Community Development Banking in New York City and Los Angeles, where she underwrote over \$200 million in construction and permanent loans, financing over 2,350 units of affordable housing in six states. Sherin was a Housing Fellow for the NYC Department of Housing Preservation & Development and the NYC Housing Development Corporation from 2011-2013. She closed construction financing on one of the first HUD RAD/IRP conversions in the nation and created a database and methodologies to track funding sources and development outcomes for then-mayor Michael Bloomberg's New Housing Marketplace Plan. Sherin earned a Master of Science in Public and Urban Policy from the Milano School of Policy, Management, and Environment (The New School, NYC) and a Bachelor of Fine Arts in Stage Management from the University of Illinois Urbana-Champaign.

## ZORICA STANČEVIĆ

### Senior Director, Financial Consulting – Housing Finance Training

Zorica Stančević rejoined the California Housing Partnership in 2017. As *Senior Director, Financial Consulting – Housing Finance Training*, Zorica provides financial consulting, technical assistance and training to our nonprofit and government clients throughout California, and leads the Partnership's training







**Jonathan Lonner**  
Founding Principal

Jonathan Lonner, oversees predevelopment, project management, permitting, and entitlement clients for Burns & Bouchard, Inc. He is recognized as an expert in his field and his advice and guidance has led to the approval of millions of square feet of developed projects across Southern California.

Prior to forming Burns & Bouchard Mr. Lonner opened and led a Southern California office for USA Properties Fund Inc., a Roseville based tax credit builder, to increase their reach into local acquisition and development. Previously, Mr. Lonner worked as the Vice President of Development for Lee Homes where he handled the predevelopment activities of the firm including land acquisition, entitlements, public/private partnerships, financing, project management as well as sales and marketing. At Lee Homes, Lonner assisted with the entitlement of over 1,000 residential units as well as multiple mixed use and commercial projects.

Prior to joining Lee Homes, Mr. Lonner was the Director of Planning and Public Affairs for Garcia, McCoy, and Lee Consulting Group, a land use and public affairs firm founded by partners Dan Garcia, Lucy McCoy, and Mee Hae Semcken. Mr. Lonner met the future partners of GML while employed as editor of two Southern California's premiere monthly publications – *The Planning Report* and *Metro Investment Report*. Both periodicals cover land use, housing, public investment, and related issues of governance and politics in Southern California.

Mr. Lonner holds a Bachelor of Science in Design from Arizona State University and graduated with honors from the University of Southern California with a Master of Urban Planning and a Master of Public Administration. Mr. Lonner received a Merit Award from the California Planning Foundation, Certificate of Merit for Leadership from USC and was recognized by the Anti-Defamation League for completion of its Salvin Leadership Institute. Mr. Lonner is a two-time past President of the Building Industry Association's Los Angeles/Ventura Section, a past Chair of the LAX Coastal Chamber of Commerce.

The Burns & Bouchard family of companies is made up of three separate businesses spanning land use, stakeholder outreach, lobbying, public affairs, crisis communications, issues advocacy, and campaign management. Combined, Burns & Bouchard, Neighborhood Forward, and Pivotal Strategies are united by culture and a common purpose to find unique solutions for our clients.

## Attachment E - Concept Drawings



# CULVER COMMONS



Venice  
Community  
Housing

**Practice**

# CULVER CITY HISTORY

Culver City has long been known as a place of innovation and creativity. Since its founding in 1917, the city has shaped culture worldwide—first as “the Heart of Screenland” with its film studios, later through aerospace innovation at Hughes Aircraft, and most recently as a hub for design, media, and the arts. Investments in transit and walkability have also helped re-knit the community, creating a vibrant, connected city center.

Yet Culver City’s story is also one of resilience and change. Like many American cities, it experienced periods of exclusion and inequity—from restrictive covenants to practices that limited opportunity for many residents.

Over the years, the city has worked to confront these legacies, building new pathways for inclusive, equity, and civic pride. Today, Culver City is recognized as a dynamic hub where history and creativity converge with a renewed commitment to community, diversity, and sustainability.

It is within this evolving story that our proposal takes shape. The Culver Commons project is conceived as a welcoming, mobility-forward, 100% affordable senior community that reflects Culver City’s creative spirit while deepening its commitment to equity.

Photo Courtesy of the Los Angeles Public Library, Times Photographic Archive, The Culver Hotel

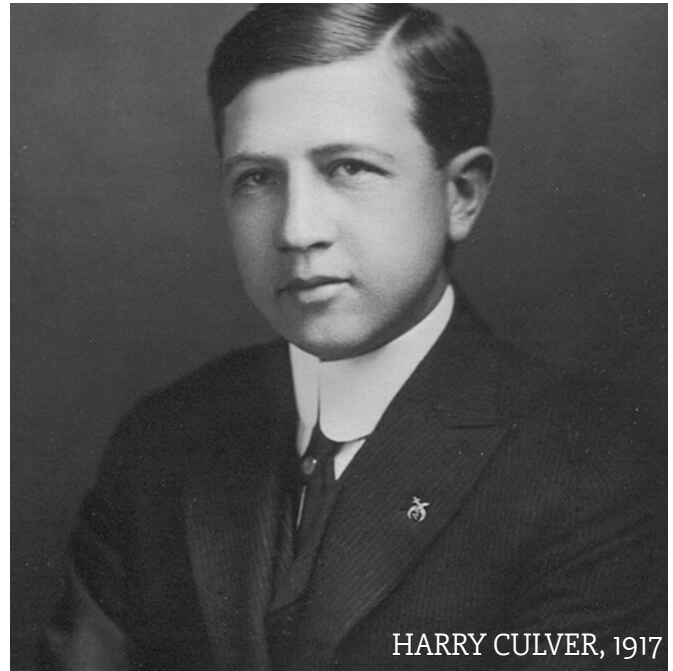


THE CULVER HOTEL, 1924





GOLDWYN STUDIOS, CULVER CITY, 1919



HARRY CULVER, 1917



THE WIZARD OF OZ



DESI ARNAZ & LUCILLE BALL, 1958



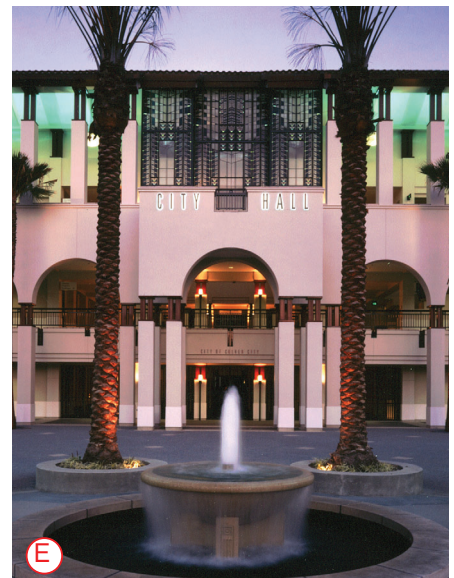
HEART OF SCREENLAND, 1920'S





# CULVER CITY SITE & CONTEXT

Culver City is experiencing a period of renewed growth, where transit-oriented design, new architecture, and placemaking are shaping a more vibrant and connected community. Projects along Washington Boulevard and nearby districts like Ivy Station and the Hayden Tract demonstrate how thoughtful design and mobility investments strengthen the city's urban fabric—momentum that the Culver Commons proposal will build upon.







# Vicinity Map

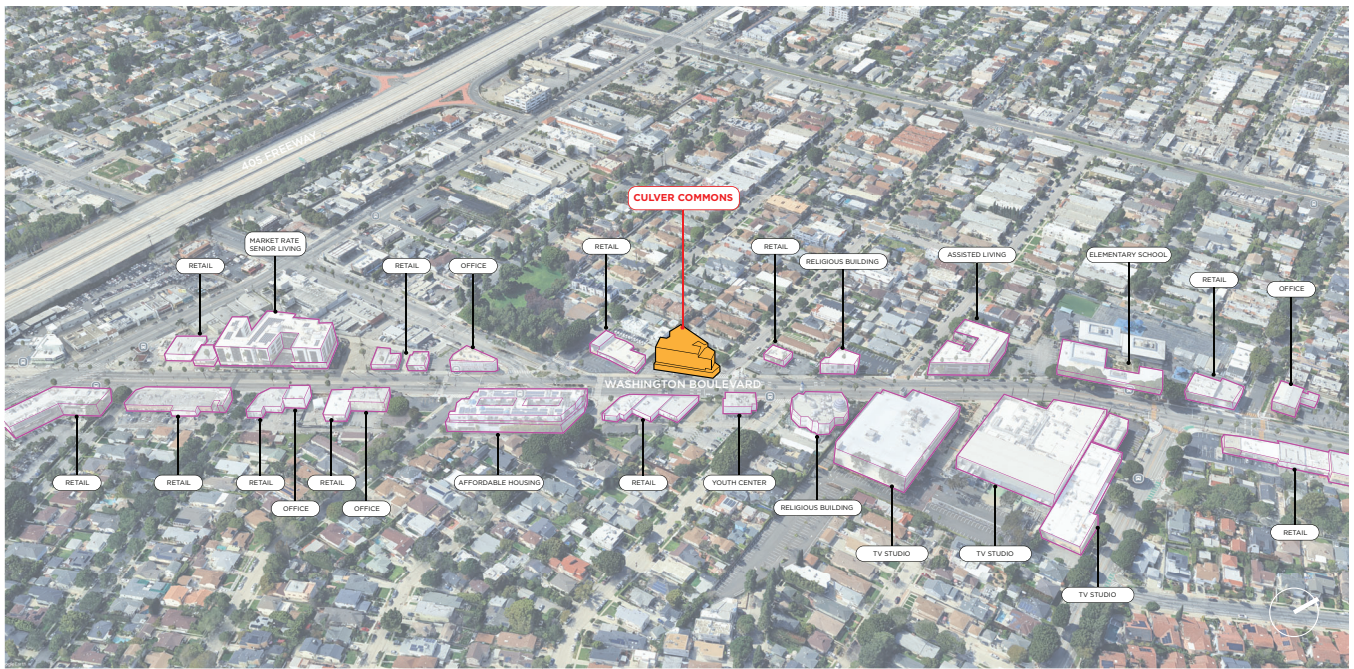
## LEGEND

- |                             |                               |
|-----------------------------|-------------------------------|
| (A) PROJECT SITE            | (F) HAYDEN TRACT              |
| (B) HISTORIC HELM'S BAKERY  | (G) SONY STUDIOS              |
| (C) E-LINE IVY STATION      | (H) BALONA CREEK & BIKE TRAIL |
| (D) CULVER CITY DOWNTOWN    | (I) TELLEFSON PARK            |
| (E) CULVER CITY - CITY HALL |                               |









Washington Boulevard - Neighborhood Scale



Washington Boulevard - City Scale

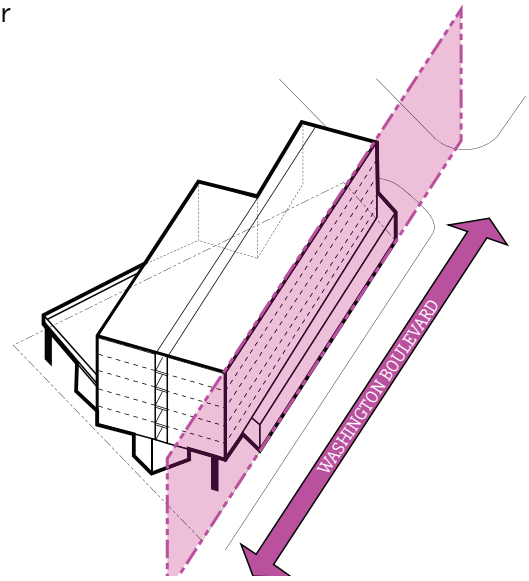
# NEIGHBORHOOD ANALYSIS



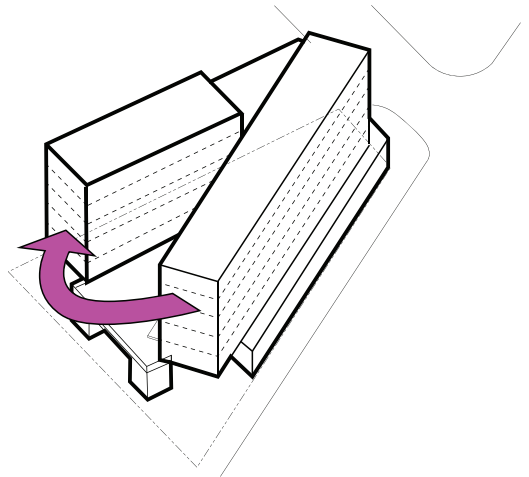
# Massing & Articulation

The Culver Commons Residences will serve as a thoughtful bridge between the dynamic Washington Boulevard commercial corridor and the quieter, residential fabric of Huron Avenue—strengthening Culver City’s urban identity while addressing pressing housing needs. As a climate-responsive design the building is intentionally split to form a central courtyard—a shaded, breezy heart for residents. This design brings daylight into interior spaces, encourages cross-ventilation, and creates opportunities for informal interaction.

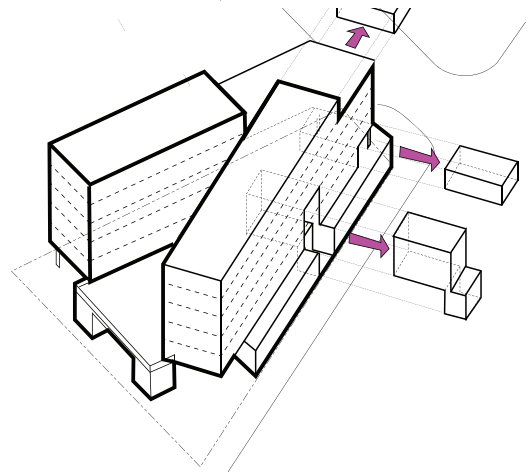
- ① REINFORCING THE URBAN FABRIC**  
Align main facade along Washington Boulevard to create a strong urban edge at the ground active level while stepping back the upper floors.



- ② ADJUSTING TO SITE & CONTEXT**  
Separate the mass to create open space central to the building design to foster places for social activities.



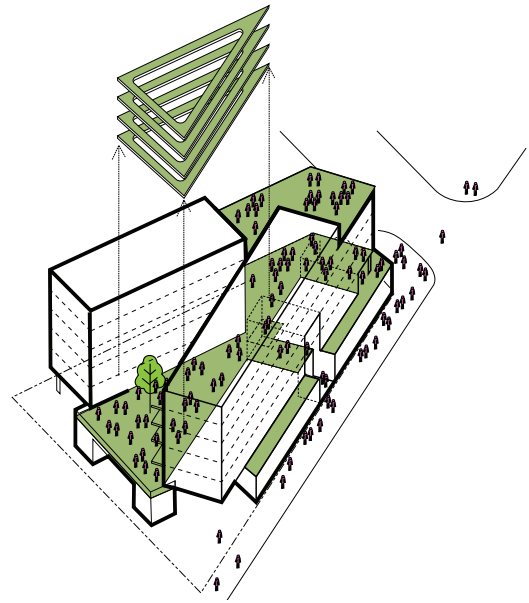
- ③ ARTICULATION OF MASSING**  
By thoughtfully removing and stepping back parts of the building mass reduces the scale of the building and bolstering a connection between the residents and the neighborhood.





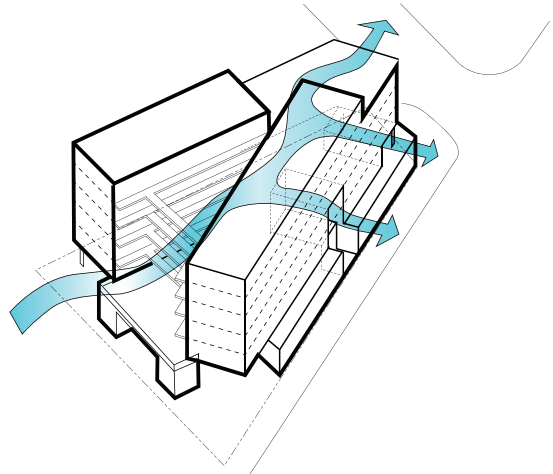
#### ④ OPEN SPACE

The approach to create a central open space and thoughtfully stepping the buildings thoughtfully welcomes direct sunlight and foster places to gather and socialized surrounded



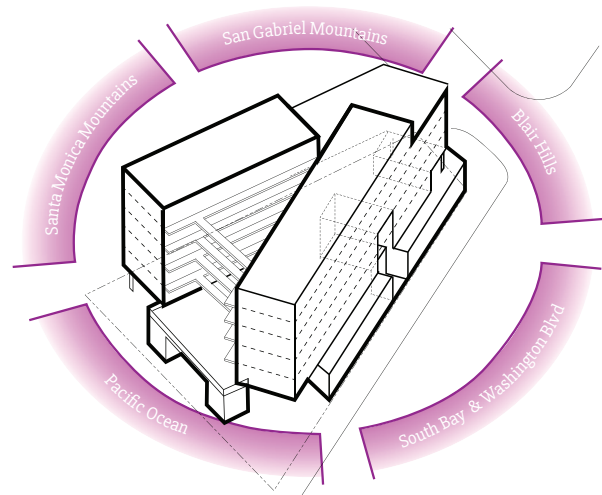
#### ⑤ NATURAL VENTILATION

Based on research driven analysis, the building orientation takes advantage of the ocean breeze and prevailing winds to increase thermal comfort as a passive strategy



#### ⑥ VISUAL CONNECTION TO CONTEXT

The building alignment and open spaces carved into the mass create multiple view to the mountains, the ocean, as well as a connection to the neighborhood



# Site Plan

(EL. +0'-0")



## LEGEND

- |                                 |                               |
|---------------------------------|-------------------------------|
| (A) LOBBY ENTRANCE              | (I) EXISTING RESIDENTIAL AREA |
| (B) COMMUNAL RESIDENTIAL        | (J) APARTMENTS                |
| (C) 2ND FLOOR GARDEN TERRACE    | (K) 7-ELEVEN                  |
| (D) 6TH FLOOR TERRACE           | (L) RESTAURANT                |
| (E) SOLAR PANEL ARRAY (TYPICAL) | (M) DENTAL CARE               |
| (F) PARKING GARAGE ENTRANCE     | (N) MARTIAL ARTS              |
| (G) EXISTING RETAIL             | (O) MUSIC PRODUCTION          |
| (H) EXISTING CROSSWALK          | (P) YOUTH CENTER              |





Aerial View of South Elevation





## PROJECT INFORMATION

### RESIDENTIAL PROJECT INFORMATION

ZONING = MU-1 TPA TIER 4

#### DENSITY ALLOWED:

65 UNITS /ACRE = 19 UNITS

DOBI + AB1287 = 43 UNITS

#### PROVIDED:

STUDIOS = 17 UNITS

1-BEDROOM = 24 UNITS

2-BEDROOMS = 1 UNIT

**TOTAL = 42 UNITS**

#### OPEN SPACE REQUIRED

REQUIRED = 100 SF X 42 = 4,200

#### OPEN SPACE PROVIDED

COMMUNITY ROOM = 750 SF

2ND FLOOR COURTYARD = 1,800 SF

6TH FLOOR DECK = 750 SF

42 UNITS X 50 SF = 2,100 SF

**TOTAL = 5,650 SF**

RESIDENTIAL FAR = UNLIMITED

#### RESIDENTIAL PARKING

NOT PROVIDED

#### BIKE PARKING

REQUIRED LONG TERM

1-25 UNITS X 1 = 25 SPACES

26-100 UNITS X .75 = 12 SPACED

**TOTAL = 37 SPACES**

**PROVIDED = 40 SPACES**

#### SHORT TERM

1-25 UNITS 1 X 10 = 3 SPACES

26-100 UNITS 1 X 15 = 2 SPACED

**TOTAL = 5**

### COMMERCIAL PROJECT INFORMATION

ZONING = MU-1 TPA TIER 4

#### COMMERCIAL FAR = 2.0

REQUIRED

2 X 12,200 SF = 24,400 SF

**PROVIDED**

**2,700 SF**

RETAIL = 1,100 SF

GALLERY = 1,700 SF

COMMERCIAL PARKING

**8 STALLS**

BIKE PARKING

LONG TERM = 2

SHORT TERM = 2



# Ground Floor Plan

(EL. +0'-0")



## LEGEND

- |                                |                             |
|--------------------------------|-----------------------------|
| (A) PEDESTRIAN/LOBBY ACCESS    | (J) JANITOR/MPOE            |
| (B) LOBBY                      | (K) TRASH                   |
| (C) COMMUNITY ROOM             | (L) EXIT STAIR              |
| (D) PUBLIC GALLERY             | (M) ELECTRICAL ROOM         |
| (E) RETAIL SPACE               | (N) PARKING                 |
| (F) PROPERTY MANAGEMENT OFFICE | (O) TRANSFORMERS (SCREENED) |
| (G) MAIL                       |                             |
| (H) ELEVATOR                   |                             |
| (I) BIKE STORAGE (100)         |                             |

# Second Floor

(EL. +15'-0")



## LEGEND

- |                      |                      |
|----------------------|----------------------|
| (A) STUDIO UNIT      | (F) COMMUNAL BALCONY |
| (B) ONE BEDROOM UNIT | (G) LAUNDRY          |
| (C) LOOKOUT COMMUNAL | (H) TRASH            |
| (D) COMMUNAL GARDEN  | (I) EXIT STAIR       |
| (E) CASE MANAGEMENT  | (J) ELEVATOR         |



# Typical Residential Floor Plan



## LEGEND

- |                              |                      |
|------------------------------|----------------------|
| (A) STUDIO UNIT              | (F) COMMUNAL BALCONY |
| (B) ONE BEDROOM UNIT         | (G) LAUNDRY          |
| (C) LOOKOUT COMMUNAL TERRACE | (H) TRASH            |
| (D) SOUTH LOOKOUT            | (I) EXIT STAIR       |
| (E) SOCIAL EXTERIOR CORRIDOR | (J) ELEVATOR         |

# Section Through Community Entry Porch



## LEGEND

- |                             |                              |
|-----------------------------|------------------------------|
| (A) STUDIO UNIT             | (F) SOCIAL EXTERIOR CORRIDOR |
| (B) ONE BEDROOM UNIT        | (G) PRIVATE OPEN SPACE       |
| (C) MAIN ENTRANCE           | (H) ROOF                     |
| (D) LOBBY                   | (I) SIDEWALK                 |
| (E) PROPERTY MANAGER OFFICE | (J) WASHINGTON BLVD          |





Close up View of Communal Porch / Building Entry, and Activated Pedestrian Zone

# Section Through Community Terraces



## LEGEND

- |                     |                               |
|---------------------|-------------------------------|
| (A) GALLERY         | (G) LOOKOUT COMMUNAL          |
| (B) COMMUNITY ROOM  | (H) COMMUNAL BALCONY          |
| (C) LOBBY           | (I) SOCIAL EXTERIOR CORRIDOR  |
| (D) EXIT STAIR      | (J) 6TH FLOOR OPEN SPACE DECK |
| (E) LAUNDRY         | (K) HURON AVENUE              |
| (F) CASE MANAGEMENT |                               |





Aerial Terraces and Public Art (placeholder image)  
at East End of Building



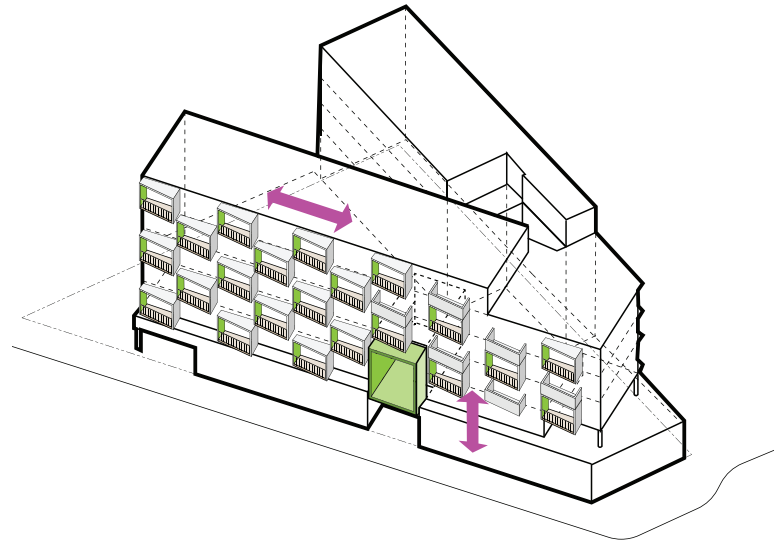
# Urban Integration

Located at the terminus of Huron Avenue and fronting one of Culver City's most prominent streets - Washington Boulevard- the building is conceived as a neighborhood anchor. Along Washington Boulevard, its active ground floor, public-facing uses, and transparent façades create a civic presence that announces arrival into a vibrant mixed-use district. At the same time, massing steps down toward Huron Avenue, ensuring a respectful scale transition to the adjacent residential neighborhood.

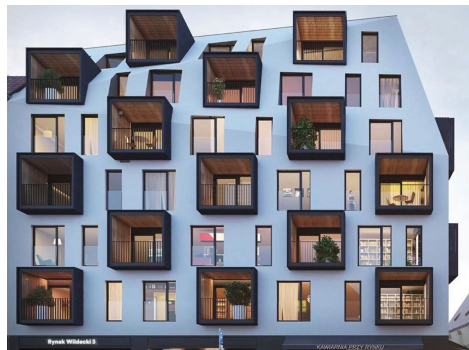
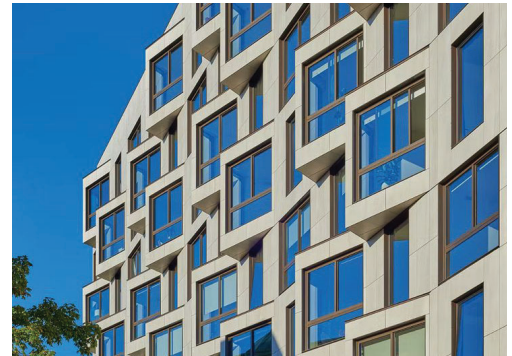
## URBAN PORCHES

The building articulation through recessed entries, staggered framed balconies break down mass and create a human-scaled rhythm.

The balconies provide a dynamic urban edge while connecting the residents to the community and serve as front porches



## Facade Precedents







View of Urban Porch Facade

# A Restorative Environment

Architecture and design excellence play a key role in creating restorative, healing environments that lift people's souls and demonstrate investment to typically under-resourced communities. Key to this is establishing principles of Choice, Community, and Comfort. These 3 tenets anchor a Trauma Informed Design Framework which prioritizes human experience to enhance personal control, dignity, connection, meaning, value, and safety.

## CHOICE

### Empowerment and Personal Control

Multiple scales of open space – from private balconies to shared courtyards – empower residents to choose how and where to connect.

### Hope, Dignity, and Self-Esteem

The proposal celebrates each individual's inherent worth, by communicating positivity, emphasizing strengths, and maximizing potential. The project accomplishes this by establishing a high level of design quality to demonstrate the value of typically under-resourced and unhoused communities.

## COMMUNITY

### Connection and Community

Inclusive, barrier-free spaces foster trust, engagement, and belonging among residents, staff, and neighbors.

## COMFORT

### Joy, Beauty, and Meaning

Architecture celebrates dignity and cultural identity, using warm materials, restorative landscapes, and spaces designed for joy and meaning.



View of Communal Porch Looking Toward  
Communal Garden





View of Communal Garden Looking Toward  
Communal Porch



# Mobility Forward

1 out of every 4 Americans faces a disability. The number increases to 2 out of 4 for those 65 or older. The project embraces mobility-first, cross-disability design principles aligned with equity and inclusive, centering residents' diverse needs—physical, sensory, cognitive, and emotional.

Key Inclusive Strategies include:

- Way-finding & Visual Cues
- Universal Mobility Access
- Adaptive Fixtures & Controls
- Sensory Considerations
- Operational Support
- Community Integration



View of Communal Garden



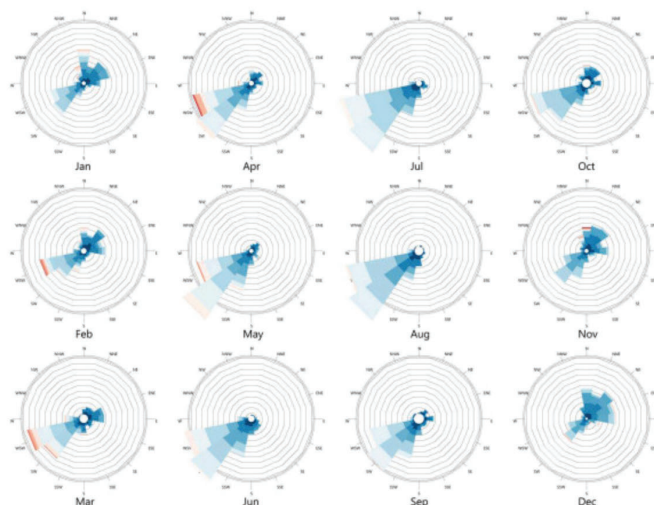
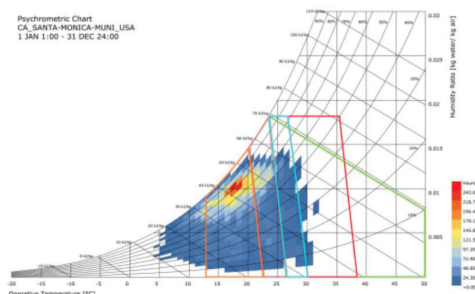


View of Communal Garden Walkways and Terraces



# Environmental Site Analysis

## Psychrometric Chart and Wind Rose Study



This chart shows the relationship between air temperature, humidity, and moisture content for Culver City, CA, helping to visualize how air conditions shift with heating, cooling, humidification, and dehumidification.

This chart shows the distribution of wind speed and direction for Culver City, CA, illustrating prevailing patterns and seasonal variations that influence comfort, ventilation, and resilience strategies.



North Elevation Looking West



# Shade and Shadow Analysis

The design emerged from a rigorous, research-driven process that balanced performance, context, and community needs.

Early phases included energy modeling to optimize building orientation, massing, and envelope strategies for reduced energy demand and improved comfort.

Wind studies informed the decision to split the building into two masses, creating a central courtyard that enhances cross-ventilation and outdoor comfort. Shadow diagrams were used to shape setbacks, balcony depths, and rooftop terraces to maximize daylight while minimizing impacts on adjacent neighbors.

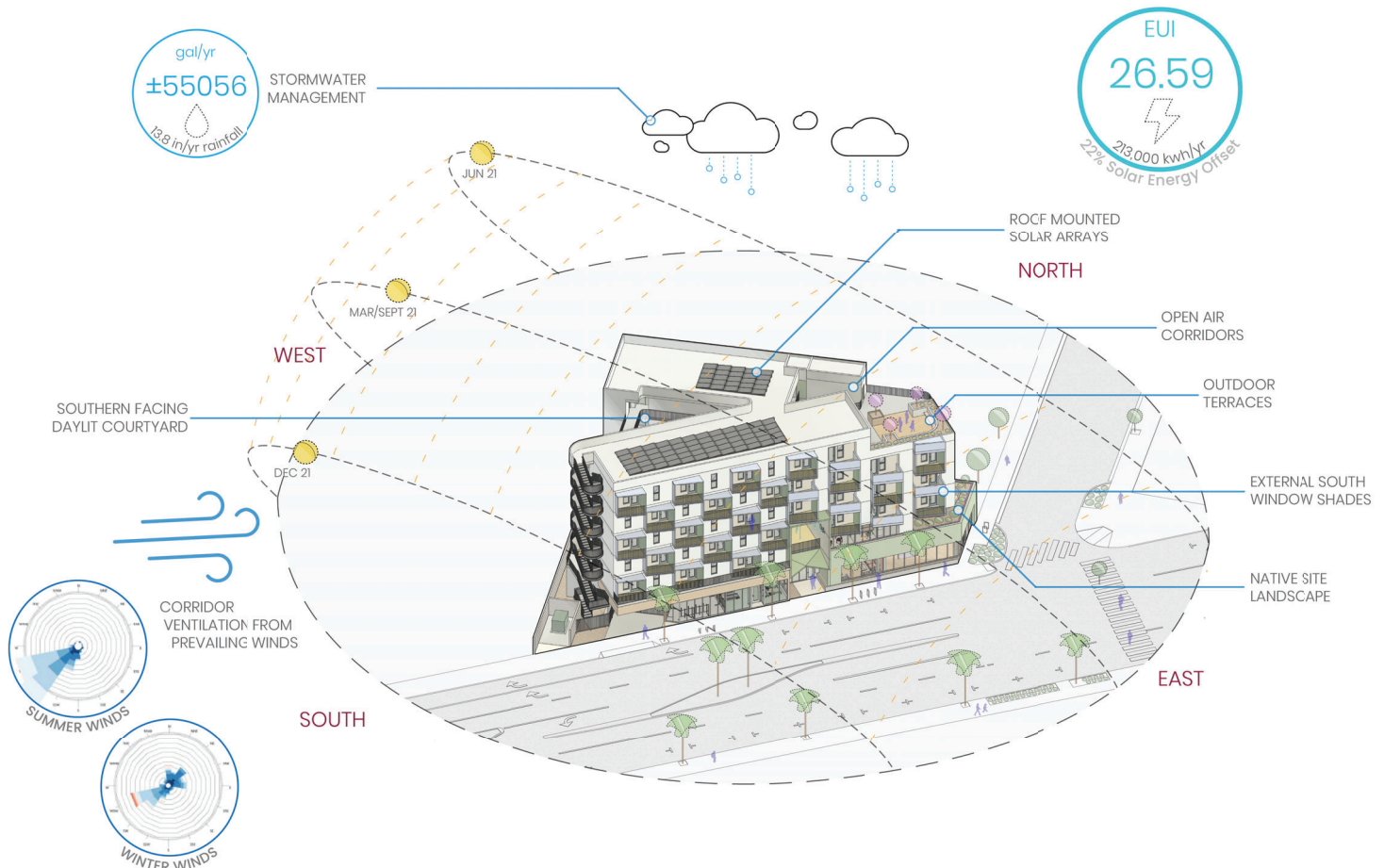
Together, these analytical tools ensured that the final design is not only beautiful and contextual, but also resilient, efficient, and responsive to Culver City’s urban fabric.

## Shadow Study



# Resiliency & Sustainability

The Culver Commons project embeds sustainability into its core design, using form and landscape to respond directly to climate. The building is split to create a central courtyard that delivers daylight, natural ventilation, and shaded outdoor space for residents. Drought-tolerant planting, and tree canopy, reduce heat island effect, conserve water, and recharge groundwater. These passive strategies enhance environmental performance while fostering healthier, more comfortable spaces for both residents and the community.

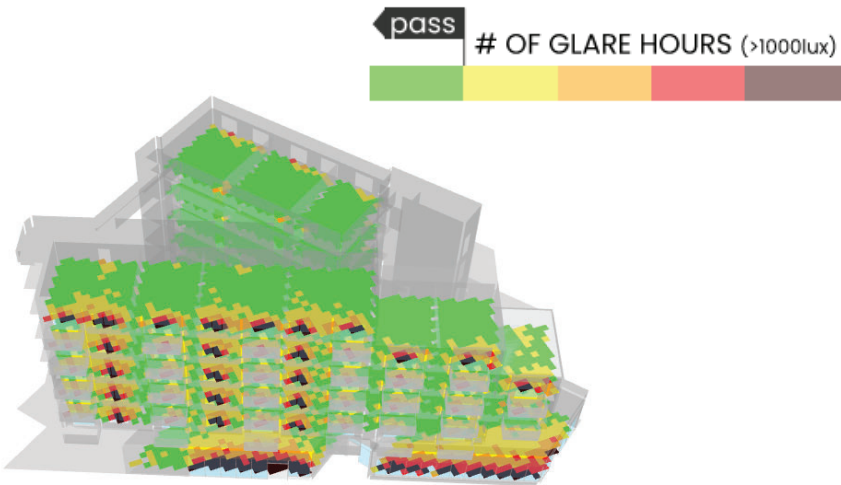


The project also integrates active sustainability measures to achieve green building certification. An all-electric system, on-site solar, and a high-performance envelope reduce energy demand and greenhouse gas emissions. Smart ventilation and open-air courts improve indoor air quality, while daylighting and neuro-sensitive materials support wellness and accessibility. Together, these strategies set a new benchmark for sustainable, resilient housing in Culver City that aligns with the city's climate action goals.



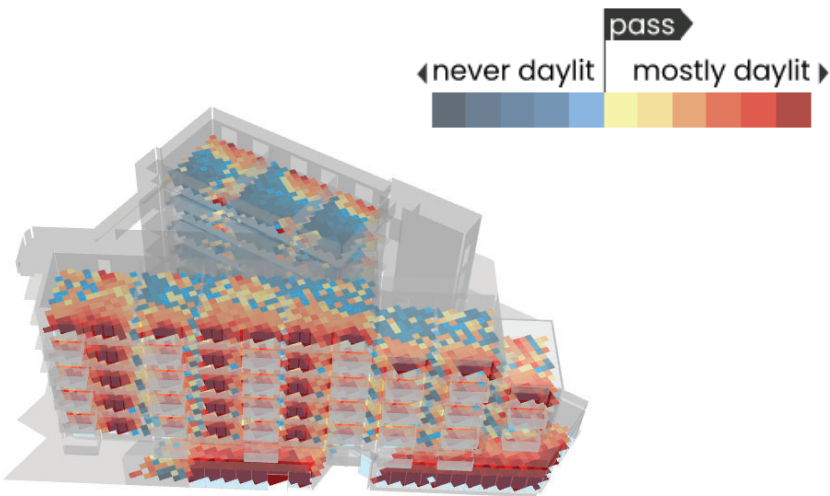
**OCCUPANT COMFORT**

Beyond energy and location, the building is derived around health and wellness, its focus being the interior occupant comfort for the end user in many of the allocated support spaces.



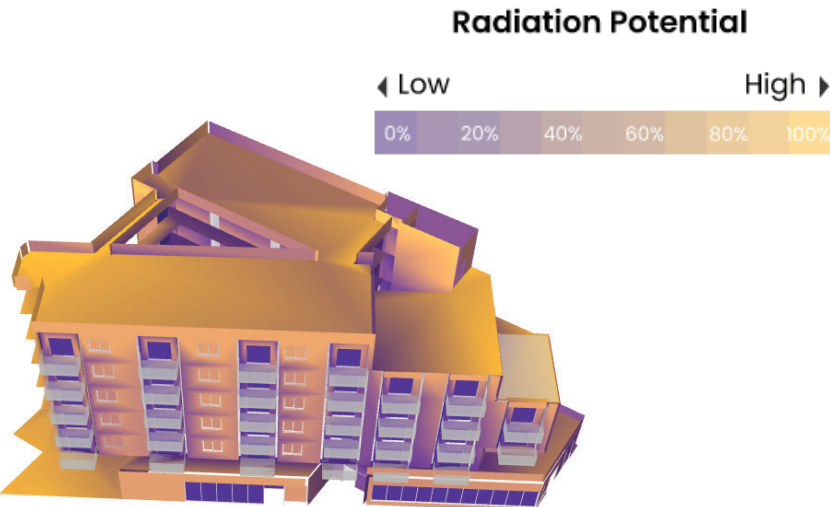
**DAYLIGHTING**

The building will provide high levels of interior daylight simulated through building analysis to support circadian rhythm and healing.



**NATURAL VENTILATION**

It will also provide healthy air quality by having mechanical systems in place that can recognize and adjust air flow based on toxicity metrics as well as open-air courts and healing plaza that allow the building to be more porous for natural ventilation.





South Elevation Looking East on Washington



South Elevation Looking West on Washington





Night View of East End of Building Illustrating Public Gallery, Terraces, Balconies, and overall character.

Attachment F - Financial Model With 15 Year Cash Flow



DATE: 8/28/2025  
PROJECT NAME: Culver City Commons  
DEVELOPER: Venice Community Housing  
ADDRESS: 11029 WASHINGTON BLVD, Culver City, CA  
PROJECT TYPE: 9% Tax Credit Project

USES	Project	Per Unit	Total
Acquisition	\$ 1,100,000	\$ 26,190	\$ 1,100,000
Construction	\$ 23,184,425	\$ 552,010	\$ 23,184,425
Arch, Eng, 3rd Party	\$ 2,617,143	\$ 62,313	\$ 2,617,143
Permits and Fees	\$ 840,000	\$ 20,000	\$ 840,000
Predevelopment Financing	\$ -	\$ -	\$ -
Construction Financing	\$ 2,252,500	\$ 53,631	\$ 2,252,500
Permanent Financing	\$ 32,000	\$ 762	\$ 32,000
Bond/TCAC Fees	\$ 112,015	\$ 2,667	\$ 112,015
Legal	\$ 165,000	\$ 3,929	\$ 165,000
Taxes and Insurance	\$ 289,000	\$ 6,881	\$ 289,000
Title and Recording	\$ 105,000	\$ 2,500	\$ 105,000
Lease Up and Reserves	\$ 450,000	\$ 10,714	\$ 450,000
Developer Fee/Acctg	\$ 2,633,000	\$ 62,690	\$ 2,633,000
TOTAL	\$ 33,780,083	\$ 804,288	\$ 33,780,083
<b>PERMANENT</b>			
<b>FINANCING SOURCES</b>			
	Total	Interest	Amo
MHP	\$ 5,000,000	3.00%	55
Westside Cities Council of Governments	\$ 1,000,000		
LACAHSA	\$ 8,400,000	3.00%	55
GP Equity	\$ 100		
Federal Credit Equity	\$ 19,379,983		
Total	\$ 33,780,083		
(Gap) / Surplus	\$ -		
<b>CONSTRUCTION</b>			
<b>FINANCING SOURCES</b>			
	Total	Interest	Term (Mos)
Construction Loan Tax Exempt	\$ 20,911,985	7.10%	28
Westside Cities Council of Governments	\$ 1,000,000	3.00%	28
LACAHSA	\$ 8,400,000	3.00%	28
GP Equity	\$ 100		
LP Equity	\$ -		
Deferred Cost	\$ 430,000		
State Credit Equity	\$ 0	15%	
Federal Credit Equity	\$ 1,937,998	10%	
Total	\$ 33,780,083		
(Gap) / Surplus	\$ -		

DATE: 8/28/2025  
 PROJECT NAI Culver City Commons  
 DEVELOPER: Venice Community Housing  
 Project Type: 9% Tax Credit Project

Residential % 100%  
 Commercial% 0.00%  
 Tax Credit Type 9.00%

DEVELOPMENT COST	Total	Total Costs		LIHTC		NOTES AND QUESTIONS
		Residential Cost	Acquisition	Rehab/New Construction	Aggregate Basis	
<b>Acquisition</b>						
Land Cost or Value	\$ 1,000,000	\$ 1,000,000			\$ 1,000,000	Proposing a \$1 million capitalized ground lease payment
Building Value		\$ -			\$ -	
Demolition	\$ 100,000	\$ 100,000			\$ 100,000	Demo of existing property
Legal/Title		\$ -			\$ -	
Acquisition Interest / Holding Cost		\$ -			\$ -	
<b>Subtotal</b>	<b>\$ 1,100,000</b>	<b>\$ 1,100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,100,000</b>	
<b>Construction</b>						
Off Site Improvements		\$ -			\$ -	
On-Site Improvements/Landscape	\$ 265,000	\$ 265,000			\$ 265,000	
Personal Property		\$ -			\$ -	
FF and E		\$ -			\$ -	
Solar		\$ -			\$ -	
Structures - Residential per unit 446,892.00	\$ 17,850,000	\$ 17,850,000		\$ 17,850,000	\$ 17,850,000	
Structures - Commercial per SF 200				\$ -	\$ -	
Gen Requirements, O+P 14%	\$ 2,513,000	\$ 2,513,000		\$ 2,513,000	\$ 2,513,000	
Prevailing Wage		\$ -		\$ -	\$ -	Included in Structures
General Liability Insurance 1.25%	\$ 224,375	\$ 224,375		\$ 224,375	\$ 224,375	
Bond/LOC 1.25%	\$ 224,375	\$ 224,375		\$ 224,375	\$ 224,375	
Construction Contingency 10% \$ 0.10	\$ 2,107,675	\$ 2,107,675		\$ 2,107,675	\$ 2,107,675	
<b>Subtotal</b>	<b>\$ 23,184,425</b>	<b>\$ 23,184,425</b>	<b>\$ -</b>	<b>\$ 22,919,425</b>	<b>\$ 23,184,425</b>	
<b>Architecture, Engineering, and Party</b>						
Design/Supervision 6%	\$ 1,275,143	\$ 1,275,143		\$ 1,275,143	\$ 1,275,143	5.5% of construction contract - residential and commercial
Construction Management 7500	\$ 180,000	\$ 180,000		\$ 180,000	\$ 180,000	\$6500/month 24 months
Prevailing Wage Monitor	\$ 65,000	\$ 65,000		\$ 65,000	\$ 65,000	Standard Costs for reproduction
Engineering/Survey/Soils	\$ 90,000	\$ 90,000		\$ 90,000	\$ 90,000	materials testing, draw admin and Phase I
CEQA/Entitlements Consulting	\$ -	\$ -		\$ -	\$ -	
Environmental Audit/Geotech	\$ 100,000	\$ 100,000		\$ 100,000	\$ 100,000	
Appraisal	\$ 10,000	\$ 10,000		\$ 10,000	\$ 10,000	Standard Cost
Commercial Soft Costs (Non-construction)	\$ -	\$ -		\$ -	\$ -	\$100/hr on average based on past projects
Deputy Inspections	\$ 100,000	\$ 100,000		\$ 100,000	\$ 100,000	
Market Study	\$ 15,000	\$ 15,000		\$ -	\$ -	Based on past projects
Community Relations	\$ -	\$ -		\$ -	\$ -	applications or partner is doing/carrying costs
LEED Documentation/Consulting/CASP	\$ 50,000	\$ 50,000		\$ 50,000	\$ 50,000	Standard for LEED and CASp consulting
Furnishings-Common Area and SN Units 3000	\$ 226,000	\$ 226,000		\$ 226,000	\$ 226,000	+ \$100,000 common areas;
Utility Hookups	\$ 150,000	\$ 150,000		\$ 150,000	\$ 150,000	For gas, electric, water and sewer facilities hook up charges
Soft Contingency 4%	\$ 356,000	\$ 356,000		\$ 356,000	\$ 356,000	Need to increase to 5% instead of approx 1%
<b>Subtotal</b>	<b>\$ 2,617,143</b>	<b>\$ 2,617,143</b>	<b>\$ -</b>	<b>\$ 2,602,143</b>	<b>\$ 2,602,143</b>	
<b>Permits and Fees</b>						
Impact Fees-County Fire and Public Works	\$ 304,500	\$ 304,500		\$ 304,500	\$ 304,500	
Building Permits/Planning/Entitlements 3%	\$ 535,500	\$ 535,500		\$ 535,500	\$ 535,500	3% of hard cost
<b>Subtotal</b>	<b>\$ 840,000</b>	<b>\$ 840,000</b>	<b>\$ -</b>	<b>\$ 840,000</b>	<b>\$ 840,000</b>	
<b>Predevelopment Loan Interest</b>						
Loan Interest 6% \$ 243,600.00		\$ -				
Loan Fees 1%		\$ -				
Lender Legal		\$ -				
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Construction Interest and Fees</b>						
Loan Interest Construction-Housing \$ 2,078,651	\$ 1,950,000	\$ 1,950,000		\$ 1,298,700	\$ 1,298,700	4%, 24 months, 60% average outstanding balance
Commercial Loan Interest 3.66% 24	\$ -	\$ -		\$ -	\$ -	
Loan Origination Fees 0.8% 156,840	\$ 172,500	\$ 172,500		\$ 113,850	\$ 113,850	Depreciation not available for 4%
Lender Costs	\$ 45,000	\$ 45,000		\$ 45,000	\$ 45,000	Depreciation not available for 4%
Lender Attorney	\$ 75,000	\$ 75,000		\$ 75,000	\$ 75,000	Depreciation not available for 4%
Lender Due Diligence (inspections)	\$ 10,000	\$ 10,000		\$ 10,000	\$ 10,000	Depreciation not available for 4%
<b>Subtotal</b>	<b>\$ 2,252,500</b>	<b>\$ 2,252,500</b>	<b>\$ -</b>	<b>\$ 1,542,550</b>	<b>\$ 1,542,550</b>	
<b>Permanent Financing</b>						
Loan Fees 1.000% \$ -	\$ 12,000	\$ 12,000				
LACDA Fees						
Lender Counsel 20,000 20,000	\$ 20,000	\$ 20,000				
<b>Subtotal</b>	<b>\$ 32,000</b>	<b>\$ 32,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Bond Fees</b>						
Underwriter		\$ -				
Financial Advisor 35,000 35,000	\$ -	\$ -				
Bond Counsel 55,000 55,000	\$ -	\$ -				
Credit Enhancement Fee (Construction) 0.800% \$ 167,296	\$ -	\$ -				
Trustee Fee and Trustee Counsel 10,000	\$ -	\$ -				
CDLAC Fees (includes performance deprec 0.035% \$ 7,319	\$ -	\$ -				
Issuer Fees 0.250% \$ 52,280	\$ -	\$ -				
TEFRA-Misc. 3,000 \$ 3,000	\$ -	\$ -				
Prepaid Annual Issuer Fees 0.250% \$ 52,280	\$ -	\$ -				
CDIAC Fees 0.024% \$ 5,019	\$ -	\$ -				
COI Contingency	\$ -	\$ -				
TCAC Fees-Hard Code amount shown 105,353	\$ 112,015	\$ 112,015				\$410/unit compliance and performance deposit;
Other: Construction Loan Fees	\$ -	\$ -				
Other: Construction Loan Legal and Due Diligence						
LACDC Fee		\$ -				Per LACDC underwriting
<b>Subtotal</b>	<b>\$ 112,015</b>	<b>\$ 112,015</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Legal</b>						
Organizational	\$ 10,000	\$ 10,000				Developer legal for partnership formation
Acquisition						
Land Use	\$ -	\$ -				
Acquisition	\$ -	\$ -				Developer legal for entitlements approval in CEQA
Construction Lender Legal						
Syndication	\$ 75,000	\$ 75,000				Developer legal for syndicator counsel
Construction	\$ 80,000	\$ 80,000		\$ 80,000	\$ 80,000	
<b>Subtotal</b>	<b>\$ 165,000</b>	<b>\$ 165,000</b>	<b>\$ -</b>	<b>\$ 80,000</b>	<b>\$ 80,000</b>	
<b>Taxes and Insurance</b>						
Property Taxes 1.25%	\$ 25,000	\$ 25,000		\$ 25,000	\$ 25,000	Assumes welfare exemption
Insurance (construction period)	\$ 264,000	\$ 264,000		\$ 264,000	\$ 264,000	Builders Risk and General Liability for 24 months
<b>Subtotal</b>	<b>\$ 289,000</b>	<b>\$ 289,000</b>	<b>\$ -</b>	<b>\$ 289,000</b>	<b>\$ 289,000</b>	
<b>Title &amp; Recording</b>						
Construction Closing	\$ 90,000	\$ 90,000		\$ 90,000	\$ 90,000	Estimate based on comparable projects
Permanent Closing	\$ 15,000	\$ 15,000				Estimate based on comparable projects
<b>Subtotal</b>	<b>\$ 105,000</b>	<b>\$ 105,000</b>	<b>\$ -</b>	<b>\$ 90,000</b>	<b>\$ 90,000</b>	
<b>Lease-Up and Reserves</b>						
Marketing/Lease Up	\$ 85,000	\$ 85,000				Reserve for property management fees for lease up
Transition Reserve (6 mos)		\$ -				
Operating / Rent Reserves 6 months	\$ 365,000	\$ 365,000				6 months debt service, operating expense, and reserves REQUIRED
<b>Subtotal</b>	<b>\$ 450,000</b>	<b>\$ 450,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Organizational Costs/Developer Fee</b>						
Relocation	\$ -	\$ -			\$ -	No relocation is assumed
Developer Fee	\$ 2,500,000	\$ 2,500,000		\$ 2,500,000	\$ 2,500,000	Capitalized max per TCAC regulations
GP Equity		\$ -		\$ -	\$ -	
Syndication Consulting	\$ 100,000	\$ 100,000		\$ -	\$ -	
Financial Advisor		\$ -		\$ -	\$ -	
First Yr Audit/Accounting	\$ 33,000	\$ 33,000		\$ -	\$ -	1st yr accounting and tax return
<b>Subtotal</b>	<b>\$ 2,633,000</b>	<b>\$ 2,633,000</b>	<b>\$ -</b>	<b>\$ 2,500,000</b>	<b>\$ 2,500,000</b>	
<b>TOTAL DEVELOPMENT COST</b>	<b>\$ 33,780,083</b>	<b>\$ 33,780,083</b>	<b>\$ -</b>	<b>\$ 30,863,118</b>	<b>\$ 32,228,118</b>	



DATE: 8/28/2025  
PROJECT NAME: Culver City Commons  
DEVELOPER: Venice Community Housing  
PROJECT TYPE: 9% Tax Credit Project

AMI	Studio	1	2	3	4	Total	% of Total	TCAC Pts (Max 52)
15%						0	0%	
20%						0	0%	
25%						0	0%	
30%	2	3	0	0		5	12%	
35%						0	0%	
40%						0	0%	
45%	4	5	0	0		9	21%	
50%	7	10	0	0		17	40%	50
55%						0	0%	
60%	4	6				10	24%	
70%						0	0%	
80%						0	0%	
Manager Unit			1			1	2%	-
Subtotals by Unit Type	17	24	1	0	0	42	100%	52
Sec 8	17					17	40%	
Special Needs						0	0%	
LACDA Restricted						0	0%	
Homeless						0	0%	
DHS Units						0	0%	
Avg. Affordability	49%	49%	0%	0%	0%		49%	

TCAC Rent Schedule - LA County					
AMI	Efficiency	1	2	3	4
15%	398	426	511	591	727
20%	530	568	681	788	969
25%	663	710	852	985	1,212
30%	795	852	1,022	1,181	1,454
35%	928	994	1,192	1,378	1,696
40%	1,060	1,136	1,362	1,575	1,938
45%	1,193	1,278	1,533	1,772	2,181
50%	1,325	1,420	1,703	1,969	2,423
60%	1,590	1,704	2,044	2,363	2,908
70%	1,855	1,988	2,384	2,757	3,392
80%	2,120	2,272	2,725	3,150	3,877
100%	2,650	2,840	3,406	3,938	4,846
HACLA Sec 8 Pymt	2,328	2,394	3,024	3,843	4,257
LACDA Pymt Stnd	2,142	2,439	3,078	3,915	4,338
HUD COC FMR Pymt Stn	2,040	2,300	2,222	2,888	3,170

Utility Allowance: LACDA					
Effective Date:					
	Studio	1	2	3	4
Elec. Heating	20	27	35	44	58
Elec. Water Hea	19	27	35	43	54
Elec. Cooking	10	14	18	22	28
Basic Electric	38	46	55	67	77
Air Con	15	21	27	34	44
Total	102	135	170	210	261

SAFMR Effective January 1, 2025  
Effective 01/01/25; Small Area FMR

DATE:

8/28/2025

PROJECT NAME:

Culver City Commons

Number of Units

42

DEVELOPER:

Venice Community Housing

Administrative & Staffing Expenses	Residential	Commercial	Total	PUPA
Advertising	1,000		1,000	24
Legal	5,000		5,000	119
Accounting/ Audit	7,500		7,500	179
Security	-		-	-
Other: Office Supplies, Communication	7,000		7,000	167
<b>Total Administrative &amp; Staffing Expenses</b>	<b>20,500</b>	<b>0</b>	<b>20,500</b>	<b>488</b>
<b>Total Management Fee</b>	<b>48,960</b>		<b>48,960</b>	<b>1,166</b>

Utilities				
Fuel			-	-
Gas			-	-
Electricity	40,000		40,000	952
Water/ Sewer	25,000		25,000	595
<b>Total Utilities Expenses</b>	<b>65,000</b>	<b>0</b>	<b>65,000</b>	<b>1,548</b>

Payroll/ Payroll Taxes				
Onsite Manager	62,000		62,000	1,476
Maintenance Personnel	40,000		40,000	952
Other	0		-	-
<b>Total Payroll/ Payroll Taxes</b>	<b>102,000</b>		<b>102,000</b>	<b>2,429</b>
<b>Total Insurance</b>	<b>150,000</b>		<b>150,000</b>	<b>3,571</b>

Maintenance				
Painting		-		
Repairs	8,000		8,000	190
Trash Removal	12,000		12,000	286
Exterminating	10,000		10,000	238
Grounds	10,000		10,000	238
Elevator	10,000		10,000	238
Other: Maintenance Supplies, HVAC, Misc.	5,000		5,000	119
<b>Total Maintenance</b>	<b>50,000</b>		<b>50,000</b>	<b>1,190</b>

Other Operating Expenses				
Other: Licenses and Fees	7,500		7,500	179
Other:				-
Other:				-
Other:				-
<b>Total Other Expenses</b>	<b>7,500</b>	<b>-</b>	<b>7,500</b>	<b>179</b>

<b>TOTAL OPERATING EXPENSES</b>	<b>443,960</b>	<b>-</b>	<b>443,960</b>	<b>10,570</b>
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Total 3- Month Operating Reserve

Total Annual Transit Pass/ Internet Expense

**Total Annual Services Budget\***

Total Annual Replacement Reserves

Total Annual Monitoring Fees

Total Annual Real Estate Taxes

Specialty Locality Taxes

Other: Transition Reserve

**TOTAL EXPENSES**

GP Asset Management Fee

LP Asset Management Fee

-

-

400

702

-

298

-

-

11,971

15000

7500

16,820

29,500

12500

-

502,780

494,280

16,820

21,000

12500



DATE: 8/28/2025  
PROJECT NAME: Culver City Commons  
DEVELOPER: Venice Community Housing

Month QO Begins

0

Replacement Reserves PUPA: \$ 500

Operating Expense PUPA: \$ 10,570

Total Units	42														
Inflation Factor	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
RENT (Tenant Paid)															
Resident Rent	2.5%	604,716	619,834	635,330	651,213	667,493	684,181	701,285	718,817	736,788	755,207	774,088	793,440	813,276	833,608
Total Rental Subsidy (Sec 8 / COC)	2.5%	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gross Rental Income		604,716	619,834	635,330	651,213	667,493	684,181	701,285	718,817	736,788	755,207	774,088	793,440	813,276	833,608
OTHER INCOME: Laundry	2.5%	3,276	3,358	3,442	3,528	3,616	3,706	3,799	3,894	3,991	4,091	4,194	4,298	4,406	4,516
<b>GROSS INCOME</b>		<b>607,992</b>	<b>623,192</b>	<b>638,772</b>	<b>654,741</b>	<b>671,109</b>	<b>687,887</b>	<b>705,084</b>	<b>722,711</b>	<b>740,779</b>	<b>759,299</b>	<b>778,281</b>	<b>797,738</b>	<b>817,682</b>	<b>838,124</b>
VACANCY LOSS															
Resident	5.0%	\$ (30,236)	\$ (30,992)	\$ (31,766)	\$ (32,561)	\$ (33,375)	\$ (34,209)	\$ (35,064)	\$ (35,941)	\$ (36,839)	\$ (37,760)	\$ (38,704)	\$ (39,672)	\$ (40,664)	\$ (41,680)
Subsidy	5.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Laundry	5.0%	\$ (164)	\$ (168)	\$ (172)	\$ (176)	\$ (181)	\$ (185)	\$ (190)	\$ (195)	\$ (200)	\$ (205)	\$ (210)	\$ (215)	\$ (220)	\$ (226)
Total Vacancy Loss		\$ (30,400)	\$ (31,160)	\$ (31,939)	\$ (32,737)	\$ (33,555)	\$ (34,394)	\$ (35,254)	\$ (36,136)	\$ (37,039)	\$ (37,965)	\$ (38,914)	\$ (39,887)	\$ (40,884)	\$ (41,906)
<b>EFFECTIVE GROSS INCOME</b>		<b>577,592</b>	<b>592,032</b>	<b>606,833</b>	<b>622,004</b>	<b>637,554</b>	<b>653,493</b>	<b>669,830</b>	<b>686,576</b>	<b>703,740</b>	<b>721,334</b>	<b>739,367</b>	<b>757,851</b>	<b>776,798</b>	<b>796,218</b>
Residential Operating Expenses	3.5%	\$ (431,460)	\$ (459,499)	\$ (475,581)	\$ (492,226)	\$ (509,454)	\$ (527,285)	\$ (545,740)	\$ (564,841)	\$ (584,611)	\$ (605,072)	\$ (626,249)	\$ (648,168)	\$ (670,854)	\$ (694,334)
Property Taxes	0.0%	\$ (12,500)	\$ (12,500)	\$ (12,500)	\$ (12,500)	\$ (12,500)	\$ (12,500)	\$ (12,500)	\$ (12,500)	\$ (12,500)	\$ (12,500)	\$ (12,500)	\$ (12,500)	\$ (12,500)	\$ (12,500)
Supportive Services Coordination	3.5%	\$ (16,820)	\$ (17,409)	\$ (18,018)	\$ (18,649)	\$ (19,301)	\$ (19,977)	\$ (20,676)	\$ (21,400)	\$ (22,149)	\$ (22,924)	\$ (23,726)	\$ (24,557)	\$ (25,416)	\$ (26,306)
Ground Lease	3.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>OPERATING EXPENSES</b>		<b>(460,780)</b>	<b>(489,407)</b>	<b>(506,099)</b>	<b>(523,375)</b>	<b>(541,256)</b>	<b>(559,762)</b>	<b>(578,916)</b>	<b>(598,741)</b>	<b>(619,259)</b>	<b>(640,496)</b>	<b>(662,476)</b>	<b>(685,225)</b>	<b>(708,770)</b>	<b>(733,140)</b>
RESERVES															
Replacement Reserve	0.0%	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)
Total Reserve Deposits		\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)
<b>NET OPERATING INCOME</b>		<b>95,812</b>	<b>81,625</b>	<b>79,734</b>	<b>77,629</b>	<b>75,298</b>	<b>72,731</b>	<b>69,914</b>	<b>66,835</b>	<b>63,481</b>	<b>59,838</b>	<b>55,891</b>	<b>51,626</b>	<b>47,027</b>	<b>42,078</b>
DEBT SERVICE															
Debt Service	1.15%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Issuer Fee	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Debt Service		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>CASH FLOW</b>		<b>95,812</b>	<b>81,625</b>	<b>79,734</b>	<b>77,629</b>	<b>75,298</b>	<b>72,731</b>	<b>69,914</b>	<b>66,835</b>	<b>63,481</b>	<b>59,838</b>	<b>55,891</b>	<b>51,626</b>	<b>47,027</b>	<b>42,078</b>
Investor Partnership Management Fee	3.5%	\$ (15,000)	\$ (15,525)	\$ (16,068)	\$ (16,631)	\$ (17,213)	\$ (17,815)	\$ (18,439)	\$ (19,084)	\$ (19,752)	\$ (20,443)	\$ (21,159)	\$ (21,900)	\$ (22,666)	\$ (23,459)
Partnership Management Fee	3.5%	\$ (10,000)	\$ (10,350)	\$ (10,712)	\$ (11,087)	\$ (11,475)	\$ (11,877)	\$ (12,293)	\$ (12,723)	\$ (13,168)	\$ (13,629)	\$ (14,106)	\$ (14,600)	\$ (15,111)	\$ (15,640)
<b>NET CASH FLOW</b>		<b>70,812</b>	<b>55,750</b>	<b>52,953</b>	<b>49,911</b>	<b>46,610</b>	<b>43,039</b>	<b>39,182</b>	<b>35,028</b>	<b>30,561</b>	<b>25,765</b>	<b>20,626</b>	<b>15,127</b>	<b>9,251</b>	<b>2,979</b>
<b>AVAILABLE FOR DISTRIBUTIONS</b>		<b>70,812</b>	<b>55,750</b>	<b>52,953</b>	<b>49,911</b>	<b>46,610</b>	<b>43,039</b>	<b>39,182</b>	<b>35,028</b>	<b>30,561</b>	<b>25,765</b>	<b>20,626</b>	<b>15,127</b>	<b>9,251</b>	<b>2,979</b>

## Attachment G - Implementation Schedule



## Development Activity Milestone Schedule

**Name of Project: Culver Commons**

### *Estimated Milestones*

PHASE	MILESTONE	ESTIMATED COMPLETION DATE (or N/A)	NOTES
Phase I: Planning & Pre-Development	Execute Exclusive Negotiation Agreement	Jan-26	
Phase I: Planning & Pre-Development	Finalize Development Team	Jan-26	
Phase I: Planning & Pre-Development	Finalize Feasibility Study	Jan-26	
Phase I: Planning & Pre-Development	Execute Architectural Contract	Feb-26	
Phase I: Planning & Pre-Development	Commence Community Engagement Process	Feb-26	
Phase I: Planning & Pre-Development	Finalize Site Programming	Mar-26	
Phase I: Planning & Pre-Development	Complete Community Engagement Process	Mar-26	
Phase I: Planning & Pre-Development	Complete Fit Study	Mar-26	
Phase I: Planning & Pre-Development	Submit for Entitlements	Apr-26	
Phase I: Planning & Pre-Development	Entitlements Secured	Jul-26	Considering a Density Bonus
Phase II: Design Development	Schematic Drawings (SDs) Start	Mar-26	
Phase II: Design Development	Construction Manager Hired	Jan-26	Hired at inception of project.
Phase II: Design Development	Engineering Teams Hired (Civil/Structural/MEP)	Feb-26	Architect will manage engineering teams.
Phase II: Design Development	Schematic Drawings (SDs) Complete	Apr-26	
Phase II: Design Development	Preliminary Plan Review at Planning Dept.	Apr-26	
Phase II: Design Development	Host Community Engagement Process Update Meeting	Apr-26	
Phase II: Design Development	Design Drawings (DDs) Start	Sep-26	
Phase II: Design Development	Design Drawings (DDs) Complete	Oct-26	
Phase III: Financing	HCD MHP Application	May-26	
Phase III: Financing	HCD MHP Award	Jul-26	
Phase III: Financing	Westside Cities Council of Governments Application	Jul-26	
Phase III: Financing	Westside Cities Council of Governments Award	Sep-26	
Phase III: Financing	LACAHS Application	Jul-26	
Phase III: Financing	LACAHS Award	Sep-26	
Phase III: Financing	CDLAC/CTCAC Application	Mar-27	
Phase III: Financing	CDLAC/CTCAC Award	Jun-27	
Phase III: Financing	Construction Loan Application	Jun-27	
Phase III: Financing	Construction Loan Disbursement	Dec-27	
Phase III: Shovel Ready	Construction Drawings (CDs) Start	Mar-27	
Phase III: Shovel Ready	General Contractor RFP Start	Jun-27	
Phase III: Shovel Ready	General Contractor Selected	Jul-27	
Phase III: Shovel Ready	Construction Contract (GMAX) executed	Dec-27	
Phase III: Shovel Ready	Construction Drawings (CDs) 85% complete	Apr-27	
Phase III: Shovel Ready	CDs submitted for Building Permit	May-27	
Phase III: Shovel Ready	Building Permit Issued	Dec-27	Based on 180 days to close post CDLAC/CTCAC Award
Final Phase: Construction	Break Ground/Start Construction	Dec-27	
Final Phase: Construction	Host Community Engagement Process Update Meeting	Dec-27	
Final Phase: Construction	Foundations Complete	Mar-28	
Final Phase: Construction	Exterior Envelope Complete	Apr-29	
Final Phase: Construction	Finish Construction	Dec-29	24 month construction timeline
Final Phase: Construction	Walk Thru/Sign Off	Dec-29	
Final Phase: Construction	All Liens Lifted/Final Payments	Feb-30	
Final Phase: Construction	Temporary Certificate of Occupancy Issued	Dec-29	
Project Completion	Interiors & Operating Systems Finalized	Dec-29	
Project Completion	Start Operations	Jan-30	
Project Completion	Occupancy of All Tax Credit Units	May-30	4-5 month lease up timeframe

DATE: 8/28/2025  
PROJECT NAME: Culver City Commons  
DEVELOPER: Venice Community Housing  
ADDRESS: 11029 WASHINGTON BLVD, Culver City, CA  
PROJECT TYPE: 9% Tax Credit Project

USES	Project		Per Unit	Total
Acquisition	\$	1,100,000	\$ 26,190	\$ 1,100,000
Construction	\$	23,184,425	\$ 552,010	\$ 23,184,425
Arch, Eng, 3rd Party	\$	2,617,143	\$ 62,313	\$ 2,617,143
Permits and Fees	\$	840,000	\$ 20,000	\$ 840,000
Predevelopment Financing	\$	-	\$ -	\$ -
Construction Financing	\$	2,252,500	\$ 53,631	\$ 2,252,500
Permanent Financing	\$	32,000	\$ 762	\$ 32,000
Bond/TCAC Fees	\$	112,015	\$ 2,667	\$ 112,015
Legal	\$	165,000	\$ 3,929	\$ 165,000
Taxes and Insurance	\$	289,000	\$ 6,881	\$ 289,000
Title and Recording	\$	105,000	\$ 2,500	\$ 105,000
Lease Up and Reserves	\$	450,000	\$ 10,714	\$ 450,000
Developer Fee/Acctg	\$	2,633,000	\$ 62,690	\$ 2,633,000
TOTAL	\$	33,780,083	\$ 804,288	\$ 33,780,083
<b>PERMANENT</b>				
		Project		
<b>FINANCING SOURCES</b>		Total	Interest	Amo
MHP	\$	5,000,000	3.00%	55
Westside Cities Council of Governments	\$	1,000,000		
LACAHSA	\$	8,400,000	3.00%	55
GP Equity	\$	100		
Federal Credit Equity	\$	19,379,983		
Total	\$	33,780,083		
(Gap) / Surplus	\$	-		
<b>CONSTRUCTION</b>				
		Project		
<b>FINANCING SOURCES</b>		Total	Interest	Term (Mos)
Construction Loan Tax Exempt	\$	20,911,985	7.10%	28
Westside Cities Council of Governments	\$	1,000,000	3.00%	28
LACAHSA	\$	8,400,000	3.00%	28
GP Equity	\$	100		
LP Equity	\$	-		
Deferred Cost	\$	430,000		
State Credit Equity	\$	0	15%	
Federal Credit Equity	\$	1,937,998	10%	
Total	\$	33,780,083		
(Gap) / Surplus	\$	-		



DATE: 8/28/2025  
 PROJECT NAI Culver City Commons  
 DEVELOPER: Venice Community Housing  
 Project Type: 9% Tax Credit Project

Residential % 100%  
 Commercial% 0.00%  
 Tax Credit Type 9.00%

DEVELOPMENT COST	Total	Total Costs		LIHTC		NOTES AND QUESTIONS
		Residential Cost	Acquisition	Rehab/New Construction	Aggregate Basis	
<b>Acquisition</b>						
Land Cost or Value	\$ 1,000,000	\$ 1,000,000			\$ 1,000,000	Proposing a \$1 million capitalized ground lease payment
Building Value		\$ -			\$ -	
Demolition	\$ 100,000	\$ 100,000			\$ 100,000	Demo of existing property
Legal/Title		\$ -			\$ -	
Acquisition Interest / Holding Cost		\$ -			\$ -	
<b>Subtotal</b>	<b>\$ 1,100,000</b>	<b>\$ 1,100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,100,000</b>	
<b>Construction</b>						
Off Site Improvements		\$ -			\$ -	
On-Site Improvements/Landscape	\$ 265,000	\$ 265,000			\$ 265,000	
Personal Property		\$ -			\$ -	
FF and E		\$ -			\$ -	
Solar		\$ -			\$ -	
Structures - Residential per unit 446,892.00	\$ 17,850,000	\$ 17,850,000		\$ 17,850,000	\$ 17,850,000	
Structures - Commercial per SF 200				\$ -	\$ -	
Gen Requirements, O+P 14%	\$ 2,513,000	\$ 2,513,000		\$ 2,513,000	\$ 2,513,000	
Prevailing Wage		\$ -		\$ -	\$ -	Included in Structures
General Liability Insurance 1.25%	\$ 224,375	\$ 224,375		\$ 224,375	\$ 224,375	
Bond/LOC 1.25%	\$ 224,375	\$ 224,375		\$ 224,375	\$ 224,375	
Construction Contingency 10% \$ 0.10	\$ 2,107,675	\$ 2,107,675		\$ 2,107,675	\$ 2,107,675	
<b>Subtotal</b>	<b>\$ 23,184,425</b>	<b>\$ 23,184,425</b>	<b>\$ -</b>	<b>\$ 22,919,425</b>	<b>\$ 23,184,425</b>	
<b>Architecture, Engineering, and Party</b>						
Design/Supervision 6%	\$ 1,275,143	\$ 1,275,143		\$ 1,275,143	\$ 1,275,143	5.5% of construction contract - residential and commercial
Construction Management 7500	\$ 180,000	\$ 180,000		\$ 180,000	\$ 180,000	\$6500/month 24 months
Prevailing Wage Monitor	\$ 65,000	\$ 65,000		\$ 65,000	\$ 65,000	Standard Costs for reproduction
Engineering/Survey/Soils	\$ 90,000	\$ 90,000		\$ 90,000	\$ 90,000	materials testing, draw admin and Phase I
CEQA/Entitlements Consulting	\$ -	\$ -		\$ -	\$ -	
Environmental Audit/Geotech	\$ 100,000	\$ 100,000		\$ 100,000	\$ 100,000	
Appraisal	\$ 10,000	\$ 10,000		\$ 10,000	\$ 10,000	Standard Cost
Commercial Soft Costs (Non-construction)	\$ -	\$ -		\$ -	\$ -	\$100/hr on average based on past projects
Deputy Inspections	\$ 100,000	\$ 100,000		\$ 100,000	\$ 100,000	
Market Study	\$ 15,000	\$ 15,000		\$ -	\$ -	Based on past projects
Community Relations	\$ -	\$ -		\$ -	\$ -	applications or partner is doing/carrying costs
LEED Documentation/Consulting/CASP	\$ 50,000	\$ 50,000		\$ 50,000	\$ 50,000	Standard for LEED and CASp consulting
Furnishings-Common Area and SN Units 3000	\$ 226,000	\$ 226,000		\$ 226,000	\$ 226,000	+ \$100,000 common areas;
Utility Hookups	\$ 150,000	\$ 150,000		\$ 150,000	\$ 150,000	For gas, electric, water and sewer facilities hook up charges
Soft Contingency 4%	\$ 356,000	\$ 356,000		\$ 356,000	\$ 356,000	Need to increase to 5% instead of approx 1%
<b>Subtotal</b>	<b>\$ 2,617,143</b>	<b>\$ 2,617,143</b>	<b>\$ -</b>	<b>\$ 2,602,143</b>	<b>\$ 2,602,143</b>	
<b>Permits and Fees</b>						
Impact Fees-County Fire and Public Works	\$ 304,500	\$ 304,500		\$ 304,500	\$ 304,500	
Building Permits/Planning/Entitlements 3%	\$ 535,500	\$ 535,500		\$ 535,500	\$ 535,500	3% of hard cost
<b>Subtotal</b>	<b>\$ 840,000</b>	<b>\$ 840,000</b>	<b>\$ -</b>	<b>\$ 840,000</b>	<b>\$ 840,000</b>	
<b>Predevelopment Loan Interest</b>						
Loan Interest 6% \$ 243,600.00		\$ -				
Loan Fees 1%		\$ -				
Lender Legal		\$ -				
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Construction Interest and Fees</b>						
Loan Interest Construction-Housing \$ 2,078,651	\$ 1,950,000	\$ 1,950,000		\$ 1,298,700	\$ 1,298,700	4%, 24 months, 60% average outstanding balance
Commercial Loan Interest 3.66% 24	\$ -	\$ -		\$ -	\$ -	
Loan Origination Fees 0.8% 156,840	\$ 172,500	\$ 172,500		\$ 113,850	\$ 113,850	Depreciation not available for 4%
Lender Costs	\$ 45,000	\$ 45,000		\$ 45,000	\$ 45,000	Depreciation not available for 4%
Lender Attorney	\$ 75,000	\$ 75,000		\$ 75,000	\$ 75,000	Depreciation not available for 4%
Lender Due Diligence (inspections)	\$ 10,000	\$ 10,000		\$ 10,000	\$ 10,000	Depreciation not available for 4%
<b>Subtotal</b>	<b>\$ 2,252,500</b>	<b>\$ 2,252,500</b>	<b>\$ -</b>	<b>\$ 1,542,550</b>	<b>\$ 1,542,550</b>	
<b>Permanent Financing</b>						
Loan Fees 1.000% \$ -	\$ 12,000	\$ 12,000				
LACDA Fees						
Lender Counsel 20,000 20,000	\$ 20,000	\$ 20,000				
<b>Subtotal</b>	<b>\$ 32,000</b>	<b>\$ 32,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Bond Fees</b>						
Underwriter		\$ -				
Financial Advisor 35,000 35,000	\$ -	\$ -				
Bond Counsel 55,000 55,000	\$ -	\$ -				
Credit Enhancement Fee (Construction) 0.800% \$ 167,296	\$ -	\$ -				
Trustee Fee and Trustee Counsel 10,000	\$ -	\$ -				
CDLAC Fees (includes performance deprec 0.035% \$ 7,319	\$ -	\$ -				
Issuer Fees 0.250% \$ 52,280	\$ -	\$ -				
TEFRA-Misc. 3,000 \$ 3,000	\$ -	\$ -				
Prepaid Annual Issuer Fees 0.250% \$ 52,280	\$ -	\$ -				
CDIAC Fees 0.024% \$ 5,019	\$ -	\$ -				
COI Contingency	\$ -	\$ -				
TCAC Fees-Hard Code amount shown 105,353	\$ 112,015	\$ 112,015				\$410/unit compliance and performance deposit;
Other: Construction Loan Fees	\$ -	\$ -				
Other: Construction Loan Legal and Due Diligence						
LACDC Fee		\$ -				Per LACDC underwriting
<b>Subtotal</b>	<b>\$ 112,015</b>	<b>\$ 112,015</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Legal</b>						
Organizational	\$ 10,000	\$ 10,000				Developer legal for partnership formation
Acquisition						
Land Use	\$ -	\$ -				
Acquisition	\$ -	\$ -				Developer legal for entitlements approval in CEQA
Construction Lender Legal						
Syndication	\$ 75,000	\$ 75,000				Developer legal for syndicator counsel
Construction	\$ 80,000	\$ 80,000		\$ 80,000	\$ 80,000	
<b>Subtotal</b>	<b>\$ 165,000</b>	<b>\$ 165,000</b>	<b>\$ -</b>	<b>\$ 80,000</b>	<b>\$ 80,000</b>	
<b>Taxes and Insurance</b>						
Property Taxes 1.25%	\$ 25,000	\$ 25,000		\$ 25,000	\$ 25,000	Assumes welfare exemption
Insurance (construction period)	\$ 264,000	\$ 264,000		\$ 264,000	\$ 264,000	Builders Risk and General Liability for 24 months
<b>Subtotal</b>	<b>\$ 289,000</b>	<b>\$ 289,000</b>	<b>\$ -</b>	<b>\$ 289,000</b>	<b>\$ 289,000</b>	
<b>Title &amp; Recording</b>						
Construction Closing	\$ 90,000	\$ 90,000		\$ 90,000	\$ 90,000	Estimate based on comparable projects
Permanent Closing	\$ 15,000	\$ 15,000				Estimate based on comparable projects
<b>Subtotal</b>	<b>\$ 105,000</b>	<b>\$ 105,000</b>	<b>\$ -</b>	<b>\$ 90,000</b>	<b>\$ 90,000</b>	
<b>Lease-Up and Reserves</b>						
Marketing/Lease Up	\$ 85,000	\$ 85,000				Reserve for property management fees for lease up
Transition Reserve (6 mos)		\$ -				
Operating / Rent Reserves 6 months	\$ 365,000	\$ 365,000				6 months debt service, operating expense, and reserves REQUIRED
<b>Subtotal</b>	<b>\$ 450,000</b>	<b>\$ 450,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Organizational Costs/Developer Fee</b>						
Relocation	\$ -	\$ -			\$ -	No relocation is assumed
Developer Fee	\$ 2,500,000	\$ 2,500,000		\$ 2,500,000	\$ 2,500,000	Capitalized max per TCAC regulations
GP Equity		\$ -		\$ -	\$ -	
Syndication Consulting	\$ 100,000	\$ 100,000		\$ -	\$ -	
Financial Advisor		\$ -		\$ -	\$ -	
First Yr Audit/Accounting	\$ 33,000	\$ 33,000		\$ -	\$ -	1st yr accounting and tax return
<b>Subtotal</b>	<b>\$ 2,633,000</b>	<b>\$ 2,633,000</b>	<b>\$ -</b>	<b>\$ 2,500,000</b>	<b>\$ 2,500,000</b>	
<b>TOTAL DEVELOPMENT COST</b>	<b>\$ 32,780,083</b>	<b>\$ 32,780,083</b>	<b>\$ -</b>	<b>\$ 30,863,118</b>	<b>\$ 32,228,118</b>	

DATE: 8/28/2025  
PROJECT NAME: Culver City Commons  
DEVELOPER: Venice Community Housing  
PROJECT TYPE: 9% Tax Credit Project

AMI	Studio	1	2	3	4	Total	% of Total	TCAC Pts (Max 52)
15%						0	0%	
20%						0	0%	
25%						0	0%	
30%	2	3	0	0		5	12%	
35%						0	0%	
40%						0	0%	
45%	4	5	0	0		9	21%	
50%	7	10	0	0		17	40%	50
55%						0	0%	
60%	4	6				10	24%	
70%						0	0%	
80%						0	0%	
Manager Unit			1			1	2%	-
Subtotals by Unit Type	17	24	1	0	0	42	100%	52
Sec 8	17					17	40%	
Special Needs						0	0%	
LACDA Restricted						0	0%	
Homeless						0	0%	
DHS Units						0	0%	
Avg. Affordability	49%	49%	0%	0%	0%		49%	

TCAC Rent Schedule - LA County					
AMI	Efficiency	1	2	3	4
15%	398	426	511	591	727
20%	530	568	681	788	969
25%	663	710	852	985	1,212
30%	795	852	1,022	1,181	1,454
35%	928	994	1,192	1,378	1,696
40%	1,060	1,136	1,362	1,575	1,938
45%	1,193	1,278	1,533	1,772	2,181
50%	1,325	1,420	1,703	1,969	2,423
60%	1,590	1,704	2,044	2,363	2,908
70%	1,855	1,988	2,384	2,757	3,392
80%	2,120	2,272	2,725	3,150	3,877
100%	2,650	2,840	3,406	3,938	4,846
HACLA Sec 8 Pymt	2,328	2,394	3,024	3,843	4,257
LACDA Pymt Stnd	2,142	2,439	3,078	3,915	4,338
HUD COC FMR Pymt Stn	2,040	2,300	2,222	2,888	3,170

Utility Allowance: LACDA					
Effective Date:					
	Studio	1	2	3	4
Elec. Heating	20	27	35	44	58
Elec. Water Hea	19	27	35	43	54
Elec. Cooking	10	14	18	22	28
Basic Electric	38	46	55	67	77
Air Con	15	21	27	34	44
Total	102	135	170	210	261

SAFMR Effective January 1, 2025  
Effective 01/01/25; Small Area FMR



DATE:

8/28/2025

PROJECT NAME:

Culver City Commons  
Venice Community Housing

Number of Units

42

DEVELOPER:

Administrative & Staffing Expenses	Residential	Commercial	Total	PUPA
Advertising	1,000		1,000	24
Legal	5,000		5,000	119
Accounting/ Audit	7,500		7,500	179
Security	-		-	-
Other: Office Supplies, Communication	7,000		7,000	167
<b>Total Administrative &amp; Staffing Expenses</b>	<b>20,500</b>	<b>0</b>	<b>20,500</b>	<b>488</b>
<b>Total Management Fee</b>	<b>48,960</b>		<b>48,960</b>	<b>1,166</b>

Utilities				
Fuel			-	-
Gas			-	-
Electricity	40,000		40,000	952
Water/ Sewer	25,000		25,000	595
<b>Total Utilities Expenses</b>	<b>65,000</b>	<b>0</b>	<b>65,000</b>	<b>1,548</b>

Payroll/ Payroll Taxes				
Onsite Manager	62,000		62,000	1,476
Maintenance Personnel	40,000		40,000	952
Other	0		-	-
<b>Total Payroll/ Payroll Taxes</b>	<b>102,000</b>		<b>102,000</b>	<b>2,429</b>
<b>Total Insurance</b>	<b>150,000</b>		<b>150,000</b>	<b>3,571</b>

Maintenance				
Painting		-		
Repairs	8,000		8,000	190
Trash Removal	12,000		12,000	286
Exterminating	10,000		10,000	238
Grounds	10,000		10,000	238
Elevator	10,000		10,000	238
Other: Maintenance Supplies, HVAC, Misc.	5,000		5,000	119
<b>Total Maintenance</b>	<b>50,000</b>		<b>50,000</b>	<b>1,190</b>

Other Operating Expenses				
Other: Licenses and Fees	7,500		7,500	179
Other:				-
Other:				-
Other:				-
<b>Total Other Expenses</b>	<b>7,500</b>	<b>-</b>	<b>7,500</b>	<b>179</b>

<b>TOTAL OPERATING EXPENSES</b>	<b>443,960</b>	<b>-</b>	<b>443,960</b>	<b>10,570</b>
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Total 3- Month Operating Reserve

Total Annual Transit Pass/ Internet Expense

**Total Annual Services Budget\***

Total Annual Replacement Reserves

Total Annual Monitoring Fees

Total Annual Real Estate Taxes

Specialty Locality Taxes

Other: Transition Reserve

**TOTAL EXPENSES**

GP Asset Management Fee

LP Asset Management Fee

-

-

400

702

-

298

-

-

11,971

15000

7500

16,820

29,500

12500

-

502,780

494,280

16,820

21,000

12500

DATE: 8/28/2025  
PROJECT NAME: Culver City Commons  
DEVELOPER: Venice Community Housing

Month QO Begins

0

Replacement Reserves PUPA: \$ 500

Operating Expense PUPA: \$ 10,570

Total Units	42														
Inflation Factor	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
RENT (Tenant Paid)															
Resident Rent	2.5%	604,716	619,834	635,330	651,213	667,493	684,181	701,285	718,817	736,788	755,207	774,088	793,440	813,276	833,608
Total Rental Subsidy (Sec 8 / COC)	2.5%	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gross Rental Income		604,716	619,834	635,330	651,213	667,493	684,181	701,285	718,817	736,788	755,207	774,088	793,440	813,276	833,608
OTHER INCOME: Laundry	2.5%	3,276	3,358	3,442	3,528	3,616	3,706	3,799	3,894	3,991	4,091	4,194	4,298	4,406	4,516
<b>GROSS INCOME</b>		<b>607,992</b>	<b>623,192</b>	<b>638,772</b>	<b>654,741</b>	<b>671,109</b>	<b>687,887</b>	<b>705,084</b>	<b>722,711</b>	<b>740,779</b>	<b>759,299</b>	<b>778,281</b>	<b>797,738</b>	<b>817,682</b>	<b>838,124</b>
VACANCY LOSS															
Resident	5.0%	\$ (30,236)	\$ (30,992)	\$ (31,766)	\$ (32,561)	\$ (33,375)	\$ (34,209)	\$ (35,064)	\$ (35,941)	\$ (36,839)	\$ (37,760)	\$ (38,704)	\$ (39,672)	\$ (40,664)	\$ (41,680)
Subsidy	5.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Laundry	5.0%	\$ (164)	\$ (168)	\$ (172)	\$ (176)	\$ (181)	\$ (185)	\$ (190)	\$ (195)	\$ (200)	\$ (205)	\$ (210)	\$ (215)	\$ (220)	\$ (226)
Total Vacancy Loss		\$ (30,400)	\$ (31,160)	\$ (31,939)	\$ (32,737)	\$ (33,555)	\$ (34,394)	\$ (35,254)	\$ (36,136)	\$ (37,039)	\$ (37,965)	\$ (38,914)	\$ (39,887)	\$ (40,884)	\$ (41,906)
<b>EFFECTIVE GROSS INCOME</b>		<b>577,592</b>	<b>592,032</b>	<b>606,833</b>	<b>622,004</b>	<b>637,554</b>	<b>653,493</b>	<b>669,830</b>	<b>686,576</b>	<b>703,740</b>	<b>721,334</b>	<b>739,367</b>	<b>757,851</b>	<b>776,798</b>	<b>796,218</b>
Residential Operating Expenses	3.5%	\$ (431,460)	\$ (459,499)	\$ (475,581)	\$ (492,226)	\$ (509,454)	\$ (527,285)	\$ (545,740)	\$ (564,841)	\$ (584,611)	\$ (605,072)	\$ (626,249)	\$ (648,168)	\$ (670,854)	\$ (694,334)
Property Taxes	0.0%	\$ (12,500)	\$ (12,500)	\$ (12,500)	\$ (12,500)	\$ (12,500)	\$ (12,500)	\$ (12,500)	\$ (12,500)	\$ (12,500)	\$ (12,500)	\$ (12,500)	\$ (12,500)	\$ (12,500)	\$ (12,500)
Supportive Services Coordination	3.5%	\$ (16,820)	\$ (17,409)	\$ (18,018)	\$ (18,649)	\$ (19,301)	\$ (19,977)	\$ (20,676)	\$ (21,400)	\$ (22,149)	\$ (22,924)	\$ (23,726)	\$ (24,557)	\$ (25,416)	\$ (26,306)
Ground Lease	3.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>OPERATING EXPENSES</b>		<b>(460,780)</b>	<b>(489,407)</b>	<b>(506,099)</b>	<b>(523,375)</b>	<b>(541,256)</b>	<b>(559,762)</b>	<b>(578,916)</b>	<b>(598,741)</b>	<b>(619,259)</b>	<b>(640,496)</b>	<b>(662,476)</b>	<b>(685,225)</b>	<b>(708,770)</b>	<b>(733,140)</b>
RESERVES															
Replacement Reserve	0.0%	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)
Total Reserve Deposits		\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)
<b>NET OPERATING INCOME</b>		<b>95,812</b>	<b>81,625</b>	<b>79,734</b>	<b>77,629</b>	<b>75,298</b>	<b>72,731</b>	<b>69,914</b>	<b>66,835</b>	<b>63,481</b>	<b>59,838</b>	<b>55,891</b>	<b>51,626</b>	<b>47,027</b>	<b>42,078</b>
DEBT SERVICE															
Debt Service	1.15%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Issuer Fee	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Debt Service		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>CASH FLOW</b>		<b>95,812</b>	<b>81,625</b>	<b>79,734</b>	<b>77,629</b>	<b>75,298</b>	<b>72,731</b>	<b>69,914</b>	<b>66,835</b>	<b>63,481</b>	<b>59,838</b>	<b>55,891</b>	<b>51,626</b>	<b>47,027</b>	<b>42,078</b>
Investor Partnership Management Fee	3.5%	\$ (15,000)	\$ (15,525)	\$ (16,068)	\$ (16,631)	\$ (17,213)	\$ (17,815)	\$ (18,439)	\$ (19,084)	\$ (19,752)	\$ (20,443)	\$ (21,159)	\$ (21,900)	\$ (22,666)	\$ (23,459)
Partnership Management Fee	3.5%	\$ (10,000)	\$ (10,350)	\$ (10,712)	\$ (11,087)	\$ (11,475)	\$ (11,877)	\$ (12,293)	\$ (12,723)	\$ (13,168)	\$ (13,629)	\$ (14,106)	\$ (14,600)	\$ (15,111)	\$ (15,640)
<b>NET CASH FLOW</b>		<b>70,812</b>	<b>55,750</b>	<b>52,953</b>	<b>49,911</b>	<b>46,610</b>	<b>43,039</b>	<b>39,182</b>	<b>35,028</b>	<b>30,561</b>	<b>25,765</b>	<b>20,626</b>	<b>15,127</b>	<b>9,251</b>	<b>2,979</b>
<b>AVAILABLE FOR DISTRIBUTIONS</b>		<b>70,812</b>	<b>55,750</b>	<b>52,953</b>	<b>49,911</b>	<b>46,610</b>	<b>43,039</b>	<b>39,182</b>	<b>35,028</b>	<b>30,561</b>	<b>25,765</b>	<b>20,626</b>	<b>15,127</b>	<b>9,251</b>	<b>2,979</b>