

Proposal for Redevelopment of 11029 Washington Boulevard



[PAGE INTENTIONALLY LEFT BLANK]

Table of Contents



TABLE OF CONTENTS.

EXECUTIVE SUMMARY

PROPOSAL REQUIREMENTS:

- A. COMPANY AND GENERAL INFORMATION
- B. QUALIFICATIONS AND EXPERIENCE OF FIRM
- C. QUALIFICATIONS AND EXPERIENCE OF PROPOSED DEVELOPMENT TEAM
- D. QUESTIONS / RESPONSES TO PROPOSAL REQUIREMENTS
- E. FINANCIAL PROPOSAL AND PROJECT FEASIBILITY
- F. REFERENCES.
- G. IMPLEMENTATION SCHEDULE
- H. CERTIFICATES OF INSURANCE
- I. BUSINESS TAX CERTIFICATE
- J. EXCLUSIVE NEGOTIATION AGREEMENT & DISPOSITION AND DEVELOPMENT AGREEMENTS

EXECUTIVE SUMMARY

We are proud to present our proposal for the redevelopment of 11029 Washington Boulevard to the City of Culver City. Our vision is to transform this underutilized site into a vibrant, community-centered affordable housing development that provides deeply affordable homes for seniors, strengthens Culver City's local economy, and delivers lasting community benefits. This proposal is uniquely shaped by a team of firms based in Culver City, bringing local knowledge, relationships, and accountability to every stage of the project.

PROPOSAL OVERVIEW AND VISION

The Washington Boulevard proposal will deliver 37 new homes, including 36 affordable units reserved for seniors at 30–50% of Area Median Income (AMI) and one on-site manager's unit. With an average affordability level of 45% AMI, the project responds directly to Culver City's urgent need for deeply affordable senior housing. To ensure long-term stability, Decro is prepared to record 99-year affordability covenants tied to the ground lease, as well as resyndicate affordability restrictions at each refinancing event. Our proposed schedule ensures that the project commences development in January 2026 with entitlement and predevelopment activities, and can begin housing people as early as 2029 or 2030, and possibly earlier depending on the availability of matching funding.

The project emphasizes community activation and neighborhood integration. The ground floor will feature 770 square feet of commercial space reserved for a Culver City-based small business or nonprofit at below-market rents, counteracting rising rents and displacement pressures. Above, the development introduces a Vertical Park and 5,800 square feet of landscaped open space, including gardens, terraces, and social gathering areas, capped by a rooftop terrace with panoramic views. These amenities not only serve residents but also provide a unique civic benefit for the neighborhood.

A DESIGN FOR HEALTH, SUSTAINABILITY, AND CONTEXT

The project is designed by Lorcan O'Herlihy Architects (LOHA), an internationally recognized practice known for advancing affordable housing through contextual, sustainable, and community-oriented design. LOHA's approach, rooted in "Amplified Urbanism," ensures that the building blurs the line between private and public space, creating civic connections that strengthen the fabric of the neighborhood.

The building's stepped massing transitions respectfully to adjacent medium-density housing, while a central courtyard, operable windows, and green roofs maximize natural light, ventilation, and environmental performance. The project is designed to exceed Title 24 standards and is anticipated to achieve LEED certification, reinforcing its commitment to sustainability and long-term resilience.

EXPERIENCE AND QUALIFICATIONS

Decro Corporation will serve as lead developer. Founded in Culver City and operating for over 35 years, Decro has completed 38 affordable housing projects serving more than 1,800 residents and currently manages over 1,300 affordable and supportive housing units. CEO Ted Handel, Chief Real Estate Development Officer Fathia Macauley, and Real Estate Development Director Armeen Neshat bring decades of combined experience in nonprofit development, affordable housing finance, and public-sector housing production.

A CULVER CITY-BASED, EXPERIENCED DEVELOPMENT TEAM

Our proposal is distinguished by a development team rooted in Culver City, with three of the lead firms headquartered within the City. Collectively, the team brings decades of experience delivering high-quality affordable housing while remaining deeply invested in the local community.

Decro Corporation (Lead Developer): With over 35 years of experience and a portfolio of more than 1,300 affordable and supportive units, Decro has a proven record of delivering successful, community-driven affordable housing.

Lorcan O’Herlihy Architects (Design Architect): Recognized internationally and awarded over 100 design honors, LOHA brings a design approach that merges affordability, sustainability, and civic engagement.

Dreyfuss Builders, LLC (General Contractor): A Culver City-based builder with over \$670 million in completed projects, including 15 affordable housing developments in the last five years, Dreyfuss has deep expertise in municipally sponsored housing and a strong record of partnership with nonprofit developers.

three6ixty (Entitlements & Planning): A women-led, Culver City-based land use consulting firm, three6ixty brings over 30 years of entitlement, planning, and community engagement experience, with founder Dana Sayles having served nearly a decade on the Culver City Planning Commission.

Nous Engineering (Structural) and A3 Engineering (MEP): Trusted subconsultants with extensive expertise in sustainable, high-performance building systems, reporting to LOHA.

Together, this team blends local investment, national design recognition, and decades of affordable housing expertise to ensure that the Washington Boulevard redevelopment is delivered on time, on budget, and in alignment with the City’s goals. Each of these firms will work in close coordination, with Decro as lead developer ensuring the integration of design, construction, and community engagement from entitlement through operations. With a proposal team grounded in Culver City, our team combines proven experience with a personal stake in the City’s future, ensuring the Washington Boulevard project becomes a lasting community asset.

A.

Company and General Information

08/28/2025

John M. Nachbar
City of Culver City
City Manager's Office
9770 Culver Blvd.
Culver City, CA 90232

DECRO
Transforming Lives & Communities

Letter of Transmittal

RE: Response to Request for Proposals: Redevelopment of 11029 Washington Blvd

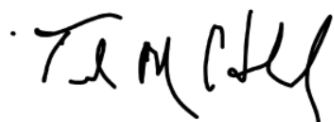
Dear Mr. Nachbar,

On behalf of Decro Corporation, I am pleased to submit our response to the above-referenced Request for Proposals. Decro Corporation, a California nonprofit public benefit corporation, will serve as the Prime Proposer for this engagement. We are proud to present a highly qualified team, consisting of Decro Corporation, Lorcan O'Herlihy Architects, Dreyfuss Construction, and ThreeSixty. The key point of contact for this proposal is:

Armeen Neshat
Real Estate Development Director
Decro Corporation
424-603-4586
Bids@decro.org

As Chief Executive Officer of Decro Corporation, I am authorized to bind the organization in contractual matters with the City of Culver City. In accordance with the RFP requirements, our team affirms that it has read and will comply with all terms and conditions of this RFP. We appreciate the opportunity to be considered for this project and look forward to the possibility of working in partnership with the City of Culver City. Should you require any additional information or clarification, please do not hesitate to contact Mr. Neshat directly, as he is the primary contact able to answer questions about the proposal.

Sincerely,



Ted Handel
Chief Executive Officer
Decro Corporation

B.

Qualifications and Experience of the Firm

The key team members of this proposal include Decro Corporation (Decro) as the lead developer, Lorcan O'Herlihy Architects (LOHA) as the lead architectural firm, Dreyfuss Builders, LLC (Dreyfuss) as the general contractor, and three6ixty as the entitlement and planning consultant. Nous Engineering will serve as the proposal's structural engineer, and A3 Engineering will serve as the Mechanical/Electrical/Plumbing Engineer, both as subconsultants reporting to LOHA. Below is a description of Decro's Qualifications and Experience, as the lead firm for this proposal.

DECRO CORPORATION

Decro is an established affordable housing developer with over 35 years of experience in Southern California, primarily based in Los Angeles County. Decro is a California nonprofit public benefit corporation, founded and incorporated in 1989, whose primary business is affordable housing and community development. Decro is headquartered in Culver City, California, and is governed by a Board of Directors. Decro's Board is currently composed of Christian von Merkat (Chair), Alexander Nweeia (Treasurer), Meg Babakhanian (Secretary), Warren Avery, and Paul Pierorth. Decro is currently led by CEO Ted Handel and Chief Real Estate Development Officer Fathia Macauley. The lead individuals for Decro on this project will be CEO Ted Handel, Chief Real Estate Officer Fathia Macauley, and Real Estate Development Director Armeen Neshat.

Decro currently has 13 full time staff members across five departments: Accounting, Asset and Portfolio Management, Executive, Real Estate Development, and Resident/Community Engagement. Decro's Real Estate Development department will be responsible for overseeing all development and project management scopes of the Project, including managing all consultants and subconsultants, securing all financing, construction management, as well as ongoing project management. To date, Decro has completed 18 affordable housing projects, collectively serving over 1,800 residents, and operates over 1,300 affordable and supportive housing units in its portfolio. Within the last five years, Decro has completed over 351 units of affordable housing, and has an additional two projects for 93 combined units under construction and due for completion by 2026. Decro's Organizational Chart is included, which provides the organization's position titles, along with key staff's resumes.

Decro is a well-renowned leader in Southern California in developing affordable housing, including master campus redevelopments to include both commercial and community space. Below is a sample of comparative projects in Decro's recent portfolio, each of which has been completed within the last five years:

BRINE RESIDENTIAL

Brine Residential is a mixed-use development with 28,000 square feet of commercial space under 97 units of permanent supportive and affordable housing. This development incorporates classroom facilities, a fitness room, community room with a full kitchen, indoor and outdoor lounges, property management and supportive services offices, laundry rooms and over 200 racks of bicycle parking. The project is also proud of its street level improvements such as street lighting and sidewalk upgrades and accessibility improvements.

This is a multiphase project that recently completed the first phase, the residential component, in December of 2024. Brine Residential is part of a larger campus development that is anticipated to include a 9,856 square foot community health center, a 3,687 square foot pediatric mental health clinic, and a 17,300 square foot medical office building above a multi-story parking structure, as well as two additional residential phases. Brine Residential is part of the larger Brine Campus redevelopment project, which includes multiple phases. It is also structured as a ground lease model, with a 99-year ground lease to Brine Residential utilized as the tool for long-term site control. The subsequent phases will utilize a similar structure as they proceed to construction. For Brine Residential, Decro served as the developer, and was responsible for conducting all community outreach, securing planning and entitlement approvals, securing all public and private financing, overseeing construction activities, and continues to provide ongoing management and ownership of the property. Decro managed this project from initial conception through operation, and continues to manage the project in coordination with social service providers and property management. Decro applied for and secured a variety of public funds, including Proposition HHH, No Place Like Home, and 4% Low Income Housing Tax Credits and bonds.

FIRMIN COURT

Firmin Court is a 63 unit, 7-story, permanent supportive housing development developed by Decro in the City West neighborhood of Los Angeles. 45 units are permanent supportive housing reserved for individuals experiencing chronic homelessness, and 18 units are restricted for low income households. Firmin Court is currently in operation and was completed in 2023.

The project won a 2023 Gold Nugget Merit Award in the Best Affordable Community category, reflecting Decro's focus and emphasis on high quality design. Firmin Court was designed in a Spanish Colonial vernacular featuring white stucco walls, barrel tile roofs, decorative wrought iron railing, decorative trim at window and door openings, and colorful ceramic tile accents. This design reflects extensive community outreach and feedback, and the project underwent several months of in-person and remote community meetings. The second floor houses the main lobby and lounge, which are directly accessible from the sidewalk, as well as resident supportive service offices, a community space, arts and crafts room, and library. Onsite services include independent living skills, mental and behavior counseling, employment educational assistance, and a learning center open to residents and neighborhood children. The third (podium) level has a community room that directly connects to an outdoor, landscaped and hardscaped courtyard, while a skydeck on the seventh floor enjoys views of the downtown skyline. Firmin Court successfully applied for a variety of public funding for Firmin Court, including Proposition HHH, HCD's Supportive Housing Multifamily Housing Program, and 4% Low Income Housing Tax Credits and bonds. Much like Brine Residential, Firmin Court is highly reflective of our approach to affordable housing development, by embracing and incorporating extensive community feedback on the project, utilizing high quality design in a cost efficient manner, ensuring ample community space for residents to enjoy the surrounding neighborhood, and ensuring that the project can be a community serving asset that is well connected to the surrounding environment.

7TH AND WITMER

7th & Witmer Apartments is a 76-unit, 6-story, mixed-use permanent supportive housing development for individuals experiencing chronic homelessness in Decro's portfolio, and is a partnership with the City of Los Angeles. 7th & Witmer is currently in operation, and was completed in 2019. The building is fully reserved for individuals experiencing chronic homelessness, and includes ground floor space for commercial tenants.

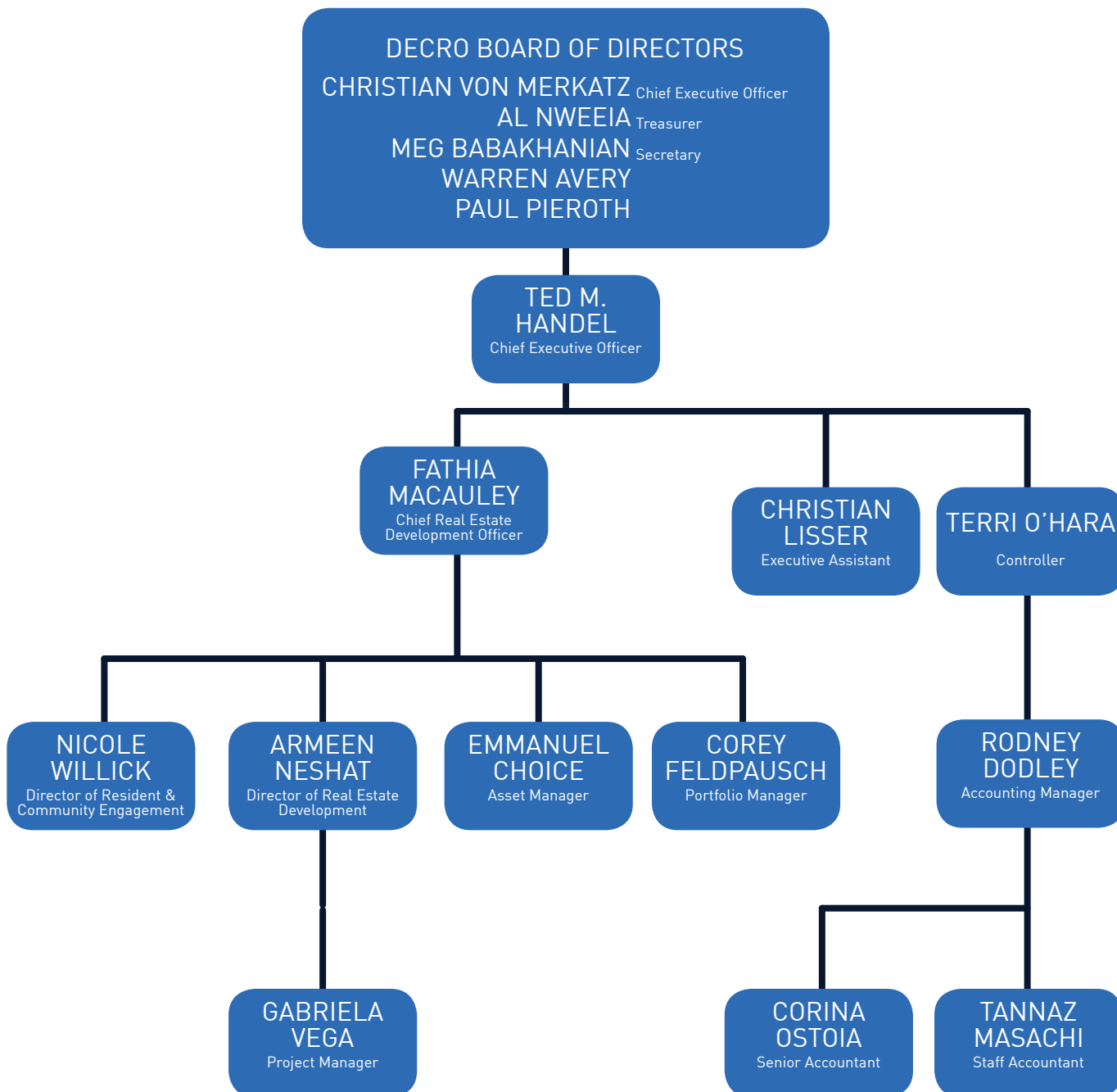
The project was awarded an AHSC grant from the California Department of Housing and Community Development for its commitment to building sustainable communities within Los Angeles, and the city is a coapplicant on the project. The award focused on the pedestrian and bimodal experience - by creating a space for a bikeshare and improvements that would result in greater connectivity and enhance overall mobility to the community of Westlake / Macarthur Park. These improvements included but were not limited to new bus zones, sidewalk repairs, and Accessible Pedestrian Signals and Lead Intervals. 7th and Witmer

was a pioneering AHSC project for the City of Los Angeles as one of the first in its pipeline, and enabled the city to receive over \$10 million in transit and transportation infrastructure funding. 7th and Witmer delivered on greater ESG (Environmental, Social and Governance) social impact targets – including focusing on local hires and commercial prevailing wages to all construction workers, obtaining a “LEED for Homes” sustainability certification, increasing tree count in the community and drought tolerant planting, and building the first greywater system in the City of Los Angeles that uses both stormwater (rain recapture and reuse) and greywater to supply toilets and irrigation.

We are set apart from other firms due to our high integration into the Culver City Community. Our organization is not only headquartered within Culver City, but located within just two miles of the Washington Boulevard site, and within walking distance of Culver City’s City Hall. Our firm’s leadership is also highly rooted in Culver City. Our CEO, Ted Handel, is a longtime Culver City resident and homeowner, our Director of Resident and Community Engagement, Nicole Willick, has been a Culver City resident for decades. We not only have a deep understanding of Culver City and a connection to Culver City residents, but our leadership is made up of stakeholders of the very same community. This has not only guided the development of our proposal, but will be a critical asset as the project is further developed in partnership with the city of Culver City. Our deep rooted connectivity is paired with renowned mixed-use development expertise along with affordable housing subject matter experts, which will be a key asset for the Washington Boulevard project. Decro has leveraged its expertise and leadership in Southern California to help craft our proposal, working in conjunction with the rest of the proposal team to produce a project that is highly informed by the neighborhood context of Culver City, while achieving ambitious goals in a realistic manner.

We are set apart from other firms due to our high integration into the Culver City Community. Our organization is not only headquartered within Culver City, but located within just two miles of the Washington Boulevard site, and within walking distance of Culver City’s City Hall. Our firm’s leadership is also highly rooted in Culver City. Our CEO, Ted Handel, is a longtime Culver City resident and homeowner, our Director of Resident and Community Engagement, Nicole Willick, has been a Culver City resident for decades. We not only have a deep understanding of Culver City and a connection to Culver City residents, but our leadership is made up of stakeholders of the very same community. This has not only guided the development of our proposal, but will be a critical asset as the project is further developed in partnership with the city of Culver City. Our deep rooted connectivity is paired with renowned mixed-use development expertise along with affordable housing subject matter experts, which will be a key asset for the Washington Boulevard project. Decro has leveraged its expertise and leadership in Southern California to help craft our proposal, working in conjunction with the rest of the proposal team to produce a project that is highly informed by the neighborhood context of Culver City, while achieving ambitious goals in a realistic manner.

DECRO CORP: ORGANIZATIONAL CHART - JUNE 2025



DECRO CORP: RESUMES



TED M. HANDEL
Chief Executive Officer

As Chief Executive Officer of Decro Corporation and its affiliated entities, Mr. Handel is responsible for the strategic direction and overall management of this California nonprofit, tax-exempt organization. Since Mr. Handel became Decro's CEO in July 2016, the nonprofit has grown to 17 affordable housing developments in California and Florida totaling 1,048 units. Decro, on its own or in partnerships, is constructing seven permanent supportive and affordable housing projects in Los Angeles, California with 368 units, including Firmin Court and Watts Works which are scheduled to open in late summer 2022 and The Brine which is a transformative multi-phase mixed-use, medical office, and pediatric mental health center project in the Lincoln Heights community of Los Angeles.

Prior to joining Decro, Mr. Handel had more than 25 years of experience in developing, financing, syndicating, operating, constructing and managing affordable housing developments. Mr. Handel represented nonprofits and National Equity Fund (NEF) as counsel in affordable housing transactions, formed California nonprofit public benefit corporations, and advised nonprofit Board of Directors on legal compliance issues. At NEF, he closed 57 development deals representing a gross equity investment by this low-income housing tax credit syndicator of \$315 million. **Mr. Handel has the authority to execute agreements on behalf of Decro Corp.**



FATHIA MACAULEY
Chief Real Estate Development Officer

Fathia Macauley joined Decro Corporation as Chief Real Estate Development Officer in July 2024. At Decro she oversees the pipeline of new affordable housing developments, and shares oversight of asset management for Decro's portfolio of real estate owned. Ms. Macauley comes to Decro with over 21 years of experience in financing and developing redevelopment projects throughout California, ranging from affordable housing to community facilities such as charter schools and health clinics. She has managed over \$1 billion in Community Reinvestment Act (CRA) and affordable housing projects either as a developer or lender. She has participated in the creation of over 5,000 affordable homes.

Ms. Macauley began working for affordable housing consultants and developers in Los Angeles, and expanded to other aspects of affordable housing, becoming a Senior Loan Officer for Century Housing Corporation, and then participated in the political end of redevelopment projects in the office of Los Angeles Mayor Richard J. Riordan. Ms. Macauley has over 14 years in community development finance lending and most recently she was Chief Lending Officer for Housing Trust Silicon Valley in San Jose where, under her leadership over \$320M in loans were originated, and she co-led relationships with capital partners such as Apple and Google. In this position Ms. Macauley provided oversight for Housing Trust's lending programs including multifamily and first-time homebuyer programs, as well as new lending initiatives.



ARMEEN NESHAT
Real Estate Development Director

Armeen Neshat is the Real Estate Development Director at Decro, where he is responsible for the development of affordable housing and mixed-use projects, managing them through all phases—from due diligence and acquisition to construction and completion. With seven years of experience in affordable housing and urban planning, he previously served as Deputy Director of Affordable Housing Production in the Los Angeles Mayor's Office. In that role, he led key initiatives like Project Homekey and the Affordable Housing and Sustainable Communities program, securing over \$103 million in funding for AHSC projects. He also expedited all 170 affordable housing projects in the city, facilitated the acquisition and financing of 1,250 interim housing units, and advanced innovation in permanent housing construction to expand housing access across Los Angeles.

Decro is a well-renowned leader in Southern California in developing affordable housing, including master campus redevelopments to include both commercial and community space. Below is a sample of comparative projects in Decro's recent portfolio, each of which has been completed within the last five years:.



BRINE RESIDENTIAL

Brine Residential- Brine Residential is a mixed-use development with 28,000 square feet of commercial space under 97 units of permanent supportive and affordable housing. This development incorporates classroom facilities, a fitness room, community room with a full kitchen, indoor and outdoor lounges, property management and supportive services offices, laundry rooms and over 200 racks of bicycle parking. The project is also proud of its street level improvements such as street lighting and sidewalk upgrades and accessibility improvements.

This is a multiphase project that recently completed the first phase, the residential component, in December of 2024. Brine Residential is part of a larger campus development that is anticipated to include a 9,856 square foot community health center, a 3,687 square foot pediatric



BRINE RESIDENTIAL

mental health clinic, and a 17,300 square foot medical office building above a multi-story parking structure, as well as two additional residential phases. Brine Residential is part of the larger Brine Campus redevelopment project, which includes multiple phases. It is also structured as a ground lease model, with a 99-year ground lease to Brine Residential utilized as the tool for long-term site control. The subsequent phases will utilize a similar structure as they proceed to construction. For Brine Residential, Decro served as the developer, and was responsible for conducting all community outreach, securing planning and entitlement approvals, securing all public and private financing, overseeing construction activities, and continues to provide ongoing management and ownership of the property. Decro managed this project from initial conception through operation, and continues to manage the project in coordination with social service providers

and property management. Decro applied for and secured a variety of public funds, including Proposition HHH, No Place Like Home, and 4% Low Income Housing Tax Credits and bonds.

The second floor houses the main lobby and lounge, which are directly accessible from the sidewalk, as well as resident supportive service offices, a community space, arts and crafts room, and library. Onsite services include independent living skills, mental and behavior counseling, employment educational assistance, and a learning center open to residents and neighborhood children.

7th & Witmer - 7th & Witmer Apartments is a 76-unit, 6-story, mixed-use permanent supportive housing development for individuals experiencing chronic homelessness in Decro's portfolio, and is a partnership with the City of Los Angeles. 7th & Witmer is currently in operation, and was completed in 2019. The building is fully reserved for individuals experiencing chronic homelessness, and includes ground floor space for commercial tenants.

The project was awarded an AHSC grant from the California Department of Housing and Community Development for its commitment to building sustainable communities within Los Angeles, and the city is a coapplicant on the project. The award focused on the pedestrian and bimodal experience - by creating a space for a bikeshare and improvements that would result in greater connectivity

and enhance overall mobility to the community of Westlake / Macarthur Park. These improvements included but were not limited to new bus zones, sidewalk repairs, and Accessible Pedestrian Signals and Lead Intervals. 7th and Witmer was a pioneering AHSC project for the City of Los Angeles as one of the first in its pipeline, and enabled the city to receive over \$10 million in transit and transportation infrastructure funding. 7th and Witmer delivered on greater ESG (Environmental, Social and Governance) social impact targets - including focusing on local hires and commercial prevailing wages to all construction workers, obtaining a "LEED for Homes" sustainability certification, increasing tree count in the community and drought tolerant planting, and building the first greywater system in the City of Los Angeles that uses both stormwater (rain recapture and reuse) and greywater to supply toilets and irrigation.



FIRMIN COURT



7TH & WITMER



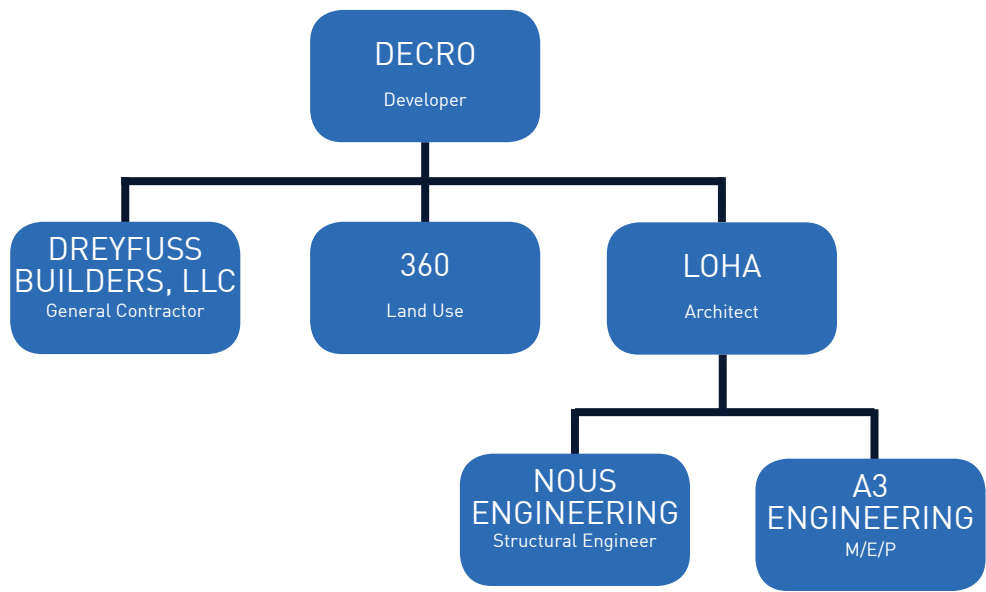
7TH & WITMER

C.

Qualifications and Experience of Proposed Development Team

As stated previously, the key team members of this proposal include Decro Corporation (Decro) as the lead developer, Lorcan O’Herlihy Architects (LOHA) as the lead architectural firm, Dreyfuss Builders, LLC (Dreyfuss) as the general contractor, and three60 as the entitlement and planning consultant. Nous Engineering will serve as the proposal’s structural engineer, and A3 Engineering will serve as the Mechanical/Electrical/Plumbing Engineer, both as subconsultants reporting to LOHA. Decro’s qualifications were detailed in the previous section (B), and below are the qualifications of the rest of the proposed Development Team. A Development Team organizational chart is also included, which details the reporting relationship of the team, as well as a high-level assignment of their roles.

TEAM ORGANIZATIONAL CHART



DREYFUSS

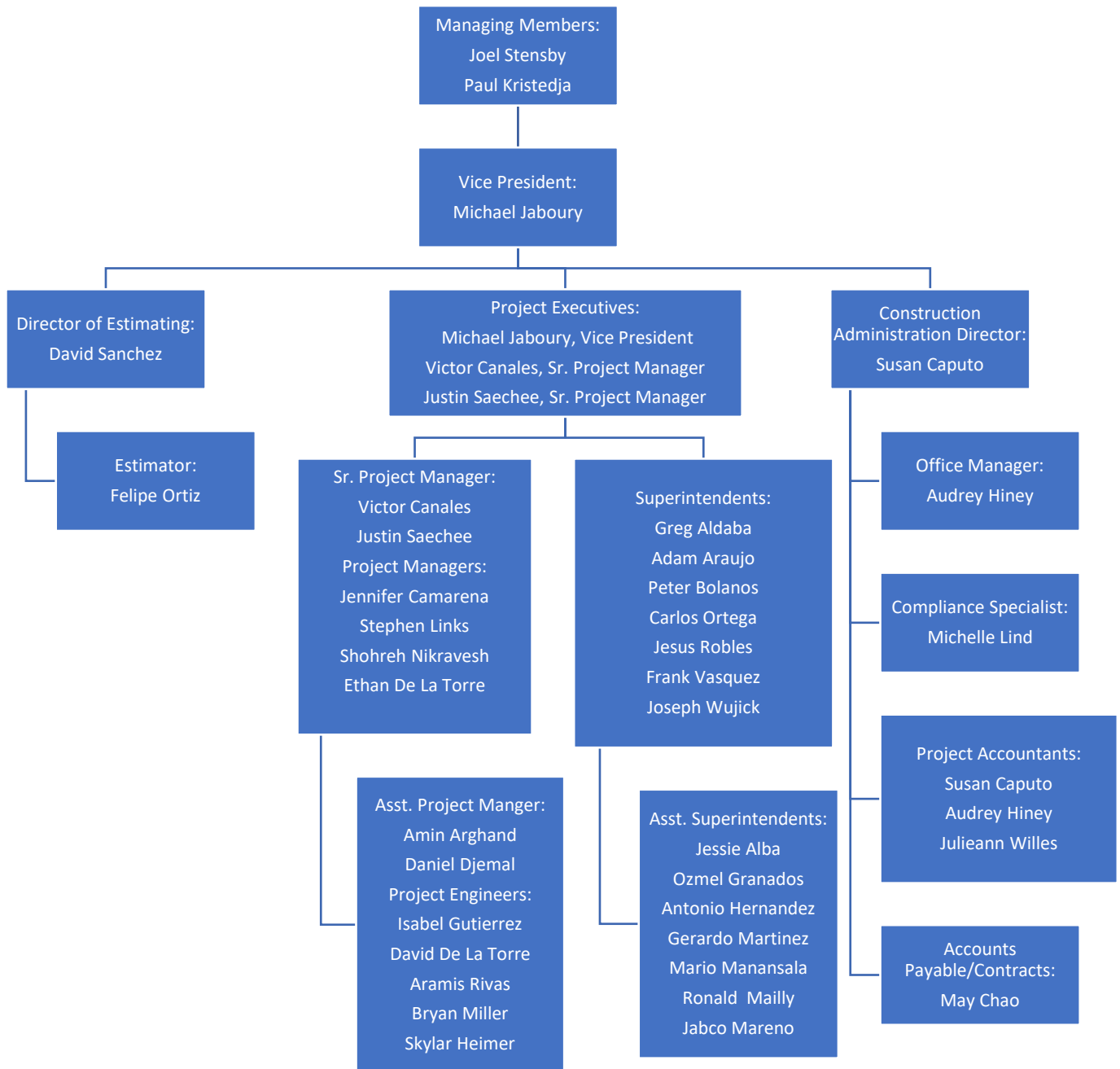
For more than three decades, Dreyfuss Builders, LLC has built affordable and market-rate housing across Southern California with one clear focus: delivering high-quality projects that strengthen communities. What sets Dreyfuss apart is not just the scope of their work, with over \$670 million in construction projects completed to date, but their deep ties to the community they serve. Like Decro and three6ixty, Dreyfuss is proudly headquartered in Culver City, just a few miles from the Washington Boulevard project site. The company is led by Managing Members Joel Stensby and Paul Kristedja, and a team of senior Project Executives, Project Managers, and Superintendents, each bringing decades of experience in affordable housing, mixed-use, adaptive reuse, supportive housing, and public-private partnerships. Senior staff will be directly engaged in the Washington Boulevard project from preconstruction through completion. An organizational chart for Dreyfuss is included, along with resumes for key staff of the Washington Boulevard project.

With a California Class B General Building Contractor license and an average of \$50–80 million in annual construction volume in recent years, Dreyfuss has the capacity and proven systems to manage large, complex projects while maintaining the responsiveness and personal accountability of a local firm. Their leadership team brings decades of experience in affordable housing, mixed-use, adaptive reuse, supportive housing, and public-private partnerships, making them uniquely suited for a project of this scale and importance.

In the past five years alone, Dreyfuss has completed more than 15 affordable and municipally sponsored housing developments totaling over 700 units across Los Angeles County and beyond. These include the 100-unit Willow Tree Project Homekey conversion (2025), Marcella Gardens and Ruth Teague Apartments in South Los Angeles (2024, 112 units combined), The Whole Child Interim Housing in Santa Fe Springs (2024, 19 units), The Journey Apartments in Venice (2024, 43 units), and NoHo 5050 in North Hollywood (2024, 40 units). Each of these projects required close collaboration with nonprofit developers, city partners, and funding agencies, underscoring Dreyfuss's ability to successfully deliver municipally sponsored affordable housing.

For the Washington Boulevard project, Dreyfuss Builders will serve as General Contractor reporting directly to Decro Corporation, working in close coordination with project architect LOHA (Lorcan O'Herlihy Architects) and entitlement consultant three6ixty. Their role will begin in preconstruction, where they will provide critical feedback on constructability, project delivery strategies, and cost effectiveness, ensuring that the project remains feasible without sacrificing its design quality, sustainability, or community-serving goals. During construction, Dreyfuss will manage subcontractor bidding, scheduling, quality control, and compliance with prevailing wage requirements, while maintaining close communication with Decro and LOHA to ensure the project vision is fully realized.

Together with Decro and three6ixty, Dreyfuss brings a Culver City-based, highly experienced, and collaborative team that combines local investment with a proven record of delivering high-quality affordable housing. Their expertise, hands-on approach, and commitment to the City make them an ideal partner to bring the Washington Boulevard site from vision to completion.



EDUCATION

Masters of Science in Civil Engineering, Concentration in Construction Engineering and Management *Columbia University*

Bachelors of Science in Civil Engineering w/Construction Emphasis *University of Southern California*

MICHAEL JABOURY

Vice President, Project Executive, LLC Member

As Vice President, Project Executive and LLC Member of Dreyfuss Construction, Michael oversees one of Southern California's leading general contractors. Michael has spent the entirety of his career in the building industry. He started as an intern at one of nation's largest general contractors in his college years and worked his way thru the ranks in the industry. After completing his master's degree in Civil Engineering in the Construction Management Program at Columbia University he started working at Dreyfuss Construction in 2003 under the mentorship of Mr. Jim Dreyfuss, the founder and former Principal of the firm. He also worked for a prominent Los Angeles multi-family and hotel developer as an inhouse Construction and Project Manager for a few years before returning to Dreyfuss in 2011.

Michael has over 20 years of experience in the construction industry on projects ranging in size from \$2MM to \$200MM. Project types include Type I, III, V, new construction and rehabilitation, podium and subterranean, affordable and market rate housing, tenant improvement, hospitality, restaurant, parking structures and medical.

At Dreyfuss Construction Michael's responsibilities include overseeing all aspects of the business including marketing, estimating, preconstruction, operations, and administration. His expertise in representing owners on commercial and residential projects brings the owner's perspective into the culture of Dreyfuss Construction.

DAVID SANCHEZ, SR.

Director of Estimating

Chief Estimator

David oversees all phases of estimating and preconstruction, including design and constructability reviews, bidding, value engineering, cost estimating and contract negotiation. He has in-depth experience as a conceptual estimator, scheduler, and project manager for an extensive portfolio of complex as well as small scale projects throughout Southern California. David and his staff of skilled estimators work with the design team from the preliminary estimate through the contract phase.

EXPERIENCE

David has been with Dreyfuss Construction since 1998. Prior to being promoted to Chief Estimator David's primary role at Dreyfuss Construction was as Sr. Project Manager, Project Executive and General Superintendent during he's tenure with the firm. He has also run several projects successfully as Superintendent. David has over 40 years of experience in the construction industry on projects ranging in size from \$2MM to \$87MM. Project type include new construction and rehabilitation, podium and subterranean, affordable and market rate housing and parking structures.

David also has experience as a construction manager, asset manager, compliance officer, senior building inspector. David's current responsibilities have included preconstruction services, cost estimating, scheduling, bid proposal development and design/development and buy-out support for projects ranging in size from \$10 million to \$40 million. David has taken on the challenge of developing the estimating department and pulling together the preconstruction processes and procedures that are in use today.

THREE6IXTY

The field of land use consulting demands vast experience and continuing knowledge to effectively compete in the ubiquitous but niche industry of urban planning. Dana Sayles, the owner and founder of three6ixty, brings over 30 years of experience in project and construction management, education in and knowledge of urban planning, and regulatory policy. Similar to Decro and Dreyfuss, three6ixty is rooted and based in Culver City, with a headquarters on Washington Boulevard just half a mile from the project site. Three6ixty is a women-led, small business, full-service land use and expediting firm providing entitlement, permit expediting, project management, community engagement, and governmental advocacy for clients throughout the state of California. Three6ixty is celebrating our thirteenth year of providing clients with the best guidance in their development projects from inception through construction.

Three6ixty is also led by senior staff member Sara Houghton, Senior Vice President, who offers clients a strategic approach through her over 25 years of experience as a licensed architect, specializing in areas of design, construction, and land use entitlements; with over 15 years of experience in permitting solutions, specializes in complex projects including tenant improvements, affordable housing, hospitality, and new construction for mixed-use and residential projects.

Together Dana and her team have well-represented clients within the greater County and City of Los Angeles and, have been in the top ten of Los Angeles Business Journal Lobbying Firms since 2016 and Top 100 Women-Led Firms in Los Angeles for the past three years.

Three6ixty will be responsible for navigating all entitlements and land use approvals for the Washington Boulevard project, and coordinating all necessary city requirements for the project's approval through city council, in coordination with and reporting to Decro. Three6ixty will also play a role in community engagement for the project, assisting with planning meetings with the community, drafting and releasing public materials on the project, and assisting Decro and the rest of the project team with soliciting feedback from the community to inform the final project.



Dana Sayles

Owner/Managing Member

dana@three6ixty.net

Dana is the founder and owner of three6ixty. She envisioned the company as a full-service land use and entitlement firm that combined her experience with fast-paced project and construction management with her education and knowledge of urban planning and regulatory processes. After working as a Director of Development at Urban Pacific Builders and Vice President of Development at John Laing Homes, Dana started working independently in 2007 and founded three6ixty in 2012. Dana's 28 years of project management experience, extensive knowledge of zoning code and land use policy, and an intuitive strategic approach ensures that three6ixty clients have the best guidance with their development projects internally, with cities and with local communities.

Dana has a broad network of relationships with city staff and elected officials, and she frequently participates with policy working groups and advisory committees. Dana holds an undergraduate degree in City and Regional Planning from Cornell University, a Master's of Urban Planning from the University of Southern California, and is a licensed member of the American Institute of Certified Planners since 2001. She served on the Culver City Planning Commission from 2013-2022, and has been actively involved in various non-profit organizations focused on philanthropy, and currently sits on the board of the Hollywood Central Park. Outside of the office, Dana loves to travel, skiing and the outdoors, great restaurants, and spending time with her two sons.

As an expert in the planning and land use field, Dana leads the firm's project work, specializing in up front site feasibility, zoning analyses and approval strategies. Dana also conducts most forward-facing public hearings, community meeting presentations, and strategy presentations with Clients as needed. She is an expert in housing law and policy, specifically affordable and equitable housing in Los Angeles and surrounding jurisdictions. Dana's success and track record has led to policy advocacy on a broader scale, particularly in the housing and special purpose housing spaces, and has participated on task forces for both the City and County of Los Angeles' housing element updates, as well as the City of Culver City and the City of Downey. Through these efforts Dana has led the approval of streamlined special purpose housing projects in various jurisdictions including City of Los Angeles, County of Los Angeles, Long Beach, Inglewood, Culver City, and Chico California.

Selected Project Experience:

- Avenue 34, Shangri La – Mixed Use
- 1185 Sunset Blvd, Aragon Corp.– 214 Unit Mixed Use
- 8070 Beverly Blvd, Black Equities Group - 100 Units Eldercare Project
- AMP Lofts, Bolour Associates – 320 Units, Completed
- 639 La Brea, CGI Strategies – Mixed-Use
- Belle on Bev, 1800 Beverly Blvd, Cityview – Mixed-Use
- 6136 Manchester Avenue, Cityview - 489 units Mixed Use
- The Village, ETTA - 64 Units, Special Needs Housing
- 6711 Sepulveda, Hanover - 180 Unit Apartment
- Thatcher Yards, Thomas Safran & Associates - 98 Units, Affordable Residential
- Dream Hollywood Complex - Tao/Beauty Essex, Retail/Hotel/Restaurant Approvals

- Hollywood's Godfrey Hotel, Oxford Capital Group – 200 Rooms
- 2121 Westwood, RBM of California – 92 Units, Residential
- Downtown Women's Center Expansion, Daylight – 97 Units, Permanent Supportive Housing
- Raising Cane's – Various locations, California

Credentials:

- B.S. in City and Regional Planning from Cornell University
- Master's of Urban Planning (MUP) from the University of Southern California
- American Institute of Certified Planners (AICP)



ABOUT LOHA

Lorcan O'Herlihy Architects [LOHA] is inspired by the transformative potential of architecture. Our work is driven by ruthless optimism, creative pragmatism, and a profound conviction that bold, enlightened design elevates the soul and enriches communities.

We balance ideals and pragmatics, intuition and logic, radical visions and fulfilled expectations. We ground our process in rigorous exploration, persistent questioning, and technical expertise. We craft distinctive, sustainable, elegantly resolved designs that meet the needs of our clients and respond to broader civic and social ambitions.

Grounded in years of experience, we confront preconceptions with an understanding that, while working within parameters, creative improvisation can yield unexpected solutions and remarkable results.

Since 1994, LOHA has built over 100 projects across three continents. Based out of our studio in Los Angeles and Detroit with twenty-five designers, our diverse work ranges from large, mixed-use developments and university residential complexes to art galleries and bus shelters. LOHA has been published in over 20 countries and recognized with over 100 awards, including the Architect Magazine's ARCHITECT 50 #1 Design Firm Award, AIA California Council Distinguished Practice Award, and AIA Los Angeles Firm of the Year Award.

In 2025, LOHA was recognized as #1 in Architecture on Fast Company's list of World's Most Innovative Companies.





SUNSET BILLBOARDS

RUTHLESS OPTIMISM

We believe transformative architecture is possible regardless of constraints. We approach our work with a tenacity rooted in experience to achieve highly effective, robust projects that exceed expectations. We pride ourselves in seeing opportunities in everything, of producing the extraordinary from the ordinary, and in creating something from nothing. Combining rigor with a ceaseless curiosity for new formal and material possibilities has allowed us to create award-winning spaces that serve as agents of change.



TEST ONLY. PLEASE SELECT FOR PREVIEW
MLK1101 SUPPORTIVE HOUSING

CREATIVE PRAGMATISM

Creativity embraces more than aesthetics; we apply it equally when navigating budgets, schedules, existing spaces, and regulatory parameters, enabling us to balance ideals and pragmatics. Our open and elastic approach to even the most challenging project parameters yields unexpected and exceptional results. Our design strategies combine ingenuity and efficiency, creating exceptional solutions that are both innovative and enduring.



SANTA MONICA BIG BLUE BUS STOPS

CIVIC ENGAGEMENT

Our designs are not autonomous entities. Each project engages its broader context and catalyzes a civic dialogue that transcends the project brief in pursuit of higher ideals. From the creation of unprecedented collective spaces to the thoughtful introduction of unique pathways, inviting bridges, or sensitively integrated benches, our work inspires a powerful and positive shared community experience.



WILLOUGHBY7917

CONTEXTUAL RESPONSE

Our design methodology, Amplified Urbanism, is informed by the desire to create fluid interactions between public and private spaces, emphasize social and civic connections, and harness existing infrastructural and ecological patterns to cultivate vibrant communities. This approach was developed over years of building, with each project informing our approach and philosophy. The urban context is considered as part of the architectural project, looking at how architecture engages with the broader context whether single family homes or city masterplans. We are committed to developing projects that consider and enrich the city.



NIKE ICON STUDIOS

CULTURE & COMMUNITY

Culture and community are key elements to a vibrant city. We value architecture as a cultural act and a response to our contemporary society. With this belief, we consistently seek opportunities that also cultivate other cultural endeavors. In our projects for cultural institutions, we support the diverse needs through flexible spaces that allow for a broad range of activities. Our engagement with culture through thoughtful, considered architecture is developed with the mission to add cultural value in a community through urban studies and buildings.



SL11024 STUDENT HOUSING

PLACEMAKING

As cities around the world continue to grow in population and density, housing is increasingly an urgent issue. Our expertise in housing has been developed over years of practice across a range of scales from single family residences to large low-income developments. As with all our projects, housing extends beyond the interior space to engage with and respond to the surrounding community. Using the principles outlined in Amplified Urbanism, we seek a multi-faceted approach to develop housing projects that foster community within the built environment.

LOHA: OUR DESIGN TENETS



GRANVILLE1500 MIXED USE

ACTIVATED EDGES

Activated edges serve to dematerialize the boundaries of a building to create a fluid connection between the architecture and the community. Activated edges allow the surrounding community to permeate the site and provide opportunities for exchange between public and private zones.



BELLEVUE53

STRATEGIC VOIDS

Strategic voids carve out and enliven spaces within the massing of a structure or site. Embedding elements of the public sphere into otherwise private developments, strategic voids create opportunities for light, landscaping, and social interactions.



JOHN R 2660

BOLD MATERIALITY

Bold Materiality renders a deliberate and adaptive manipulation of conventional concrete, wood, metal and glass, with unorthodox off-the-shelf components to produce a distinct and vibrant identity for site's overall environment. The creative process is rooted in this method and melds artful intuition with meticulous craftsmanship.



NIKE ICON STUDIOS

PROGRAMMING FOR SUSTAINABILITY

Designated spaces for plant life helps clean the air and provide a sense of stewardship in a built environment, and reducing our carbon footprint is critical in our role as designers to limit impacts to our atmosphere.

In all project types we create adaptable environments that allow for spaces to be flexible and ensure they can evolve with programmatic needs for the building. Through strategic programming and the utilization of building technologies, spaces can be used for meeting, workshopping, independent study or larger-scale public events.

In addition, access to fresh air is core to our mental health and wellbeing. We value opportunities to connect interior and exterior environments with operable windows to allow fresh air inside. Utilizing passive cooling lessens the need for conditioned air and the energy burden associated with mechanical systems. These strategies require consideration to programming, scale, context and building orientation. On our Nike Icon Studios, large doors allow entire walls to open in photography studios, allowing production work to move fluidly from interior to exterior, while large operable doors over skylights allow for daylight to be controlled throughout the day for different production needs.

With strategic planning the result is innovative spatial relationships that allow for the building to service many programs over time. This efficiency is at its root a sustainable practice.

SUSTAINABILITY

EFFICIENT ECOLOGY

LOHA's LEED Platinum student housing project utilizes passive design strategies and innovative material choices, and resulted in a project that is substantially more efficient and utilitarian than standard new construction, and will continue to reduce ecological and economic impact in the years and decades to come.

Regularized units that seamlessly stack upon one another as well as the utilization of off-the-shelf industrial grade materials create efficiency in both short-term resource management and long-term adaptability. Outdoor single-loaded corridors with aluminum sunshades were designed to encourage both an outdoor lifestyle and passive ventilation throughout units. Passive fresh air intake units were also designed for each unit's entryway.



LEED PLATINUM UCSB SAN JOAQUIN
STUDENT HOUSING



SANDI SIMON CENTER FOR DANCE

PASSIVE SURVIVABILITY FOR OUR CLIMATE

At LOHA we celebrate strategies that allow us to prioritize access to the natural realm through architecture. When working with existing buildings, we explore means to bring natural light deep into spaces through skylights and interior openings while striking a balance between diffused and direct light. We find that choice of material can be critical in filtering light to provide well-illuminated places. When working with existing buildings, we explore means to bring natural light deep into spaces through skylights and interior openings while striking a balance between diffused and direct light. We find that choice of material can be critical in filtering light to provide well-illuminated places, and that studying solar angles for each specific site throughout the year is an early programmatic step for all our projects.

Our adaptive reuse strategy for the Sandi Simon Center for Dance identifies opportunities through the building's existing industrial sawtooth roof and skylights while activating them through passive design strategies. Natural light and ventilation are maximized throughout, and expanded to lower floors via a large cut inserted in the existing floor slab. The operable clerestory windows were retrofit with actuators to open and expel heat when triggered by the mechanical system. We salvaged the original maple planks from the cut-out packing-room floor, repurposing them as historically evocative vertical cladding around the office volume and main stairway. Sandi Simon Center for Dance is an example of utilizing centuries-old passive design solutions for today's building technologies.

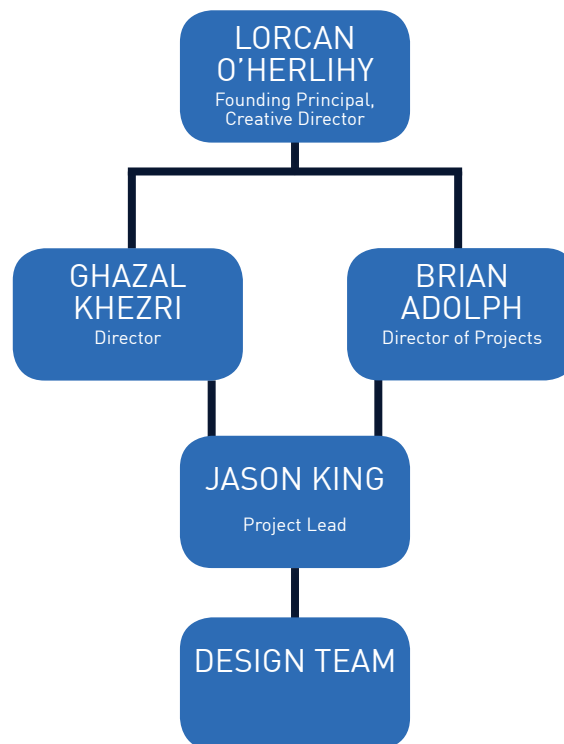


LORCAN O'HERLIHY, FAIA

Founding Principal, Creative Director

Lorcan O'Herlihy FAIA, founder and design principal of LOHA, seeks opportunities to engage the ever-changing complexities of the urban landscape while embracing architecture as a catalyst of change. Lorcan O'Herlihy FAIA, founder and design principal of LOHA, seeks opportunities to engage the ever-changing complexities of the urban landscape while embracing architecture as a catalyst of change. Since LOHA's inception in 1994, these urban and social concerns have been paired with an interest in artistry. Lorcan spent his formative years working in New York and Paris on the Grand Louvre Museum as a designer at I.M. Pei Partners. Lorcan's professional practice has run in parallel to his academic and intellectual pursuits since the inception of his office, enriching and heightening both. He has taught and lectured extensively over the last decade, including at the Architectural Association in London, Southern California Institute of Architecture [SCI-Arc], Cranbrook Academy of Art, Columbia University, Carnegie Mellon University, Pratt Institute, and the National Building Museum in Washington D.C. He is currently an Adjunct Professor at the University of Southern California AND is a GSA Design Excellence Program Peer. In 2004 the Architectural League of New York selected Lorcan O'Herlihy as one of the eight "emerging voices" in the United States. In 2009, Lorcan was elevated to the prestigious College of Fellows of the American Institute of Architects, an honor awarded to members who have made significant contributions to the profession. Lorcan's commitment to design excellence in commercial, educational and residential projects earned him a nomination to the Academy of Arts and Letters and over 100 national and international design awards, including the 2021 AIA Los Angeles Gold Medal, AIA Los Angeles Firm of the Year Award, AIA CC Distinguished Practice Award, the Architect's Newspaper's Best of Practice - Best North American Firm Award, and in 2018 was awarded the status of #1 Design Firm in the US by Architect Magazine and #1 Most Innovative by Fast Company in 2025.

LORCAN O'HERLIHY ARCHITECTS ORGANIZATIONAL CHART





GHAZAL KHEZRI

Director

Since joining LOHA in 2015, Ghazal has played a substantial role as a Director and project Lead for a number of projects, most notably 3434 Wesley, Esri Campus Center and Sandi Simon Center for Dance. Prior to joining LOHA, she worked on international projects as an associate/designer with award-winning architecture firms.

Her contributions to the firms span a variety of project types including affordable housing, multi-family residential projects, and community-oriented cultural projects. She sees architecture as a way to strengthen communities and give character to neighborhoods, as well as a vehicle for expressing an organization's culture while establishing new traditions. Ghazal holds Architectural Design and Architectural Engineering bachelor's degree from Oklahoma State University and has served as a guest Juror at Angewandte, University of Innsbruck, Tehran University and University of Southern California. She is a licensed architect in California.



BRIAN ADOLPH

Director of Projects

Brian has played a key role in a number of prominent projects in the office since joining LOHA in 2015. He brings pragmatic optimism and insightful solutions to a variety of project types, including the Baltimore Station mixed-use project in Detroit, the African Bead Museum, and the Canyon Drive small lot subdivision, as well as numerous others. As a senior architect with more than 13 years experience, Brian is responsible for leading teams on multiple projects, as well as heading particular firm-wide operations.

He has a proven record of delivering LEED-certified projects by effectively communicating priorities and efficiently organizing work across a broad project team. Prior to joining LOHA, the Texas native was a project manager with a number of award-winning firms in Los Angeles, including a prefab home startup. Brian holds a Bachelor of Arts from Rice University's School of Architecture. He is a licensed architect in California.



JASON KING

Senior Architect, Project Lead

Jason joined LOHA in 2016 and has acted as a Studio Lead and industry expert on affordable housing, production studios, and public projects throughout the United States. Working hand in hand with clients, consultants, stakeholders and community members, Jason has proven leadership in a holistic collaborative approach to architecture that embraces inclusion, equality and exemplary design for the built environment. Whether it is working within the complexities of funding, code provisions, construction system selections, technical space development, programming or community driven design solutions that promote equity, Jason brings a wealth of experience and a creative approach to leading projects for LOHA.

Completed projects at LOHA include Nike Icon LA Studio I and II, Sun King Supportive Housing, SE8, and Ingo's. Jason is acting as a Senior Lead on Francis Affordable Housing, The Nest on Exposition Interim Housing, Safe Harbor I & II, Park Place Middle Income Housing, and Gateway Stockton Mixed Income Housing. Jason completed a Master's degree at the University of Colorado with Honors, and continues to contribute as a guest critic on undergraduate and graduate studios. In addition to collaborating on many award-winning projects, Jason was a recipient of an AIA Colorado Young Architect Award for an art installation in the Museum of Contemporary Art Denver shortly after completing his Master's Degree. Jason is a registered architect.

SUBCONSULTANT RESUMES

A3 ENGINEERING



DREW TUCKER

Principal, Co-Founder

Drew brings 10 years of experience to the company with extensive experience in project management and client relations. His primary project experience resides in high-rise residential, mix-ed use office space, and production studios. Drew's ability to connect with clients and deliver top tier service sets him and all his projects up for long term success. Most recently Drew acted as lead program manager for a mixed-use co-living program for Elk Development and a series of building assessments for the Housing Authority of Los Angeles. By understanding the needs of multiple stakeholders and stringent client design guidelines, Drew has repeatedly delivered consistent project deliverables in alignment with stakeholder standard requirements.



JUSTIN FOX, PE

Principal, Plumbing Engineer

Justin brings 14 years of industry experience in Project Management, Plumbing Engineering and Mechanical Engineering. His project experience spans a wide variety of industry sectors, including Venue, Hospitality, Mixed-Use, Food and Beverage, Retail and Multi-Family Housing. Justin has lead project teams from the project management side to the technical side. Justin has extensive experience in project management for several Food & Beverage clients throughout his career such as PF Chang's/Pei Wei's, Fox Restaurant Concepts, True Food Kitchen's and Dave and Buster's. Justin has also lead the technical side on projects in regards to quality, standards and processes. Along with his 10+ years of extensive Revit BIM experience, technical and project leadership, Justin will act as the technical oversight for the project.



JUSTIN OTUS, PE

Electrical Engineer, Co-Founder

Justin's development has included the opportunity to work on numerous project types and sizes that has allowed him to advance quickly technically and gain unique ability to translate specific stakeholder requirements into active electrical designs. This has made his electrical experience well rounded, which combined with his leadership and communication abilities allows him to work seamlessly within interdisciplinary coordination. Justin is a BIM expert which furthers his ability to aid in trade partner coordination and clash detection on complex projects. Justin's passion for technical design and excellent communication has elevated him to a status of trusted advisor with many clients, and a critical part of the infrastructure of A3 Engineering.

SUBCONSULTANT RESUMES

NOUS ENGINEERING



ELIZABETH MAHLOW

P.E., PRINCIPAL

Liz Mahlow is a founding partner at Nous Engineering, based in Los Angeles. She is a licensed engineer with over 18 years of professional experience in the construction industry, focusing on high-rise concrete construction, seismic design and special structures. She has managed large-scale, fast-track projects within the US and internationally. Through her structural engineering practice, she has worked to strengthen collaboration and diversity among practitioners in order to create best possible solutions for the project and community. Projects include large hospital campuses and schools in Africa to affordable housing in her Los Angeles community, emphasizing seismic design and client education of building performance outcomes. As adjunct faculty at Woodbury University, she taught multiple lecture and studio courses with an emphasis on collaboration between architectural intent and structural performance. She was Vice President of Development of the Los Angeles Forum for Architecture and Urban Design and serves on the Advisory Board for the Architectural Engineering Department for Cal Poly, San Luis Obispo.



OMAR GARZA

S.E., PRINCIPAL

Omar L. Garza is a partner of Nous Engineering based in Los Angeles. He is a licensed structural engineer with over 18 years of professional experience in the construction industry, focusing on advanced analysis, earthquake resilience, and seismic evaluation and rehabilitation of existing buildings. He has managed a number of small and large-scale projects within the US and internationally. His professional membership includes the following: American Society of Civil Engineers (ASCE), Structural Engineering Institute (SEI), Structural Engineers Association of California (SEAOC), ASCE 41 – Seismic Evaluation and Retrofit of Existing Structures Associate Member, American Institute of Steel Construction (AISC), American Concrete Institute. He has also served on the California Board of Professional Engineers and Land Surveyors as a Subject Matter Expert for the Standard Setting Committee, 2011 SE Exam, and for the Beta Exam Development, 2014 Surveying Exam.

MLK1101 SUPPORTIVE HOUSING



LOCATION

Los Angeles, California

PROGRAM

26 Unit Affordable Housing, Community Spaces, Roof Terraces, Retail, Community Garden

SIZE

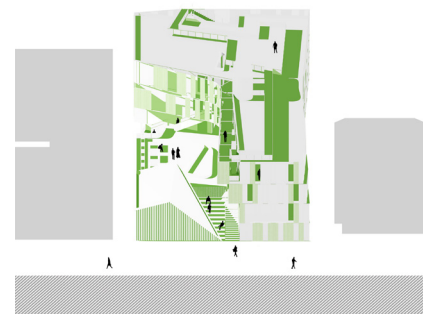
19,000 SF with 3,500 SF Open Space

STATUS

Completed 2019

SELECT AWARDS

ULI Americas Excellence Finalist
Dezeen Housing Project of the Year
Architecture Masterprize Award
LA Business Council Design Award
Westside Urban Forum Design Award
AIA LA Residential Design Award
AIA Los Angeles Design Award
PLAN Magazine Award



LOHA's LEED Gold design for MLK Supportive Housing creates an environment that encourages health and community, acknowledging that successful social spaces come through a variety of planned and organic strategies. LOHA adapted its previous experience designing multi-family homes to meet the unique demands of serving this population within the limited budget of a non-profit organization.

Prioritizing social equity, health, and well-being of residents over isolation, we opted for an L-shaped typology that allows every apartment to receive sunlight and cross ventilation, reducing the need for heating, cooling, and artificial light, and allowing for the inclusion of an elevated green patio for residents to relax and socialize away from the noise of the street. MLK1101 Supportive Housing employs the latest strategies in environmentally responsible, forward-thinking green design to maximize space and benefit the entire community. The building was certified LEED gold and features include high-efficiency heating and cooling, appliances and fixtures, solar water heating, electric vehicle charging and bike parking.

At the street level LOHA's design capitalizes on a requirement for on-site parking by creating an elevated community garden and social hub for residents and neighbors, that sits atop the street level parking. In order to establish a street presence, the parking is tucked behind a storefront space and a widened staircase that connects the street to the community spaces one level up. This stoop is a gathering space and a public gesture, encouraging the types of resident and neighborhood interaction often missing in supporting housing. The goal of the two retail units at the street level, is to generate income that will help subsidize the housing while providing workforce training to residents so that they can transition back into society.

The units are designed for individuals and families, ranging in size from one to three bedrooms each with their own bathroom, and all are equipped with kitchens and living spaces. Tenants are encouraged to use the shared amenities in the community room, which has shared kitchen and dining areas for cooking classes, potlucks, group therapy, and other planned / impromptu gatherings. An outdoor garden with drought-tolerant plants and raised-bed edible gardens connects the community room to the living spaces, giving residents a place to relax and socialize. All the units for MLK1101 Supportive Housing are accessed through exterior walkways. While the unit layouts are efficiently identical on each floor, the walkways vary in width for a more dynamic, staggered elevation and to create more informal gathering spaces and opportunities for residents to socialize



ISLA INTERSECTIONS SUPPORTIVE HOUSING & PASEO



LOCATION

Los Angeles, California

PROGRAM

Mixed-Use 54-Unit housing, gardens, creative programming areas, job training and offices

SIZE

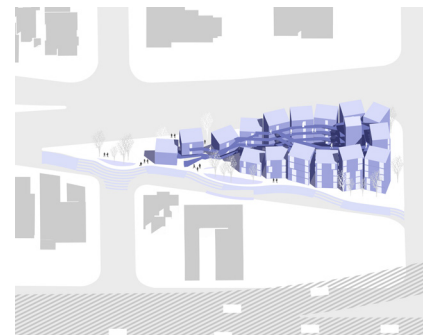
35,000 SF

STATUS

Completed 2024

SELECT AWARDS

World Architecture Festival Finalist
World Architecture Festival American Beauty Prize Shortlist
Fast Company - Innovation by Design Finalist
AIA Los Angeles Residential Architecture Award
Architizer A+ Prefab and Modular
AZ Award
Architect Magazine Residential Design Award
Interior Design Magazine Best of Year Honoree



In 2018, the City of Los Angeles made available some of their over 1,700 city-owned parcels to affordable housing developers. Many of these sites are difficult, lying along heavy traffic corridors or next to freeways. In other instances, the sites are made up of composite parcels that have been left untouched for decades. It is in this kind of liminal space, fraught with ambiguity, that we see opportunity, and a potentially significant next step for the future of housing in the City. The 35,000 square foot, 54-unit housing project and adjacent paseo, known as the Isla Intersections, is situated on a 19,814 square-foot triangular site uniting a traffic island and a former railroad right of way. Situated within close proximity to one of the world's busiest freeway interchanges, the meeting of the 110 and 105 freeways, the design makes a challenging location more livable.

Isla Intersections is organized along the spine of Broadway Street as a series of sixteen staggered boxes. Each box is assembled out of three 20-foot-long by 8-foot-wide modular containers, that are made with recycled steel and welded together to form a single 480 square foot unit. Each unit is compact and efficient, an open plan with an ADA kitchen, bathroom, living room, and bedroom. The units are stacked and arranged into towers that are connected by a series of walkways to create a single unified building.

Our aim was to create something that was compartmental but solid, strong enough to withstand the demands of the project's location but porous enough to engage the residents on a human scale with outdoor activities and places to work and socialize. Therefore, northward along Broadway, we shifted heights, stepping down from five stories to two as we approached the single family neighborhood and the adjacent west-facing paseo along more pedestrian-friendly Athens Way. This reduced roofline strengthens the connection between the building and our newly designed Annenberg Paseo, that runs between the project and a stretch of freeway interchange, creating a "slow space" that prioritizes pedestrians and bikers along the west side of the site.

While the project is predominantly residential and green space, the ground level along the paseo will provide a number of storefront spaces for retail, incubation and job training and support services, as well as administrative offices. This marketplace and paseo will also serve as a "living lung," helping to filter diesel particulates and air pollutants. The landscaping is site-specific, with trees and shrubs and vines chosen for their ability to clean the air and offer a respite from the sea of concrete enclosing the site. Rooftop farms and edible gardens will also supply pop up farm stands that can provide fresh produce at weekly farmers' markets.



WESLEY3434



LOCATION

Culver City, California

PROGRAM

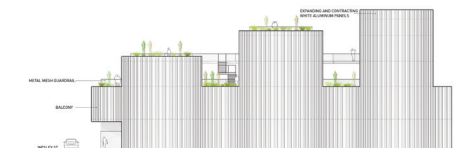
Art gallery, Cafe, Creative Offices, and 15-unit Multi-Family Housing

SIZE

58,000 SF + 15,000 SF Commercial Space

STATUS

In Progress



With a rich history as a hub for film and television production, notably built on land formerly owned by MGM Studios, Culver City continues this legacy as the epicenter of several creative industries that define Los Angeles' contemporary culture, including art, film, television, and design. Supported by a residential community that has embraced mixed, transit-oriented density, Culver City provides a preview into Los Angeles's multimodal future. Adjacent to the Culver City Metro station, this transit-oriented development on a unique cul-de-sac street combines arts-related and creative programming with a variety of housing typologies within a diverse urban context. Bridging a commercial and residential neighborhood, Wesley's hybrid program supplements Culver City's creative activities and vibrant character.

The residential spaces are clustered into three bars separated by wide bands of outdoor space that allow each unit to be individually accessed from common exterior circulation paths. The unit mix includes studios and one-bedroom apartments with dedicated private outdoor spaces, two-story two-bedroom "townhouses" with a balcony and private roof deck, and loft units with a mezzanine and balcony. Under the density bonus incentive, one of the residential units is dedicated to a very low income tenant. An elevated walkway on the fourth floor connects the common roof deck with the townhouse and loft units.

By carving away and stepping down the mass towards the street, the design provides cross-ventilation, optimal natural light and generous common and private outdoor spaces. The 100' wide frontage along Wesley Street is set back generously to create a covered plaza that engages the street and forms an inviting public space. Colorful hexagonal pavers on the sidewalk and plaza continue into the building to create a fluid indoor/outdoor transition. A gallery and café on the ground level and creative office spaces on the second floor comprise the podium, laying the groundwork for 15 apartments above.

By delineating the project's carved out massing, a white metal panel skin emphasizes the bold and porous form of this singular building. Within this clarity and purity of the building's geometry, material nuances in the building envelope respond to the site's environmental and urban context. On the north and south elevations, the perforated and solid metal panels have a unique vertical pattern. This panel patterning wraps around the corners of the envelope and expands and contracts throughout the east and west elevations to create deep shadows and give texture to the building.



D.

**QUESTIONS
& RESPONSE
TO PROPOSAL
REQUIREMENTS**

[PAGE INTENTIONALLY LEFT BLANK]

Decro Corporation is proud to present our proposal for the redevelopment of 11029 Washington Boulevard to the City of Culver City. We believe that providing affordable housing is more than simply offering an economical means of shelter—it must be dignified, uplifting, and central to a thriving community. When thoughtfully designed, it can become a source of pride and identity for residents, weaving into the physical and cultural fabric of its surroundings and elevating the entire neighborhood. Our work emphasizes smart, efficient, and cost-conscious design strategies that maximize limited resources while applying the same rigor, creativity, and authenticity needed to create places where people feel a strong sense of pride and belonging. Along with creating much needed affordable housing, the project is centered on community activation, and includes commercial and community serving space. The ground floor will include 770 square feet of commercial space, which we plan on having serve as a long term home for a Culver City based business or nonprofit serving entity. During the project’s development, we will engage with local Culver City small businesses and local nonprofits to conduct outreach for the commercial space, to identify an entity that can not only benefit from the space, but also continue to serve as a much needed asset to the community. We believe that this commercial space should be an asset for the City of Culver City, and plan on utilizing it to provide long term stable rent to a local institution. Commercial rents in the surrounding area have escalated dramatically in recent years, creating significant strain on local businesses and nonprofit organizations. We are committed to ensuring that the commercial space is leased at a reasonable rate, with the goal of preventing or even reversing displacement.

The project will create 37 new units of housing, 36 of which will be reserved as Very Low Income (50% AMI) or Extremely Low Income (30% AMI) or below, with one unit reserved for an onsite manager. The project has an overall average affordability level of 45% across all units, and all affordable units will also be restricted for a senior (55 and older) population.

Below is a breakdown of all units and their restricted income levels:

Unit Size/Area	Median Income	Total Number of Units
Studio	Extremely Low Income (30% AMI)	4
1-Bedroom	Extremely Low Income (30% AMI)	4
Studio	Very Low Income (50% AMI)	14
1-Bedroom	Very Low Income (50% AMI)	14
1-Unit	Unrestricted Manager’s Unit	1
Total		37

The project is highly tailored to serve a senior population, and has been designed with them in mind to include studio and one-bedroom units. The project is surrounded by a vast array of key neighborhood amenities ideal for a senior population, making the project’s designation as a key neighborhood asset highly likely. The site is less than one mile from the Culver City Seniors Center, which organizes a variety of programming for seniors and residents with disabilities. This center’s proximity to the project site will be a critical asset for residents, and will ensure that they are well connected to the surrounding community, and have critical programming and services in immediate availability. The project will also be located less than half a mile from the Culver City Elks Lodge, which regularly provides programming for senior attendees and members.

This proposal is able to achieve its affordability goals through its projected financing sources, which are detailed in a later section. Because the project is highly competitive for public funding sources, it will be able to maintain a positive cashflow well into year 15 of operations. Each unit will be restricted by an affordability covenant, either as a term of its land use approvals or as a requirement of its public funding sources. We are willing to commit to the maximum covenant lengths feasible for the project, in accordance with state and federal regulations and funding program guidelines. While a typical affordability covenant is for a period of 55 years, we are willing to restrict the units’ affordability for a period no less than the term of the ground lease, which as outlined in Section E is proposed for a period of 99 years. We are prepared to restrict this affordability as a condition including in the recorded ground lease, as well as with affordability covenants recorded with either the City of Culver City or the State of California. Should a 99-year restriction be infeasible with other regulations or state and federal laws, Decro is also prepared to commit to renewing the units affordability levels when the project is resyndicated, which typically occurs around 15 years into the project’s operations, and well before the initial affordability covenants expire.

This breakdown does not include any units reserved as permanent supportive housing or to serve an unhoused population, due to the City of Culver City's stated inability to dedicated Project Based Vouchers (PBVs) to the project. Should additional voucher capacity be identified, Decro is prepared to work with City staff, in conjunction with community outreach, to evaluate its potential application to the proposal. While the project will not include any on-site service provider as is typical with permanent supportive housing projects, programming for residents will be provided as part of the property management services. Decro typically contracts with a third party property management company to oversee the day to day operations of its portfolio, and will do so with this project. As a condition of its contract, the property management company will be required to provide community and individual programming for all residents.

The Project Team is committed to community outreach as part of the Washington Boulevard Project, and has a long history of community engagement as part of our recent project history. We believe in ensuring that all stakeholders have the ability to not only learn about the project, but have the ability to shape its vision and design. This allows the project to be fully integrated into the surrounding community, and allows the project to become a key neighborhood asset.

Working in coordination with the City of Culver City, Decro Corporation and three6ixty will apply our expertise to implement a similar community engagement plan throughout all phases of the project's lifetime, ranging from the ENA and entitlement phase in predevelopment through operation. We are willing to commit to ongoing and regular community and stakeholder meetings for the Washington Boulevard project, including both virtual and in person meetings throughout all stages of the project to ensure not only that local residents and stakeholders are informed about the project, but that they have the opportunity to provide meaningful input into the project's vision and its operation.

During the predevelopment phase and while pursuing entitlements, we will commence community outreach activities by preparing written outreach materials for dissemination, and begin coordinating and scheduling community and stakeholder meetings. This initial outreach will center on informing stakeholders about the project while providing them with an opportunity to weigh in on the project as well. The community will have a variety of opportunities and pathways to provide feedback and input on the project, including through written and verbal comments at person meetings, meetings with key stakeholders, as well as digital methods to provide written input. Along with committing to these regular meetings, our Community Outreach Plan will at a minimum include the following scope:

- Creating clear, informative written materials that describe the project, ensure that local stakeholders and residents are informed of all community meetings, and provide them with an opportunity to provide feedback through a variety of methods, and accessible in multiple languages.

- Coordinating and conducting stakeholder and community meetings, both on site and virtually, to provide direct engagement, answer questions, and address concerns, and with necessary translation services available.

- Engaging with key stakeholders, including officials from the City of Culver City, the Los Angeles County 2nd Supervisorial District, State Assembly District 55, State Senate District 28, the Westside Cities Council of Governments, and local community leaders to deliver program updates and ensure alignment with overarching goals.

Continuing to the construction phase, our team will ensure that community meetings and outreach continue, to inform the community of construction impacts and garner more input and concerns. Decro will continue to lead on community engagement in operations, by providing residents with updates on opportunities regarding the project, an established communication line to resolve any issues, and ongoing coordination with subsequent phases of the Washington Boulevard project. Throughout the lifetime of the project, all community engagement efforts will be conducted in close collaboration with City staff.

Our proposal can be differentiated from other proposals due to its breadth and scope, as well as the Culver City focus of our team. This proposal not only results in 37 units of much needed affordable senior housing, but a vertical park that will be a cornerstone of Culver City. The project will create over 5,800 square feet of landscaped space on the roof terrace, and will create a range of community needs: including community gardens and active social spaces, as well as panoramic views. Our team not only has a deep understanding of Culver City, but consists of deeply rooted stakeholder of the very community. This has provided our team with a deep understanding of the neighborhood context, resulting in a project that creates medium density that conforms with the surrounding neighborhood, while simultaneously maximizing community benefits. Our project team consists of 3 firms headquartered in Culver City, providing our concept proposal with a deeply informed insight, as well as key experience and relationships that can be leveraged throughout the community engagement process.

DEVELOPMENT CONCEPT - AFFORDABLE HOUSING, VERTICAL PARK AND COMMUNITY SPACES

Consistent with Culver City’s goals the project proposes (36) affordable units + property manger unit for the site, providing density while respecting the neighboring context with appropriate building scale and number of tenants.

ZONING REQUESTS

BASE ZONING

35 DU/ACRE = 3.7 DU BASE ZONING
56’
FAR 2.0 x 4660 = 9320 SF
PRIVATE OPEN SPACE

REQUESTED ALLOWANCE

37 UNITS
64’ TO TOP OF PARAPET
23,000 SF PROPOSED
ALL OPEN SPACE PROVIDED WITH PARK

UNIT DISTRIBUTION

UNIT MIX	STUDIO	1 BEDROOM
GROUND FLOOR	5	4
LEVEL 2	7	6
LEVEL 3	4	6
LEVEL 4	3	2
LEVEL 5	0	0
TOTAL	19	18

PROGRAM AREAS

PROGRAM	PROVIDED
RESIDENTIAL	37 TOTAL
STUDIO	19 TOTAL
1 BEDROOM	18 TOTAL
AMENITY / LEASING	2,190 SF
COMMUNITY	460 SF
COMMERCIAL	770 SF
LOBBY / OFFICE	480SF
AMENITY	480SF
ROOF TERRACE	5,800 SF
BOH	480 SF

Within its commercial context in Culver City, our proposal for Washington Blvd introduces a primary frontage of multi-family housing, generous community areas, and a network of green spaces. The Washington Blvd Housing and Vertical Park project celebrates the neighborhood's vibrancy, weaving the urban fabric into the building mass along the boulevard.



The ground-floor program, facing the boulevard, emphasizes transparency and activates the street with flexible mixed-use community space for arts programming, social gatherings, and other community events.

The proposed Vertical Park extends from the corner of Washington and Huron to a fifth-floor viewing deck. Unlike nearby Tellefson Park, which provides conventional fields, the Vertical Park responds to local needs with a community garden and an active social space for residents and neighbors. The fifth-floor deck offers panoramic views of the Pacific Ocean to the west, the mountains to the northeast, and the Culver Steps nearby. Equipped with a kitchen and a generous terrace, this amenity can host community gatherings and local business events.

AMENITY & VIEW DECK

5 LEVELS

COMMUNITY G

4 LEVELS

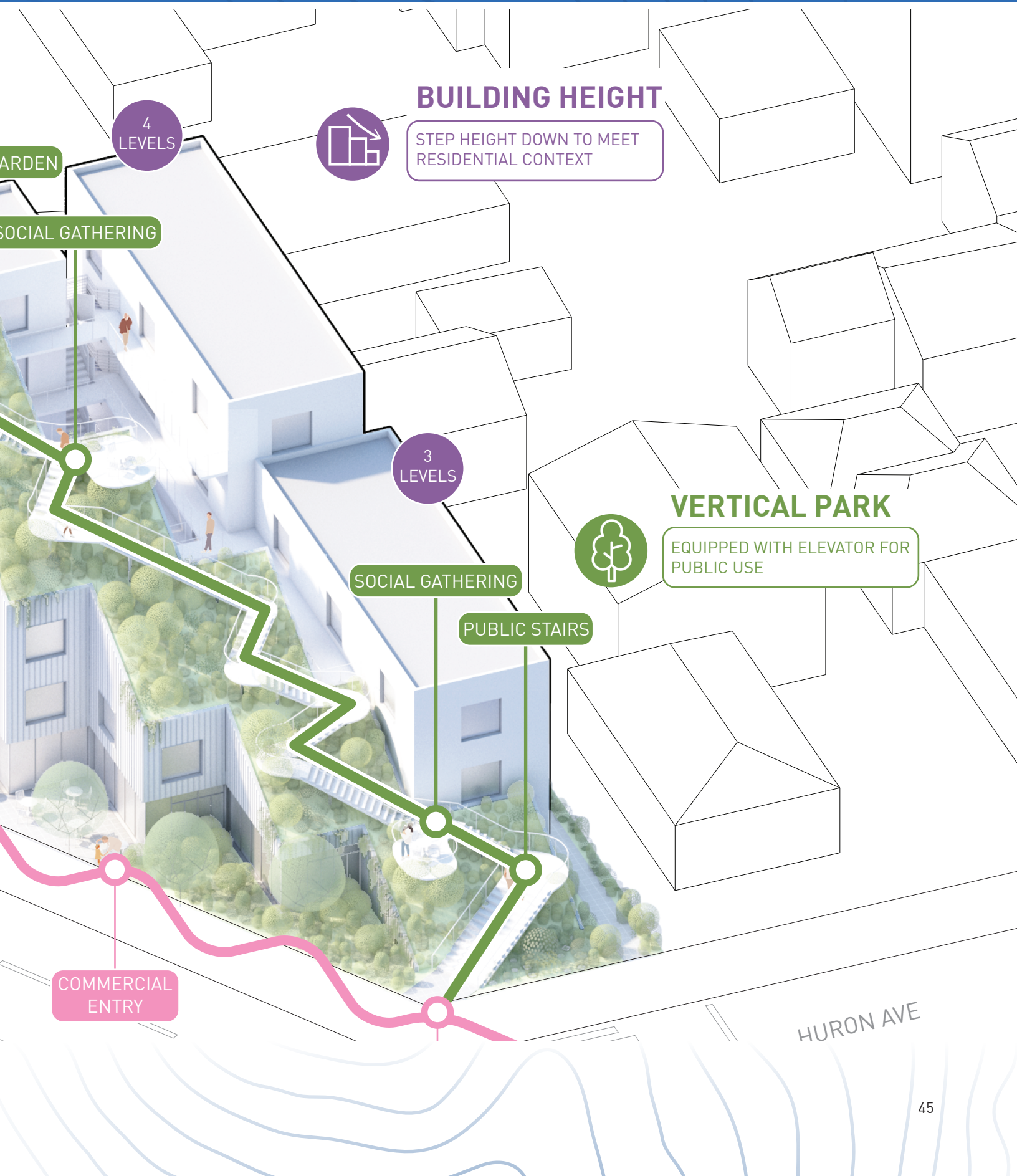
GROUND FLOOR ACTIVATION



GROUND FLOOR COMMERCIAL SPACE & EXPANDED SIDEWALK

GROUND FLOOR LANDSCAPE

BUILDING ENTRY



BUILDING HEIGHT



STEP HEIGHT DOWN TO MEET
RESIDENTIAL CONTEXT

4
LEVELS

GARDEN

SOCIAL GATHERING

3
LEVELS

SOCIAL GATHERING

PUBLIC STAIRS

VERTICAL PARK

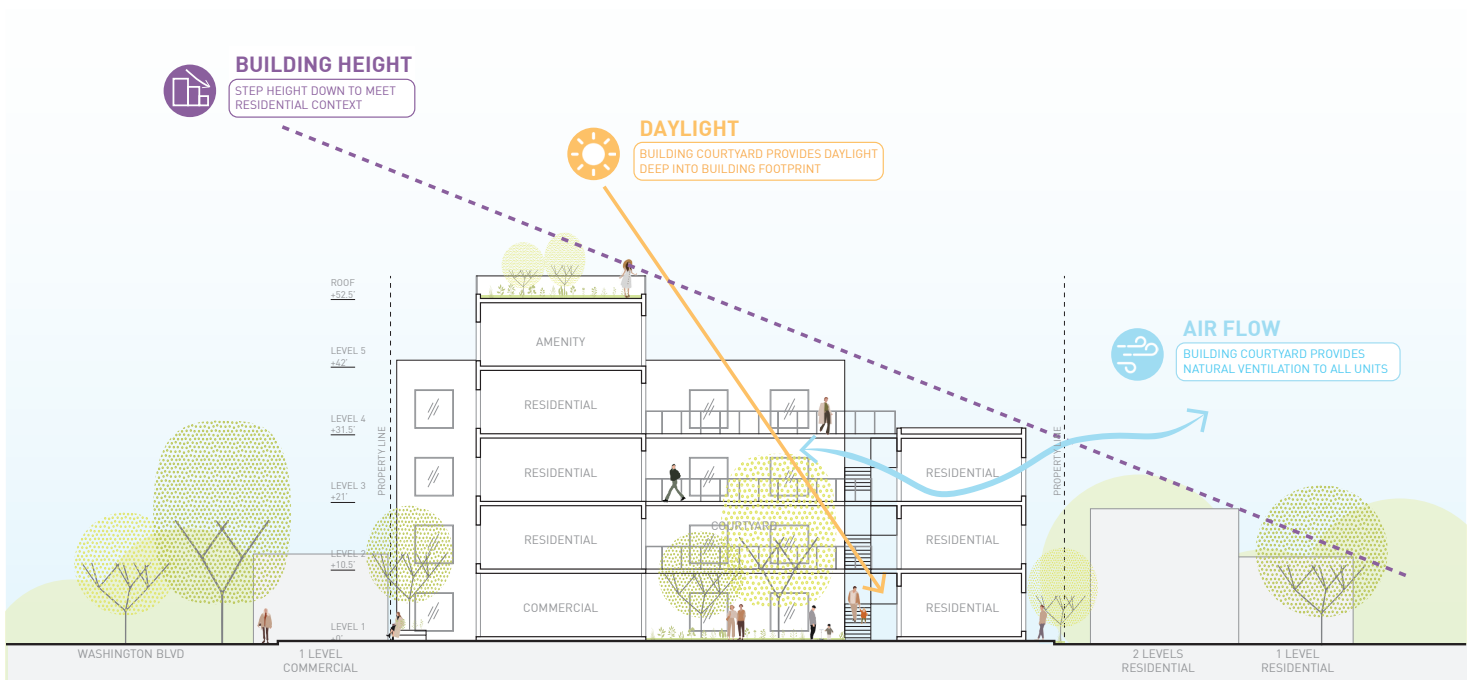


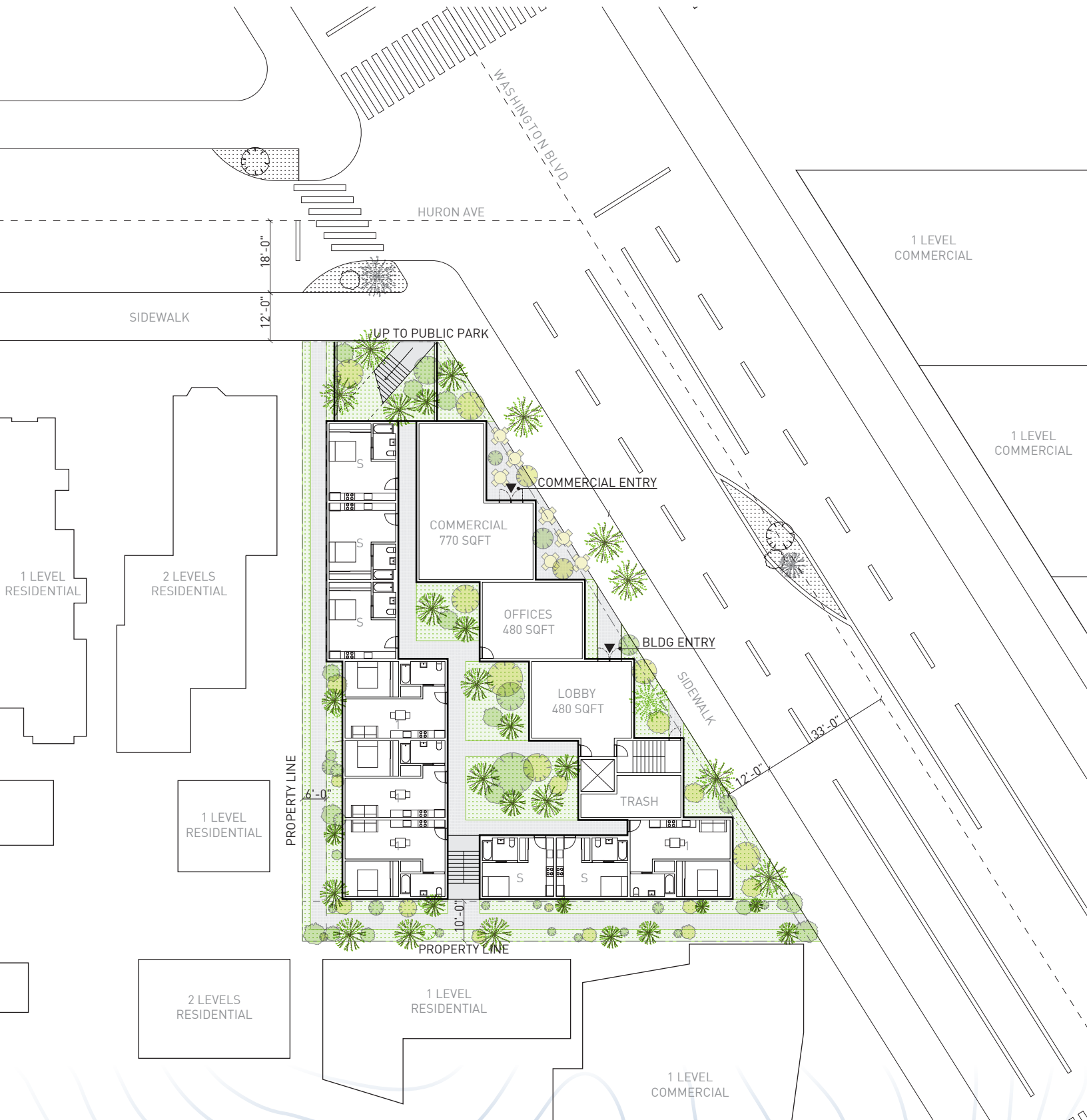
EQUIPPED WITH ELEVATOR FOR
PUBLIC USE

COMMERCIAL
ENTRY

HURON AVE

The project proposal is committed to creating a healthy environment for residents and community members. Green roofs will help insulate and allow the building to act as a green lung along Washington Blvd. Cool roofs and light colored exterior siding will reduce solar heat gain while exterior circulation prioritizes daylight and fresh air over mechanically treated spaces with artificial lighting. The building mass and organization takes advantage of passive cooling for units with operable windows on opposing sides along with daylight from the building perimeter and central court space. The building will exceed Title 24 requirements, achieving LEED certification if desired.







The project proposes efficient stacks of one-bedroom and studio units above ground-floor commercial space, supported by a Vertical Park that threads through the heart of the building. This park fosters wellness, community, and shared engagement, offering tenants an accessible amenity that also welcomes the broader neighborhood. Access will be provided during operational hours and carefully managed, aligning with resident circulation and connecting to the central courtyard and community spaces on each floor via a public elevator.



E.

FINANCIAL PROPOSAL AND PROJECT FEASIBILITY

[PAGE INTENTIONALLY LEFT BLANK]

While ambitious in scope, our proposal for the Washington Boulevard project is highly realistic and achievable. Decro Corporation has a high degree of affordable housing construction management and financing expertise, which has enabled our team to prepare multiple financing scenarios. By evaluating multiple funding sources, the project will be well-suited to pursue funding as it becomes available, without sacrificing any project goals. The development team has coordinated closely to identify possible opportunities to deliver the project in an efficient manner, while still delivering a critical community asset and much-needed affordable housing. As the project is further refined and progresses, the development team will continue to identify ways to maintain efficiency, and ensure that the City's and local community's goals are all implemented.

Our proposed project has an overall estimated budget of \$29,913,558, or \$808,475 per unit. Below is a simplified preliminary development budget by category, and a breakdown of costs per unit, based on an initial cost estimate prepared by Dreyfuss. A more detailed development budget is provided in the project proforma.

Use of Funds	Total Amount	Per Unit
Soft Costs (Predevelopment, Entitlement, Design, Environment, ex)	\$2,648,410	\$71,578
Hard Costs (New Construction)	\$18,392,269	\$497,088
Hard and Soft Costs Contingencies	\$1,920,761	\$51,912
Miscellaneous Costs	\$893,677	\$24,153
Financing Costs and Interests	\$3,029,053	\$81,866
Reserves	\$105,883	\$2,861
Developer Fee	\$2,500,000	\$67,567
Tax Credit Syndication	\$264,405	\$7,146
Total	\$29,913,558	\$808,475

While this project is unable to utilize economies of scale available to a larger project, it benefits from a limited capital stack that allows the project to progress swiftly through predevelopment. The project is anticipated to only require one funding application prior to submitting for tax credits, which provides a streamlined development timeline. Due to the site's location in a highest resource area, it will be highly competitive for state and federal financing. Construction sources for the project include \$2.5 million of 9% Federal Low Income Housing Tax Credit (LIHTC) financing, \$5.3 million of funding from the state Department of Housing and Community Development (HCD) through a program such as the Multifamily Housing Program (MHP) or Infill Infrastructure Grant (IIG), and a construction loan of \$20 million. While this budget assumes the inclusion of funding from programs administered by HCD, there is a distinct possibility for the project to be competitive for Measure A funds administered by the Los Angeles County Affordable Housing Solutions Agency (LACAHSa). LACAHSa was recently created by the state of California state legislature in 2022, and Measure A was passed in 2024 to fund the Agency. The Agency has not released a Notice of Funding Availability, nor program guidelines, however it has announced plans to do so expeditiously. Should the Washington Boulevard project be competitive for these funds, Decro is prepared to submit an application, and is committed to constantly evaluating the affordable housing funding landscape to determine the best and most expeditious path forward for the project.

Below is a snapshot of all construction financing sources for the Washington Boulevard project, assuming HCD funding:

Name of Lender/Source	Amount of Funds	Term (months)	Interest Rate
LIHTC Capital Contribution	\$2,525,492		
MHP or IIG	\$5,316,167		
Construction Loan	\$20,000,000	24	7.00%

The permanent sources include a conventional mortgage, envisioned as a 35-year amortized loan with a 7% interest rate and proceeds of approximately \$2.5 million. The proposal also includes MHP funding of approximately \$5.3 million, and \$22 million of Federal Tax Credit Equity funding. Similar to the construction financing sources, Measure A funds through LACAHSAs are a possible alternative to HCD sources, and Decro will evaluate as information is available.

Below is a snapshot of all permanent financing sources for the project:

Name of Lender/Source	Amount of Funds	Term (months)	Interest Rate
LIHTC Capital Contribution	\$22,000,000		
MHP or IIG	\$5,316,167		
Permanent Loan	\$2,597,391	420	7.00%

The Development Team is interested in sharing and generating revenue with the City as a development partner. Decro is proposing a ground lease structure with a base lease term of 99 years, and an estimate annual payment in year 1 of operations of \$54,000. The total cumulative ground lease paid to the city is projected to be \$22.7 million, which is paid through a 50% residual receipts payment structure. Decro is open to negotiating the ground lease terms, both regarding the length and overall payment, as well as a possible structure to capitalize a portion of the payments.

A detailed proforma with a 15-year operational Cash Flow is attached.

8.19.25

SOURCES OF FUNDS		TOTAL	CONSTRUCTION PERIOD	NOTES
LIHTC - LP Capital Contribution		\$ 22,000,000	\$ 2,525,492	11% at construction
	Federal	\$ 22,000,000	\$	0.88
	State	\$ -		0.80
Soft Financing Source				
GP Capital/Non-Priority Deferred Fee		\$ -		
MHP and/or IIG		\$ 5,316,167	\$ 5,316,167	
			\$ -	
Tranche B (Housing Commission vouchers)		\$ -		
Permanent Financing (Tranche A- NOI)		\$ 2,597,391		6.50% 35 yr amt;
Deferred Developer Fee		\$ -		
Construction Loan		\$ -	\$ 20,000,000	7.00%
Construction Bridge Loan		\$ -		7.50%
		\$ 29,913,558	\$ 27,841,659	
	GAP/ (SURPLUS)	\$ (0)	(0)	
		\$ 808,475	per unit	
USES OF FUNDS		TOTAL COST	BASIS ELIGIBLE	CONSTRUCTION PERIOD
Predevelopment Loan	36 mo	\$ 1,200,000	\$ -	\$
Predev Loan Interest		\$ 240,410	\$ 240,410	7.50% \$
Purchaser Acq/Predev Legal and Closing Costs	1.50%	\$ 18,000	\$ 18,000	\$
Acquisition Loan	12 mo	\$ -	\$ -	\$
Acquisition Loan Interest		\$ -	\$ -	7.50% \$
Capitalized Ground Lease Payment				\$
Entitlements/CEQA		\$ 30,000	\$ 30,000	\$
	Total Acquisition Cost	\$ 1,488,410	\$ 288,410	\$
Architect Design		\$ 600,000	\$ 600,000	\$
Construction Management Services		\$ 200,000	\$ 200,000	\$
Engineering (Landscape, Structural, MEP, Civil, Joint Trench, Geotech)		\$ 325,000	\$ 325,000	\$
Green Rater:		\$ -	\$ -	\$
Accessibility (consultant and inspections):		\$ 75,000	\$ 75,000	\$
Environmental:		\$ -	\$ -	\$
	Total Design/Engineering/Architect	\$ 1,200,000	\$ 1,200,000	\$
Commercial Space Construction		\$ -	\$ -	\$
Unit Construction		\$ 14,887,589	\$ 14,887,589	\$
Site Work		\$ 186,329	\$ 186,329	\$
Basis Eligible Offsites		\$ 402,518	\$ 402,518	\$
Personal Property in Construction Contract		\$ 113,841	\$ 112,836	\$
Solar PV/Thermal		\$ 225,685	\$ 225,685	\$
General Requirements		\$ 990,619	\$ 981,869	\$
Contractors Bond		\$ 165,769	\$ 164,305	\$
Contractor Overhead & Profit		\$ 1,320,159	\$ 1,308,499	\$
Furniture, Fixtures & Equipment (common area)		\$ 99,861	\$ 99,861	\$
	Total New Construction Cost	\$ 18,392,369	\$ 18,369,489	\$
Construction Contingency	5%	\$ 919,618	\$ 919,618	\$
Construction Escalation Contingency	5%	\$ 919,618	\$ 919,618	\$
Soft Costs Contingency	4%	\$ 81,524	\$ 80,804	\$
	Total Contingencies	\$ 1,920,761	\$ 1,920,041	\$
Building Permits		\$ 14,202	\$ 14,077	\$
Impact Fees		\$ 747,475	\$ 493,915	\$
Appraisal		\$ 15,000	\$ 10,000	\$

No Opportunity Map - Highest Resource Area

Developer Fee	
Net Fee	\$2,500,000
Deferred Developer Fee	\$0
GP Capital/Contributed Fee	\$0
	\$2,500,000

67% LTC; 18 construction+6 leaseup (mo)

PERIOD COSTS

1,200,000

240,410 LIIF rates

18,000

-

- LIIF rates

-

30,000

1,488,410

600,000

200,000

325,000

-

75,000

-

1,200,000

-

14,887,589

186,329

402,518

112,836

225,685

981,869

164,305

1,308,499

99,861

18,369,489

919,618

919,618

81,524

1,920,761

13,492

473,401

15,000

F.

REFERENCES

[PAGE INTENTIONALLY LEFT BLANK]

The following stakeholders and public agencies have experience working with Decro Corporation on similarly scaled projects, and are able to serve as references to our experience.

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

Government Agency and Housing Authority

2600 Wilshire Blvd, Los Angeles, CA 90057

Timothy Young

Special Programs Coordinator,

Section 8 PBV Department

833-422-5248

timothy.young@hacla.org

The Housing Authority of the City of Los Angeles (HACLA) is the agency that administers all project based vouchers for affordable housing projects in the City of Los Angeles. All of Decro's supportive housing projects include units funded by project-based vouchers administered by HACLA. These projects include Brine Residential, Firmin Court, and NoHo 5050. HACLA is an ongoing partner with Decro on these projects, and the Housing Assistant Payments Contracts for these projects have ranged from \$13 million to \$18 million. Brine Residential began construction in 2021 and completed in 2024, Firmin Court began in 2019 and completed in 2023, and NoHo 5050 began construction in 2021 and completed in 2024.

LOS ANGELES HOUSING DEPARTMENT

City Department for Los Angeles and Project Funder

200 N Spring Street, Los Angeles, CA 90012

Elizabeth Selby

Director of Development and Finance

213-256-2336

elizabeth.selby@lacity.org

The Los Angeles Housing Department (LAHD) is a city department that funds housing development in the City of Los Angeles, and maintains ongoing compliance monitoring. LAHD has funded several Decro projects, including but not limited to Brine Residential, Firmin Court, Goldfinch Apartments, and NoHo 5050. The City funding for these projects has been primarily funded through proposition HHH, for a combined total of over \$32 million. Brine Residential began construction in 2021 and completed in 2024, Firmin Court began in 2019 and completed in 2023, Goldfinch Apartments began construction in 2020 and completed in 2024, and NoHo 5050 began construction in 2021 and was completed in 2024.

ENTERPRISE COMMUNITY PARTNERS

Tax Credit Equity Provider

700 S Flower Street, Suite 1140

Los Angeles, CA 90017

Reagan Maechling

Vice President, Acquisitions

213-787-8238

rmaechling@enterprisecommunity.com

Enterprise Community Partners is a tax credit equity provider and lender, and has partnered with Decro Corporation on projects in its portfolio. Enterprise served as a predevelopment lender and equity provider for the Firmin Court project, and provided the project with predevelopment financing worth approximately \$750,000, as well as 4% tax credit equity of approximately \$14 million. Firmin Court began construction in 2019 and was completed in 2023.

FIRST CITIZEN'S BANK

Commercial Real Estate Lender

222 2nd Street, Floor 17

San Francisco, CA 94105

Debbie Koski

Director, Community Development Finance

310-895-0808

Debbie.Koski@firstcitizens.com

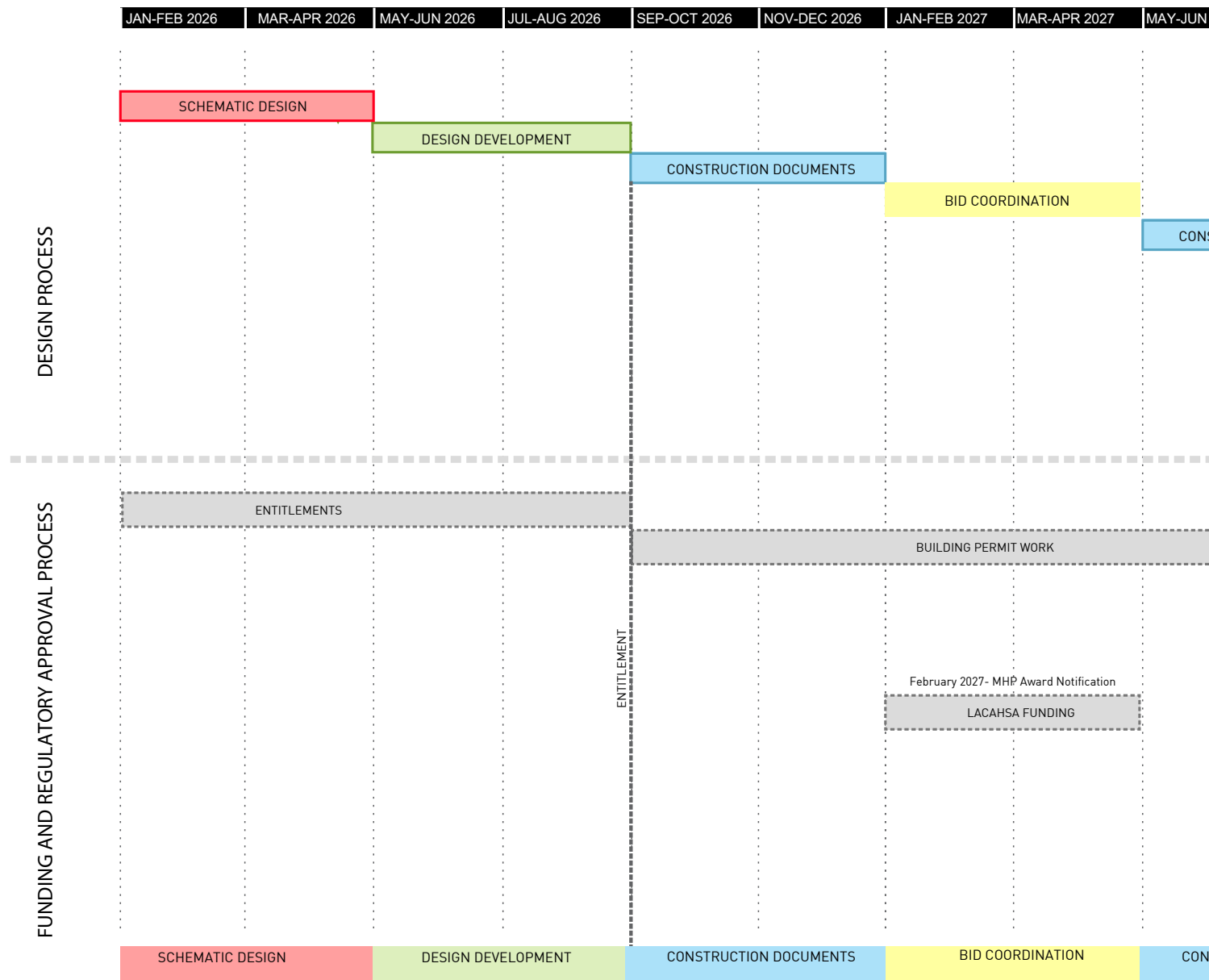
First Citizens Bank (FCB) is a commercial real estate lender that has partnered with Decro on projects in its portfolio. FCB served as a construction and permanent lender for Decro's Firmin Court project, and provided a tax-exempt construction loan of approximately \$22 million, a tax-exempt permanent loan of approximately \$7.5 million, and a taxable permanent loan of approximately \$1.7 million. Firmin Court began construction in 2019 and was completed in 2023.

G.

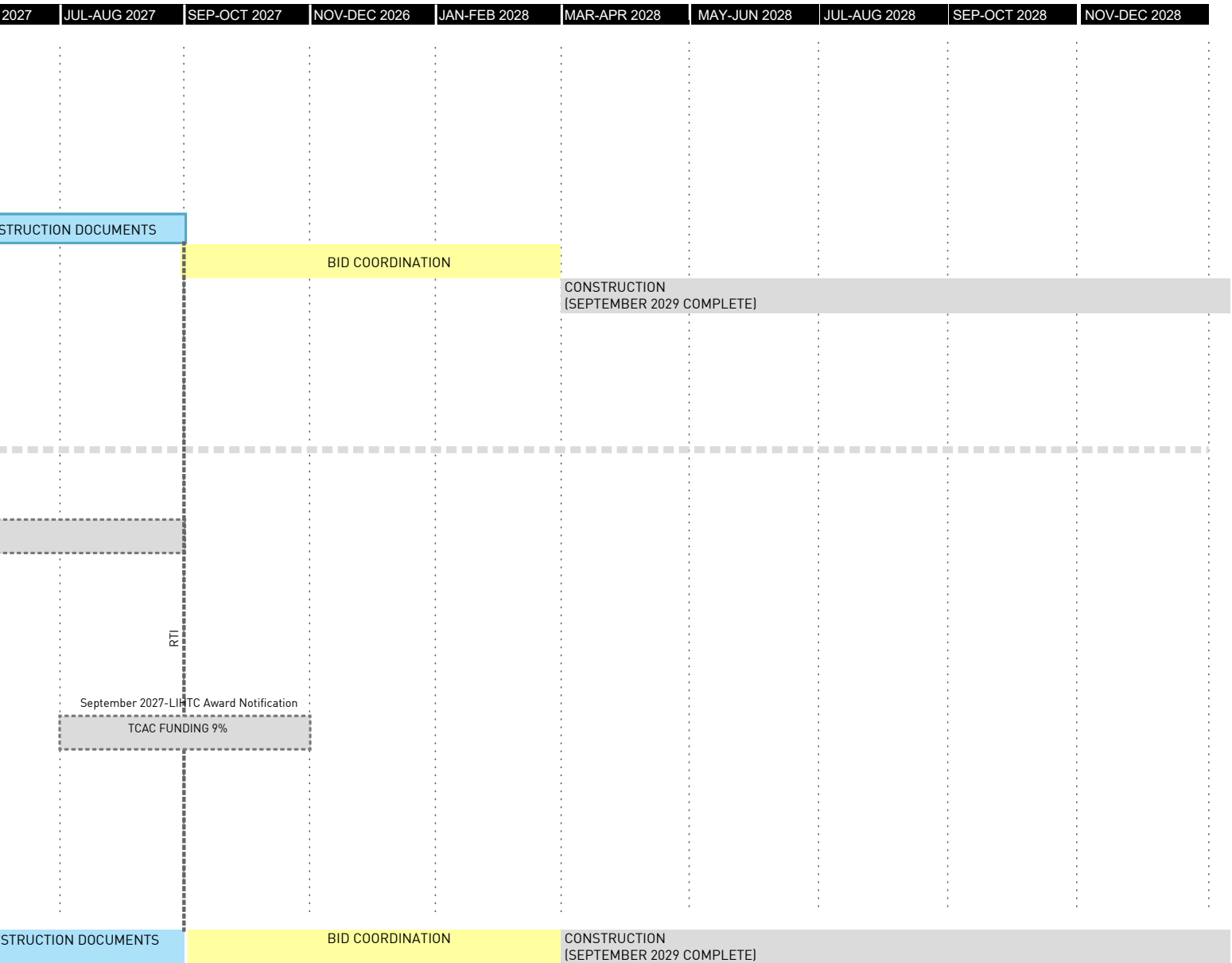
IMPLEMENTATION SCHEDULE

Below are two possible implementation schedules for the project, with time periods detailed from the project start date of January 12, 2026, through completion and into operations. The first version of the schedule assumes funding from a California Department of Housing and Community Development (HCD) source such as the Multifamily Housing Program or Infill Infrastructure Grant. The second version reflects a possible accelerated schedule utilizing funding from the Los Angeles County Affordable Housing Solutions Agency (LACAHS), which is highly plausible to be implemented. LACAHS has not released program guidelines or its first Notice of Funding Availability, however it is highly anticipated to do so by the end of 2026.

DEVELOPMENT SCHEDULE - LACAHSA

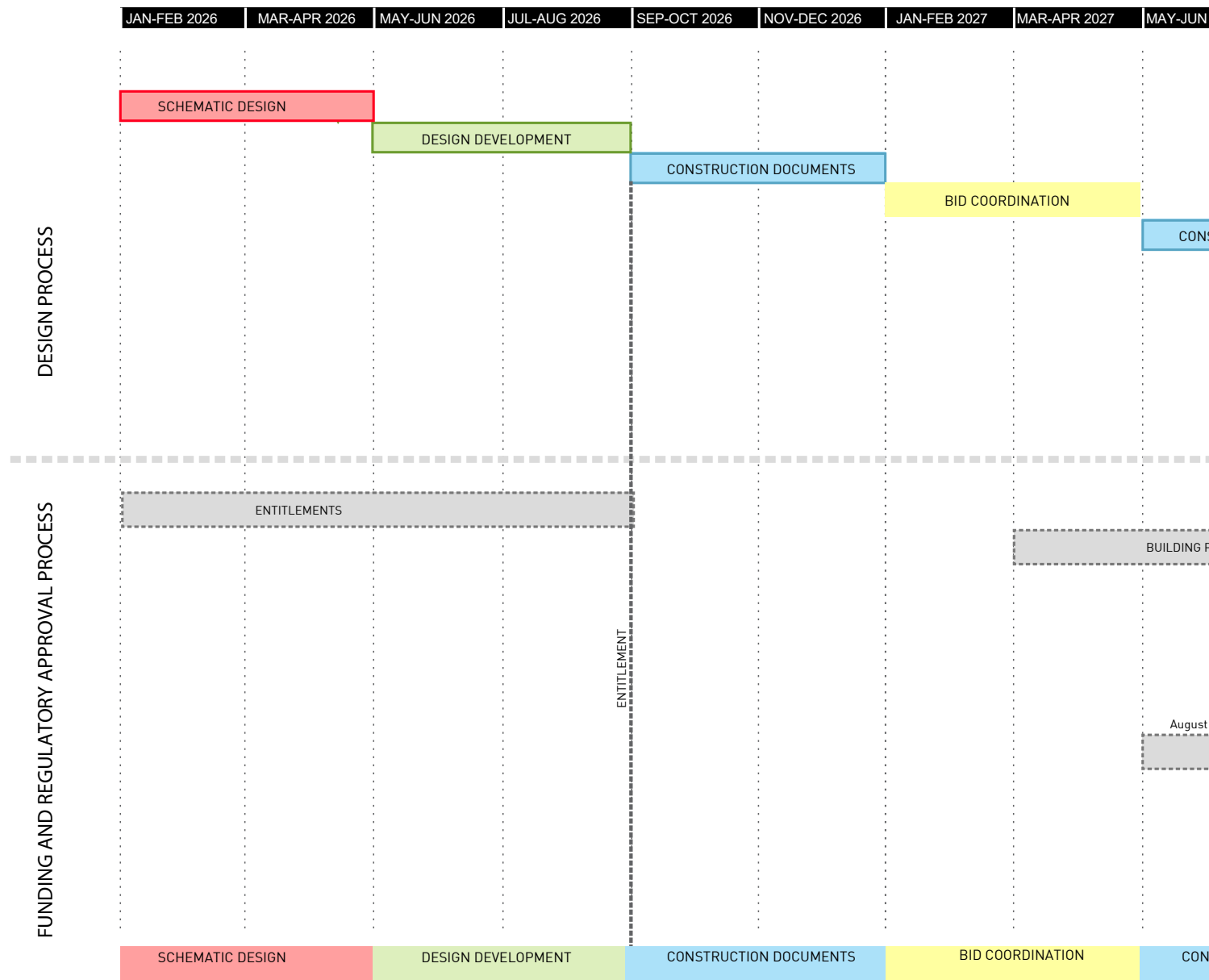


LACAHSA FUNDING TIMELINE

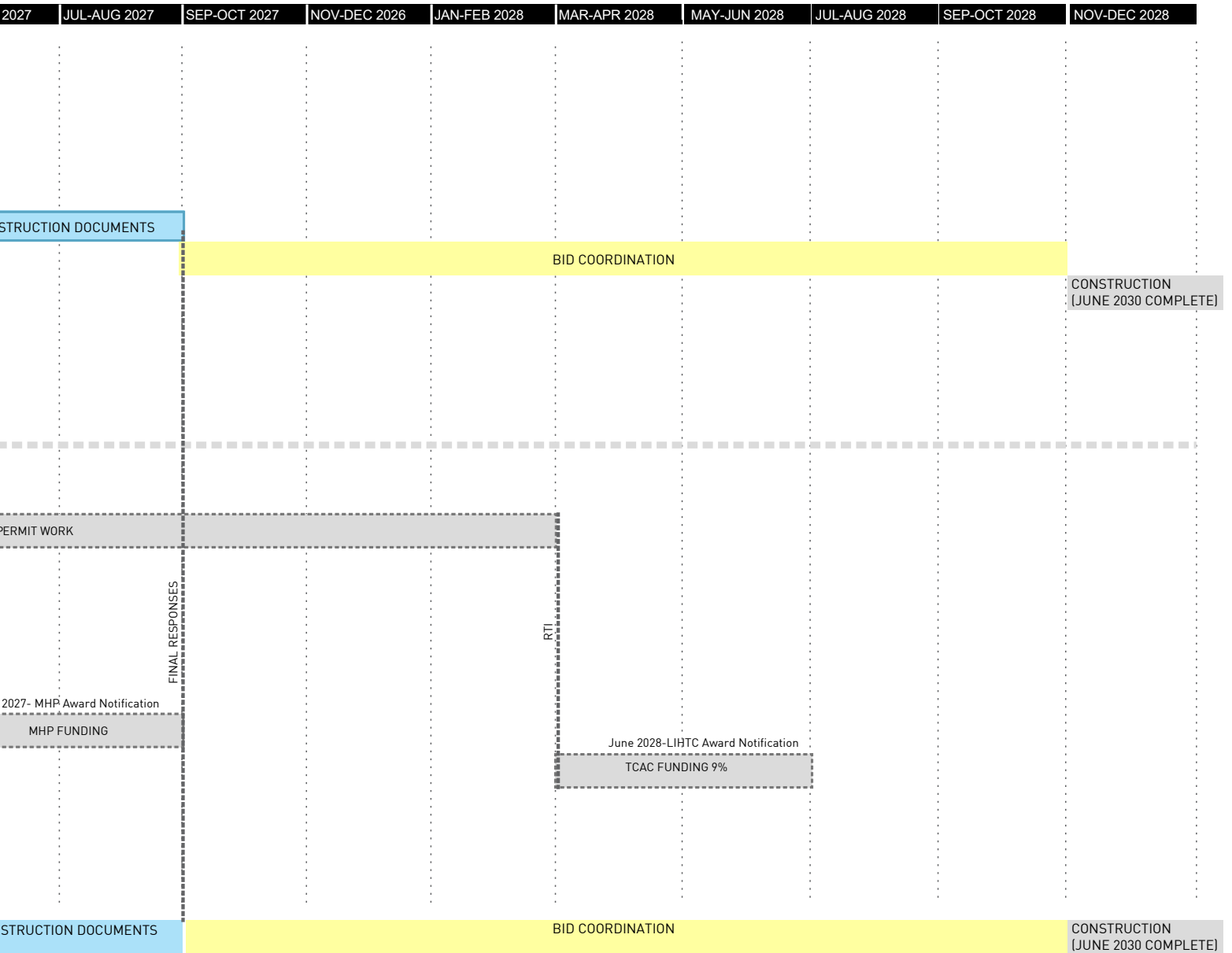


TENTATIVE PROJECT SCHEDULE

DEVELOPMENT SCHEDULE - MHP



MHP FUNDING TIMELINE



TENTATIVE PROJECT SCHEDULE

H.

CERTIFICATE OF INSURANCE

I.

BUSINESS TAX CERTIFICATE



DECRO
Transforming Lives & Communities

Proposal for Property Name

WWW.DECRO.ORG

[PAGE INTENTIONALLY LEFT BLANK]

Attached is Decro Corporation's current Certificate of Liability Insurance Coverage, which is current with a policy expiration date of January 2026. Should the City of Culver City require any additional or supplemental coverage, we are prepared to amend our insurance policy in accordance with the conditions of the Request for Proposals and requirements set by City Council.

City of Culver City BUSINESS TAX CERTIFICATE			2025
"For Services Provided in Culver City, California Only"		TO BE POSTED IN A CONSPICUOUS PLACE AND NOT TRANSFERABLE OR ASSIGNABLE	
Business Name	DECRO CORPORATION	Business Type	Miscellaneous Exempt / No Fee
Business Location	3431 WESLEY ST STE F CULVER CITY, CA 90232-2365	Account Number	08721438
Business Owner(s)	TED M. HANDEL DECRO CORPORATION	Effective Date	January 01, 2025
		Expiration Date	December 31, 2025
CORINA OSTOIA DECRO CORPORATION 3431 WESLEY ST STE F CULVER CITY, CA 90232-2365		 Chief Financial Officer	
THIS BUSINESS TAX CERTIFICATE DOES NOT PERMIT A BUSINESS THAT IS OTHERWISE PROHIBITED.		NOTE: IT IS YOUR OBLIGATION TO RENEW THIS CERTIFICATE WHETHER OR NOT YOU RECEIVE A RENEWAL NOTICE For all inquiries regarding this certificate, contact HdL Business Tax Support Center at 310-594-7847.	



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/22/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, LLC 500 N Brand Boulevard, Suite 100 Glendale CA 91203		CONTACT NAME: PHONE (A/C, No, Ext): 818-539-2300 FAX (A/C, No): 818-539-2301 E-MAIL ADDRESS:	
License#: 0D69293 DECRCOR-01		INSURER(S) AFFORDING COVERAGE	
INSURED Decro Corporation 3431 Wesley St., Ste. F Culver City CA 90232		INSURER A: Nonprofits' Insurance Alliance of CA INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 10023	

COVERAGES

CERTIFICATE NUMBER: 768483991

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER:			01-CP-0053097-01-01	1/4/2025	1/4/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 20,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COM/OP AGG \$ 3,000,000 Deductible \$ 0
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			01-CP-0053097-01-01	1/4/2025	1/4/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			01-UB-0053097-01-01	1/4/2025	1/4/2026	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N <input type="checkbox"/> N / A					PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

TRIA Coverage Included under General Liability and Umbrella
Umbrella/Excess follows form

Excess Liability Carrier: Richmond National Insurance Company (AM Best A- VII); Policy #RN-7-050477301; Effective 2/1/2025 - 2/1/2026
Excess Liability Limits: \$4MIL Occ/\$4MIL Agg
TRIA Included under Excess Liability
Excess Liability Deductible: None

Location: 3431 Wesley Street, Suite F Culver City, CA 90232

CERTIFICATE HOLDER**CANCELLATION**

Informational Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD



EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)

4/22/2025

THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

PRODUCER NAME CONTACT PERSON AND ADDRESS Arthur J. Gallagher Risk Management Services, LLC 500 N Brand Blvd Ste 100 Glendale, CA 91203		PHONE (A/C, No, Ext): 818-539-2300	COMPANY NAME AND ADDRESS Nonprofits' Insurance Alliance of CA		NAIC NO: 10023
FAX (A/C, No): 818-539-2301		E-MAIL ADDRESS:	License#: 0D69293		
CODE:		SUB CODE:		POLICY TYPE	
AGENCY CUSTOMER ID #:		LOAN NUMBER		POLICY NUMBER 01-CP-0053097-01-01	
NAMED INSURED AND ADDRESS Decro Corporation 3431 Wesley St., Ste. F Culver City CA 90232		EFFECTIVE DATE 01/04/2025		EXPIRATION DATE 01/04/2026	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
ADDITIONAL NAMED INSURED(S)		THIS REPLACES PRIOR EVIDENCE DATED:			

PROPERTY INFORMATION (ACORD 101 may be attached if more space is required) ☐ BUILDING OR ☐ BUSINESS PERSONAL PROPERTY

LOCATION / DESCRIPTION

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY See Attached...

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

PERILS INSURED

☐ BASIC☐ BROAD☒ SPECIAL☐


42,000 - Business

0 Personal Property

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

<input type="checkbox"/> CONTRACT OF SALE	<input type="checkbox"/> LENDER'S LOSS PAYABLE	<input type="checkbox"/> LOSS PAYEE	LENDER SERVING AGENT NAME AND ADDRESS
<input type="checkbox"/> MORTGAGEE	<input type="checkbox"/>	<input type="checkbox"/>	
NAME AND ADDRESS Informational Only			AUTHORIZED REPRESENTATIVE 

© 2003-2015 ACORD CORPORATION. All rights reserved.

ACORD 28 (2016/03)

The ACORD name and logo are registered marks of ACORD

WWW.DECRO.ORG

AGENCY CUSTOMER ID: _____
LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY Arthur J. Gallagher Risk Management Services, LLC		NAMED INSURED Decro Corporation 3431 Wesley St., Ste. F Culver City CA 90232
POLICY NUMBER 01-CP-0053097-01-01		
CARRIER Nonprofits' Insurance Alliance of CA	NAIC CODE 10023	EFFECTIVE DATE: 01/04/2025

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 28 FORM TITLE: EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

REMARKS:

Location: 3431 Wesley Street Suite F Culver City, CA 90232
Location: 3431 Wesley Street, Suite F Culver City, CA 90232

LOCATION/DESCRIPTION:

PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

J.

EXCLUSIVE NEGOTIATION AGREEMENT & DISPOSITION AND DEVELOPMENT AGREEMENTS

DECRO
Transforming Lives & Communities

Proposal for Property Name

WWW.DECRO.ORG

[PAGE INTENTIONALLY LEFT BLANK]

Decro Corporation has reviewed the draft standard City of Culver City Exclusive Negotiating Agreement, and is prepared to fully execute and enter into the agreement with the city. Upon approval by the City Council, we are prepared to coordinate its execution with city staff to ensure that the project can proceed in an expeditious manner, and to work toward the negotiation and execution of the project's Disposition and Development Agreement.



DECRO

Transforming Lives & Communities

3431 Wesley Street, Suite F
Culver City, CA 90232

424.603.4586 • info@decro.org