REGULAR MEETING AGENDA
CITY COUNCIL AND URBAN COMMUNITY DEVELOPMENT COMMISSION
OF THE CITY OF COMPTON

TUESDAY – MAY 11, 2021 5:30 P.M.
TELECONFERENCE MEETING AUTHORIZED BY STATE OF CALIFORNIA
EXECUTIVE ORDERS N-25-20 AND N-29-20 VIA ZOOM COMMUNICATIONS

COVID-19 NOTICE

To protect public health and safety during the local, state, and federally declared COVID-19 emergency, the City Council Chamber is closed to the public. Consistent with State of California Executive Orders N-25-20 and N-29-20 and the Los Angeles County Health Officer's "Safer at Home Order for Control of COVID-19" the City Council will participate in the meeting through teleconference. Public participation in the meeting will be facilitated through the electronic methods as described below.

Agenda Materials:

The agenda and agenda packet related to items on this agenda are available for public inspection at www.comptoncity.org.

Public Observation and Participation:

Members of the public may provide public comments through the follow method:

Teleconference Participation: You may provide audio public comments by connecting to the teleconference meeting online or by telephone/mobile call (please select only one method). Public speakers will be queued to provide comments at the appropriate time on the agenda. You must be available to provide comments at the time you are called upon to speak. If you are not planning on providing public comments we encourage you to observe the meeting via livestream at www.comptoncity.org or on Government Channel 36 to allow staff to more effectively manage the number of teleconference connections.

Compton Zoom meeting online line:
https://us02web.zoom.us/j/84985707840?pwd=QTZ3OWxvd25idjMzNmxoT01OT3IwQT09

Compton Zoom meeting call-in telephone number:1-669-900-6833
Compton Zoom ID:849 8570 7840
Compton Zoom Passcode: 071757

Americans with Disabilities Act (ADA) Accommodations:

Any person with a disability who requires accommodation in order to participate in a meeting should contact of the Office of the City Clerk at (310) 605-5530 to request accommodation. The City will use its best efforts to provide reasonable accommodations related to the teleconference meeting.

Members of the public may observe this meeting via Channel 36 or via city website streaming services at www.comptoncity.org, and offer comments at this meeting via Zoom during the public comments portion of the meeting. If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the American with Disabilities Act ("ADA") please contact the City Clerk's Office at (310) 605-5530 or email contactcityclerk@comptoncity.org prior to the meeting for assistance.

(Zoom is only for Public Comments)

https://us02web.zoom.us/j/84985707840?pwd=QTZ3OWxvd25idjMzNmxoT01OT3IwQT09

Meeting ID: 849 8570 7840
Passcode: 071757
Call In: 1-669-900-6833

COMPTON CITY COUNCIL
AGENDA
05/11/2021
5:30 PM

Closed Session 4:30 P.M.
Public Meeting 5:30 P.M.

CITY COUNCIL CHAMBERS
205 SOUTH WILLOWBROOK AVENUE
COMPTON, CALIFORNIA 90220

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS ON CLOSED SESSION AGENDA ITEMS

(Persons wishing to address the City Council on the Closed Session items may do so at this time. Comments are limited to one (1) minute per speaker and shall be limited to Closed Session agenda items)

CLOSED SESSION – 4:30 p.m.

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
AFSCME 3947 v. City of Compton (PERB Case No. LA-CE-1469-M)
AFSCME 2325 v. City of Compton (PERB Case No. LA-CD-1470-M)
Pursuant to California Government Code Section 54956.9

RECESS TO CLOSED SESSION

PUBLIC MEETING – 5:30 P.M.

OPENING

REPORT ON CLOSED SESSION ACTION(S)

INTRODUCTION OF SPECIAL GUESTS

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

CONSENT AGENDA

Consent items are routine and expected to be non-controversial. They will be acted upon by the Council at one time without discussion unless a Council Member requests an item be removed or discussed.

APPROVAL OF MINUTES

1. APRIL 27, 2021

CITY MANAGER/CITY ATTORNEY/CITY CONTROLLER/CITY TREASURER REPORTS

2. INVESTMENT REPORT - MARCH 31, 2021 (Receive/File)

CITY FIRE DEPARTMENT

3. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE FIRE DEPARTMENTS' 2020-2021 FISCAL YEAR BUDGET TO TRANSFER FUNDS AND AUTHORIZING THE CITY MANAGER TO ISSUE PURCHASE ORDERS TO SOUTH COAST EMERGENCY VEHICLE SERVICE AND WILLIAM KALVIKOV DBA FIRE APPARATUS SOLUTIONS FOR THE MAINTENANCE AND REPAIR OF EMERGENCY FIRE APPARATUS ($40,000)

HOUSING AUTHORITY

4. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO AMEND THE LOCAL HOUSING AUTHORITY'S 2020-2021 FISCAL YEAR BUDGET TO TRANSFER FUNDS BETWEEN ACCOUNTS, AND TO ENTER INTO A THREE (3) YEAR AGREEMENT WITH AND ISSUE A PURCHASE ORDER TO MRI SOFTWARE, LLC. D/B/A HAPPY SOFTWARE, INC. FOR SOFTWARE USE LICENSES AND MAINTENANCE SUPPORT ($101,761.37)

REGULAR AGENDA

CITY MANAGER'S REPORT

5. 2021 INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS (IIMC) FOUNDATION WALL OF HONOR - ALITA GODWIN, CITY CLERK

6. POWER POINT PRESENTATION - TREE TRIMMING INVENTORY UPDATE

NEW BUSINESS

7. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON SUPPORTING ASSEMBLY BILL 1126 (BLOOM) WHICH WOULD ESTABLISH THE COMMISSION ON THE STATE OF HATE IN THE STATE OF CALIFORNIA

8. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON DECLARING THE RESULTS OF THE PRIMARY NOMINATING ELECTION HELD IN SAID CITY ON APRIL 20, 2021

9. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING CHAPTER 30 OF THE COMPTON MUNICIPAL CODE TO ADD SECTION 30-54 (SPECIFIC PLAN ZONE REGULATIONS) (First Reading)

10. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE GENERAL PLAN LAND USE ELEMENT TO CREATE THE SPECIFIC PLAN LAND USE DESIGNATION AND CHANGE THE EXISTING GENERAL PLAN LAND USE DESIGNATION FOR PROPERTY LOCATED AT 1950 NORTH CENTRAL AVENUE FROM LOW DENSITY RESIDENTIAL TO SPECIFIC PLAN

11. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON, ACTING AS THE HOUSING SUCCESSOR AGENCY AUTHORIZING THE CITY MANAGER TO ENTER INTO AN EXCLUSIVE NEGOTIATION AGREEMENT WITH THE WIN PROJECT TO WORK OUT THE TERMS AND CONDITIONS OF A PURCHASE AND SALE AGREEMENT FOR THE DISPOSITION AND DEVELOPMENT OF HOUSING SUCCESSOR AGENCY-OWNED PROPERTY LOCATED AT 1716 EAST ROSECRANS AVENUE TO DEVELOP FIVE (5) AFFORDABLE FOR-SALE SINGLE FAMILY HOMES

12. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON, ACTING AS THE HOUSING SUCCESSOR AGENCY AUTHORIZING THE CITY MANAGER TO ENTER INTO AN EXCLUSIVE NEGOTIATION AGREEMENT WITH LINC HOUSING CORPORATION TO WORK OUT THE TERMS AND CONDITIONS OF A PURCHASE AND SALE AGREEMENT FOR THE DISPOSITION AND DEVELOPMENT OF HOUSING SUCCESSOR AGENCY-OWNED PROPERTY LOCATED AT 16208-16216 S ATLANTIC AVE TO DEVELOP A PROPOSED SIXTY-FIVE (65) UNIT MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT

COUNCIL COMMENTS

ADJOURNMENT

NEXT REGULAR MEETING: 5/18/2021 @ 5:30 PM

Visit our website at http://www.comptoncity.org

HAPPY 133RD BIRTHDAY, CITY OF COMPTON

APRIL 27, 2021

The Compton City Council meeting was called to order at 4:11 p.m. by Mayor Aja Brown. The Council Members participated in the meeting through Zoom teleconference due to the existence of the coronavirus pandemic.

ROLL CALL

Council Members Present – T. McCoy, E. Sharif , Mayor A. Brown
Council Members Absent – M. Chambers *(Entered the meeting at 4:20 p.m.)*
I. Galvan *(Entered the meeting at 6:02 p.m.)*

Other Officials Present: D. Brown, A. Godwin, C. Cornwell

To protect public health and safety during the local, state, and federally declared COVID-19 emergency, the City Council Chamber is closed to the public. Consistent with State of California Executive Orders N-25-20 and N-29-20. The City Council will participate in the meeting through teleconference. Members of the public may observe this meeting via Channel 36 or via city website streaming services at: www.comptoncity.org, and offer comments at this meeting via Zoom during the public comments portion of the meeting. If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the American with Disabilities Act ("ADA") please contact the City Clerk's Office at (310) 605-5530 or email: contactcityclerk@comptoncity.org prior to the meeting for assistance.

4:00 P.M. WORKSHOP REGARDING PROPOSED FISCAL YEAR 2021-2022 BUDGET (City Council Priorities – *Power Point Presentation conducted*)

The City Council recessed at 4:52 p.m. and reconvened at 5:38 p.m. by the following roll call:

Council Members Present: M. Chambers, T. McCoy, E. Sharif, Mayor A. Brown
Council Members Absent: I. Galvan

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

Robert Ray raised concerns that the City is underestimating the anticipated gasoline sales tax revenue. Mr. Ray suggested the City contact the California Highway Patrol to request that they monitor the streets in Compton and ticket large commercial trucks destroying the streets, rather than hiring someone to perform this task. Mr. Ray referenced the National discussion regarding law enforcement and suggested that the Council reinstate Community Policing, which will improve confidence. Mr. Ray concluded by speaking his opposition to any type of bonds for the City of Compton.

Barbara Calhoun, former City Council Member, reported that there is a tree near Stockwell Avenue and Grandee that must be removed for public safety. Ms. Calhoun also questioned if the lease revenue bonds, which were discussed earlier in the meeting, are the bonds that the Council previously voted on or something new.

CONSENT AGENDA

APPROVAL OF MINUTES

1. APRIL 13, 2021***(Approved)***

CITY MANAGER/CITY ATTORNEY/CITY CONTROLLER/CITY TREASURER REPORTS

2. INVESTMENT REPORT - FEBRUARY 28, 2021 ***(Received and Filed)***

HOUSING AUTHORITY

3. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE LOCAL HOUSING AUTHORITY'S 2020-2021 FISCAL YEAR BUDGET TO TRANSFER FUNDS BETWEEN ACCOUNTS ($224,100) ***(Approved Resolution Number 25,452)***

HUMAN RESOURCES

4. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE CITY'S POSITION CLASSIFICATION PLAN BY AMENDING THE CLASSIFICATION SPECIFICATIONS FOR THE POSITIONS OF COMMUNITY SERVICE MANAGER AND WATER PRODUCTION AND DISTRIBUTION SUPERVISOR ***(Approved Resolution Number 25,453)***

5. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE CITY'S POSITION CLASSIFICATION PLAN BY AMENDING THE CLASSIFICATION SPECIFICATIONS FOR THE POSITIONS OF SECURITY OFFICER, SECURITY LEAD OFFICER, PARKING CONTROL OFFICER, PARKING CONTROL LEAD OFFICER ***(Approved Resolution Number 25,454)***

On motion by Chambers, seconded by McCoy, the consent agenda was approved by the following vote on roll call:

AYES: Council Members – Chambers, McCoy, Sharif, Brown
NOES: Council Members – None
ABSENT: Council Members – Galvan

REGULAR AGENDA

CITY MANAGER'S REPORT

6. A REQUEST TO SET A PUBLIC HEARING TO APPROVE AMENDMENT NO. 1 TO THE PURCHASE SALE AGREEMENT BETWEEN THE CITY OF COMPTON AND THE OLSON URBAN HOUSING, LLC, FOR THE DEVELOPMENT OF CERTAIN CITY-OWNED PROPERTY LOCATED AT 1950 NORTH CENTRAL AVENUE (May 18, 2021 at 5:35 p.m.)

On motion by McCoy, seconded by Chambers, the hearing was scheduled for **May 18, 2021** at **5:35 p.m.** by the following vote on roll call:

AYES: Council Members – Chambers, McCoy, Sharif, Brown
NOES: Council Members – None
ABSENT: Council Members – Galvan

7. ORAL REPORT - LOS ANGELES SHERIFF DEPARTMENT PUBLIC SAFETY UPDATE - Captain LaTonya Clark

Los Angeles County Sheriff's Captain LaTonya Clark reported that so far this year, there have been 17 Homicides in Compton, and added that between March and April of this year, there were five. Captain Clark indicated that crime has increased across the Nation and reported that thus far this year, there have been 102 Homicides in Los Angeles County. This is very alarming to law enforcement, which has seen a steady increase in crime with 161 assaults with a gun in Compton and over 2,022 Countywide. A good percentage of these crimes are caused by gangs feuding all over the State of California.

Captain Clark informed the Council and community that Central Patrol Division has done something no other division has done. The Captains, Commanders and the Chief have collaborated together and created a Community Violence Intervention Team comprised of personnel from the Compton Station, Century, South L.A. and the East L.A. Sherriff's Stations. This Intervention Team was put together to target specific gangs that are causing the homicides and assaults throughout the various communities. Captain Clark announced that the Intervention Team has

been in the City of Compton for the past two weeks, at no cost to the City. The Intervention Division Team is assisting the Operation Safe Streets Team as well as the Sherriff's Homicide Bureau. In addition to the Intervention Team, another Division Team was created to combat the gang violence in the City of Compton. Captain Clark indicated that the Teams are temporary, and it has not been determined how long they will remain in the City; however, she will endeavor to hold on to one of the Teams to assist the City over the Summer months.

Captain Clark reminded the community that law-enforcement cannot do it alone, and urged the community to continue to report crimes and any suspicious behavior to the Sherriff's Department. Captain Clark further commended the residents for doing a fantastic job of reporting crime and offering valuable information to assist law enforcement in combating crime.

Mayor Brown indicated that violence has increased Nationwide and asserted that it will take a collaborative effort between law enforcement and the community to eradicate crime.

There was discussion among the City Council and Captain Clark regarding developing a strategy to combat noise nuisances caused by loud parties and gatherings.

8. ORAL REPORT - TREE TRIMMING UPDATE

City Manager Craig Cornwell reported that the City just completed the tree trimming inventory and documented over 15,000 trees in the City of Compton: detailing the type, condition and care of every tree. Staff plans to discuss the data and develop strategy for the City. In the meantime, the City is addressing urgent or dangerous conditions such as trees blocking Stop signs, tree limbs that are impeding walking traffic on sidewalks or tree limbs growing into street traffic. City Manager Cornwell indicated that Staff will develop a service plan and a tree maintenance schedule which will be made available to the residents.

9. POWER POINT PRESENTATION - LEASE REVENUE BOND PROPOSAL - City Bond Team

City Manager Cornwell and Assistant City Manager Michael Antwine offered a power point presentation detailing the Lease Revenue Bond Proposal. Mr. Antwine explained that this proposal will assist the City in financing the reconstruction of the City's aging infrastructure without raising taxes for residents. The City bond would be restored through a series of revenue sources, including an estimated $6 Million from County and State tax measures such as Measure M, Measure R, Proposition A, Proposition C, SB 1 (RMRA), and the State Gas Tax as well as approximately $2 Million in funding from City of Compton's Measure P for the 2021 Fiscal Year. City Manager Cornwell highlighted the Bond Finance Team members and Staff which include:

- Co-bond Counsel ("Bond Counsel"): Butler Snow LLP and Stradling Yocca Carlson & Rauth, P.C.
- Underwriter for the Bonds: Raymond James & Associates, Inc.
- Financial Advisor for the Bonds: Willdan Financial Services

Mr. Antwine further indicated that Street infrastructure and street lighting projects would be eligible for funding under the municipal bond. With the funding, the city will be able to address field streets and make critical improvements to public facilities, including the parks that are in need of renovation or repair. The sites that would be funded under the bond for repair or renovations would include Burrell McDonald Center, Compton's Public Safety Station, Dollarhide Community Center, two Fire Stations (No. 2 and No. 3), the Emergency Operations Center, City Hall and other facilities.

Mr. Antwine asserted that Bond 'refinancing' or 'refunding' are used by state and local governments most frequently to achieve debt service savings on outstanding bonds. The Government Finance Officers Association (GFOA) generally recommends a minimum savings lever of 2.50% to 3.00% to justify the expense in undertaking a current refunding of outstanding bonds. Savings from the Redevelopment Agency Bond refunding will be shared with local taxing entities within the City's jurisdiction.

Mr. Antwine reported that the City of Compton's Sewer Revenue Bonds, Series 2009 were issued primarily to provide funds to pay for certain capital costs of the City's Sewer System; and provide for the deposit to the Reserve Fund for the Series 2009 Bonds:

Current Principal outstanding: **$15,650,000**
Current Estimated Refunding Savings: **$5,934,319**
Current Estimated Refunding Savings %: **44.01%**

These numbers are based on current market interest rates, and are subject to change and assumes AA rating with bond insurance. A non-rated issuance will yield slightly lower savings. Mr. Antwine emphasized that the funding will be issued with a municipal bond and the residents of Compton **will not** see a new tax or increase in their property taxes.

NEW BUSINESS

10. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON DECLARING ITS INTENT TO LEVY AND COLLECT ASSESSMENTS AND CHARGES WITHIN THE SEWER SERVICE CHARGES FOR FISCAL YEAR 2021/2022 AND APPOINT A TIME AND PLACE FOR A PUBLIC HEARING TO BE HELD ON MAY 18, 2021 AT 5:40 P.M.

On motion by Sharif, seconded by Chambers, **Resolution Number 25,000** entitled **'A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON DECLARING ITS INTENT TO LEVY AND COLLECT ASSESSMENTS AND CHARGES WITHIN THE SEWER SERVICE CHARGES FOR FISCAL YEAR 2021/2022 AND APPOINT A TIME AND PLACE FOR A PUBLIC HEARING TO BE HELD ON MAY 18, 2021 AT 5:40 P.M.'** was adopted by the following vote on roll call:

AYES: **Council Members – Chambers, Galvan, Sharif, Brown**
NOES: **Council Members – None**
ABSENT: **Council Members – McCoy**

11. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON DECLARING ITS INTENT TO LEVY AND COLLECT ASSESSMENTS AND CHARGES WITHIN THE LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT NO. 1 FOR FISCAL YEAR 2021/2022 AND APPOINT A TIME AND PLACE FOR A PUBLIC HEARING TO BE HELD ON MAY 18, 2021 AT 5:45 P.M.

On motion by Chambers, seconded by Sharif, **Resolution Number 25,457** entitled **'A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON DECLARING ITS INTENT TO LEVY AND COLLECT ASSESSMENTS AND CHARGES WITHIN THE LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT NO. 1 FOR FISCAL YEAR 2021/2022 AND APPOINT A TIME AND PLACE FOR A PUBLIC HEARING TO BE HELD ON MAY 18, 2021 AT 5:45 P.M.'** was adopted by the following vote on roll call:

AYES: **Council Members – Chambers, Galvan, Sharif, Brown**
NOES: **Council Members – None**
ABSENT: **Council Members – McCoy**

12. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE PUBLIC WORKS 2020-2021 FISCAL YEAR BUDGET TO TRANSFER FUNDS, AUTHORIZING THE CITY MANAGER TO ENTER INTO A THREE (3) YEAR SERVICE AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER FOR PRECISION CONCRETE CUTTING FOR PROVISION OF CITY-WIDE SIDEWALK REMEDIATION SERVICES ($200,000)

It was moved by Sharif, seconded by Chambers, that the resolution be adopted.

Councilmember Sharif indicated that the sidewalk near 1209 S. Burris has been damaged by the trees and needs attention, and added that many of the City's tress are lifting up the sidewalks and causing problems.

Councilmember Galvan questioned why the Council was presented with only two responses for the Request For Proposals (RFP) and further asked where the City placed their advertisement for the RFPs.

City Manager Cornwell responded that the City placed the Request for Proposals in the Compton Bulletin, which is the legal periodical for the City of Compton.

Resolution Number 25,457 entitled **'A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE PUBLIC WORKS 2020-2021 FISCAL YEAR BUDGET TO TRANSFER FUNDS, AUTHORIZING THE CITY MANAGER TO ENTER INTO A THREE (3) YEAR SERVICE AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER FOR PRECISION CONCRETE CUTTING FOR PROVISION OF CITY-WIDE SIDEWALK REMEDIATION SERVICES'** was adopted by the following vote on roll call:

AYES: **Council Members – Chambers, Galvan, McCoy, Sharif, Brown**
NOES: **Council Members – None**
ABSENT: **Council Members – None**

13. A RESOLUTION OF THE CITY COUNCIL OF THE CITY COMPTON SUPPORTING AB 490 (GIPSON AND BONTA) WHICH AMENDS LAW ENFORCEMENT AGENCY POLICIES ON THE USE OF FORCE WHICH WOULD ADDITIONALLY PROHIBIT A LAW ENFORCEMENT AGENCY FROM AUTHORIZING TECHNIQUES OR TRANSPORT METHODS THAT INVOLVE A SUBSTANTIAL RISK OF POSITIONAL ASPHYXIA, AS DEFINED IN AB 490

On motion by McCoy, seconded by Sharif, **Resolution Number 25,458** entitled **'A RESOLUTION OF THE CITY COUNCIL OF THE CITY COMPTON SUPPORTING AB 490 (GIPSON AND BONTA) WHICH AMENDS LAW ENFORCEMENT AGENCY POLICIES ON THE USE OF FORCE WHICH WOULD ADDITIONALLY PROHIBIT A LAW ENFORCEMENT AGENCY FROM AUTHORIZING TECHNIQUES OR TRANSPORT METHODS THAT INVOLVE A SUBSTANTIAL RISK OF POSITIONAL ASPHYXIA, AS DEFINED IN AB 490'** was adopted by the following vote on roll call:

AYES: **Council Members – Chambers, Galvan, McCoy, Sharif, Brown**
NOES: **Council Members – None**
ABSENT: **Council Members – None**

COUNCIL COMMENTS

City Clerk Alita Godwin requested that the City Council meeting be adjourned in memory of **James Davis**, husband of former City employee, Ethel Davis and her beloved Uncle, **Manuel McLeod**.

Councilmember Chambers offered the following communications/announcements:

- Announced that on May 6, 2021 from 1:00 p.m. to 2:00 p.m. Bishop Noel Jones will collaborate with faith-based organizations to host a virtual webinar to provide information regarding property tax bills, home ownership and other important topics.

- Reminded the community to get tested for the coronavirus and also make a plan to receive the vaccination against the deadly virus at: myturn.ca.gov.

- Requested that the City Council bring forth a resolution in support of Assembly Bill 1126, which would require the development of a Commission study and also provide a comprehensive accounting of hate crime activity statewide and report on relevant national hate crime trends and statistics.

- Commended Mr. Eugene Bennett, store owner of the Grocery Outlet, who was recently featured and highlighted in the Black Business Magazine.

- Requested that the Council meeting be adjourned in memory on **Donte Lee Johnson.**

Councilmember Galvan offered the following communications/announcements:

- Reported graffiti and illegal trash dumping in the alleyway between the 800 block of Oaks Street and Pine Street —also the apartment complex at that area seems to have exposed plumbing and a water leak.

- Reported that the residents in the area of Alhambra Avenue and Arlington are requesting that the street identification and 'no parking' signs be replaced.

- Requested that the City clean up and maintain the playground area of Wilson Park, and address the homeless population at Leuders Park.

- Commented that approximately one month ago, the City Council voted to approve a grant application, and questioned the status of the application.

- Requested that the Council meeting be adjourned in memory of military Veteran **Juan Garcia.**

Councilmember McCoy offered the following communications/announcements:

- Requested that the City bring forth an update relative to 'permit parking' in the Richland Farms area, as well as a status report on the City's Home Repair Program.

- Requested that the City provide a list of common Municipal Code violations and include the list in the City's next Newsletter Magazine.

- Reported that the trees along the 1300 block of Tichenor Street need trimming and further reported that a tree located at 2418 W. Alondra is causing problems with the sidewalk.

Councilmember Sharif offered the following communications/announcements:

- Introduced her new liaison, Mariela Gonzalez, to the Council and community.

- Requested an update on the demolition of the structure on Santa Fe and Long Beach Boulevard and also an update on the repairs taking place at the Artesia Street bridge fire location.

City Manager Craig Cornwell informed the Council and community that contracts have been signed and executed for the demolition of the structure on Santa Fe and Long Beach Boulevard and further announced that the area surrounding the Artesia bridge fire has been cleared of debris and the Los Angeles County Inspectors have surveyed the location and verified the damage. City Manager Cornwell indicated that Artesia Boulevard will be closed indefinitely until street and bridge repairs are completed.

Mayor Brown offered the following communications/announcements:

- **Mayor Brown** announced that Los Angeles County is continuing its downward trend rate of positivity of coronavirus cases, however, we must all continue to follow the guidelines and use precautions to stop the spread of the virus. Health officials have stated that fully vaccinated Americans do not need to wear masks outdoors unless they are in a large crowd. Mayor Brown indicated that California residents 16 years of age and older are currently eligible to receive the vaccine to protect against the coronavirus---please visit: vaccinatelacounty.com. Testing is still available at Gonzales Park and Burrell MacDonald park. Please visit: covid19.lacounty.gov/testing for information or appointments. Residents may also obtain additional information by visiting the City's Resource Guide, which is found on the website at: comptoncity.org.

- **Mayor Brown** indicated that the Compton food pantry is still operational Thursday through Sunday 11:00 a.m. to 2:00 p.m. at Leuders park. Delivery service is also available to Seniors, Veterans and Disabled individuals by calling 310-631-8611.

- **Mayor Brown** provided an update on the previous April Primary Election and indicated that out of 49,133 registered voters in Compton, only 7,686 residents voted in the election. Mayor Brown raised concerns regarding the low voter turnout and encouraged everyone to exercise their constitutional right and VOTE in the General Election which will be held on June 1, 2021.

(Councilmember Chambers exited the meeting at 7:23 p.m.)
(Councilmember Galvan exited the meeting at 7:25 p.m.)

ADJOURNMENT

On motion by McCoy, seconded by Sharif, the meeting was adjourned in memory of **Donte Lee Johnson**, **Juan Garcia, Manuel McLeod and James Davis** at 7:29 p.m. by the following vote on roll call:

AYES: **Council Members – McCoy, Sharif, Brown**
NOES: **Council Members – None**
ABSENT: **Council Members – Chambers, Galvan**

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CITY CLERK OF THE CITY OF COMPTON **MAYOR OF THE CITY OF COMPTON**

MAY 11, 2021

TO: **MAYOR AND COUNCIL MEMBERS**

FROM: **CITY TREASURER**

SUBJECT: **INVESTMENT REPORT**

IN ORDER TO COMPLY WITH THE COMPTON CITY CHARTER SECTION: 701(d) PREPARE AND SUBMIT TO THE CITY CONTROLLER (**THE CHIEF FINANCIAL OFFICER OF THE CITY)** MONTHLY WRITTEN REPORTS OF ALL RECEIPTS, DISBURSEMENTS AND BALANCES, COPIES OF WHICH SHALL BE FILED WITH THE CITY MANAGER. TO COMPLY WITH STATE LAW AND THE CITY'S INVESTMENT POLICY, THE ATTACHED REPORT ACCURATELY REFLECTS ALL POOLED INVESTMENTS HELD ON BEHALF OF THE CITY AND THE SUCCESSOR AGENCY AS OF MARCH 31, 2021.

THE CITY'S INVESTMENT OBJECTIVES IN ORDER OF PRIORITY SHALL BE: **SAFETY**, WHICH IS INVESTING IN THE HIGHEST AND BEST QUALITY SECURITIES, **LIQUIDITY,** WHICH CAN BE CONVERTED INTO CASH AND NECESSARY TO MEET OUR CASH FLOW DISBURSEMENT OF THE CITY, AND **YIELD**, WHICH IS EARNING A HIGHER THAN MARKET RATE OF RETURN.

DOUGLAS SANDERS
CITY TREASURER

CITY OF COMPTON
Portfolio Management
Portfolio Summary
March 31, 2021

City of Compton
205 S. Willowbrook Ave.
Compton, CA 90220
(310)605-5515

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Local Agency Investment Funds	102,032,970.36	102,032,970.36	102,032,970.36	99.87	1	1	0.634	0.642
Passbook/Checking Accounts -2	135,852.23	135,852.23	135,852.23	0.13	1	1	0.010	0.010
Investments	**102,168,822.59**	**102,168,822.59**	**102,168,822.59**	**100.00%**	**1**	**1**	**0.633**	**0.642**

Total Earnings	March 31 Month Ending	Fiscal Year To Date
Current Year	38,570.91	490,692.95
Average Daily Balance	**102,606,202.74**	**102,257,128.50**
Effective Rate of Return	**0.44%**	**0.64%**

Under the City Charter section 701 City Treasurer, The Treasurer shall be the custodian of all public funds belonging to or under the control of the City or any office, department, or agency thereof. Section 701(d) Prepare and submit to the CITY CONTROLLER (the CHIEF FINANCIAL OFFICER/OFFICE of COMPTON) monthly written reports of all receipts, disbursements, and funds balances, copies of which shall be filed with the City Manager.

This report reflects all pooled investments, and it is in conformity with the investment policy adopted by the City Council (Gov Code 53646(b) (3)). The monthly investment report must state the ability of the Agency to meet its expenditure requirements for the next six months or provide an explanation as to why sufficient cash funds may or may not be available. The City's investment program and future revenue are uncertain as to sufficient cash to meet six months of estimated expenditures due to the COVID-19 PANDEMIC worldwide. The uncertainty of Cities to collect revenues is due to the COVID-19 cases. As of this report, the County of Los Angeles has lightened up some of the restrictions from COVID-19.

As of March 31, 2021, the 9th month of the fiscal year 2020/2021, the City had a total in the General City bank account plus the LAIF account of $47.5 million. At the time of this reporting period, the City had approximately $1.2 million in large outstanding warrants payable to vendors. On December 20, 2020, the City received its tax revenue of $12.4 million. On January 4, 2021, the Successor Agency received its property tax revenue called ROPS of $8.4 million. Also, on January 20, the City received more property tax, in lieu of DMV fees, of $9.5 million. The City's PERS balance is $42.5 million as of the date of this report.

The Federal Reserve Bank has reduced interest rates to 0% or near zero due to the COVID-19 pandemic and the effects on the economy and jobs. As of this report, the Federal Reserve Bank Committee, FOMC stated that they would keep interest rates the same. Congress has passed the American Rescue Plan Act of 2021, a $2.1 trillion economic stimulus bill; this should help stimulate some of the economy, state and locally.

Interest revenue for the fiscal year 2020/2021 will be low due to the Federal Reserve Bank (known as THE FED) keeping the interest rates at zero or near zero. The City will lose out on some sales tax revenue due to small and medium businesses closing because of COVID-19. The City's monthly payment to the Sherriff's Department is approximately $1.9 million. The employee's payroll is

over $2 million a month, plus other major expenditures. There has been some reduction in payroll costs due to layoffs earlier in the fiscal year. The City completed a $37.7 million bond transaction from the revenue of sales tax from MTA, only using 50% or less of that revenue for major work on City streets.

ASSUMPTIONS
The investment report represents a specific snapshot in time and it is compared to other market performers during that same period, but not limited to the Local Agency Investment Fund (State of California) and other Treasury term rates. The City uses SymPro portfolio management software for investment calculation results.

The pricing of securities is done by Union Bank and Interactive Data Services. Moody Investor Service rates the State Pool Accounts AAA. Local Agency Investment Fund (LAIF) Pool rates have been trending lower over the last few months. The City continues to monitor the daily LAIF rates.

Treasury Rates as of 3/31/2021

3 month T-Bill @ 0.0130%
6 month T-Bill @ 0.0330%
1 year T-Bill @ 0.0610%

5-6-2021

DOUGLAS SANDERS, CITY TREASURER

CITY OF COMPTON
Portfolio Management
Portfolio Details - Investments
March 31, 2021

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Local Agency Investment Funds												
6000	6000	General City			29,376,443.58	29,376,443.58	29,376,443.58	0.630	0.621	0.630	1	
6007	6007	Successor Agency Gen			31,163,996.52	31,163,996.52	31,163,996.52	0.630	0.621	0.630	1	
1203	1205	SA Low Cost Housing			6,023,945.91	6,023,945.91	6,023,945.91	0.840	0.828	0.840	1	
6029	6029	Measure R			1,917,068.46	1,917,068.46	1,917,068.46	0.630	0.621	0.630	1	
SYS10128	10128	Measur M			1,004,922.52	1,004,922.52	1,004,922.52	0.630	0.621	0.630	1	
6019	6019	EDA Revolving Loan			73,181.95	73,181.95	73,181.95	0.630	0.621	0.630	1	
6002	6002	Prop C			1,629,063.84	1,629,063.84	1,629,063.84	0.630	0.621	0.630	1	
6030	6030	PROP A			3,200,938.50	3,200,938.50	3,200,938.50	0.630	0.621	0.630	1	
2100	6021	PERS			26,736,400.56	26,736,400.56	26,736,400.56	0.630	0.621	0.630	1	
6027	6027	River Mountain Conservancy			12,690.47	12,690.47	12,690.47	0.630	0.621	0.630	1	
6003	6003	Sewer Bond Proceeds			894,318.05	894,318.05	894,318.05	0.630	0.621	0.630	1	
		Subtotal and Average	**102,471,680.04**		**102,032,970.36**	**102,032,970.36**	**102,032,970.36**		**0.634**	**0.642**	**1**	
Passbook/Checking Accounts -2												
5007	5007	Family Self Sufficiency			135,852.23	135,852.23	135,852.23	0.010	0.010	0.010	1	
		Subtotal and Average	**134,522.71**		**135,852.23**	**135,852.23**	**135,852.23**		**0.010**	**0.010**	**1**	
		Total and Average	**102,606,202.74**		**102,168,822.59**	**102,168,822.59**	**102,168,822.59**		**0.633**	**0.642**	**1**	

CITY OF COMPTON
BANK ACCOUNT BALANCES AS OF
MARCH 31, 2021

FUND #	NAME OF ACCOUNT	BANK NAME	BALANCE
1000	PAYROLL	WELLS FARGO BAI	2,408,304.35
1001	GENERAL CITY ACCOUNT	BANK OF THE WES	18,483,097.45
1520	MEASURE R	BANK OF THE WES	1,203,226.13
2000	PROP A	BANK OF THE WES	1,463,628.42
4000	SA GENERAL	BANK OF THE WES	41,903.72
1203	SA LOW COST HOUSING	BANK OF THE WES	694,180.44
2100	PERS	BANK OF THE WES	15,802,830.97
1528	MEASURE M	BANK OF THE WES	719,328.43
2820	FAMILY SELF SUFFICIENCY	BANK OF THE WES	135,852.23
2754-84-8	JTPA - CAREERLINK	BANK OF THE WES	592,715.57
2805	HOME LOAN PROGRAM	BANK OF THE WES	1,485,895.28
2818	SECTION 108 - HUD FUND	BANK OF THE WES	1,856,679.67
5116	BOND SEWER CONSTRUCTIO	BANK OF THE WES	8,328.40
6400	LIABILITY	BANK OF THE WES	58,087.25
1001	COC - CHANGE FUND	BANK OF THE WES	689.00
1900	PROP C	BANK OF THE WES	1,895,325.10

CITY OF COMPTON
BANK ACCOUNT BALANCES AS OF
MARCH 31, 2021

FUND #	NAME OF ACCOUNT	BANK NAME	BALANCE
6300	WORKERS COMP	BANK OF THE WES	69,950.93
2820	HOUSING AUTHORITY	BANK OF THE WES	1,646,858.52
1001	EMERGENCY MEDICAL SERVI	BANK OF THE WES	169,948.14
1061	COPS GRANT WEED AND SEE	BANK OF THE WES	3,997.48
1001	COC PARKING VIOLATIONS	BANK OF THE WES	151,365.58
5000	COC UTILITIES BILLINGS	BANK OF THE WES	6,311,653.41

May 11, 2021

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: FIRE CHIEF
COMPTON FIRE DEPARTMENT

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE FIRE DEPARTMENT'S 2020-2021 FISCAL YEAR BUDGET TO TRANSFER FUNDS AND AUTHORIZING THE CITY MANAGER TO ISSUE PURCHASE ORDERS TO SOUTH COAST EMERGENCY VEHICLE SERVICE AND WILLIAM KALVIKOV DBA FIRE APPARATUS SOLUTIONS FOR THE MAINTENANCE AND REPAIR OF EMERGENCY FIRE APPARATUS ($40,000)

SUMMARY

The adoption of the attached Resolution will amend the Fire Departments' 2020-2021 Fiscal Year budget to transfer Forty Thousand Dollars ($40,000.00) in funds between accounts and authorize the City Manager to issue purchase orders not to exceed the amount of Forty Thousand Dollars and Zero Cents ($40,000.00) to South Coast Emergency Vehicle Service and William Kalvikov DBA Fire Apparatus Solutions for the additional maintenance and repair services of the Fire Department's emergency apparatus.

BACKGROUND

The City of Compton's ("City") fire engines were purchased in 2005 and one engine recently purchased in 2019 and due to the high volume of emergency responses as well as the conditions of the City streets, the cost of repairs are increasing.

Annual apparatus maintenance and repair for the Compton Fire Departments' ("Department") emergency vehicles are essential for the safe and efficient emergency response and operation. The Department performs routine apparatus and equipment inspections on all apparatus daily to ensure that preventive maintenance guidelines are adhered to and that there are no defects with reference to fire engine operations. Furthermore, all vehicles are required to meet the Department of Transportation and California Highway Patrol regulatory statutes concerning emergency vehicles.

Last year, the Department solicited and received three (3) bids from the following vendors for maintenance and repair services at the listed hourly labor rates: (i) South Coast Emergency Vehicle Service ("South Coast") ($95.00 per hour); (ii) William Kalvikov dba Fire Apparatus Solutions ($89.00 per hour); (iii) Southern California Fleet Services dba Southern California Fire Services, Inc. ($110.00 per hour). The Department determined that selecting both South Coast and William Kalvikov DBA Fire Apparatus Solutions would allow the Department flexibility to submit our emergency fire apparatus to either vendor whom are not as inundated with work, thus creating a faster turnaround time to have our vehicles returned.

STATEMENT OF ISSUE

On July 28, 2021 the City Council adopted Resolution No. 25,327 to approve the Departments' use of South Coast, at a labor rate of $95.00 per hour and William Kalvikov DBA Fire Apparatus Solutions to perform the maintenance and repair of emergency fire apparatus and issued purchase orders not to exceed the amount of $100,000.00. The Department has exhausted the current purchase order and needs an additional purchase order to pay for maintenance and repairs.

Staff is recommending that the Department continues to use South Coast and William Kulikov DBA Fire Apparatus Solutions for its maintenance and repair of emergency fire apparatus. The City has no vendor in the City boundaries that provide maintenance and repairs for emergency fire apparatus. City Council approval is needed because the expenditure is in excess of the $25,000.00 spending approval amount.

FISCAL IMPACT

The estimated cost for maintenance and repairs to the Departments' emergency fire apparatus for the remainder of Fiscal Year 2020-2021 is Forty Thousand Dollars and Zero Cents ($40,000.00). The Department's 2020-2021 Fiscal Year budget will need to be amended to transfer funds between accounts as follows:

From:	**Description**	**Amount**
1001-690-000-4216	Printing & Duplicating	$ 5,000.00
1001-690-000-4246	Uniforms Replacement	$15,000.00
1001-690-000-4269	Other Contract Services	$20,000.00
To:	**Description**	**Amount**
1001-690-000-4229	Automotive Repairs	$40,000.00

After the proposed transfer, the funds will be paid from:

Account No.	**Description**	**Amount**
1001-690-000-4229	Automotive Repairs	$40,000.00

RECOMMENDATION

Staff recommends that Council adopt the attached Resolution.

RONERICK SIMPSON, FIRE CHIEF
COMPTON FIRE DEPARTMENT

APPROVED FOR FORWARDING:

CRAIG J. CORNWELL
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE FIRE DEPARTMENTS' 2020-2021 FISCAL YEAR BUDGET TO TRANSFER FUNDS AND AUTHORIZING THE CITY MANAGER TO ISSUE PURCHASE ORDERS TO SOUTH COAST EMERGENCY VEHICLE SERVICE AND WILLIAM KALVIKOV DBA FIRE APPARATUS SOLUTIONS FOR THE MAINTENANCE AND REPAIRS OF EMERGENCY FIRE APPARATUS($40,000)

WHEREAS, the annual apparatus maintenance and repairs for the Compton Fire Department's ("Department") emergency vehicles are essential for the safe and efficient emergency response and operation; furthermore, all vehicles are required to meet the Department of Transportation and California Highway Patrol regulatory statutes concerning emergency vehicles; and

WHEREAS, the City's fire engines and trucks are experiencing a higher level of repairs and maintenance due to the high volume of emergency responses and the City Streets in need of repair, the overall repair costs are increasing; and

WHEREAS, staff currently uses South Coast Emergency Vehicle Service and William Kalvikov DBA Fire Apparatus Solutions for its maintenance and repair services for emergency fire apparatus; and

WHEREAS, last year, the Department solicited and received three (3) bids from the following vendors for maintenance and repair services at the listed hourly labor rates: (i) South Coast Emergency Vehicle Service ("South Coast") ($95.00 per hour); (ii) William Kalvikov dba Fire Apparatus Solutions ($89.00 per hour); and (iii) Southern California Fleet Services Inc. dba Southern California Fire Services, Inc. ($110.00 per hour); and

WHEREAS, on July 28, 2020, the City Council adopted Resolution No. 25,327 to approve the Department's use of South Coast, at a labor rate of $95.00 per hour and William Kalvikove DBA Fire Apparatus at a labor rate of $89.00 per hour, to perform the maintenance and repair of emergency fire apparatus and issued a purchase order in the amount of $100,000.00 to South Coast and William Kalvikov DBA Fire Apparatus; and

WHEREAS, the Department has exhausted the current purchase order and is in need of an additional purchase order to pay for maintenance and repairs; and

WHEREAS, staff is recommending that the Department continues to use South Coast and William Kalvikov DBA Fire Apparatus Solutions for its maintenance and repair of emergency fire apparatus. The City has no vendor in the City boundaries that provide maintenance and repairs for emergency fire apparatus; and

WHEREAS, the estimated cost for maintenance and repairs to the Department's emergency fire apparatus for the remainder of Fiscal Year 2020-2021 is Forty Thousand Dollars and Zero Cents ($40,000.00); and

WHEREAS, staff is requesting to amend the Department's 2020-2021 Fiscal Year budget to transfer funds between accounts.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the Fire Department's 2020-2021 Fiscal Year budget shall be amended to transfer funds between accounts as follows:

From	Description	Amount
1001-690-000-4216	Printing & Duplicating	$ 5,000.00
1001-690-000-4246	Uniforms Replacement	$15,000.00
1001-690-000-4269	Other Contract Services	$20,000.00

To	**Description**	**Amount**
1001-690-000-4229	Automotive Repairs	$40,000.00

Section 2. That the City Manager is hereby authorized to issue purchase orders not to exceed in the amount of Forty Thousand Dollars and Zero Cents ($40,000.00), to South Coast Emergency Vehicle Service and William Kalvikov DBA Fire Apparatus Solutions to provide maintenance and repairs for the Fire Department's emergency fire apparatus for the remainder of Fiscal Year 2020-2021.

Section 3. That the funds for this purchase order shall come from the Fire Department's 2020-2021 Fiscal Year budget as follows:

Account No.	**Description**	**Amount**
1001-690-000-4229	Automotive Repairs	$40,000.00

Section 4. That a copy of this Resolution shall be filed in the offices of the City Manager, City Clerk, City Controller and the Fire Department.

Section 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2021

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor, and attested to by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2021.

That this Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-

_____
CITY CLERK OF THE CITY OF COMPTON

RESOLUTION NO. 25,327

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ESTABLISH PURCHASE ORDERS FOR SOUTH COAST EMERGENCY VEHICLE SERVICE (PIERCE) AND WILLIAM KALVIKOV DBA FIRE APPARATUS SOLUTIONS FOR MAINTENANCE AND REPAIRS OF EMERGENCY FIRE APPARATUS FOR FISCAL YEAR 2020-2021 ($100,000)

WHEREAS, the annual apparatus maintenance and repairs for the Compton Fire Department's ("Department") emergency vehicles are essential for safe and efficient emergency response and operation; furthermore, all vehicles are required to meet the Department of Transportation and California Highway Patrol regulatory statutes concerning emergency vehicles; and

WHEREAS, the City's fire engines and trucks are experiencing a higher level of repairs and maintenance due to the high volume of emergency responses and the City streets in need of repair, the overall repair costs are increasing; and

WHEREAS, quotes were sought with the following results: South Coast Emergency Vehicle Service (Pierce) ("South Coast") ($95.00 per hour) William Kalvikov dba Fire Apparatus Solutions ($89.00 per hour), Southern California Fleet Services Inc. dba Southern California Fire Services, Inc.($110 per hour); and

WHEREAS, staff is requesting the authority to use South Coast Emergency Vehicles and William Kalvikov DBA Fire Apparatus Solutions for its maintenance and repair of emergency fire apparatus. This will allow the Department to have a quicker turnaround time for the emergency fire apparatus from being out of service. The City has no vendor in the City boundaries that provide maintenance and repairs for emergency fire apparatus; and

WHEREAS, the estimated cost for maintenance and repairs to the Department's emergency fire apparatus for Fiscal Year 2020-2021 is One Hundred Thousand Dollars and Zero Cents ($100,000.00); and

WHEREAS, funds in the amount of One Hundred Thousand Dollars and Zero Cents ($100,000.00) are available for this expenditure in the Account no. 6000-690-000-4229.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the City Manager is hereby authorized to establish purchase orders for South Coast Emergency Vehicle Service (Pierce) and William Kalvikov DBA Fire Apparatus Solutions in an amount not to exceed One Hundred Thousand Dollars and Zero Cents ($100,000.00) for maintenance and repairs of Fire Department emergency fire apparatus during Fiscal Year 2020-2021.

Section 2. That the funds for this expenditure are available in the Fire Department's 2020-2021 Fiscal Year budget in Account No. 6000-690-000-4229.

Section 3. That a copy of this Resolution shall be filed in the offices of the City Manager, City Controller and the Fire Department.

Section 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this 28th day of July, 2020.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor, and attested to by the City Clerk at a regular meeting thereof held on the 28th day of July, 2020.

That this Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-Chambers,Galvan,McCoy,Sharif,Brown
NOES: COUNCIL MEMBERS-None
ABSTAIN: COUNCIL MEMBERS-None
ABSENT: COUNCIL MEMBERS-None

CITY CLERK OF THE CITY OF COMPTON

May 11, 2021

TO: **HONORABLE MAYOR AND COUNCIL MEMBERS**

FROM: **COMMUNITY DEVELOPMENT DEPARTMENT**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO AMEND THE LOCAL HOUSING AUTHORITY'S 2020-2021 FISCAL YEAR BUDGET TO TRANSFER FUNDS BETWEEN ACCOUNTS, AND TO ENTER INTO A THREE (3) YEAR AGREEMENT WITH AND ISSUE A PURCHASE ORDER TO MRI SOFTWARE, LLC. d/b/a HAPPY SOFTWARE, INC. FOR SOFTWARE USE LICENSES AND MAINTENANCE SUPPORT ($101,761.37)**

SUMMARY

Adoption of this resolution will amend the Local Housing Authority's Fiscal Year 2020-2021 budget and transfer Sixty Three Thousand Nine Hundred Ninety Seven Dollars and Thirty-Seven Cents ($63,997.37) in funds between accounts and authorize the City Manager to enter into a three (3) year (i.e. February 1, 2021 through January 31, 2024) agreement with and issue a purchase order in the amount of One Hundred One Thousand Seven Hundred Sixty One Dollars and Thirty-Seven Cents ($101,761.37) to MRI Software, Inc. ("MRI") for continuation of the software use license, maintenance support, addition of the Integrated Document Imaging Archive ("iDIA") and Assistance Check modules for the Compton Local Housing Authority ("LHA" or "Housing Authority").

BACKGROUND

The Housing Authority has utilized MRI software programs and maintenance for a number of years. Staff performed significant due diligence efforts and research of other software programs available to LHA's within the State, which included surveying several LHAs, and it was determined that MRI software programs are the most common and highly recommended.

MRI software manages the day-to-day operations of the Housing Authority and is approved by the U.S. Department of Housing and Urban Development ("HUD"). MRI software is used to upload information to HUD.

Some of the key factors and reasons for the high ranking for MRI software is its reliability, easy user-interface, data collection, data analysis and reporting functionality. Additionally, MRI provides Integrated iDIA and Assistance Check modules. These modules provide greater and more flexibility for the users by allowing Housing Authority staff, Section 8 tenants and landlords to access, review and submit all of the required documents via an electronic (online) portal system.

The new features of the MRI software, including the iDIA and Assistance Check, are considered some of the newest best practices within the LHA industry. These new system features allow the Housing Authority to proactively address issues associated with the Covid-19 pandemic relative to the reduction of in-person visits with clients; performs audits of all communication between Housing Authority staff and clients; significantly reduces and eliminates manual data entry errors; provides the public with modern technologies that create greater access; reduces operation costs for paper supplies, mailing and postage; and increased efficiencies for staff in performing their daily tasks.

STATEMENT OF THE ISSUE

The contract with MRI software expired on January 31, 2021. Since that time, staff has been working diligently with the vendor and the City Attorney's Office to prepare an agreement for continuation of the software use license, maintenance support and addition of the iDIA and Assistance Check modules. As such, the Housing Authority is requesting authorization to reenter into a three (3) year contract to assure continuance of this vital service without interruption and at a set price.

The cost for MRI software modules, the use of the two additional services (iDIA and Assistance Check) and maintenance support for the period February 1, 2021 through January 31, 2024 will be Ninety Seven Thousand Nine Hundred Fifty Six Dollars and Thirty-Seven Cents ($97,956.37). The iDIA and Assistance Check are an annex to the current MRI Software Module and there is a one-time upgrade for these modules of Three Thousand Eight Hundred Five Dollars ($3,805.00), totaling One Hundred One Thousand Seven Hundred Sixty-One Dollars and Thirty-Seven Cents ($101,761.37).

This agreement with MRI ensures that the Housing Authority software will be modern and in-line with current housing industry and HUD regulations, as well as provide technical support and assistance, future updates and software enhancements to the Housing Authority staff.

Listed below is an abbreviated list of components of the new MRI software:

Waiting List & Wait List Check – MRI Software makes it easy to manage multiple preference waiting lists and generate ready-to-mail applications, letters, and forms. The Waiting List component manages both active and inactive lists, and includes full statistical reporting.

Occupancy –MRI Software streamlines the Specialists everyday tasks. This software offers automated wizards for performing HUD actions. Specialists can enter required 50058 data, efficiently manage their caseloads, and print all required documentation.

Letters and Forms – MRI Software prints more than 70 completed forms and can create custom packets. It also creates Spanish language forms with automatic language substitution.

Rent Reasonableness – MRI Software gives agencies a fast and consistent way to instantly find the most comparable units, without complicated point systems or time-consuming manual comparisons.

Inspections – MRI Software completely automates the entire HQS inspection process. The built-in automated scheduler reduces the time it takes to create and schedule inspections.

iDIA - Provides instant access to case files, automatically route and file with barcode indexing, securely stores files with automatic backup, and filters case files by transaction type and name search. Current classification file folders will be scanned, indexed, and uploaded to their existing files in database to eliminate physical file storage space in office.

Assistance Check Automated Assistance Portal - Provides a centralized and secure location for tenants, property owners, and waiting list applicants to submit documentation, complete initial certifications, check statuses, update information, complete recertification, schedule and reschedule inspections, and for owners to view their previous payments for up to eighteen months all online.

FINANCIAL IMPACT

There is no fiscal impact to the General Fund. The Housing Authority has funds available in the Fiscal Year 2020-2021 as part of the CARES Act funding received from HUD.

It is requested that the budget of the Local Housing Authority be amended to transfer funds between accounts as follows:

FROM:

Account	Description	Amount
2820-78H-CAR-4216	Printing & Duplication	$32,764.00
2820-78H-CAR-4210	Office Supplies	$31,233.37

TO:

2820-78H-CAR-4222	Computer Software	$32,764.00
2820-78H-CAR-4222	Computer Software	$31,233.37

Funds for this expenditure will be available in the Fiscal Year 2020-2021 Budget in Account Number 2820 78H CAR 4222.

The Urban Community Development Commission ("UCDC") is the governing body of the Compton Local Housing, thus staff will present a companion resolution to that legislative body for authorization to enter into Software Use License and Support Agreements for the software and expend the funding.

RECOMMENDATION

Staff recommends the City Council adopt the attached Resolution.

ALENA SALL-PHOK, HOUSING SERVICES SUPERVISOR
COMPTON LOCAL HOUSING AUTHORITY
COMMUNITY IMPROVEMENT DEPARTMENT

APPROVED FOR FORWARDING:

CRAIG J. CORNWELL
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO AMEND THE LOCAL HOUSING AUTHORITY'S 2020-2021 FISCAL YEAR BUDGET TO TRANSFER FUNDS BETWEEN ACCOUNTS, AND TO ENTER INTO A THREE (3) YEAR AGREEMENT WITH AND ISSUE A PURCHASE ORDER TO MRI SOFTWARE, LLC. d/b/a HAPPY SOFTWARE, INC. FOR SOFTWARE USE LICENSES AND MAINTENANCE SUPPORT ($101,761.37)

WHEREAS, the Compton Local Housing Authority ("LHA" or "Housing Authority") utilizes software programs and maintenance support services provided by MRI Software, LLC ("MRI"), d/b/a HAPPY Software; and

WHEREAS, MRI Software manages the day-to-day operations of the Housing Authority and is approved by the U.S. Department of Housing and Urban Development ("HUD") and is used to upload information to HUD; and

WHEREAS, the Housing Authority has utilized MRI software programs and maintenance for a number of years and staff performed significant due diligence efforts and research of other software programs available to LHA's within the State, including surveying several LHAs, and it was determined that MRI software programs are the most common and highly recommended; and

WHEREAS, some of the key factors and reasons for the high ranking for MRI software is its reliability, easy user-interface, data collection, data analysis and reporting functionality. Additionally, MRI provides Integrated Document Imaging Archive ("iDIA") and Assistance Check modules; considered the newest best practices within the Housing industry; which provide greater and more flexibility for the users by allowing Housing Authority staff, Section 8 tenants and landlords to access, review and submit all of the required documents via an electronic (online) portal system; and

WHEREAS, continued use of MRI software and support ensures that the Housing Authority software will be modern and in-line with current housing industry and HUD regulations, as well as provide technical support and assistance, future updates and software enhancements to the Housing Authority staff; and

WHEREAS, the contract with MRI software expired on January 31, 2021, however staff worked diligently with the vendor and the City Attorney's Office to negotiate and prepare an agreement for continuation of the software use license, maintenance support and addition of the iDIA and Assistance Check modules for a recommended three (3) year (i.e. February 01, 2021 to January 31, 2024) term to assure continuance of this vital service without interruption and at a set price; and

WHEREAS, the cost for MRI software modules, the use of the two additional services (iDIA and Assistance Check) and maintenance support for the period of February 1, 2021 through January 31, 2024 will be Ninety Seven Thousand Nine Hundred Fifty Six Dollars and Thirty-Seven Cents ($97,956.37). The iDIA and Assistance Check are an annex to the current MRI Software Module and there is a one-time upgrade for these modules of Three Thousand Eight Hundred Five Dollars ($3,805.00), totaling One Hundred One Thousand Seven Hundred Sixty-One Dollars and Thirty-Seven Cents ($101,761.37); and

WHEREAS, a budget amendment is necessary to accommodate projected expenditures in accounts within the Compton Local Housing Authority's Fiscal Year 2020-2021 budget; and

WHEREAS, there is no fiscal impact to the General Fund. The Housing Authority has funds available in the Fiscal Year 2020-2021 as part of the CARES Act funding received from HUD.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the Compton Local Housing Authority's 2020-2021 Fiscal Year budget shall be amended to transfer funds as follows:

FROM:

Account	Description	Amount
2820-78H-CAR-4216	Printing & Duplication	$32,764.00
2820-78H-CAR-4210	Office Supplies	$31,233.37

TO:

2820-78H-CAR-4222	Computer Software	$32,764.00
2820-78H-CAR-4222	Computer Software	$31,233.37

Section 2. That the City Manager, on the advice and approval of the City Attorney is hereby authorized to enter into a three (3) year (i.e. February 1, 2021 through January 31, 2024) agreement with MRI Software, LLC for continuation of the software use license, maintenance support, addition of the Integrated Document Imaging Archive ("iDIA") and Assistance Check modules for the Compton Local Housing Authority.

Section 3. That a purchase order in the amount of One Hundred One Thousand Seven Hundred Sixty One Dollars and Thirty-Seven Cents ($101,761.37) is authorized to be issued to MRI Software, LLC.

Section 4. That funds for these expenditures are available in the Local Housing Authority's Fiscal Year 2020-2021 budget in Account No. 2820 78H CAR 4222.

Sections 5. That a certified copy of this Resolution shall be filed in the Offices of the City Manager, City Controller, City Clerk, City Attorney and the Community Development Department (Compton Local Housing Authority).

Section 6. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2021.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2021.

That said Resolution was adopted by the following vote to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

_____
CITY CLERK OF THE CITY OF COMPTON

May 11, 2021

TO: **HONORABLE MAYOR AND COUNCIL MEMBERS**

FROM: **CITY MANAGER**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY COMPTON SUPPORTING ASSEMBLY BILL 1126 (BLOOM) WHICH WILL ESTABLISH THE COMMISSION ON THE STATE OF HATE IN THE STATE OF CALIFORNIA**

SUMMARY

Councilperson Chambers is requesting that the City Council express support of Assembly Bill 1126 (Bloom) which will establish the Commission on the State of Hate in the State Government.

BACKGROUND

Hate crimes and acts of violent extremism are increasing at an alarming rate. According to the Center for the Study of Hate and Extremism's 2020 Report to the Nation, hate crime totals for 2019 hit their highest level in over a decade, with 7,314 hate crime "incidents" reported. Tragically, these hate crimes are becoming more violent and deadlier with recorded increases in hate related homicides and violent assaults.

STATEMENT OF THE ISSUE

AB 1126 establishes the Commission on the State of Hate to address a disturbing national increase in hate crimes and hate incidents. This bill aims to develop a commission that can fill in the gaps to current hate crime reporting by working with community and academic partners to improve hate crime and hate incident reporting to help the commission identify trends in California. The Commission would engage with the public to tackle these hate trends while also developing policy and budget-based solutions. The Commission would be charged with holding four public events on the State of Hate a year and submit an annual report that includes data and recommendations to address issues around the increase of hate crimes and hate incidents in California.

This bill will provide for the appointment of 11 members, appointed by the Governor, the Speaker of the Assembly, and the Senate Committee on Rules, as provided. The bill would prescribe the goals of the commission, which would include, among other things, providing resources to various state agencies and the public to inform them on the state of hate and advising the Legislature, the Governor, and state agencies on policy recommendations to promote inter-social education designed to foster mutual respect and understanding among California's diverse population.

ALTERNATIVE

City Council may choose to not support AB 1126 (Bloom) .

RECOMMENDATION

Staff requests that the City Council support AB 1126 and commends Assembly member Richard Bloom and the coauthors for introducing it.

CRAIG J. CORNWELL
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY COMPTON SUPPORTING ASSEMBLY BILL 1126 (BLOOM) WHICH WOULD ESTABLISH THE COMMISSION ON THE STATE OF HATE IN THE STATE OF CALIFORNIA

WHEREAS, staff is requesting that City Council support AB 1126 (Bloom) which would establish the Commission on the State of Hate in the State Government; and

WHEREAS, this Bill would provide for the appointment of 11 members appointed by the Governor, the Speaker of the Assembly, and the Senate Committee on Rules, as provided; and

WHEREAS, this Bill would prescribe the goals of the commission, which would include, among other things, providing resources to various state agencies and the public to inform them on the state of hate and advising the Legislature, the Governor, and state agencies on policy recommendations to promote inter-social education designed to foster mutual respect and understanding among California's diverse population; and

WHEREAS, hate crimes and acts of violent extremism are increasing at an alarming rate and according to the Center for the Study of Hate and Extremism's 2020 Report to the Nation, hate crime totals for 2019 hit their highest level in over a decade, with 7,314 hate crime "incidents" reported; and

WHEREAS, these hate crimes are becoming more violent and deadlier with recorded increases in hate related homicides and violent assaults**;** and

WHEREAS, AB 1126 establishes the Commission on the State of Hate to address a disturbing national increase in hate crimes and hate incidents; and;

WHEREAS, this Bill aims to develop a commission that can fill in the gaps to current hate crime reporting by working with community and academic partners to improve hate crime and hate incident reporting to help the commission identify trends in California; and

WHEREAS, the Commission would engage with the public to tackle these hate trends while also developing policy and budget- based solutions; and

WHEREAS, the Commission would be charged with holding four public events on the State of Hate a year and submit an annual report that includes data and recommendations to address issues around the increase of hate crimes and hate incidents in California.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE:

Section 1. That the City of Compton supports AB 1126 (Bloom), commends Assembly member Bloom and urges the passage of this Legislation.

Section 2. That certified copies of this Resolution shall be filed in the offices of the City Manager, City Attorney, City Clerk and Assembly member Richardt Bloom's office.

Section 3. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2021.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Alita Godwin, City Clerk of the City of Compton hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this _____ day of _____, 2021.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-

_____
CITY CLERK OF THE CITY OF COMPTON

May 11, 2021

TO: **HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

FROM: **CITY CLERK**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON DECLARING THE RESULTS OF THE PRIMARY NOMINATING ELECTION HELD IN SAID CITY ON APRIL 20, 2021**

SUMMARY

The attached Resolution declares the results of the Primary Nominating Election held on April 20, 2021.

BACKGROUND

Section 700 of the City Charter requires the Compton City Clerk to have charge of all City elections.

The Primary Nominating Election was held and conducted in the City of Compton, California, on Tuesday, April 20, 2021, as required by the City Charter.

Notice of the election was given by the Compton City Clerk in time, form and manner as provided by law; that voting precincts were properly established; that election officers were appointed and that in all respects the election was held and conducted and the votes were cast, received and canvassed ant the returns made and declared in time, form and manner as required by the provisions of the Election Code of the State of California for the holding of election in charter cities.

The County Election Department assisted the Compton City Clerk in canvassing the returns of the election and now has certified the results to this City Council, the results are received, attached and made a part hereof as Exhibit “A”.

The whole number of ballots cast in the City at the Primary Nominating Election was 7,719. That the names of Cristian Reynaga and Emma Sharif will appear on the ballot for the Office of Mayor; and that the names of Andre Spicer and Isaac Galvan will appear on the ballot for the Office of Councilmember, District No. 2; and that the names of Jonathan Bowers and Tana McCoy will appear on the ballot for the Office of Councilmember, District No. 3; and that the names of Brandon Mims and Satra Zurita will appear on the ballot for the Office of City Treasurer, at the June 1, 2021 General Municipal Election.

The City Clerk is required to insert in the minutes of the meeting of the City Council a statement of the results of the Election.

FISCAL IMPACT

No Fiscal Impact.

RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution.

ALITA L. GODWIN, MMC
CITY CLERK

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON DECLARING THE RESULTS OF THE PRIMARY NOMINATING ELECTION HELD IN SAID CITY ON APRIL 20, 2021

WHEREAS, section 700 of the City Charter requires the Compton City Clerk to have charge of all City elections; and

WHEREAS, a Primary Nominating Election was held and conducted in the City of Compton, California, on Tuesday, April 20, 2021, as required by the City Charter; and

WHEREAS, notice of the election was given by the Compton City Clerk in time, form and manner as provided by law; that voting precincts were properly established; that election officers were appointed and that in all respects the election was held and conducted and the votes were cast, received and canvassed and the returns made and declared in time, form and manner as required by the provisions of the Election Code of the State of California for the holding of elections in charter cities; and

WHEREAS, the County Election Department assisted the Compton City Clerk in canvassing the returns of the election and now has certified the results to this City Council, the results are received, attached and made a part hereof as Exhibit "A".

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the whole number of ballots cast at poll was **407**.

That the whole number of vote by mail ballots cast in the City was **7,312**, making a total of **7,719** ballots cast in the City.

SECTION 2. That the name of persons voted for at the election for Mayor are as follows:

Rodney Lister
Amy Jimenez
Janet Lopez Ortega
Cristian Reynaga
James Hays
Mike Willie
LaMar Willis
Emma Sharif
Elias Acevedo
Anthony Perry
Margarita Flores (Write-In)
Ricky Hicks (Write-In)

SECTION 3. That the names of persons voted for at the election for member of City Council - District 2 are as follows:

Jace Dawson
Alin Hamade
Isaac Galvan
Andre Spicer
Skyy Fisher

That the names of persons voted for at the election for member of City Council – District 3 are as follows:

Jonathan Bowers
Harrieth Robinson-Blue
Tana McCoy
Tomas Carlos
Renard Smith
Jennifer Flores

That the name(s) of person(s) voted for at the election for City Attorney is as follows:

Damon Brown

That the names of persons voted for at the election for City Clerk are as follows:

Lynn Boone
Alita L. Godwin

That the names of persons voted for at the election for City Treasurer are as follows:

Brandon Mims
Douglas Sanders
Satra Zurita

SECTION 4. That the number of votes given at the precinct and the number of votes given in the City by mail to each of the persons above named for the respective offices for which the persons were candidates were as listed in Exhibit "A" attached.

SECTION 5. That the names of **Cristian Reynaga** and **Emma Shariff** will appear on the ballot for the office of Mayor;, and that the names of **Andre Spicer** and **Isaac Galvan** will appear on the ballot for the Office of Councilmember, District No. 2; and that the names of **Jonathan Bowers** and **Tana McCoy** will appear on the ballot for the Office of Councilmember, District No. 3; and that the names of **Brandon Mims** and **Satra Zurita** will appear on the ballot for the Office of City Treasurer, at the **June 1, 2021** General Municipal Election.

SECTION 6. That the City Clerk shall enter in the records of the City Council of the City, a statement of the results of the election, showing:

1. The whole number of ballots cast in the City;
2. The names of the persons voted for;
3. For what office each person was voted for;
4. The number of votes given at each precinct to each person,
5. The total number of votes given to each person.

SECTION 7. That the Mayor shall sign and the City Clerk shall attest to the adoption of this resolution.

ADOPTED this _____ day of _____, 2021.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON

I, Alita L. Godwin, City Clerk of the City of Compton hereby certify that the foregoing resolution was duly adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2021.

That said resolution was adopted by the following vote to wit:

AYES: Council Members-
NOES: Council Members-
ABSENT: Council Members-
ABSTAIN: Council Members-

_____
CITY CLERK OF THE CITY OF COMPTON

EXHIBT “A”

FINAL OFFICIAL STATEMENT OF VOTES CAST AND THE CANVASS OF THE ELECTION RETURNS

FINAL OFFICIAL
STATEMENT OF VOTES CAST
BY PRECINCT

COMPTON CITY PRIMARY NOM
MAYOR

LOCATION	REGIST-RATION	BALLOTS CAST	RODNEY LISTER	AMY JIMENEZ	JANET LOPEZ ORTEGA	CRISTIAN REYNAGA	JAMES HAYS	MIKE WILLIE	LAMAR WILLIS	EMMA SHARIF	ELIAS ACEVEDO	ANTHONY PERRY		
COMPTON - 1450008A		50	2	4	1	22	0	1	7	9	0	2		
VOTE BY MAIL SERIAL 0001		661	14	38	63	272	54	17	52	85	13	17		
TOTAL	4609	711	16	42	64	294	54	18	59	94	13	19		
COMPTON - 1450027A		35	2	3	0	7	10	0	5	5	0	0		
VOTE BY MAIL SERIAL 0002		887	33	30	12	216	209	36	97	175	1	34		
TOTAL	5248	922	35	33	12	223	219	36	102	180	1	34		
COMPTON - 1450033A		37	1	1	7	18	2	1	1	4	0	0		
VOTE BY MAIL SERIAL 0003		667	10	39	18	244	99	20	75	117	0	19		
TOTAL	5645	704	11	40	25	262	101	21	76	121	0	19		
COMPTON - 1450043A		70	2	3	0	33	11	2	5	7	0	2		
VOTE BY MAIL SERIAL 0004		815	17	24	24	241	145	24	75	223	3	19		
TOTAL	5421	885	19	27	24	274	156	26	80	230	3	21		
COMPTON - 1450113A		26	0	0	0	16	2	1	2	3	0	1		
VOTE BY MAIL SERIAL 0005		512	8	10	8	193	67	48	64	79	3	21		
TOTAL	3653	538	8	10	8	209	69	49	66	82	3	22		
COMPTON - 1450118A		32	2	0	0	8	7	3	2	7	0	2		
VOTE BY MAIL SERIAL 0006		811	25	27	10	167	180	45	115	139	3	29		
TOTAL	5101	843	27	27	10	175	187	48	117	146	3	31		
COMPTON - 1450136A		51	2	4	2	22	5	3	5	2	0	2		
VOTE BY MAIL SERIAL 0007		776	17	44	47	225	131	23	83	156	8	22		
TOTAL	5499	827	19	48	49	247	136	26	88	158	8	24		
COMPTON - 1450141A		27	1	4	0	8	7	1	1	5	0	0		
VOTE BY MAIL SERIAL 0008		456	5	16	8	122	63	21	61	137	1	16		
TOTAL	3912	483	6	20	8	130	70	22	62	142	1	16		
COMPTON - 1450152A		41	0	6	0	16	9	3	3	3	0	1		
VOTE BY MAIL SERIAL 0009		836	34	40	20	152	194	40	177	132	2	22		
TOTAL	5066	877	34	46	20	168	203	43	180	135	2	23		
COMPTON - 1450157B		38	0	3	0	15	8	3	7	1	0	1		
VOTE BY MAIL SERIAL 0010		891	26	35	12	303	149	19	141	143	9	30		
TOTAL	4979	929	26	38	12	318	157	22	148	144	9	31		

FINAL OFFICIAL
STATEMENT OF VOTES CAST
BY PRECINCT

COMPTON CITY PRIMARY NOM
MAYOR

LOCATION	REGIST-RATION	BALLOTS CAST	RODNEY LISTER	AMY JIMENEZ	JANET LOPEZ ORTEGA	CRISTIAN REYNAGA	JAMES HAYS	MIKE WILLIE	LAMAR WILLIS	EMMA SHARIF	ELIAS ACEVEDO	ANTHONY PERRY		
PRECINCT TOTAL		407	12	28	10	165	61	18	38	46	0	11		
VBM TOTAL		7312	189	303	222	2135	1291	293	940	1386	43	229		
GRAND TOTAL	49133	7719	201	331	232	2300	1352	311	978	1432	43	240		

FINAL OFFICIAL
STATEMENT OF VOTES CAST
BY PRECINCT

COMPTON CITY PRIMARY NOM
COUNCILMEMBER DISTRICT 2

LOCATION	REGIST-RATION	BALLOTS CAST	JACE DAWSON	ALIN HAMADE	ISAAC GALVAN	ANDRE SPICER	SKYY FISHER
COMPTON - 1450008A		50	16	0	11	16	3
VOTE BY MAIL SERIAL 0001		661	69	65	206	215	73
TOTAL	4609	711	85	65	217	231	76
COMPTON - 1450136A		51	6	1	12	20	6
VOTE BY MAIL SERIAL 0007		776	82	109	146	280	123
TOTAL	5499	827	88	110	158	300	129

FINAL OFFICIAL
STATEMENT OF VOTES CAST
BY PRECINCT

COMPTON CITY PRIMARY NOM
COUNCILMEMBER DISTRICT 2

LOCATION	REGIST-RATION	BALLOTS CAST	JACE DAWSON	ALIN HAMADE	ISAAC GALVAN	ANDRE SPICER	SKYY FISHER
PRECINCT TOTAL		101	22	1	23	36	9
VBM TOTAL		1437	151	174	352	495	196
GRAND TOTAL	10108	1538	173	175	375	531	205

FINAL OFFICIAL
STATEMENT OF VOTES CAST
BY PRECINCT

COMPTON CITY PRIMARY NOM
COUNCILMEMBER DISTRICT 3

LOCATION		REGIST-RATION	BALLOTS CAST	JONATHAN BOWERS	H ROBINSON-BLUE	TANA L MCCOY	TOMAS CARLOS	RENARD SMITH	JENNIFER FLORES
COMPTON - 1450113A			26	6	0	4	13	0	2
VOTE BY MAIL	SERIAL 0005		512	111	18	170	101	14	73
TOTAL		3653	538	117	18	174	114	14	75
COMPTON - 1450152A			41	12	0	12	12	1	4
VOTE BY MAIL	SERIAL 0009		836	259	62	242	105	22	112
TOTAL		5066	877	271	62	254	117	23	116
COMPTON - 1450157B			38	8	1	6	12	1	9
VOTE BY MAIL	SERIAL 0010		891	179	60	292	166	15	149
TOTAL		4979	929	187	61	298	178	16	158

FINAL OFFICIAL
STATEMENT OF VOTES CAST
BY PRECINCT

COMPTON CITY PRIMARY NOM
COUNCILMEMBER DISTRICT 3

LOCATION	REGIST-RATION	BALLOTS CAST	JONATHAN BOWERS	H ROBINSON-BLUE	TANA L MCCOY	TOMAS CARLOS	RENARD SMITH	JENNIFER FLORES
PRECINCT TOTAL		105	26	1	22	37	2	15
VBM TOTAL		2239	549	140	704	372	51	334
GRAND TOTAL	13698	2344	575	141	726	409	53	349

FINAL OFFICIAL
STATEMENT OF VOTES CAST
BY PRECINCT

COMPTON CITY PRIMARY NOM
CITY ATTORNEY

LOCATION		REGIST-RATION	BALLOTS CAST	DAMON BROWN
COMPTON - 1450008A			50	36
VOTE BY MAIL	SERIAL 0001		661	460
TOTAL		4609	711	496
COMPTON - 1450027A			35	28
VOTE BY MAIL	SERIAL 0002		887	687
TOTAL		5248	922	715
COMPTON - 1450033A			37	24
VOTE BY MAIL	SERIAL 0003		667	501
TOTAL		5645	704	525
COMPTON - 1450043A			70	55
VOTE BY MAIL	SERIAL 0004		815	632
TOTAL		5421	885	687
COMPTON - 1450113A			26	22
VOTE BY MAIL	SERIAL 0005		512	366
TOTAL		3653	538	388
COMPTON - 1450118A			32	21
VOTE BY MAIL	SERIAL 0006		811	555
TOTAL		5101	843	576
COMPTON - 1450136A			51	35
VOTE BY MAIL	SERIAL 0007		776	598
TOTAL		5499	827	633
COMPTON - 1450141A			27	21
VOTE BY MAIL	SERIAL 0008		456	360
TOTAL		3912	483	381
COMPTON - 1450152A			41	36
VOTE BY MAIL	SERIAL 0009		836	609
TOTAL		5066	877	645
COMPTON - 1450157B			38	28
VOTE BY MAIL	SERIAL 0010		891	672
TOTAL		4979	929	700

FINAL OFFICIAL
STATEMENT OF VOTES CAST
BY PRECINCT

COMPTON CITY PRIMARY NOM
CITY ATTORNEY

LOCATION	REGIST-RATION	BALLOTS CAST	DAMON BROWN
PRECINCT TOTAL		407	306
VBM TOTAL		7312	5440
GRAND TOTAL	49133	7719	5746

FINAL OFFICIAL
STATEMENT OF VOTES CAST
BY PRECINCT

COMPTON CITY PRIMARY NOM
CITY CLERK

LOCATION	REGIST-RATION	BALLOTS CAST	LYNN BOONE	ALITA L GODWIN
COMPTON - 1450008A		50	19	23
VOTE BY MAIL SERIAL 0001		661	317	284
TOTAL	4609	711	336	307
COMPTON - 1450027A		35	19	13
VOTE BY MAIL SERIAL 0002		887	379	438
TOTAL	5248	922	398	451
COMPTON - 1450033A		37	17	14
VOTE BY MAIL SERIAL 0003		667	297	294
TOTAL	5645	704	314	308
COMPTON - 1450043A		70	22	45
VOTE BY MAIL SERIAL 0004		815	311	467
TOTAL	5421	885	333	512
COMPTON - 1450113A		26	12	11
VOTE BY MAIL SERIAL 0005		512	223	245
TOTAL	3653	538	235	256
COMPTON - 1450118A		32	13	11
VOTE BY MAIL SERIAL 0006		811	366	338
TOTAL	5101	843	379	349
COMPTON - 1450136A		51	26	18
VOTE BY MAIL SERIAL 0007		776	369	363
TOTAL	5499	827	395	381
COMPTON - 1450141A		27	5	19
VOTE BY MAIL SERIAL 0008		456	178	258
TOTAL	3912	483	183	277
COMPTON - 1450152A		41	18	21
VOTE BY MAIL SERIAL 0009		836	387	398
TOTAL	5066	877	405	419
COMPTON - 1450157B		38	19	19
VOTE BY MAIL SERIAL 0010		891	374	452
TOTAL	4979	929	393	471

FINAL OFFICIAL
STATEMENT OF VOTES CAST
BY PRECINCT

COMPTON CITY PRIMARY NOM
CITY CLERK

LOCATION	REGIST-RATION	BALLOTS CAST	LYNN BOONE	ALITA L GODWIN
PRECINCT TOTAL		407	170	194
VBM TOTAL		7312	3201	3537
GRAND TOTAL	49133	7719	3371	3731

FINAL OFFICIAL
STATEMENT OF VOTES CAST
BY PRECINCT

COMPTON CITY PRIMARY NOM
CITY TREASURER

LOCATION		REGIST-RATION	BALLOTS CAST	BRANDON MIMS	DOUGLAS SANDERS	SATRA ZURITA
COMPTON - 1450008A			50	11	18	19
VOTE BY MAIL	SERIAL 0001		661	265	99	269
TOTAL		4609	711	276	117	288
COMPTON - 1450027A			35	12	6	17
VOTE BY MAIL	SERIAL 0002		887	369	176	318
TOTAL		5248	922	381	182	335
COMPTON - 1450033A			37	17	5	6
VOTE BY MAIL	SERIAL 0003		667	251	140	250
TOTAL		5645	704	268	145	256
COMPTON - 1450043A			70	32	18	16
VOTE BY MAIL	SERIAL 0004		815	312	248	237
TOTAL		5421	885	344	266	253
COMPTON - 1450113A			26	9	8	6
VOTE BY MAIL	SERIAL 0005		512	203	106	175
TOTAL		3653	538	212	114	181
COMPTON - 1450118A			32	9	3	13
VOTE BY MAIL	SERIAL 0006		811	311	128	355
TOTAL		5101	843	320	131	368
COMPTON - 1450136A			51	19	9	15
VOTE BY MAIL	SERIAL 0007		776	349	155	247
TOTAL		5499	827	368	164	262
COMPTON - 1450141A			27	8	9	8
VOTE BY MAIL	SERIAL 0008		456	183	127	132
TOTAL		3912	483	191	136	140
COMPTON - 1450152A			41	15	10	15
VOTE BY MAIL	SERIAL 0009		836	335	164	299
TOTAL		5066	877	350	174	314
COMPTON - 1450157B			38	24	9	4
VOTE BY MAIL	SERIAL 0010		891	368	178	320
TOTAL		4979	929	392	187	324

FINAL OFFICIAL
STATEMENT OF VOTES CAST
BY PRECINCT

COMPTON CITY PRIMARY NOM
CITY TREASURER

LOCATION	REGIST-RATION	BALLOTS CAST	BRANDON MIMS	DOUGLAS SANDERS	SATRA ZURITA
PRECINCT TOTAL		407	156	95	119
VBM TOTAL		7312	2946	1521	2602
GRAND TOTAL	49133	7719	3102	1616	2721

May 11, 2021

TO: **HONORABLE MAYOR AND COUNCIL MEMBERS**

FROM: **COMMUNITY DEVELOPMENT DEPARTMENT**

SUBJECT: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING CHAPTER 30 OF THE COMPTON MUNICIPAL CODE TO ADD SECTION 30-54 (SPECIFIC PLAN ZONE REGULATIONS)**

SUMMARY

Adoption of the attached ordinance will amend Chapter XXX of the Compton Municipal Code to add Section 30-54, which will establish Specific Plan Zone Regulations, enabling the City to review and process future Specific Plans by creating the regulatory framework.

BACKGROUND

At the March 24, 2021 meeting, the Planning Commission considered and voted to approve the Olson Companies ("Applicant") request for granting General Plan Amendment Case No. 2020-002 and Zone Text Amendment 21-0001 (i.e. the attached proposed ordinance). The Applicant proposes a Specific Plan to build a 29-unit gated townhouse style condominium community on three (3) acres located at 1950 North Central Avenue, Compton.

New state laws allow applicants to request density bonuses of up to eighty (80%) percent on certain housing projects. Additionally, discussions with developers have indicated that density for mixed-use and higher density residential projects need to be at least sixty (60) units per acre and higher.

The existing housing shortage has created a Statewide need for more housing, especially affordable housing. This has generated a need for increased densities and has resulted in the State passing a variety of housing laws authorizing higher density projects, and in some case requiring administrative review of higher density projects. The City has received various Specific Plan development requests and application submissions since 2020 that are above the current maximum General Plan density.

STATEMENT OF ISSUE

At present, Chapter 30 of the Compton Municipal Code ("Code") does not have Zoning regulations relative to the submission, review or approval of Specific Plans. This absence of regulations creates a problem since Specific Plans are frequently the preferred planning tool to create mixed use, higher density and innovative projects,

because the Specific Plan allows more flexibility than straight categorical zoning. Amending the Zoning Code will give the City an additional tool to create more innovative projects and affordable housing. Moreover, the proposed Specific Plan Zone is needed to approve the two (2) Transit Oriented Development ("TOD") projects the City is currently working on with the Los Angeles County Metropolitan Transit Authority ("LAMTA")

To facilitate these development proposals and comply with the State mandate to approve more market rate and affordable housing, the Specific Plan Zone is proposed to be created to develop regulations for City staff to use when reviewing Specific Plan requests. When an applicant proposes to submit a Specific Plan project, they will follow the adopted regulations, including the requirement that the applicant request to change the existing Zoning of the property to Specific Plan. This will give the City control over where Specific Plans are proposed and the flexibility to allow projects of varying density based on the merits of the project. The applicant will also be required to file a General Plan Amendment concurrently with the Zone Change to the Specific Plan Zone.

The proposed Specific Plan Zone submission, review and development regulations will be added to Chapter 30 of the Compton Municipal Code as Section 30-52 – "Specific Plan Zone Regulations." It shall provide that development standards be fixed and that standards can vary subject to City review. The Zoning standards, once approved will serve as the zoning for all future Specific Plan projects using the Specific Plan Zone and land use designation. The Specific Plan standards will work most similarly to the existing Planned Development Overlay Zone in the City, with the most significant difference being a higher density limit. The Specific Plan Zone provides flexibility in creating site-specific development standards (i.e. lot size, lot width, lot depth, setbacks, fence/wall heights, etc.) but will also require additional amenities and requirements; such as open space, private open space, private storage areas, etc. The proposed Specific Plan standards will also require the installation of public art onsite for projects over 50 units. The level of public art required will depend on the total cost of the project. This is a new aspect of regulation in the City that help beautify the public realm.

Having the ability to increase density for a specific site greatly helps the City facilitate mixed-use projects, the two (2) LAMTA TOD projects, affordable housing developments and bring the Zoning Code in line with the State goals of approving higher density projects.

Environmental Review:

In accordance with the California Environmental Quality Act ("CEQA"), California Public Resources Code, Division 13 §21000 et seq., an Initial Study for the project was prepared by Parker Environmental Consultants on behalf of the City. The City of Compton, in its capacity as Lead Agency, has determined that the proposed project

requires a Mitigated Negative Declaration and mitigation-monitoring plan, as part of its environmental review.

A Mitigated Negative Declaration ("MND") is a determination that the proposed project will not have a significant effect on the environment with the implementation of the 14 mitigation measures. The proposed General Plan Amendment was included as part of the MND review and analysis.

The initial study/MND environmental document was posted in the Los Angeles County Clerk's Office in Norwalk, posted on the Compton Community Development Department's webpage and circulated to service providers, public agencies and adjacent property owners for a twenty (20) day public review period from March 4, 2021 to March 24, 2021.

FISCAL IMPACT

There is no direct fiscal impact to the General Fund that will result from the adoption of the attached Ordinance. The proposed Ordinance establishes the development regulations pertaining to the submission, review and adoption of Specific Plans in the City. No General Fund expenditure is proposed.

RECOMMENDATION

Staff recommends that City Council adopt the attached Ordinance.

ROBERT DELGADILLO, SENIOR PLANNER
PLANNING DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED FOR FORWARDING:

CRAIG CONWELL
CITY MANAGER

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING CHAPTER 30 OF THE COMPTON MUNICIPAL CODE TO ADD SECTION 30-54 (SPECIFIC PLAN ZONE REGULATIONS)

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. That Chapter XXX of the Compton Municipal Code is hereby amended to add Section 10-54 to read as follows:

30-54 SPECIFIC PLAN ZONE REGULATIONS.

30-54.1 PURPOSE AND INTENT
30-54.2 APPLICABILITY
30-54.3 SPECIFIC PLAN STANDARDS
30-54.4 GENERAL PLAN AND ZONING CONSISTENCY
30-54.5 REGULATING DOCUMENT
30-54.6 REQUIRED CONTENT
30-54.7 SITE AMENITIES
30-54.8 OPEN SPACE
30-54.9 PRIVATE STORAGE SPACE
30-54.10 PUBLIC ART
30-54.11 SPECIFIC PLAN LEVEL OF SPECIFICITY
30-54.12 IMPLEMENTATION
30-54.13 INFRASTRUCTURE
30-54.14 ENVIRONMENTAL REVIEW
30-54.15 APPROVAL PROCESS
30-54.16 PUBLIC HEARINGS
30-54.17 APPROVAL
30-54.18 INCORPORATION UPON APPROVAL
30-54.19 SPECIFIC PLAN FEE
30-54.20 SPECIFIC PLAN AMENDMENT

30-54.1 Purpose and Intent. This section establishes the process for the preparation, adoption, and amendment of a Specific Plan. The Specific Plan provides a tool for the development of more specific land use, infrastructure, and/or design or development standards for properties requiring special treatment or consideration. The Specific Plan is a policy and regulatory tool for implementation of the goals and policies of the 1991 Compton General Plan.

30-54.2 Applicability. The provisions of this section shall apply to the preparation, review, and adoption of all Specific Plans prepared for all real property within the City of Compton. The standards of this section, and eligibility for a Specific Plan, shall only apply to projects consisting of a minimum of two net acres of contiguous property. Any project of less than two net acres at shall not be eligible for a Specific Plan. However, if a site is already part of an approved Specific Plan, a subsequent amended Specific Plan for a site less than two acres can be submitted at the discretion of the Community Development Director or his/her authorized designee.

30-54.3 Specific Plan Standards. The preparation of a Specific Plan, and concurrent Zoning and General Plan Amendment(s), may be started by an applicant or property owner. The use of a Specific Plan is appropriate where site-specific regulation would be beneficial based on site features or unique characteristics of the property, such as infill and unusually configured sites. Such properties will benefit by a Specific Plan designation to facilitate innovative development in the form of buildings, construction, design, or use combinations otherwise not achievable inconsistent with the established provisions of this section.

30-54.4 General Plan and Zoning Consistency. All proposed Specific Plans shall be consistent with the goals and policies of the Compton General Plan and this section. All proposed Specific Plans shall submit a concurrent General Plan and Change of Zone application changing the current General Plan Land Use Designation and Zoning to Specific Plan to effect the adoption of a Specific Plan.

30-54.5 Regulating Document. A Specific Plan shall either supplement or supersede land use regulations in Chapter 30 of this Code, including all previously adopted ordinances, standards, and guidelines. Upon adoption of a Specific Plan and requisite Zoning/General Plan Amendments, the Specific Plan shall replace and take precedence over the Zoning regulations of Chapter 30 of this Code for the subject property. Where the regulations of a Specific Plan are silent, the Zoning Code regulations and all adopted ordinances, regulations, standards, and guidelines of the City shall apply, as deemed appropriate by the Community Development Department Director or his/her authorized designee.

30-54.6 Required Content. A Specific Plan shall provide regulations and design standards governing the minimum and maximum development parameters of all real property within the identified Specific Plan Zone. A Specific Plan shall include a statement of its relationship and consistency with the General Plan and compliance with Article 8, Chapter 3 of the California Government Code, as may be amended. The City maintains full authority and discretion to determine how a Specific Plan will be prepared. At minimum, a Specific Plan shall address the following:

a. Purpose. State the relationship to the goals and policies of the General Plan.

b. Setting. State the existing and regional setting to establish the conditions and reasons for the project.

c. Proposed Land Uses. Establish the distribution, type, definitions of, and regulations for all proposed land uses.

d. Development Standards. The Specific Plan shall establish all regulating policies, such as the following standards:

1. Building height, setbacks, massing, FAR, site coverage, landscaping and architecture and landscape design standards.
2. Lot area, minimum lot size, width, and depth.
3. Off street parking and loading facilities: any proposed reduction in any Zoning Code parking requirements shall be subject to the review and approval of the City Council and shall be shown as adequate to meet the parking needs of the project through the submittal of a Parking Study reviewed and approved by the Community Development Department, Public Works Department and City Council.
4. Maximum number of dwelling units, if applicable, and the maximum residential density of the Specific Plan area and designated land uses consistent with the General Plan.
5. Site planning design, phasing and development standards, which may include design themes or similar architectural treatments to control future construction of buildings on parcels covered by the adopted plan.
6. Sign Requirements**.** If different from the standards of this Chapter, to be addressed by a sign program incorporated in the Specific Plan.

7. Buildings over three (3) stories (i.e. 40 feet) shall perform a shadow study to determine if adjacent land uses will in a shadow caused by the project. Projects casting a shadow for more than one half hour on any one property shall mitigate the impact to the satisfaction of the Community Development Department Director or his/her authorized designee.

8. The height of any buildings or architectural feature over three (3) stories in height (40 feet) shall be stepped back at a 45-degree angle away from any property line abutting a one or two story single-family detached residence. A greater angle of up to 60 degrees can be approved by City Council, if an additional onsite amenity is proposed. Any proposed development across the street from single-family residences shall be stepped back at an angle of 60 degrees from the property line.

30-54.7 <u>Site Amenities.</u> All residential and mixed-use developments of fifteen (15) units or more shall provide amenities that compliment a required meeting room in addition to required common open space and private open space. Depending upon the number of units proposed, additional site amenities shall be required, selected from the list provided below, unless modified by the Community Development Department Director or his/her authorized designee:

a. Fifteen (15) to thirty (30) units, add two (2) additional amenities:

1. Tot lot with multiple play equipment.
2. Pool and Jacuzzi/spa.
3. Barbeque facility equipped with grill, picnic benches, etc.
4. Private yards of at least _____ square feet.
5. Other amenity accepted by the City Council.

b. Thirty (30) to fifty (50) units, add three (3) additional amenities:

1. Tot lot with multiple play equipment.
2. Pool and Jacuzzi/spa.
3. Barbeque facility equipped with grill, picnic benches, etc.
4. Court facilities (e.g. tennis, volleyball, basketball, etc.).
5. Other amenity accepted by the City Council.

c. Fifty-one (51) to seventy-five (75) units, add four (4) additional amenities:

1. Tot lot with multiple play equipment.
2. Pool and Jacuzzi/spa.
3. Barbeque facility equipped with grill, picnic benches, etc.
4. Court facilities (e.g. tennis, volleyball, basketball, etc.).
5. Exercise room.
6. Clubhouse equipped with kitchen, defined areas for games, exercise, recreation, and entertainment.
7. Other amenity accepted by the City Council.

d. Developments of more than seventy-five (75) units shall provide five (5) additional amenities as well include multiples dispersed throughout the project:

1. Tot lot with multiple play equipment.
2. Pool and Jacuzzi/spa.
3. Barbeque facility equipped with grill, picnic benches, etc.
4. Court facilities (e.g. tennis, volleyball, basketball, etc.).
5. Exercise equipment room.
6. Clubhouse equipped with kitchen, defined areas for games, exercise, recreation, and entertainment.
7. Jogging/walking trails with exercise stations.

8. Community garden.
9. Media/computer room.
10. Roof top garden, roof top outdoor running track.
11. Other amenity accepted by the City Council.

30-54.8 Open Space. The City shall review and approve the location, purpose, landscape treatment and method of maintaining each common open space or recreational element proposed.

a. Common Open Space. In addition to the amenities listed above, common open space shall include passive landscape, turf, paved areas and amenities subject to review and approval of the Planning Commission and City Council. A minimum of twenty (20%) percent, exclusive of roadways, street parkways, setback areas and private open space, of developments of three (3) stories or less shall be devoted to open and recreational common area. Open space requirements for developments of four (4) or more stories shall be determined by the City Council, but shall not be less than ten (10%) percent of the site area and shall incorporate five (5%) percent of the open space on the rooftop.

b. Private Open Space. Each residential unit in a development shall have an exclusive appurtenant private patio, deck, rear yard, balcony, atrium or solarium subject to review and approval of the Planning Commission and City Council, with a minimum usable area of fifty (50) square feet, with no one dimension being less than six (6) feet, except as follows:

1. Developments which contain one (1) bedroom and zero (0) bedroom units designed exclusively for senior citizens may request that the private open space standard be modified or waived by the Community Development Department Director or his/her authorized designee.

2. Residential developments of four (4) or more stories may propose alternative private open space if ground mounted or roof top open space is not feasible. However, the Community Development Department and the Planning Commission and City Council must first approve any proposed alternative private open space.

30.54.9 Private Storage Space. Each residential unit within a specific plan development shall have at least two hundred (200) cubic feet of usable, enclosed, weatherproofed and lockable storage space for the exclusive use of the unit owner. Such space must be over and above normal interior storage space such as guest, linen or clothes closets or food pantries. The location dimensions and usability of such space shall be determined by the Community Development Department, except that private storage space shall not be divided between two (2) or more locations. If such space is located within a common area within the project, the property owner's association shall be responsible for the care and maintenance of the exterior surface of the space. Private storage space can be waived by the City Council at the request of the applicant providing a reasonable alternative is proposed.

30-54.10 Public Art. Specific Plan developments that proposed one hundred (100) or more residential units or of 25,000 square feet or more of non-residential use shall be required to provide at least one (1) object of art onsite in public place such as a permanent outdoor sculpture, water feature or art feature on the project site. All proposals for onsite sculpture must be approved by the Architectural Review Board prior to installation. Sculpture ownership is bound by covenant to the property in perpetuity and must be maintained by successive property owners. Alteration or removal of sculpture must be approved by the City Council. The required sculpture cost allocation is calculated as one (1%) percent of the total project building valuation

based upon the International Code Council ("ICC") Building Valuation Data table in effect at the time the building permit for each superstructure is issued.

For residential-only developments, the project's total building valuation will be based on an estimate of the total of the homes' market values. The sculpture allocation will be one (1%) percent of the market value as calculated by the City of Compton Building and Safety Department.

30-54.11 Specific Plan Level of Specificity. The Specific Plan shall describe acreage and approximate boundaries of the property, contour maps showing topography and areas proposed for major regrading if applicable, the approximate size, length, width and location of all existing and proposed streets and their connector roads all streets, open spaces, private and public property, and land uses for all affected properties, the distribution, extent, intensity, and location of major components of public and private circulation/transportation, drainage, energy, sewers, solid waste disposal, water, and other essential facilities proposed. Additionally, the locations and exteriors of all existing and proposed structures, structure colors and materials, open space locations and sizes, open space amenities, landscaping materials, parking spaces and signs.

30-54.12 Implementation. Provide a program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the improvements.

a. Maintenance. Provisions ensuring the continued maintenance of private grounds, street, amenities and all common areas.

b. Phasing. If a developer-initiated Specific Plan, proposes development phasing, a full description and map of the proposed phasing as well as the anticipated schedule, including start date and completion of each construction phase.

c. Implementation Actions. If applicable, provide a list of implementation measures with responsible parties and times.

30-54.13 Infrastructure. Identify the proposed distribution, extent, intensity, and location of major components of public and private circulation/transportation, drainage, energy, sewers, solid waste disposal, water, and other essential facilities proposed.

a. Include physical and financing mechanisms for the construction, improvement, or extension of transportation facilities, public utilities, and all other public facilities/services required to serve the Specific Plan area.

b. All public rights-of-way within or abutting the development shall remain within applicable City specifications.

c. Include layout and design of private streets and alleys; such private facilities shall be privately owned and maintained without public cost and maintenance responsibility for their intended purpose.

d. Consideration of other forms of access, such as pedestrian ways, paseos, courts, plazas, driveways, horse trails, bike trails, or open public parking areas shall be made a part of the Specific Plan at the time of Specific Plan consideration by the City.

e. Include a utility plan for undergrounding all utilities required to serve the specific plan, unless exempted by the City council. Exemption of from the requirement to underground utilities shall require the provision of an additional onsite amenity and or additional public art or equal value to the cost of the undergrounding of utilities.

30-54.14 Environmental Review. A Specific Plan, which qualifies as a project under California Environmental Quality Act ("CEQA"), shall be subject to environmental review in accordance with CEQA.

30-54.15 Approval Process. The process to adopt a Specific Plan shall be the same process required to submit for the review of a Change of Zone. In conjunction with the Specific Plan/Change of Zone application, the applicant shall also concurrently submit a General Plan Amendment application as described in Section 30-28 of this Chapter.

The Specific Plan review process shall apply to the processing of all proposed Specific Plans within the City. The City shall establish the application requirements, which may include a pre-application consultation; review of maps, including constraint and schematic maps; and preliminary development proposal and schedule review.

30-54.16 Public Hearings. The Specific Plan review/approval process is considered a discretionary General Plan Amendment and Change of Zone action. Public hearings shall be held consistent with these discretionary permit processes consistent with Section 30-28 of this Chapter.

30-54.17 Approval. The Specific Plan shall be adopted by ordinance or resolution of the City Council, in compliance with state law (Section 65453 of the California Government Code). The City Council's action to adopt a Specific Plan shall be accompanied by the following findings that the Specific Plan is in conformance with the goals, policies, and objectives of the General Plan and other adopted goals and policies of the City.

Specific Plans and any amendment thereto shall be approved/adopted only when the City Council makes the following findings in the affirmative:

1. The proposed Specific Plan (amendment) is consistent with the General Plan goals, policies, and implementation programs.
2. The land use and development regulations within the Specific Plan provide enhancements to the use and design of the subject site that would otherwise not be available. The land use and development regulations within the Specific Plan (amendment) provide enhancements to the use and design that would otherwise not be available through categorical Zoning.
3. The administration and permit processes within the Specific Plan (amendment) are consistent with the administration and permit processes of the Zoning Ordinance.
4. The Specific Plan (amendment) will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood or result in a downgrade for the community.
5. The Specific Plan (amendment) will not adversely affect such necessary community services as traffic, circulation, sewage disposal, fire protection, and water supply

30-54.18 Incorporation Upon Approval. Upon Specific Plan approval, the General Plan Land Use Map and Zoning Map shall be updated by the City to reflect the adoption of a Specific Plan.

30-54.19 **Specific Plan Fee.** The Specific Plan fee shall be the same as the fee for a Change of Zone application or may be changed by resolution of the City Council.

30-54.20 **Specific Plan Amendments.** A Specific Plan may be amended in the same manner as a Change of Zone, subject to the process established by Section 30-28 or if the Community Development Director determines that the proposed amendment to the Specific Plan is minor, may administratively approve an amendment to the Specific Plan. A minor amendment cannot approve any increase in density, building height or reduction in open space, parking, public art or onsite amenities. A minor amendment shall be processed as an administrative review.

An amendment may be initiated by the City Council or by the applicant, provided the applicant has at the time of application submittal demonstrated a controlling interest in the development or management of uses within the Specific Plan area.

Section 2. That the City Council declares that, should any provision, section, subsection, sentence, paragraph, clause, phrase or word of this Ordinance, hereby adopted, be rendered or declared invalid by any final court action in a court of competent jurisdiction, or by any reason of any preemptive legislation, the remaining provisions, sections, subsections, sentences, paragraphs, clauses, phrases or words of this Ordinance hereby adopted shall remain in full force and effect.

Section 3. That a copy of this Ordinance shall be filed in the offices of the City Clerk, City Manager, Building & Safety and Community Development Department (Planning).

Section 4. That this Ordinance shall take effect thirty (30) days from after adoption by the City Council.

Section 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Ordinance and shall cause same to be published as required by law.

ADOPTED this _____ day of _____, 2021.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Alita Godwin, City Clerk of the City of Compton, do hereby certify that the foregoing Ordinance was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2021.

That said Ordinance was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

_____
CITY CLERK OF THE CITY OF COMPTON

MAY 11, 2021

TO: **HONORABLE MAYOR AND COUNCIL MEMBERS**

FROM: **COMMUNITY DEVELOPMENT DEPARTMENT**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE GENERAL PLAN LAND USE ELEMENT TO CREATE THE SPECIFIC PLAN LAND USE DESIGNATION AND CHANGE THE EXISTING GENERAL PLAN LAND USE DESIGNATION FOR PROPERTY LOCATED AT 1950 NORTH CENTRAL AVENUE FROM LOW DENSITY RESIDENTIAL TO SPECIFIC PLAN.**

SUMMARY

Adoption of the attached resolution will amend the General Plan Land Use Element to create the Specific Plan Land Use Designation ("Specific Plan") and authorize changing the existing General Plan Land Use Designation for the property located at 1950 North Central Avenue, Compton, from Low Density Residential ("LDR") to Specific Plan.

BACKGROUND

At the March 24, 2021 meeting, the Planning Commission considered and voted to approve the Olson Companies ("Applicant") request for granting General Plan Amendment Case No. 2020-002 to incorporate a Specific Plan Land Use Designation, to change the land use designation of LDR to Specific Plan for the property located at 1950 North Central Avenue, and Zone Text Amendment 21-0001 to amend the Compton Municipal Code to include the Specific Plan Land Use Designation and regulations. The Applicant proposes a Specific Plan to build a 29-unit gated townhouse style condominium community on three (3) acres located at 1950 North Central Avenue, Compton.

The current General Plan, written in 1991, contains general guidance on encouraging the use of Specific Plans for special areas and it also encourages the use of a special designation like the proposed Specific Plan, however, the General Plan does not provide clear direction as to density for Specific Plans.

New state laws on density bonus allow increases of up to eighty (80%) percent for housing projects. Moreover, discussions with the developers indicate that density for mixed-use and higher density projects need to be at least 60 units per acre and higher. Unless amended, the current General Plan limits density to a maximum of 29 units per acre or 34 units for senior-only housing projects.

The existing housing shortage has created a Statewide need for more housing, especially affordable housing. This has generated a need for increased densities and has resulted in the State passing a variety of housing laws authorizing higher density projects, and in some cases requiring administrative review of higher density projects. Since 2020, the City has received various Specific Plan development requests and application submissions that are above the current maximum General Plan density. In order to facilitate these development proposals and comply with the State mandate to approve more market rate and affordable housing, Specific Plans are being used by developers as the most appropriate vehicle to authorize and review both mixed-use and residential projects with higher densities.

STATEMENT OF ISSUE

At present, the General Plan does not provide policy guidance relative to the adoption and implementation of Specific Plans. This absence of clear policy direction creates a problem since Specific Plans are a preferred land use planning tool to create mixed-use, higher density and innovative projects.

Approval of the proposed General Plan Amendment will allow the City to identify a clear and concise process for approval of the two (2) Transit Oriented Development ("TOD") Specific Plans the City is working on in conjunction with Los Angeles County Metropolitan Transportation Authority. Additionally, amending the General Plan will give the City an additional tool to review more innovative projects and higher density affordable housing. Concurrent with this proposed General Plan Amendment, staff intends to present a proposed ordinance amending Chapter 30 of the Compton Municipal Code to add a Section 30-54 for Council consideration, which will create Specific Plan Zone regulations. These two (2) proposed actions are aimed at providing the tools necessary to review and approve better projects with more affordable housing.

When an applicant proposes to submit a Specific Plan project, they will follow the policy direction in the amended General Plan and file a General Plan Amendment application to change the existing land use designation of the property to Specific Plan. This will give the City control over where Specific Plans are proposed and the flexibility to allow projects of varying density based on the merits of the project. The applicant will also be required to file a General Plan Amendment concurrently with the Zone Change to the Specific Plan Zone.

Staff supports the General Plan Amendment since the City intended to create the Specific Plan Land Use Designation concurrent with the adoption of the TOD Specific Plan projects for the Artesia and Compton stations.

A. The proposed General Plan Land Use Amendment language is as follows:

Specific Plan: Maximum Density 175 du/ac (No maximum FAR):
A Specific Plan is a tool for the systematic implementation of the General Plan. It effectively establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area. A Specific Plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of development from the type, design guidelines, location and intensity of uses to the design and capacity of infrastructure.

The wide flexibility of the Specific Plan designation can also include customized standards for development and use including density. The maximum density and/or FAR within a Specific Plan Land Use Designation shall be determined and approved by the City Council at the time of public hearing review, but shall not exceed 150 units per net acre prior. This designation will be added to the Land Use Diagram concurrently with the adoption of a Specific Plan that is compliant with California Government Code Sec. 65450, et. seq. However, the City may preselect certain sites to designate as Specific Plan areas.

Sites to be designated as a Specific Plan (two acres or greater) in the General Plan Land Use Map shall also be concurrently Zoned Specific Plan along with the project name such as "SP-Project Name" and the official Zoning map of the City amended.

1. Specific Plan. Require preparation of Specific Plans that foster cohesive and well-designed residential, commercial, and industrial districts. This requirement shall be applied to vacant lands or for the reuse of existing properties where it is the intent to establish a cohesive district.

2. Introduce midblock residential uses, such as mixed/multiuse housing, condominiums, apartments, and live work units to stimulate the revitalization and reuse of major corridors and removal of underused and incompatible uses.

3. Specific Plans within a quarter mile of either the Compton or Artesia stations shall facilitate transit-oriented developments including residential, commercial, hotel, and recreational uses that bring people to the Downtown and/or serve as Downtown destination points for the region and catalyst for the further revitalization of and investment in the area.

4. Specific Plans shall facilitate the development of mixed/multiuse housing, including transit-oriented development that provides housing options for persons of all ages and income levels that enhances the customer base for Downtown business and activities.

5. Where applicable, Specific Plans shall incorporate or support the installation of traffic calming devices such as roundabouts, reduced road widths, speed tables and or pedestrian bulb out improvements in the Downtown area and where a major arterial abuts the property.

6. Require Specific Plans in the Downtown area to incorporate a unique downtown design theme that includes differentiated edge treatment, plazas and parks, public art, specialized landscaping, street furniture, colored paving, and distinctive architecture for structures.

7. Require Specific Plans that contain residential, commercial, institutional, and other uses to exhibit enhanced architectural treatments, community amenities and pedestrian elements. a high level of architectural and site design quality above that required through categorical planned development Zoning

Environmental Review:

In accordance with the California Environmental Quality Act ("CEQA"), California Public Resources Code, Division 13 §21000 et seq., an Initial Study for the project was prepared by Parker Environmental Consultants on behalf of the City. The City of Compton, in its capacity as Lead Agency, has determined that the proposed project requires a Mitigated Negative Declaration and mitigation-monitoring plan, as part of its environmental review.

A Mitigated Negative Declaration ("MND") is a determination that the proposed project will not have a significant effect on the environment with the implementation of the 14 mitigation measures. The proposed General Plan Amendment was included as part of the MND review and analysis.

The initial study/MND environmental document was posted in the Los Angeles County Clerk's Office in Norwalk, posted on the Compton Community Development Department's webpage and circulated to service providers, public agencies and adjacent property owners for a twenty (20) day public review period from March 4, 2021 to March 24, 2021.

FISCAL IMPACT

There is no direct fiscal impact to the General Fund that will result from the adoption of this General Plan Amendment. This proposed Resolution establishes policy guidance pertaining to Specific Plans in the City. No General Fund expenditure is proposed.

RECOMMENDATION

Staff recommends that City Council adopt the attached Resolution.

ROBERT DELGADILLO, SENIOR PLANNER
PLANNING DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED FOR FORWARDING:

CRAIG CONWELL
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE GENERAL PLAN LAND USE ELEMENT TO CREATE THE SPECIFIC PLAN LAND USE DESIGNATION AND CHANGE THE EXISTING GENERAL PLAN LAND USE DESIGNATION FOR PROPERTY LOCATED AT 1950 NORTH CENTRAL AVENUE FROM LOW DENSITY RESIDENTIAL TO SPECIFIC PLAN

WHEREAS, at the March 24, 2021 meeting, the Planning Commission, being fully informed voted to approve the Olson Companies ("Applicant") request for granting General Plan Amendment Case No. 2020-002 to incorporate a Specific Plan Land Use Designation to change the land use designation of Low Density Residential to Specific Plan for the property located at 1950 North Central Avenue and Zone Text Amendment 21-0001 to amend the Compton Municipal Code to include the Specific Plan Land Use Designation and regulations; and

WHEREAS, the Applicant proposes a Specific Plan to build a 29-unit gated townhouse style condominium community on three (3) acres located at 1950 North Central Avenue, Compton; and

WHEREAS, the Land Use Element and Land Use Policy Map of the General Plan of the City of Compton were adopted by the City Council on December 3, 1991, by Resolution No. 16,742 without a Specific Plan Land Use Designation or policy; and

WHEREAS, while the current General Plan contains general guidance on encouraging the use of Specific Plans for special areas and encourages the use of a special designation like the proposed Specific Plan, the General Plan does not provide clear direction as to density for Specific Plans; and

WHEREAS, General Plan Amendment Case No. 2020-002 was processed in accordance with Section 30-28 of the Compton Municipal Code in that referral, publication and written notice of the proposed amendment was provided in accordance with Sections 65090 and 65091 of the California Government Code prior to consideration of the request by the Planning Commission and the City Council; and

WHEREAS, an Initial Study and Mitigated Negative Declaration No. 948 was prepared for this project in accordance with the California Environmental Quality Act and determined that the project would not have a significant effect on the environment; and

WHEREAS, the notice of intent, along with the Initial Study/Mitigated Negative Declaration No. 948, was posted with the Los Angeles County Clerk's office in Norwalk, circulated for a 20-day public review period, mailed to abutting property owners and posted on the City's website; and

WHEREAS, a public hearing on the request to amend the Land Use Element and Land Use Policy Map was held before the City Council on May 11, 2021; and

WHEREAS, the City Council considered all the information presented pertaining to the General Plan Amendment No. 2020-002; and

WHEREAS, the City Council being fully informed:

F I N D S

A. That the proposed General Plan Land Use Amendment to incorporate the Specific Plan Land Use Designation into the General Plan and change the current land use designation of 1950 North Central Avenue, Compton from Low Density Residential to Specific Plan will be in substantial conformance with the proposed zoning classification of Specific Plan.

B. That proposed General Plan Land Use Amendment to Specific Plan is more suitable for the subject site in that the new land use designation will be consistent with the new zoning designation of Specific Plan. That the amendment to the General Plan to incorporate the Specific Plan Land Use Designation and the changing of the existing Low Density Residential Land Use Designation will be consistent with the existing land use patterns of development in the area.

C. That the proposed General Plan Land Use Designation amendment from Low Density Residential to Specific Plan will not be detrimental to the surrounding area in that the area is already intended for residential development and the proposed amendment to the General Plan does not directly approve any project, but creates the framework for future review of Specific Plan proposals. The project will serve as an infill project and develop a property that has been vacant for thirty (30) years.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the 1991 General Plan Land Use Element is hereby amended to incorporate the Specific Plan Land Use Designation and Policy as stated in Attachment "A".

Section 2. That the General Plan Land Use Designation for 1950 North Central Avenue (APN 6145-003-902) is hereby authorized to be changed from Low Density Residential to Specific Plan.

Section 3. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 4. That a copy of this Ordinance shall be filed in the offices of the City Clerk, City Manager, Building & Safety and Community Development Department (Planning).

Section 5. The Mayor shall sign and the City Clerk shall attest to the adoption of this Ordinance and shall cause the same to be published as required by law.

ADOPTED this _____ day of _____, 2021.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Alita Godwin, City Clerk of the City of Compton, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2021.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

_____
CITY CLERK OF THE CITY OF COMPTON

ATTACHEMENT 1

Proposed General Plan Land Use Element Amendment
April 27, 2021

(Insert the following language at the end of the Land Use Designations section of the Land Use Element on page 30)

Specific Plan: Maximum Density 150 - 175 du/ac (No maximum FAR):

A specific plan is a tool for the systematic implementation of the general plan. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. A specific plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of development from the type, design guidelines, location and intensity of uses to the design and capacity of infrastructure.

The wide flexibility of the Specific Plan designation can also include customized standards for i development and use including density. The maximum density and or FAR within a specific plan land use designation shall be determined and approved by the City Council at the time of public hearing review, but shall not exceed 150 units per net acre prior. This designation will be added to the Land Use Diagram concurrently with the adoption of a Specific Plan that is compliant with State of California Government Code Sec. 65450, et. seq. However, the City may preselect certain sites to designate as specific plan areas.

Sites designated as a Specific Plan (SP) (two acres or greater) in the General Plan Land Use Map shall also be zoned Specific Plan along with the project name such as “SP-Project Name” and the official zoning map of the City amended.

Specific Plan Designation Goals to be added:

1. Specific Plan. Require preparation of specific plans that foster cohesive and well-designed residential, commercial, and industrial districts. This requirement shall be applied to vacant lands or for the reuse of existing properties where it is the intent to establish a cohesive district.

2. Introduce midblock residential uses, such as mixed/multiuse housing, condominiums, apartments, and live work units to stimulate the revitalization and reuse of major corridors and removal of underused and incompatible uses.

3. Specific Plans within a quarter mile of either the Compton or Artesia stations shall facilitate transit-oriented developments including residential, commercial, hotel, and recreational uses that bring people to the Downtown and or serve as a Downtown as destination points for the region and catalyst for the further revitalization of and investment in the area.

4. ISpecific Plans shall facilitate the development of mixed/multiuse housing, including transit-oriented development that provides housing options for persons of all ages and income levels that enhances the customer base for downtown business and activities.

5. Where applicable, specific plans shall incorporate or support the installation of traffic calming devices such as roundabouts, reduced road widths, speed tables and or pedestrian bulb out improvements in the downtown area and where a major arterial abuts the property.

6. Require specific plans in the Downton area to incorporate a unique downtown design theme that includes differentiated edge treatment, plazas and parks, public art, specialized landscaping, street furniture, colored paving, and distinctive architecture for structures.

7. Require specific plans that contain residential, commercial, institutional, and other uses to exhibit enhanced architectural treatments, community amenities and pedestrian elements. a high level of architectural and site design quality above that required through categorical planned development zoning



CITY OF COMPTON

AERIAL MAP

General Plan Amendment Case No. 2021-0002
Change of Zone Case No. 2020-0002
Zoning Text Amendment Case No. 21-0001
Tentative Tract Map No. 83170
Mitigated Negative Declaration No. 948
1950 N. Central Ave.

Legend

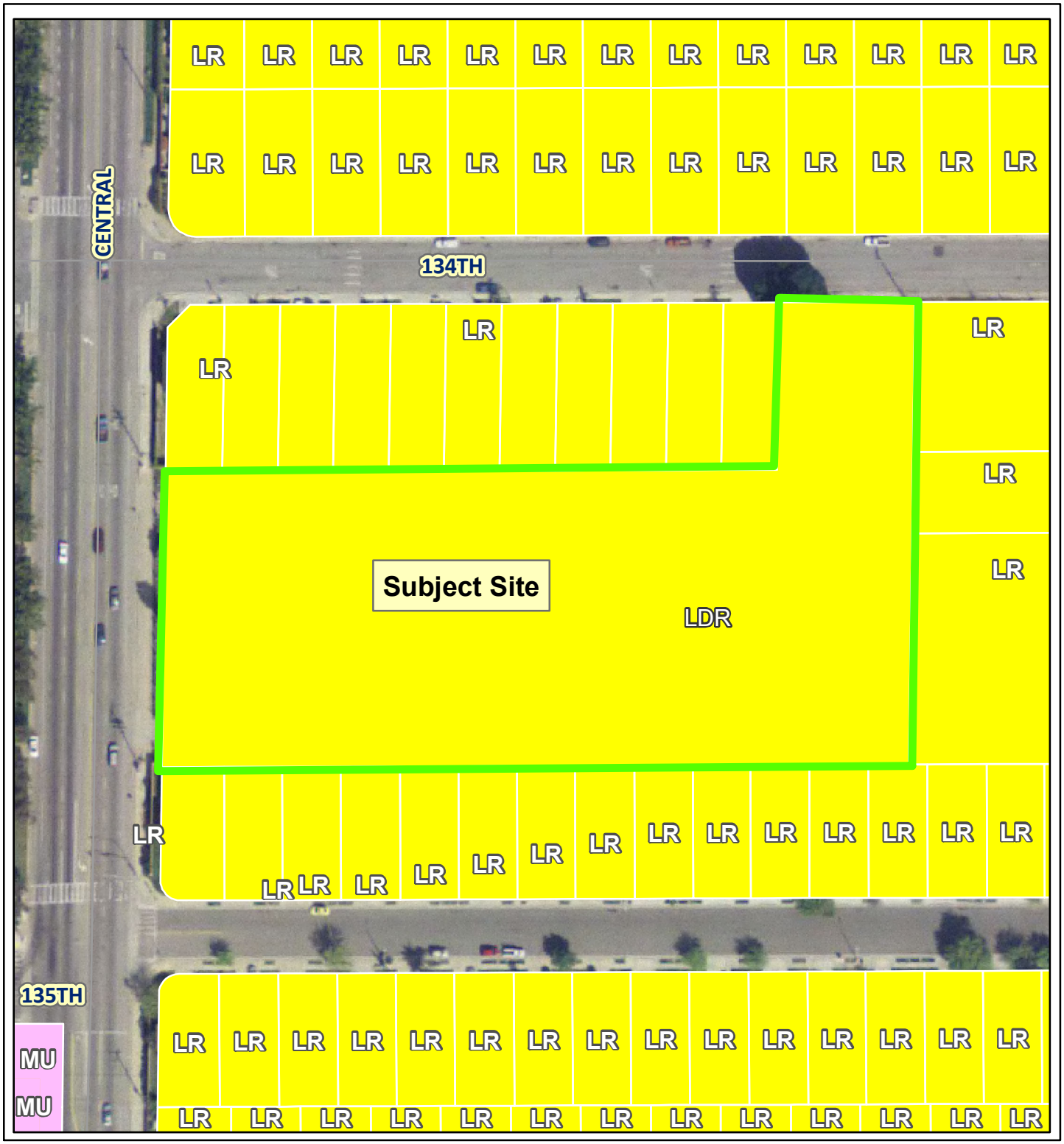
City Limits

parcels

N

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CITY OF COMPTON

EXISTING GENERAL PLAN MAP

General Plan Amendment Case No. 2021-0002
Change of Zone Case No. 2020-0002
Zoning Text Amendment Case No. 21-0001
Tentative Tract Map No. 83170
Mitigated Negative Declaration No. 948
1950 N. Central Ave.

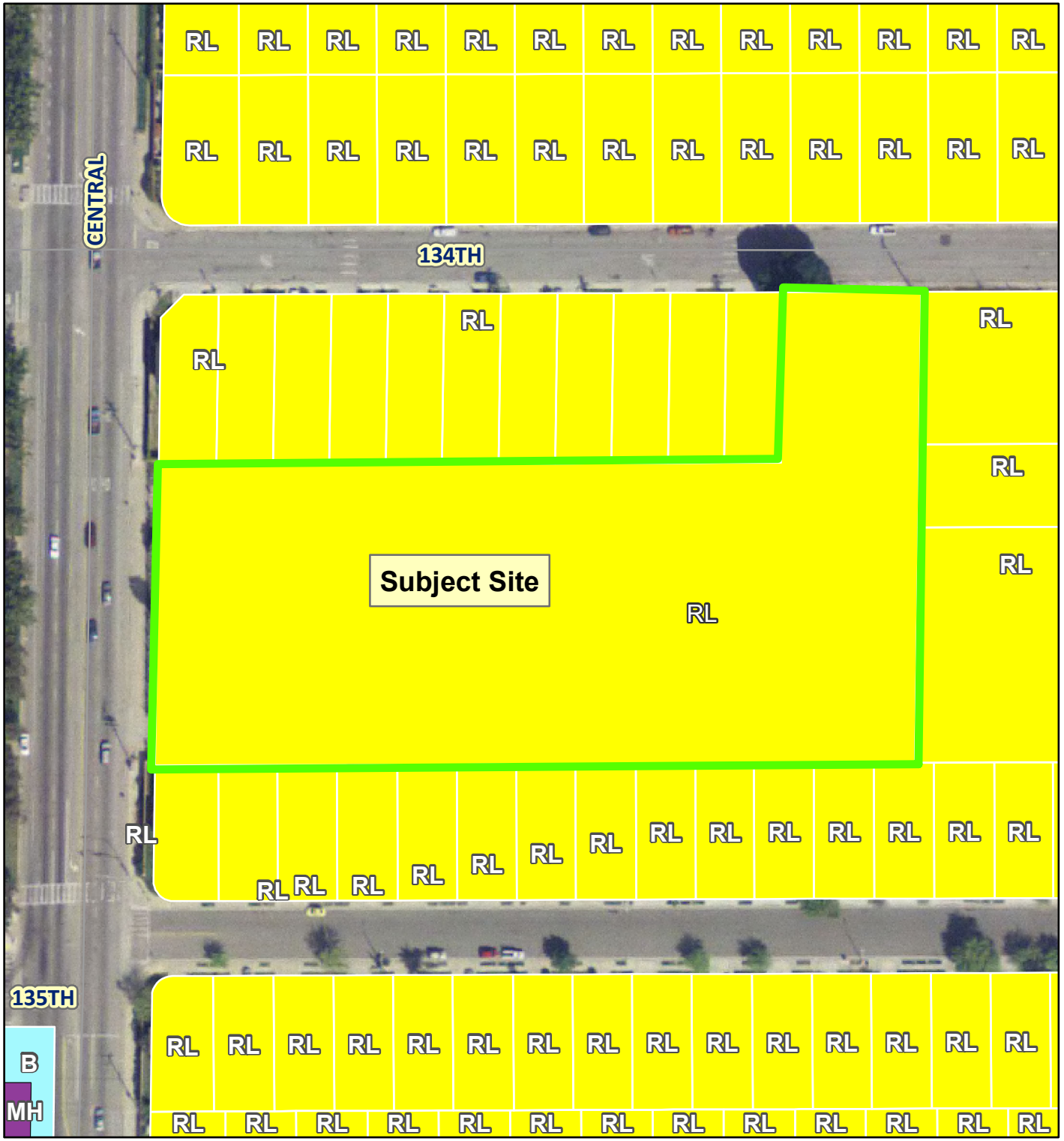
Legend

- City Limits
- parcels
- Low Density Residential <8.0 du/ac
- Medium Density Residential 8.1-17.0 du/ac
- High Density Residential 17.1-34.0 du/ac
- General Commercial
- Mixed Use
- Industrial
- Open Space/Parks
- Public/Quasi-Public
- Transportation

N

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CITY OF COMPTON

EXISTING ZONING MAP

General Plan Amendment Case No. 2021-0002
Change of Zone Case No. 2020-0002
Zoning Text Amendment Case No. 21-0001
Tentative Tract Map No. 83170
Mitigated Negative Declaration No. 948
1950 N. Central Ave.

Legend

- City Limits
- parcels
- RA - Residential Agriculture
- RL - Low Density Residential
- RM - Medium Density Residential
- RH - High Density Residential
- P - Parking
- PRL - Parking/Low Density Residential
- PRM - Parking/Medium Density Residential
- PRH - Parking/High Density Residential
- CL - Limited Commercial
- CM - Commercial Manufacturing
- ML - Limited Manufacturing
- MH - Heavy Manufacturing
- B - Buffer
- LAC - Los Angeles County
- UNZONED

N

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May 11, 2021

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON, ACTING AS THE HOUSING SUCCESSOR AGENCY AUTHORIZING THE CITY MANAGER TO ENTER INTO AN EXCLUSIVE NEGOTIATION AGREEMENT WITH THE WIN PROJECT TO WORK OUT THE TERMS AND CONDITIONS OF A PURCHASE AND SALE AGREEMENT FOR THE DISPOSITION AND DEVELOPMENT OF HOUSING SUCCESSOR AGENCY-OWNED PROPERTY LOCATED AT 1716 EAST ROSECRANS AVENUE TO DEVELOP FIVE (5) AFFORDABLE FOR-SALE SINGLE FAMILY HOMES

SUMMARY

Staff respectfully requests the City Council, acting as the Housing Successor Agency authorize the City Manager to enter into an Exclusive Negotiation Agreement ("ENA") with The WIN Project to work out the terms and conditions of a Purchase and Sale Agreement for the Disposition and Development of Housing Successor Agency-owned property located at 1716 East Rosecrans Avenue, Compton, to develop up to five (5) affordable "For-Sale" single family homes ("Project").

BACKGROUND

The former Community Redevelopment Agency ("CRA") of the City of Compton acquired the land located at 1716 East Rosecrans Avenue ("subject property"), and following the dissolution of the CRA, the subject property, consisting of approximately 15,877 square feet, was conveyed to the City, acting as the Housing Successor Agency.

On November 24, 2020, the Housing Successor Agency released a Request For Proposals inviting qualified developers to submit proposals to develop affordable housing units on various properties, including the subject property.

Staff reviewed the proposals submitted and determined that the proposal of The WIN Project to develop five (5) affordable "For Sale" single family homes was the highest and best use for the site and would accomplish the City's goal of new affordable housing. The proposed development would include a site plan of detached homes with private back yards and two (2) car garages. Additionally, the

Project will include a community park, neighborhood gardens and illuminated walking paths.

STATEMENT OF ISSUE

The subject property has experienced blight and the proposed development meets the goals of the City to improve the neighborhood conditions and provide affordable home ownership opportunities to low to moderate income families.

The Project will stimulate further private investment in the area and beautify the Rosecrans Avenue corridor. Additionally, the Project will compliment the recently developed KB homes project directly across the street from the subject property.

Staff is recommending that an ENA with The WIN Project be approved and a six (6) months or one hundred eighty (180) days ENA period be authorized.

DEVELOPER PROFILE

The WIN Project has over twenty (20) years of experience as a non-profit Affordable Housing Developer specializing in high impact affordable and general housing development projects in urban neighborhoods. The key members of the Win Project team collectively have 90 years of experience in the affordable housing industry. The WIN Project currently owns and manages four (4) low-income housing properties in the City of Compton.

FINANCIAL IMPACT

There is no fiscal impact resulting from adoption of this Resolution. Upon successful negotiation of a Purchase and Sale Agreement, staff will present a proposed purchase price to the Housing Successor Agency at a future date for consideration.

RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution.

CRAIG J. CORNWELL
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON, ACTING AS THE HOUSING SUCCESSOR AGENCY AUTHORIZING THE CITY MANAGER TO ENTER INTO AN EXCLUSIVE NEGOTIATION AGREEMENT WITH THE WIN PROJECT TO WORK OUT THE TERMS AND CONDITIONS OF A PURCHASE AND SALE AGREEMENT FOR THE DISPOSITION AND DEVELOPMENT OF HOUSING SUCCESSOR AGENCY- OWNED PROPERTY LOCATED AT 1716 EAST ROSECRANS AVENUE TO DEVELOP FIVE (5) AFFORDABLE FOR-SALE SINGLE FAMILY HOMES

WHEREAS, the former Community Redevelopment Agency ("CRA") of the City of Compton acquired the land located at 1716 East Rosecrans Avenue ("subject property"), and following the dissolution of the CRA, the subject property, consisting of approximately 15,877 square feet, was conveyed to the City, acting as the Housing Successor Agency; and

WHEREAS, on November 24, 2020, the Housing Successor Agency released a Request For Proposals inviting qualified developers to submit proposals to develop affordable housing units on various properties, including the subject property; and

WHEREAS, staff reviewed the proposals submitted and determined that the proposal of The WIN Project to develop five (5) affordable "For Sale" single family homes was the highest and best use for the site and would accomplish the City's goal of new affordable housing; and

WHEREAS, the proposed development would include a site plan of detached homes with private back yards and two (2) car garages, in addition to a community park, neighborhood gardens and illuminated walking paths; and

WHEREAS, the subject property has experienced blight and the proposed development meets the goals of the City to improve the neighborhood conditions and provide affordable home ownership opportunities to low to moderate income families. The Project will stimulate further private investment in the area and beautify the Rosecrans Avenue corridor; and

WHEREAS, The WIN Project has over twenty (20) years of experience as a non-profit Affordable Housing Developer specializing in high impact affordable and general housing development projects in urban neighborhoods; and

WHEREAS, staff is recommending that the City, acting as the Housing Successor Agency enter into an ENA with The WIN Project for a six (6) months or one hundred eighty (180) days period; and

WHEREAS, upon successful negotiation of a Purchase and Sale Agreement, staff will present a proposed purchase price to the Housing Successor Agency at a future date for consideration.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON, ACTING AS THE HOUSING SUCCESSOR AGENCY HEREBY RESOLVES AS FOLLOWS:

Section 1. That the City Manager, upon the advice and approval of the City Attorney, is hereby authorized to enter into an Exclusive Negotiation Agreement, for a period of six (6) months or one hundred eighty (180) days, with The WIN Project to work out the terms and conditions of a Purchase and Sale Agreement for the Disposition and Development of Housing Successor Agency-owned property located at 1716 East Rosecrans Avenue, Compton, to develop up to five (5) affordable For Sale single family homes.

Section 2. That there is no negative fiscal impact to the General Fund with the approval of this Resolution.

Section 3. That a certified copy of this resolution shall be filed in the offices of the City Manager, City Attorney, City Controller, Housing Successor Agency, and City Clerk.

Section 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2021.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor, and attested by the City Clerk at the regular meeting thereof held on the _____ day of _____, 2021.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

_____
CITY CLERK OF THE CITY OF COMPTON

CITY OF COMPTON
Successor Agency and Housing Successor Agency
REQUEST FOR PROPOSALS AND QUALIFICATIONS

HOUSING DEVELOPMENT OPPORTUNITY

VARIOUS SITES

16208-16216 S. Atlantic Blvd.
2815-2875 & 2901 W. Alondra Blvd.
409, 413 & 415 N. Alameda St.
1716 E. Rosecrans Ave.
413-415 W. Compton Blvd.
110, 114 N. Bowen Ave.
1425 E. Compton Blvd.
1113-1125 W. Rosecrans Ave.
1117 S. Long Beach Blvd.

Due Date: January 21, 2021
No later than 5:00 pm

RFP RELEASE DATE: November 24, 2020
DEADLINE FOR SUBMITTAL: January 21, 2021 by 5:00 p.m.

I. SUMMARY

The Successor Agency and the City of Compton acting as Housing Successor Agency invites qualified developers to submit proposals and their qualifications for the purchase and development of vacant sites located in the City of Compton. This RFP/Q contains descriptions of the properties, description of the goals for the project, proposal submittal process, proposal requirements, proposal evaluation, and terms & conditions.

II. PROPERTY DESCRIPTIONS

Address	Square Footage	APNs	Zoning/ General Plan
16208-16216 S. Atlantic Blvd.	54,447 square feet	7301-002-902 7301-002-901 7301-002-900	Commercial Manufacturing Limited Manufacturing
2815-2875, 2901 W. Alondra Blvd.	789,717 square feet	6139-028-900 6139-024-900	Low density residential, commercial
409, 413, 415 N. Alameda St.	33,387 square feet	6166-010-914	Limited-Commercial Limited-Manufacturing Mixed-Use
1716 E. Rosecrans Ave.	15,877 square feet	6184-002-902	Limited Commercial
413-415 W. Compton Blvd.	24,463 square feet	6157-022-900 6157-022-909	Limited-Commercial
110, 114 N. Bowen Ave.	23, 543 square feet	6183-003-901 6183-003-902 6183-003-903	Limited-Commercial Mixed-Use
1425 E. Compton Blvd.	13,474 square feet	6183-003-900	Limited-Commercial Mixed-Use
1113-1125 W. Rosecrans Ave.	18,352 square feet	6144-018-905 6144-018-907	Limited-Commercial

1117 S. Long Beach Blvd.	56,509 square feet	6164-008-901 6164-008-902 6164-008-903 6164-008-904 6164-008-905	Limited Commercial

III. GOALS FOR DEVELOPMENT

The development of the sites shall accomplish the following goals:

1. **Contribute to the Production of new High-Quality Affordable Housing Stock**- The selected developer is expected to develop, manage and market the housing units to the satisfaction of the City/Housing Successor Agency.

2. **Must develop For Sale Single Family Housing Development or Multi-Family Rental Housing**

3. **Ensure High Design Quality, Construction and Finished Materials, Resident Development Amenities and Compatibility** – The sites are in very conspicuous locations in the City. Therefore, the City is seeking high quality and appropriate design techniques and materials should be utilized to ensure that the development produces a high-quality and attractive building and site that enhance the aesthetic appearance of the area.

IV. RFP SUBMITTAL PROCESS

This is a competitive proposal and selection process. As part of the disposition process, the successful developer can expect to enter into any or all of the following agreements : Exclusive Negotiation Agreement (ENA), Purchase & Sale Agreement ("Agreement") and/or Development Agreement (DA) for the acquisition and development of the Site.

Developers are welcome to submit multiple proposals but each proposal must only be for a single site. Please indicate in the proposal letter and in the footer of each RFP page the site address.

To be considered for evaluation, sealed proposals consisting of all the required forms must be received in the City of Compton - Community Development Department, Attention Mrs. Leslie Nacionales-Tafoya, 205 South Willowbrook Avenue, Compton, CA 90220, on or before January 21, 2021 at 5:00 pm. **Incomplete proposals will not be considered; proposals submitted after the deadline will not be considered and will be returned unopened.**

V. PROPOSAL REQUIREMENTS

All responses to the RFP will be evaluated by a selection committee. The format for the submission of proposals must include the following, but not limited to:

A. Proposal Cover Letter

Summary of key points of proposal (2 pages maximum). Please include the development site location in the letter

B. Development Concept for the Site

Please provide the following:

1. A narrative description of the proposed development, identifying square footage of buildings, amount of parking, and construction type.
2. A conceptual site plan including elevations and rendering. Can be a similar or comparable type of development concept.
3. A list of proposed government discretionary actions that may be required to complete this project (i.e., street widening, utility relocation, entitlements, etc.).
4. A development pro-forma for the site, including the direct and indirect costs (including the purchase price for the Site at Fair Market Value), development cost estimates, income, and operating cost projections for a minimum of ten years in current dollars, and clearly set forth the expected return on investment.
    - Please include a statement of basic assumptions affecting the economic feasibility of the project. Indicate anticipated amount of equity and financing costs within the pro-forma for both the construction loan and for permanent financing.
5. A detailed description of the proposed Project's Fiscal Impacts and Fiscal Benefits to the City of Compton.
6. If any above ground utility lines exist, plans must include how developer will underground them at developer cost.
7. Plans must include sewer and water line improvements to any that are on the property.
8. The City of Compton favors development proposals that use building resources in a manner that include planning for carbon dioxide (CO2) emission reductions, otherwise known as greenhouse gases released into the atmosphere. Proposals that demonstrate the lessening of the City's carbon footprint and/or employs sustainable energy methods will receive subjective partiality in the evaluation process.

C. Identification of Developer and Associates

For each of the key personnel comprising the proposed development team, please provide:

Name, address, telephone number, and e-mail address of Developer and project operator/manager (if appropriate);

1. Identification and organization of Developer (individual, company, corporation, partnership, joint venture, other);
2. Identification of principals of development organization and project operator/manager (corporate officers, principal stockholders, general and limited partners) to be responsible for proposed project.
3. Indication of any relationship the development organization may have with a parent corporation, subsidiaries, joint ventures or other entities. If a joint venture is proposed, percentage of ownership of each entity should be specified. Describe the financial, liability-related and other decision-making relationships.
4. Identification of all key project team members including resumes of assigned personnel, describing relevant project experience as related to the subject proposal and specific required technical skills.
5. Identification of any minority/women business enterprises on the development team and their percentage of interest in ownership, development or management of the proposed Project.

D. Development Team Qualifications

The Developer's ability to assemble and manage a development team including architects, artists, planners, engineers, builders, financial consultants, marketing specialists and management personnel

is of particular interest. Experience in property or site remediation, if necessary for the property, is encouraged. The evaluation process will be heavily weighted on a Developer's experience and record of accomplishment in each of these areas. Please provide:

1. A list of all team participants, including financial partners, owner participants, architectural and other design professionals, and their qualifications and relevant experience;
2. A list of comparable development projects in which the Developer and proposed associates have participated, particularly projects within urban cores, describing the relationships to these projects (i.e., developed, owned, operated or managed), showing the location, cost and scale, type and dollar value of the work. Identify which of the listed comparable projects have been successfully completed, and which have been completed over and under budget. If possible, include photographs of these projects; and
3. Descriptions and illustrations of the proposed architect's work on development projects that have been built or are under construction. These projects should be of a similar magnitude to the proposed development of the Site.
4. Disclosure of any and all foreclosures, loan defaults, other defaults pertaining to projects undertaken within the last ten (10) years. Developer must furnish said information for the lead development entity, parent company and any and all entities owned or under the developer's control over the prior ten (10) year period.

E. Schedule of Performance and Timeline

1. A Schedule of Performance outlining the estimated time for each step and phase (if appropriate), including a summary "time line" or other similar graphic representation, of the development process.

2. The Schedule of Performance should include the time involved in due diligence, finalizing agreements, receiving project entitlements, financing the project, commencing construction and completing construction. Time is of the essence and the ability to close escrow within 6 months or within 30 days of receiving final entitlements from the City of Compton, whichever occurs first, will be a major factor in the Successor Agency's decision.

F. Financial Capacity

The developer is required to provide a description of the proposer's financial strategy to complete the project and proof of funds or ability to purchase the property.

VII. PROPOSAL EVALUATION

Proposals will be evaluated by a selection committee. Upon conclusion of the selection process, the City may invite one or more potential developers for interviews, negotiations or may choose to reject all proposals.

The City of Compton reserves the right, to pursue, but not limited to any or all of the following actions related to proposals submitted in response to this RFP:

1. Reject all proposals.
2. Issue addenda to the RFP.
3. Request additional information and/or clarification of the proposal.
4. Negotiate an Agreement solely on the basis of the original proposal.
5. Negotiate potential terms and conditions with one or more proposers based on their proposal.
6. Negotiate an Agreement on the basis of additional information supplied at the request of the City.
7. Issue subsequent RFPs based on refinement of concepts proposed in response to this RFP.

Submittal Information
Developers desiring to respond to this RFP shall submit proposals consisting of an original and five (5) copies and one digital copy on USB drive, presented in a sealed envelope (by January 21, 2021 at 5:00 pm) and marked on the outside:

City of Compton
City Manager's Office
Attention: Ms. Leslie Nacionales-Tafoya
RFP: Affordable Housing Development
205 South Willowbrook Avenue
Compton, CA, 90220

It is the sole responsibility of each potential developer to ensure that its proposal reaches the City Manager's Office by the time and date specified. Proposals received after the specified time and date shall be returned unopened.

Contact Information
For information/questions regarding this proposal, contact Leslie Nacionales-Tafoya, Administrative Analyst II at: lnacionales-tafoya@comptoncity.org.

The WIN Project
2945 Westwood Blvd
Los Angeles, CA 90064
(323) 377-6501 fax (323) 315-9335



A. Proposal Cover Letter

Applicant:

The WIN Project, Inc.

Federal Tax ID/EIN 95-4745476

2945 Westwood Blvd, Los Angeles, CA 90064

Regina Young, Executive Director

win@thewinproject.org

(323) 377-6501

Paul Reyes-Fournier, Development Specialist – Primary Contact

Paulrf46@gmail.com

909 486-8453

The WIN Project wishes to enter into an exclusive negotiation agreement (ENA) for the following three (3) parcels:

1716 E. Rosecrans Ave.- 15,877 square feet- 6184-002-902

1113-1125 W. Rosecrans Ave. – 18,352 square feet – 6144-018-905 & 6144-018-907

1417 S. Long Beach Blvd. – 56,509 square feet – 6164-008-901, 6164-008-902, 6164-008-903, 6164-008-904 & 6164-008-905

The WIN Project will develop affordable resale single family housing. Each house will have a two-car garage in addition to the following square footage:

1716 E. Rosecrans Ave - 5 single family houses (1400sf)

1113-1125 W. Rosecrans Ave - 6 single family houses (1250 sf)

1417 S. Long Beach Blvd. – 18 single family houses – (1440 sf)

The houses will utilize a zoning regulation that will allow for smaller lot sizes and maximum number of houses being built. Each home will be designed with energy efficient technology.

The houses will be built to affordability standards using the HUD HOMES guidelines for resale pricing and household income limits. The WIN Project will work closely with Los Angeles County to assist low-income home buyers to access special homeownership programs including First Home Mortgage Program and Home Ownership Program.

The WIN Project is a 501 (c) 3 nonprofit in good standing. It has been the managing partner of several low-income/homeless housing projects for more than 20 years. We have a long and

accomplished relationship with the City of Compton. We currently own and manage four low-income housing project in Compton. Each were put into service in 2013 with DDA purchase agreement with the City of Compton. All of our projects are current and in good standing.

The WIN Project is an approved partner in good standing of the Los Angeles Homeless Services Authority which serves as the vetting provider for the Los Angeles Continuum of Care.

B. Development Concept for the Site

Narrative description

Type V construction, Single-Family homes. 1200-1400 square foot homes, 360 sq ft 2-car garages

We are striving to maximize the number of high-quality yet affordable, for-sale, single family houses at each site. The city's zoning code mandates that the smallest possible lot for housing should be 5,000 sf per house, typical of most cities in Southern California. What this has done, over the years, has forced builders to build larger, more expensive homes in order to recuperate their land acquisition and development costs. Cities are now trying to help keep costs down for new homeowners by shrinking the minimum lot size, thereby allowing a greater number of houses to be built on a development. This is both more sustainable because houses are smaller, with smaller footprints and less to cool and heat, and yards are smaller so there is less to maintain and water, and then it provides more affordable housing to residents in the Los Angeles area.

Our goal is to provide as many for-sale homes as possible, at as affordable a cost to the homeowner as possible, while preserving the qualities that make single family homes and neighborhoods so desirable. To that end, we have talked to the senior planner in Compton to come up with a strategy, using an approved precedent already being approved in Compton for visually small parcels as a Specific Plan modification, to create actual, smaller single-family lots that are approximately 2,000 sf. This reduced-lot strategy has been adapted in different ways to each of the proposed project sites. At 1113 W Rosecrans, with its tapering size and major street frontage, these lots utilize shared driveways for efficiency, and maximize private outdoor yard space. This allows the public-facing street frontage to be developed as open green space, rather than the typical fences seen along all the backyards of the adjacent single family lots. At 1716 E. Rosecrans and 1117 Long Beach Blvd, where the sites can be accessed via a rear alley, lots can be narrow, linear lots from alley to street, creating private backyard spaces, and large public-facing green front yards.

A common theme to all three sites is keeping a single-family identity - with yards, detached houses, and a private two-car garage - while achieving increased affordability through density and smart design. Plus, these sites are also urban, located on large, wide streets, where the typical open front yard of old subdivisions does not make sense, thus there is an opportunity to create outdoor shared spaces for the residents of each site, that act as a larger buffer between the intimacy of the home and bustle of the boulevard. By creating these neighborhood parks, residents have the opportunities to mingle, relax, grow vegetables even, in a shared space,

encouraging the interaction and overlap of a community, often lost in single family neighborhoods.

Sustainable design is also an essential part of the projects. It is crucial that the design of the homes, and especially the roofs, be driven with energy-efficient solutions. These homes are green, minimizing carbon emissions by maximize south-facing roof surface area for solar panels while creating shaded overhangs to passively protect the large windows, simultaneously lowering energy consumption while increasing energy generation. Green spaces support water table retention and rain-water catchment. Passive cooling design strategies incorporate operable windows to allow for cooling cross breezes. Interior appliances are energy efficient and materials are durable, yet sustainable, using permeable pavers, concrete board instead of wood siding, and materials with low VOC's to reduce harmful chemicals in carpeting, woodwork, and paint throughout the homes. All of these site-wide design elements work to reverse our traditional high-consumption model of single-family home design, because less is more.

List of home and site amenities:

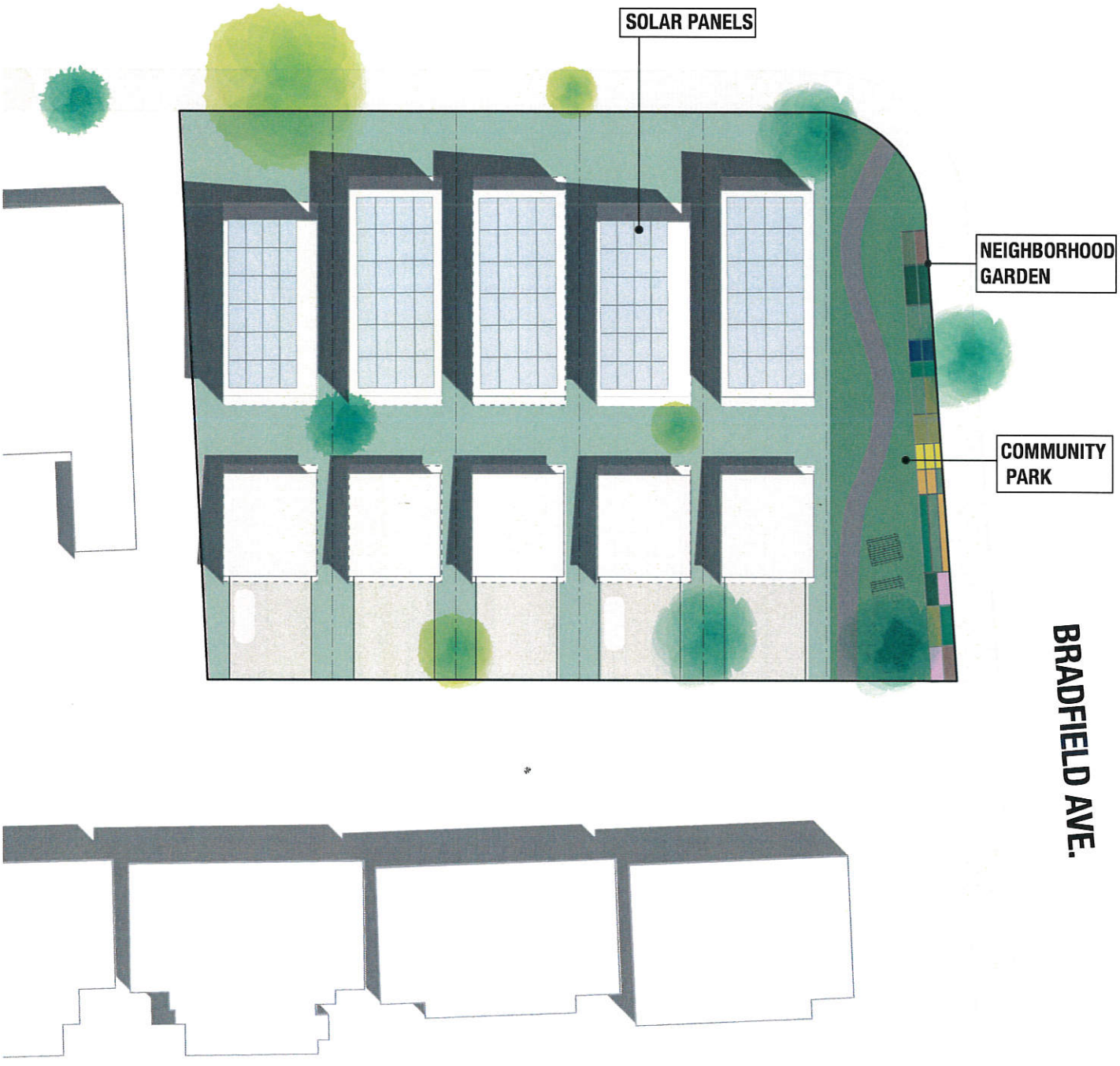
- efficient solar panel strategies for house and garage
- neighborhood gardens
- community park spaces
- illuminated, natural walking paths
- passive cooling and lighting
- cool roof
- high efficiency windows, heating, and cooling systems
- low VOC paint, materials, and millwork
- planned addition to garage or conversion interior spaces to ADU's and JADU's

Rental Income and Additional Housing built in:

Lastly, by utilizing existing State legislation, AB2299 and SB1069, we can further help to support the homeowners of Compton by incorporating into the base single family design the ability to create ADU's above the garage and JADU conversions of interior space to allow homeowners to generate rental income to offset the cost of their mortgage while also providing additional units to the community. This will potentially double, if not triple, the number of dwelling units on each property. It is a win-win for the homeowner and the City. Compton gains a sizable increase in its housing stock, homeowners get the opportunity for increased income, or a separate unit for extended family. These ADU's are being converted and built all around the County of Los Angeles within existing lots, yet building them into new developments from the start is innovative. This approach puts housing first. The ADU's are not shown in the proforma since they are developed after the certificate of occupancy for the houses is given.

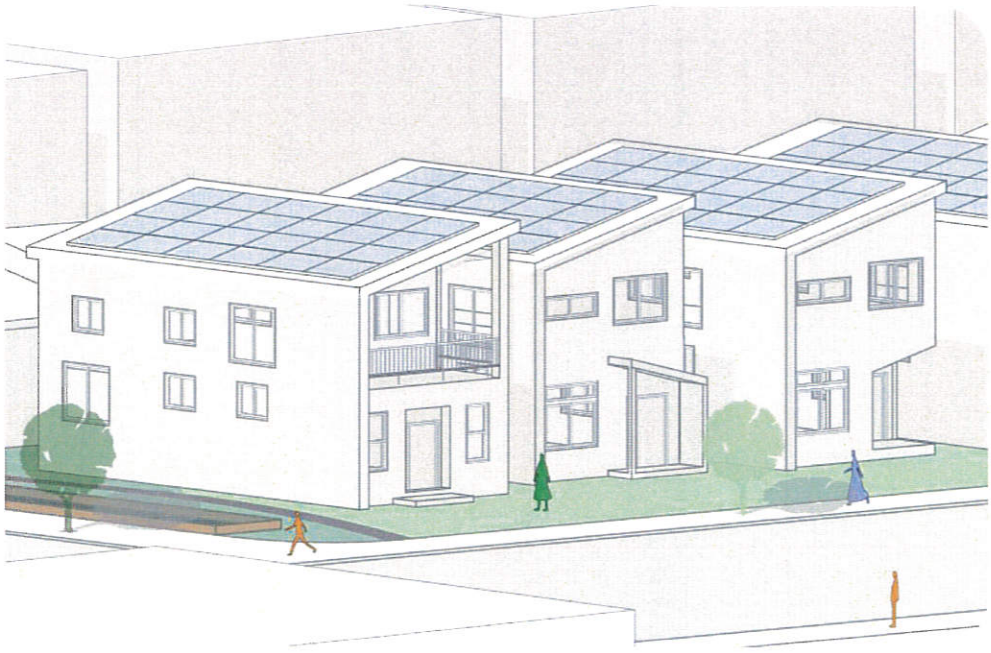
<u>Conceptual site plan</u>

E. ROSECRANS AVE.



1716 E. ROSECRANS AVE.

42 ARCHITECTURE





1716 E. ROSECRANS AVE.

42 ARCHITECTURE

Project's Fiscal Impacts and Fiscal Benefits to the City of Compton

If all three properties are developed, this will increase the affordable housing stock by 29 single family houses. These will be income restricted by deed so that the equity will be gained over the life of ownership, assuming that the single owner does not transfer the property over the life of the loan. We will work with the Los Angeles County housing department to find qualified homeowners that meet the HUD HOME program limits.

Above ground utility lines information

Current sites do not seem to have any above ground utility lines. Development is going to need to probably allow $80,000 at each site for electrical upgrades, to potentially install a parcel-wide transformer with underground power feeds. Long Beach Blvd site could be higher.

Sewer and water line improvements

We didn't find any, but would require further research with the utility companies. It appears each site has not been developed before, which would mean that there is no underground water, sewer or gas services. There might be neighborhood scale through-lines.

Carbon Dioxide Emission Reduction

Reducing carbon dioxide in buildings can be easy if they are designed from the beginning to be efficient and sustainable. Energy use for heating, cooling, and lighting are the largest contributors to CO2 emissions, and passive cooling strategies with overhangs to keep out the sun and natural ventilation are easy building design solutions. High efficiency equipment, low-energy lighting, and continuous insulation keep electricity usage down on those hot days when passive strategies aren't enough. Combined with generous roof areas for generating solar energy, we can dramatically reduce our carbon footprint.

C. Identification of Developer and Associates

Managing General Partner/ Fiscal Agent

Name: The WIN Project

Address: 2945 Westwood Blvd Los Angeles 90064

Phone: (323) 377-6501 Email: win@thewinproject.org

The WIN Project has over 20 years of experience as a non-profit developer specializing in high impact affordable and general housing development projects in urban neighborhoods. We have been involved in countless development projects spanning our history, working as a partner to private developers and other developer agencies and municipalities. Our expertise includes: land use and planning, real estate appraisal, development and sales, consultation for housing, land acquisition and urban blight projects, eminent domain relocation and acquisition and general project management.

Regina Young – Executive Director – The WIN Project

Regina Young is the Executive Director of the WIN Project and has been in real estate since 1988. She is a licensed real estate broker in California and has multiple real estate transaction to her name, including HOME and NSP funded affordable housing developments in Riverside, Los Angeles, Compton, and Lynwood. Since 1999, she has been the executive director of the WIN Project, a 501 (c) 3 nonprofit affordable housing developer. As the executive director of a nonprofit organization, Regina Young has access to more resources than most developers. She understands a large array of funding sources as well as the intricacies of permitting and governmental permission.

REGINA YOUNG
2945 Westwood Blvd
Los Angeles, CA 90064
(323) 377-6501

Summary OF QUALIFICATIONS

- Twenty-Seven years experience in real estate development and sales
- Twenty – Seven years experience project development
- Twenty- Seven years experience project manager
- Extensive experience with low- and moderate-income families in first time home ownership, relocation, and homeowner education
- Work with federal, state, and local government guidelines, reports, forms, contracts

RELEVANT SKILLS AND EXPERIENCE

- Housing development, new construction, rehabilitation, move-on
- Consultation for housing/land acquisition/urban blight projects, affordable housing development
- Real estate, rental negotiations, HUD low income housing guidelines, city, state, and federal regulation guidelines, and report preparation
- Managed and supervised housing developments
- Knowledge of building and safety codes
- Licensed by the California Department of Real Estate
- Computer Literate, Microsoft Word, Excel

WORK HISTORY

1999 – Present	**The WIN Project,** Executive Director 2945 Westwood Blvd Los Angeles, CA 90064
1988 – Present	**C21-Exclusive Reality,** Agent Los Angeles, CA 90065

EDUCATION

1985	Cal State Long Beach Masters, Criminal Justice
1979	Cal State Sacramento Bachelors, Criminal Justice

General Contractor/Project Manager

Name: Quality Building Contractors Co.

Address: 6550 Purdy Ave, Bell Gardens, CA 90201

Phone: (323) 236-0734 Email:

CEO/License qualifier: Jesse Mendoza Trujillo

Jesse Mendoza Trujillo 6550 Purdy Ave,
Bell Gardens, CA 90201|323-236-0734|

EXPERIENCE

Quality Building Contractors Co. *(General Contractor, state lic # 984034)* Bell Gardens, CA **President**

Significant accomplishments include:

- Oversaw the development of over 80 residential properties
- Properties range from single family residences to multi-unit properties

Sample List of Work:

1. The following is a list of projects I have overseen in the last 2 years, as General Contractor of Quality Building Contractors.

    a. Completed Projects:
        1. 1343 Wildwood Dr, Los Angeles, CA 90041(sold on 2/28/19)
        2. 1717 N Avenue 56, Los Angeles, CA 90042 (sold on 1/10/20)
        3. 3801 Cazador St, Los Angeles, CA 90065 (sold on 2/19/20)
        4. 937 Lucile Ave, Los Angeles, CA 90026 (sold on 6/8/20)
        5. 1124 Coronado Terrace, Los Angeles, CA 90026 (sold on 12/1/20)

    b. Active Projects (Current):
        1. 2412 Reservoir St, Los Angeles, CA 90026
        2. 325 Robinson St, Los Angeles, CA 90026

Experience

The WIN Project was founded with the foundational belief that everyone deserves a safe and affordable place to live in which the tenant can have pride and hope for the future. It is around this central truth that this team was formed. The WIN Project has been working with South LA

Development Group for nearly two decades, developing affordable housing targeting at-risk and chronically homeless throughout the county of Los Angeles. As a recent example, the 13 units in the City of Compton, California stand out. In 2008, the City of Compton announced the availability of apartment units that were in disrepair. The WIN Project and South LA Development Group won the right to repair and manage these units using Neighborhood Stabilization funds. The units are entirely low-income at the 60% median or lower income levels. They are being currently being managed and owned by The WIN Project as the managing partner. The WIN Project is in good standing with all the municipalities in which it has worked and the two entities are in conversation about other available land to continue the necessary work of the area. This is only one of many projects that The WIN Project and Quality Building Contractors have created together. The following is a partial list of other projects they have developed that target the homeless, at-risk, and special needs populations, each of which were funded through municipal funds:

- 641 W. Stockwell St., Compton, CA 90222
- 155 Racquet Club, City of Compton
- 9779 Hemlock Hesperia CA
- 7490 Oak Hill Road Hesperia CA
- 21661 Oak Street, Perris CA 92570
- 12698 Hansa Ct, Lynwood, CA 90262 – NSP
- 3686 Virginia St. City of Lynwood CA 90262 – NSP
- 11641 Pope St. City of Lynwood. CA 90262 – Blight Mitigation
- 2971 Fernwood Ave, City of Lynwood – Blight Mitigation
- 2975 Fernwood Ave, City of Lynwood – Blight Mitigation
- 2979 Fernwood Ave, City of Lynwood – Blight Mitigation
- 2981 Fernwood Ave, City of Lynwood – Blight Mitigation
- 1343 Wildwood Dr, Los Angeles, CA 90041
- 1717 N Avenue 56, Los Angeles, CA 90042
- 3801 Cazador St, Los Angeles, CA 90065
- 937 Lucile Ave, Los Angeles, CA 90026
- 1124 Coronado Terrace, Los Angeles, CA 90026

The WIN Project has a current and mutually beneficial relationship with the City of Compton. Currently, it owns and manages four low-income housing developments that were purchased and

developed through the National Stabilization Program through the City. All of the buildings are deed restricted for low-income individuals and are in good standing. The deeds can be delivered upon request. The buildings are located at

- 1418 S. Temple Ave
- 135 E. Caldwell St.
- 110 N. Bradfield Ave.
- 1404 W. 130th St.

Cross-Roads to Housing, Education and Community Opportunities Inc.
2006 East 103rd Street, Los Angeles, CA 90002

Los Angeles County Development Authority
700 West Main Street
Alhambra, CA., 91801

January 20, 2021

To Whom It May Concern,

I am pleased to write this letter of recommendation for the WIN Project.

Cross-Roads to Housing, Education and Community Opportunities (Crossroads) has partnered with the WIN Project on several affordable housing and community betterment projects in Los Angeles County, for over twenty years.

They have served as valuable consultants to us during our partnerships with the City of Los Angeles, City of Compton, City of Lynwood and the County of Los Angeles in providing single unit and multiunit affordable housing.

As such, we strongly recommend them in their application to continue to serve the citizens of Los Angeles County affordable housing needs.

Please contact me if you have any questions at 213.300.7804

Sincerely,

Gregg Bynum, Director

REAL PROPERTY MANAGEMENT

January 19, 2021

Miles Williams

Real Property Management Southland

3450 E. Spring St. STE 209

Long Beach, CA 90806

562.270-1777

To Whom it may concern:

We have worked with Regina Young and The Win Project for five (5) years. Real Property Management Southland is a property management company managing 500 units from our office in Long Beach. We strive to work with owners who take pride in their properties and allow us to deliver a quality living environment.

Over the years working with Regina, and The Win Project has been a pleasure. we have had a great working relationship with both Regina, and her organization. It is evident that Regina cares about her properties and the residents living there. Her Properties are commonly the nicest on the block.

Given the opportunity, we would love to continue working with The Win Project and hope to grow with them.

If you have any further questions, I'd be happy to to speak with you.

Sincerely,

Miles Williams

Owner/CEO-Real Property Management Southland

D. Development Team Qualifications

Architect

Name: office42 Architecture

Address: 1515 Echo Park Avenue Los Angeles, CA 90026

Phone: (213) 278-0703 Email: sragle@o42arch.com

Stephanie Ragle – Principle Managing Architect – office42 Architecture

office42 is an architecture studio founded in 2007 by the husband and wife team Stephanie and Ben Ragle in Los Angeles. It was started on the premise that good design, innovation, and creative solutions should be available to all. After living and working in Europe, India, and New York, they moved back to Los Angeles to synthesize and put into action these diverse experiences and opened a small design studio in Echo Park. Over the last decade, office42 has become rooted in the architectural philosophy of impactful design. Combining good design and social justice, building a community of clients and stakeholders, and empowering homeowners and new business entrepreneurs through innovative design, office42 enjoys working with all types of residential and commercial projects - from single-family homes and multi-family housing, to new ventures like restaurants and offices, to assisting non-profit organizations. For each project, queries not initially obvious are formed and innovative solutions are provided that meet the unique needs and budget of the client. office42 appreciates the problem-solving collaboration that is experienced with supportive clients and enjoys helping people design their lives. From schematic design through the end of construction, clients are guided through the difficult process of turning vision into reality.

It was the shared passion that brought The WIN Project and office42 Architecture together. office42 has experience in both housing and community development in Southern California with some exceptional designs completed in the City of Los Angeles. Among them is the 226 units permanent supportive housing complex at 520 S. Julian in Los Angeles. This SRO complex was completed under budget and with no changes to plans required. This is a feat that is envious among architects. Other projects include:

- 1215 Lodi Place, Los Angeles – 64 units – Interim housing for homeless women
- 1525 W 8th Street, Los Angeles – 14 bed – Senior living facility
- 13604 Sherman Way, Van Nuys – 63 units – Supportive public housing
- 8101 S Vermont, Los Angeles – Community Commission Headquarters – Community Space

Stephanie Ragle
Principal Architect
office42 architecture
2620 n. figueroa street
los angeles, ca 90065
323.352.8982 o
www.o42arch.com

Impactful Design

Innovation and creative solutions should be available to all

office42 architecture was started over a decade ago in apartment #42 in downtown Los Angeles in the Arts District and the firm was founded on one simple premise: Good design, innovation, and creative solutions should be available to all.

office42 architecture is a mission-driven architecture firm that believes in strong communities and providing high-quality design for every budget. Through good design, strong planning, and clear communication, we help individuals, companies, and communities to realize their vision for their homes, offices, and community spaces. We believe that good design can change and improve people's lives and that architecture is a vehicle for positive change. We hope to enable our clients to become partners in their project through knowledge about costs and process so that together we can work as a team to create something amazing. We also design each project's process with a high level of client communication and strategic planning so that the outcome is a success.

The firm's mission is routed in social justice. office42 believes first and foremost in impactful design. That includes bringing a high level of professional experience to as broad of an audience as possible, and that is why we are in the process of becoming a certified B-Corporation. Where people live, how they live, and the design of home environments have such a strong impact on people's lives. We see projects as more than just one building or one lot, more than just one location, but more of an opportunity to affect communities in a distinct and lasting way.

The key to this is to provide high-quality design and architectural services to clients with all types of needs, in all parts of the City, and with all levels of budget. We are problem solvers, often serving clients whose budget constraints would normally limit the design possibilities. We work with residential clients expanding housing - designing additions, new homes, Accessory Dwelling Units, and multi-family housing projects. We also work on commercial projects that are new ventures - designing new restaurants, office spaces, and retail stores. Lastly, we work with community organizations building their headquarters, community and teen centers, and beautifying schools and playgrounds. We take projects from the first conception to the end of construction, leading the team the entire way.

Because of our passion for providing innovative design solutions to all, we often take on projects that other firms won't. Whether the time-line is too short or the budget too small, office42 delivers thoughtful, creative design ideas that go beyond what was expected while maintaining project budget. Our enthusiasm and ability to handle the inevitable hiccups that happen during design and construction processes allows us to take on projects that are too difficult for other architects to complete.

We are small but mighty. We provide the attention and service to every project that only a smaller company can provide, while having the diverse experience and capabilities and management capacity of a much larger firm. We only work for good clients with good causes. The diverse work of office42 all has one common thread – good design for every budget.

o42 office42 ARCHITECTURE

office42



Loann Vu Clark
Studio Director, Architect



Stephanie Ragle
Principal Architect



Benjamin Ragle
Principal Architect



Nikki Moreno
Office Administrator



Jessica Miksanek
Job Captain



Nao Miyamoto
Project Manager 1



Danielle Lockareff
Project Manager 1



Alique Pempejian
Job Captain



James Oh
Architectural Designer 1



Hana Lemseffer
Architectural Designer 2



Eddie Cortez
Architectural Designer 1



Morgan Steinmann
Architectural Designer 1

Stephanie Ragle, RA, AIA

Principal Architect

Credentials:

Bachelors of Architecture, 1998
California Polytechnic State University, San Luis Obispo
Denmark's International Studies, Copenhagen, Denmark 1996-1997

Masters of Architecture, 2006
Southern California Institute of Architecture

Registered Licensed Architect since 2009

Membership & Awards:

SCANPH Member since 2017
AWA+D Member since 2018
American Institute of Architecture, since 2015
TEAM Business Network

Boards and Non-Profits:

Would Works
Girl Scout Leader, Troop #3815, Gold Award Recipient
Hilltop Child Development Center

Relevant Projects:

Skid Row Housing Trust Crest Apartments
13604 Sherman Way
Van Nuys, CA 91405
Design and Furnishing for 63 studio apartments, office and service spaces, community spaces, and outdoor eating and lounge areas

SRO Central and Simone Apartments

520 S. San Julian St	905 E. 6th St	507 S. Maple Ave
Los Angeles, CA 90021	Los Angeles, CA 90021	Los Angeles, CA 90013

226-units in each of these two projects with a total of three buildings - Furnished with beds, wardrobes, and office furniture needed to fill out the needs of the supportive services in these existing SRO apartment buildings

The ReFresh Spot
557 Crocker Street
Los Angeles, CA 90013
2,400 square foot parking lot turned into the City of Los Angeles' first pilot program Hygiene Station

South LA Cafe
3991 South Western Avenue
Los Angeles, CA 90062
Commercial tenant improvement of an existing 927 square foot laundromat to a new coffee shop

YWCA Women's Bridge Transitional Housing
1215 Lodi Place
Los Angeles, CA 90038
ADA upgrades to an existing Historic building in Hollywood to allow for the conversion to a women's shelter

office42 ARCHITECTURE

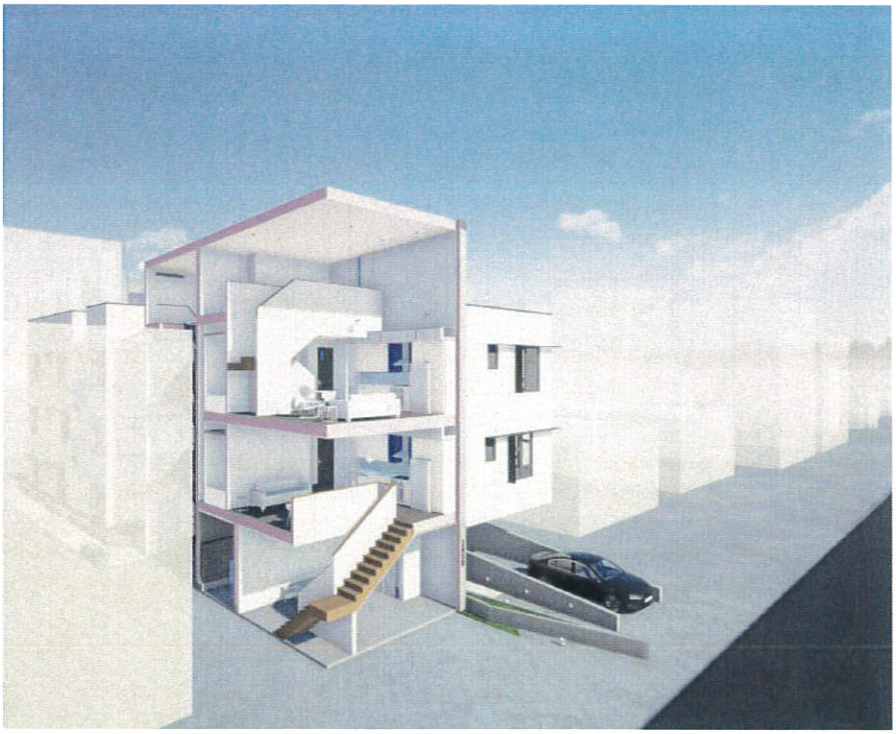


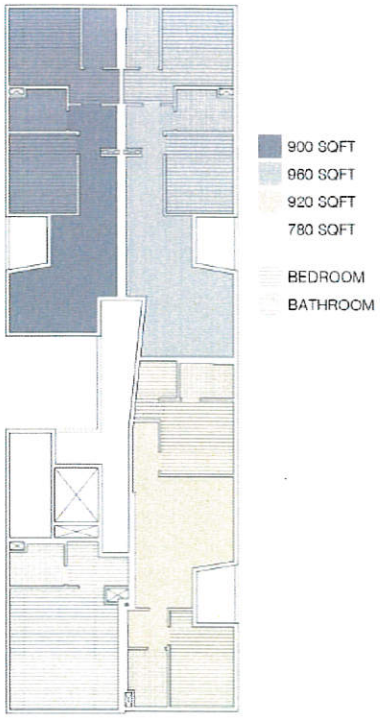
2450 Corinth Avenue
Los Angeles, CA 90064

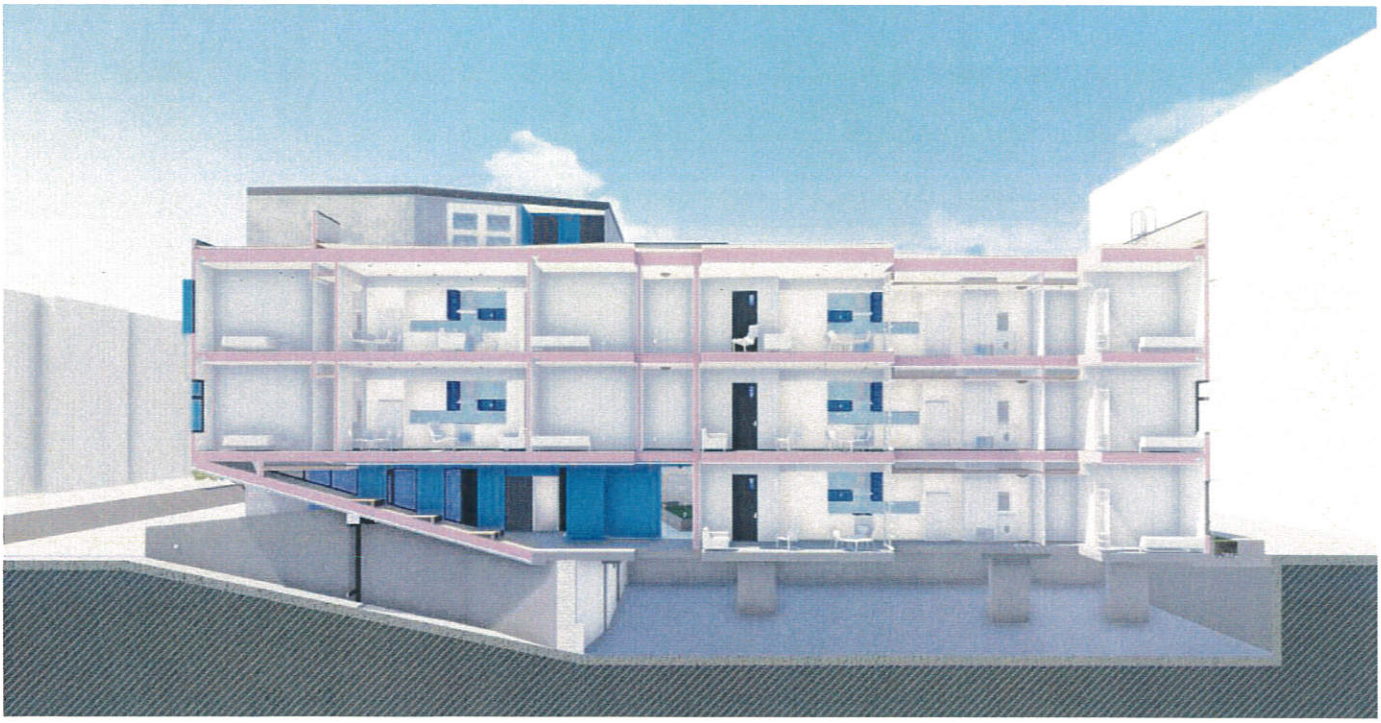
Corinth Apartments is a 10-unit, modern, efficient housing project that has both standard and low-income units to help expand housing in Los Angeles. The site is utilizing the city's Transit Oriented Community density bonus and reduced parking requirements to allow for the site to be maximized to its full potential. The 17,000 sf. three-story building has parking on the ground floor as well as one floor of subterranean parking, allowing for 11 parking spots for the tenants. The light-filled apartments are a mixture of 2-bedroom units wrapping the building from front to back and a front, lifted, vertical tower element that houses two-story studio apartments. Each unit includes a washer/dryer, private balcony, full kitchen with elegant finishes, and a bathroom for every bedroom. The facility also has an elevator for daily use, and provides long and short-term bike storage, individual tenant storage spaces, a ground floor lobby and common movie-theater area, and a tall, open-air, three-story patio space for tenants to enjoy. The site is landscaped throughout with drought tolerant plants and there are angled planters that expand and widen along the building to create spaces for sitting and enjoying the back yard space.

CORINTH HOUSING 10-Unit Apartments

o42 office42 ARCHITECTURE







Project Type
Apartment Complex
Size
17,000 sf.
Total Project Cost
$2,700,000
Construction Budget
$2,400,000

Consultants Utilized
MEP, Civil, Structural Engineers
Status
Construction Begins January 2020

office42 ARCHITECTURE







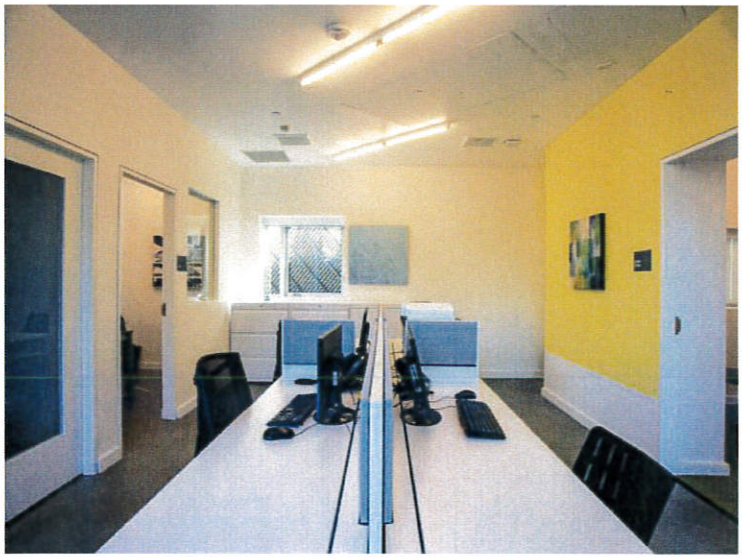
13604 Sherman Way
Van Nuys, CA 91405

The interior material palette and furniture for Crest Apartments, the 63-unit formerly-homeless housing project designed by Michael Maltzan Architecture was driven by the clean, honest, light modern aesthetic of the building design. Items were chosen and coordinated from the larger workstation desk systems down to the clocks and shower curtains for each room. The studio rooms were laid out with custom-designed, minimal metal and walnut wood laminate bed and drawer sets that met the needs of the tenants: easy to clean, bed-bug resistant, and modern but with a warm aesthetic. The exterior lounges and dining areas also have custom tables and benches of white metal powder-coated frames and sealed redwood as well as bright seats and tables for punches of color. Both pre-made and custom furniture areas also met the very tight budget of Skid Row Housing Trust. Timing was critical as well and items were provided in phases to allow for funding, construction, and move-in schedules and office42 met project budget and deadline goals.

SKID ROW HOUSING TRUST Crest Apartments

o42 office42 ARCHITECTURE



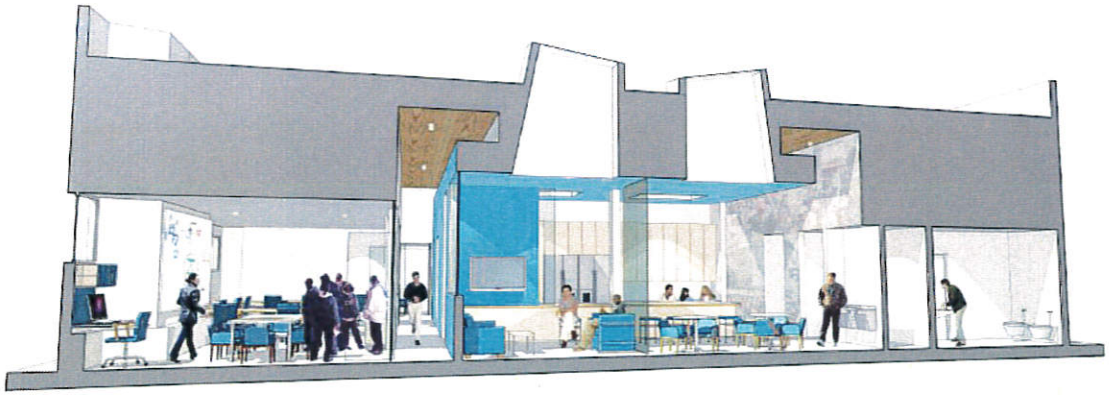




Project Type
Permanent Supportive Formerly Homeless Housing, Furniture and Interiors only
Total Project Cost (Total Building)
$35,000,000
Interior Construction Budget (Furniture Only)
$280,000

Size
24,572 sf. interiors, 1,609 sf. outdoor
Consultants Utilized
Furniture Dealer
Status
Completed December 2016

office42 ARCHITECTURE





8101 S. Vermont Street
Los Angeles, CA 90044

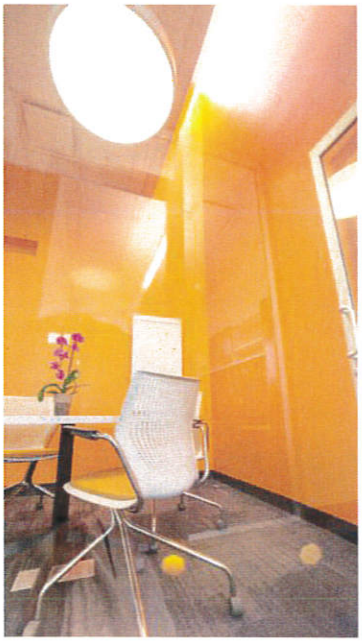
The complete renovation Community Coalition's South L.A. began with the simple gesture of relocating the entrance to its historic location at the corner to welcome people into the building. The ceilings are raised wherever possible to take advantage of the building's height roof structure, and new windows with more glass have been added to bring in natural light. The large conference room is now located along the exterior with direct outdoor access so that the community can see and participate in meetings. The central hub of the building is the open community lounge and large cook's kitchen and break area that have four large skylights washing light into the space. The center of the building is now open and vibrant, spilling energy and activity into the corridors and organizers' rooms. The entire space is state-of-the-art with smart boards and walls to write on with calls to action.

COMMUNITY COALITION HEADQUARTERS Teen & Community Center

o42 office42 ARCHITECTURE







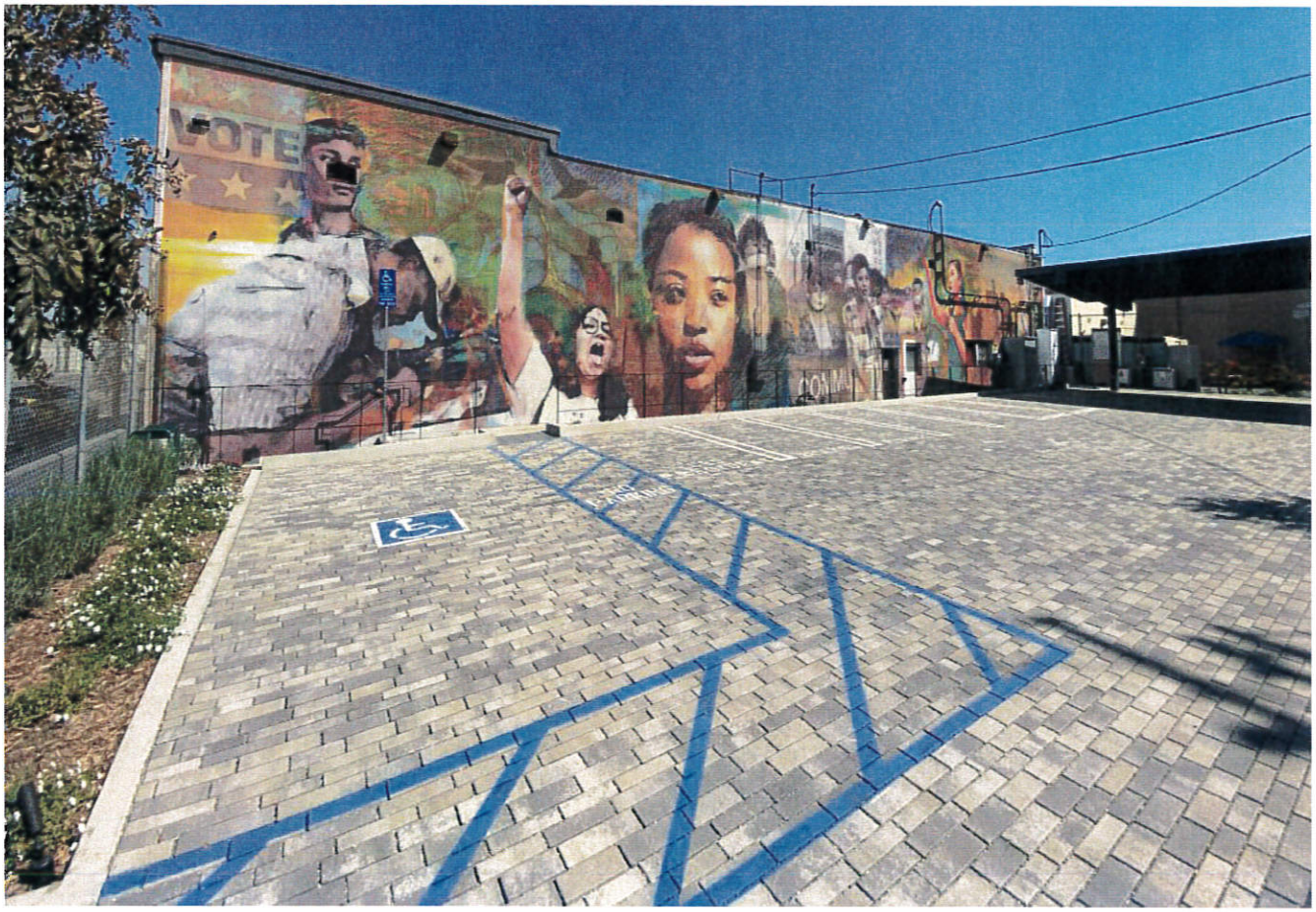
Project Type
Non-Profit/Community/Teen Center
Tenant Improvement Renovation and Structural Upgrade
Size
8,300 sf.
Total Project Cost
$4,000,000
Construction Budget
$2,500,000 interiors, $300,000 furniture

Consultants Utilized
MEP, Civil, Structural Engineers
IT Consultants
Status
Completed August 2015

o42 office42 ARCHITECTURE







8101 S. Vermont Street
Los Angeles, CA 90044

Complete exterior renovation of existing parking lot to include permiable paving for ground water retention, and drought tolorance landscaping. Accessible path or travel and ADA parking installed, new ramp handrails and access to allow for code compliant disabled access. New commissioned mural representing community activists along the entire back facade of the community building. Solar patio cover to be used for gathering and stage space and community events.

COMMUNITY COALITION Exterior Patio and ADA Upgrades

office42 ARCHITECTURE







557 Crocker Street
Los Angeles, CA 90013

We are honored to support a community participatory project between the Skid Row Community Improvement Coalition and the City of Los Angeles for a pilot program Hygiene Center in the heart of Skid Row. Working with the Coalition, the Homelessness Policy Director and the Deputy Mayor of Economic Empowerment in Los Angeles, local vendors and businesses, and homeless support services, we helped to enhance the space with trees, plants, shade, lights, and furniture to aid in making the ReFresh Spot a welcoming place. Through the help of stakeholders and community members, we led Community Build Days to clean the facility, paint pots, plant succulents, and improve the space. office42 met project deadlines and worked to secure over $35,000 in project donations, allowing the limited budget to be stretched further.

The ReFresh Spot Hygiene Station Pilot Program

office42 ARCHITECTURE









Project Type
New Mobile/Temporary Hygiene Center
Size
5,000 sf. outdoor
Total Project Cost
$1,300,000
Construction Budget (Site Beautification)
$0, $35,000 donations acquired

office42 ARCHITECTURE

PAUL REYES-FOURNIER

CONTACT

909-486-8453

paulrf46@gmail.com

www.VisionDrivenConsulting.org

PROFILE

Whether as an educator, consultant, or mentor, I approach each task by looking for the strengths while mitigating the weaknesses. I use scaffolding theory with students as well as organizations since both require growth from a strong foundation. Every person or organization is continually learning and growing. Throughout my career, I have striven to be a facilitator of this growth.

EDUCATION

Keiser University

Doctorate – Industrial/Organizational Psychology

Expected Conferral: 2022

Southern New Hampshire University

Graduate Certificate in Accounting

EXPERIENCE

Freelancer/Consultant

2012-Present

Development Manager

Juza Africa

Generated more than $150,000 in first year cash and in-kind revenue. Created and implemented the development strategy currently being used by the Kenyan-based nonprofit organization. Funds development plan included small and large donor

Keller Graduate School of Management

Masters of Business Administration - Finance Specialization

California State University, Northridge

Bachelors of Science – Physics

University of California, Santa Cruz

Certificate – Bayesian Data Analysis

CERTIFICATIONS

Teaching English as a Foreign Language (TEFL) Certified

Certified Business, Technical Assistance, and Consultation Provider (CBTAC)

Florida State Licensed Building Contractor CBC 058233

engagement as well as foundation and grant requests.

Development Director

The WIN Project

Secured funding for 4 low-income apartment buildings, totally 10 million in assets. Performed financial analysis for affordable housing development projects. Served as compliance officer for governmental reporting.

Beta Tester

Western Governors University

Tested new products and platforms related to marketing, finance, and accounting.

Educator

1995-2018

Curriculum Designer

Agate Publishing

For the end-user CourseHero, developed outline and written lessons for various topics in Accounting, Finance, and Business. Wrote GED and HiSET testing material for a practice test database.

Academic Coach

iConnection

Worked as an engagement liaison between university staff and students. Delivered educational materials using university platforms, including Blackboard and Captivate.

Curriculum Designer/Exam Writer

Study.com

Florida State Licensed Real Estate Broker 0668292

H & R Block Tax Preparer

Department of Juvenile Justice Peer Review Certification

Council on Accreditation

CITI Certified

PROFESSIONAL MEMBERSHIPS

American Institute of CPAs

Society of Industrial/Organizational Psychologists

Society of Professional Journalists

National Realtors Association

National Affordable Housing Association

National Coalition for the Homeless

Global Organization for Humanitarian Work Psychology

PROGRAMMING LANGUAGES, SOFTWARE, AND PLATFORMS

QuickBooks, Blackboard, Moodle, Captivate, Microsoft Office Suites, HTML, Fortran, C++, PHP, Visual Basic, Java, Scratch

Created exam questions for a variety of subjects, including accounting, mathematics, and business.

Instructional Designer, Professor
Mindojo, Inc.

Created content for the Bloomberg educational application (online) developed to teach financial topics and Chartered Financial Analyst exam preparation.

Independent Educational and Business Consultant California Department of Rehabilitation

In collaboration with the consumer, developed and implemented an educational plan. Instructed consumers, using both online and on-the-ground platforms, based on the educational plan. Developed strategies for learning and physical disabilities, including Traumatic Brain Injury, Dyslexia, Blindness, and Dysgraphia. Created business plans with collaboration of the consumer. Developed marketing strategies, financial needs analysis, and strategic planning for DOR consumers.

Tutor A Plus Tutoring

Tutor for federally funded program. Age range is K-12. Online and on-the-ground.

Financial Literacy Instructor
HCCS Inc

Created and taught a financial literacy course to adults in a domestic violence shelter.

Science Department Chairperson
Msgr. Pace High School

Responsible for the creation and maintenance of science curriculum. Supervision of 9 educators including hiring and firing authority, job evaluation, and team building. Responsible for the utilization of school science budget. Wrote a grant, which

PUBLICATIONS
(PARTIAL LIST)

Dysaffirmation: Because This Kind Of
Stupid Takes Work
(ISBN:978-0-615-31653-6)

Why Small Businesses Need to Integrate Marketing Campaigns
(www.andysowards.com/blog/author/paulreyesfournier/)

How the Shift to New EMV Credit Cards Protects Consumers
(https://www.informationsecuritybuzz.com/articles/how-the-shift-to-new-emv-credit-cards-protects-consumers/)

Small Businesses With Low Overhead
(https://www.smallbizdaily.com/small-businesses-with-low-overhead/)

received $250,000 towards math/science education in the Archdiocese of Miami.

AutoCAD **Instructor**
Glendale College

Instructed beginning and intermediate AutoCAD to Magnovox engineers.

Management

1999-2009

Business Manager
Our Lady of the Holy Rosary

Responsible for managing all aspects of business for both the church and school. Creation of marketing plan. Liaison with Archdiocese public relations department. Creation of financial statements. All quality assurance functions. All bookkeeping functions. Payroll. Acted as liaison to business department and the legal department of the Archdiocese.

Chief Financial Officer
The Village South, Inc.

Responsible for managing the $16 million operating budget for this non-profit company. As a member of the Executive Management Team, worked with program directors to maximize revenue. Worked with the development team to generate new cash flow opportunities. Managed the $3 million in real estate holdings and the $1 million in profit sharing. Maintained relationship with 17 different funding sources managing 39 grants.

Chief Financial Officer
South Florida Jail Ministries

Hired as a "turnaround expert", responsible for creating and implementing a financial plan which brought the company to having a positive cash flow in 3 months. Generated $2

million in new grants. Redesigned the company structure and corporate culture such that programmatic components realized positive returns without losing vision.

President
Miramar Realty & Consulting

Responsible for the creation of a real estate development and consulting firm that generated more than $4 million in sales its first year. Specialization in non-profit business sales and development. Consultation on ground-up development of businesses including review of financial statements, grant writing and funds prospecting, feasibility studies, and internal process creation.

Director of Quality Assurance
Agape Family Ministries

Senior management position providing direct programmatic and financial guidance to the directorship. Liaison to governmental organizations including, but not limited to, the Department of Children and Families, the Florida Department of Corrections, the Florida Department of Juvenile Justice, and the Miami-Dade County Homeless Trust. Responsible for contract compliance and quality assurance of all funding sources as well as writing or reviewing all outgoing grant applications. Extensive knowledge of national accreditation processes.

Fiscal Management/Accounting

Name: Roy McGarrell & Co, CPA

Address: 1700 W.Cameron Ave.,#106, West Covina, CA 91790

Phone: (626) 814-4777 Email: romacgroup@yahoo.com

Roy McGarrell & Co, CPA provide the bookkeeping and compilation services for the fiscal management of the organization. Roy McGarrell & Co has more than 20 years offering the best financial solutions for its clients. The members participate in Continuing Professional Education courses offered by local chapters of national accounting and tax associations which keeps the firm on the leading edge of ever-changing tax laws and accounting methods. Computerized offices and internet access ensures clients accurate, efficient, state-of-the-art service at a competitive price.

E. Schedule of Performance and Timeline

Capital Project Milestone Schedule	**Date**
Execute binding agreement between the Recipient and developer of the proposed Capital Project detailing the terms and conditions of the Capital Project development.	2/14/21
Secure all Enforceable Financing Commitments.	4/15/21
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.	7/15/21
Commencement of construction.	9/17/21
Construction complete and the filing of the Notice of Completion.	1/20/22
Begin Presale	7/19/21

F. Financial Capacity

For the resale homes, the land value will convert to a land grant for the purchaser that is prorated depending on lot size. Hard construction costs are estimated at $200 to $210 per square foot.

The construction will be funded with affordable housing pre-development and construction loans. As well as the lender shown below, we have engaged Wells Fargo and Enterprise Foundation for lending.

We are requesting that the City of Compton hold the loan on the land until the time that the houses are sold. At closing for each house, the prorated amounts will be paid to the City. The property tax assessed value was used to determine the purchase price but may be adjusted upwards if the market will bare or downwards for deed restrictions. This pricing can be adjusted as part of the negotiation.

The WIN Project is the fiscally responsible partner in these projects. The WIN Project follows GAAP accounting standards for nonprofit organizations. It currently is not required to have independent audits but it does maintain fiscal accountability through the use of an outside CPA firm, Roy McGarrell & Co., CPA.

Currently, The WIN Project relies on net income to fund its operations. This has the benefit of making all of the organizations funds non-restricted. As part of the funding for these and upcoming projects, The WIN Project will be launching a funds development campaign that focuses on non-governmental grants and donations. The WIN Project has a stable fiscal track

record. Based on its 2018 net income, it can leverage conventional financing of $1.4 million without collateral. A letter of financial commitment is included. We are including financial statements for 2018.

List of proposed government discretionary actions

We will need to go through a zoning plan change, costs of which are outlined in the fees. We should be except from CEQA environmental review due to SB 330 and the fact that we are developing affordable housing.

[redacted]

EXCLUSIVE NEGOTIATING AGREEMENT

This **EXCLUSIVE NEGOTIATING AGREEMENT** (this "Agreement") is entered into by and between the **CITY OF COMPTON**, **Acting as the Housing Successor Agency,** a public body (the **"CITY"**) and **THE WIN PROJECT,** or its successors and assigns (the **"PURCHASER"**).

R E C I T A L S

A. The City of Compton owns the land that is located at 1716 East Rosecrans Avenue, Compton, California, as further described in **Attachment No. 1** (the "Property").

B. The CITY has instructed staff to proceed with this Agreement between CITY and PURCHASER to negotiate on an exclusive basis to establish the terms and conditions of a Purchase and Sale Agreement ("PSA") between the CITY and the PURCHASER that would result in the sale of Property owned by the CITY to PURCHASER and result in the development by the PURCHASER on the Property five (5) affordable detached For-Sale single family homes.

NOW, THEREFORE, the Parties hereto agree as follows:

1. That the above Recitals are incorporated by reference into this Agreement.

2. That the term of this Agreement shall commence on the date executed by the last of the Parties to do so ("Effective Date") and shall end on the date that is One Hundred and Eighty (180) days thereafter (the "ENA Period"). The City Manager of CITY shall have the authority (in the exercise of his/her sole discretion) to enter into non-substantial amendments to this AGREEMENT, including the extension of the ENA Period, provided they are in writing and signed by both the City Manager and the PURCHASER.

3. That either Party may terminate this Agreement if the other Party fails to comply with or perform any provisions of this Agreement and fails to cure the default within ten (10) days after written notice from the other Party.

4. That during the Agreement Period, the CITY shall not negotiate with any person or entity other than the PURCHASER for the sale, lease or development of the Property.

5. The PURCHASER shall deliver the materials and information identified on **Attachment No. 2** to the CITY within the deadlines set forth in **Attachment No. 2.**

6. That throughout the Agreement Period, CITY staff shall be reasonably available to meet with the PURCHASER to discuss the proposed PSA.

7. That excluding reimbursement for CITY staff time, PURCHASER shall reimburse CITY for CITY's actual out-of-pocket costs and expenses (including legal fees and costs and consultants' fees and costs) incurred in preparing this Agreement and fulfilling its obligations under this AGREEMENT from the date hereof as described in **Attachment No. 3,** including, but not limited to: (i) the costs of a title report for the Property; (ii) the cost of an appraisal for the Property; (iii) the cost of

negotiating and preparing the PSA and related documents (including attorneys' fees and consultant costs) (the "Reimbursable Costs"), not to exceed Ten Thousand Dollars ($10,000) without the prior written approval of PURCHASER. The CITY shall notify PURCHASER when such costs and expenses approach Five Thousand Dollars ($5,000.00), and the CITY shall discuss in good faith with PURCHASER any third-Party consultants to be selected by the CITY (excluding counsel to the City) and PURCHASER shall have the right to approve the same. Provided, however, such approval shall not be unreasonably withheld or delayed by PURCHASER.

Concurrently with its execution of this Agreement, PURCHASER shall deposit with the CITY the sum of Five Thousand Dollars ($5,000.00) (the "Deposit"). The Deposit shall be used and applied from time to time by the CITY to pay or reimburse itself for the Reimbursable Costs. PURCHASER shall replenish the Deposit from time to time within ten (10) days after written request from the City Manager with a description of the costs and invoices theretofore paid with the Deposit, and a projection of remaining reasonably anticipated Reimbursable Costs.

In the event that this Agreement expires without a PSA being approved and executed, then upon written request of PURCHASER, the unapplied balance of the Deposit not needed to pay accrued Reimbursable Costs shall be returned to the PURCHASER.

The provisions of this Section shall survive the expiration or earlier termination of this Agreement.

8. That the CITY and PURCHASER acknowledge that all applicable requirements of California Environmental Quality ACT ("CEQA") must be met in order to approve the PSA and that this may require reports or analyses for CEQA purposes (collectively, the "CEQA Docs"). The PURCHASER will, at its cost, fully cooperate with the CITY as the lead agency for the CEQA Docs. The CEQA Docs shall be prepared for the PSA by CITY or its consultants at PURCHASER's cost.

9. That the PURCHASER and the CITY understand and agree that neither is under any obligation whatsoever to enter into a PSA. In the event of the expiration or earlier termination of this Agreement, the CITY shall be free, at the CITY's option, to negotiate with any persons or entities with respect to the sale, lease and/or development of the Property.

10. That this Agreement may not be assigned by the PURCHASER without the prior express written consent of the CITY in its sole and absolute discretion.

11. That any notice, request, approval or other communication to be provided by one Party to the other shall be in writing and provided by certified mail, a reputable overnight delivery service (such as Federal Express) or by email (as indicated below) and addressed as follows:

If to the CITY:	City of Compton 205 South Willowbrook Avenue Compton, California 90220 Attn: City Manager's Office
If to the PURCHASER:	The WIN Project 2945 Westwood Blvd. Los Angeles, California 90064 Attn: Regina Young, Executive Director

12. That this Agreement constitutes the entire agreement of the Parties hereto with respect to the subject matter hereof. There are no other agreements or understandings between the Parties with respect to the subject matter hereof or any related subject and no representations by either Party to the other have been made as an inducement to enter into this Agreement. All prior negotiations between the Parties are superseded by this Agreement.

13. That this Agreement may not be altered, amended or modified except by a writing executed by all Parties.

14. That if any Party should bring any legal action or proceeding relating to this agreement or to enforce any provision hereof, or if the Parties agree to arbitration or mediation relating to this Agreement, the Party in whose favor a judgment or decision is rendered shall be entitled to recover reasonable attorneys' fees and expenses from the other, up to a limit of Ten Thousand Dollars ($10,000). Beyond this limit, each Party shall bear its own attorneys' fees and costs incurred in compelling the enforcement of this Agreement. The Parties agree that any legal action or proceeding or agreed-upon arbitration or mediation shall be filed in and shall occur in the County of Los Angeles.

15. That the interpretation and enforcement of this Agreement shall be governed by the laws of the State of California.

16. That time is of the essence of each and every provision hereof.

17. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Agreement.

Signatures follow on next page

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as set forth below.

PURCHASER:

THE WIN PROJECT

By: _____
Name: Regina Young
Title: Executive Director

CITY:

CITY OF COMPTON,
a public body

By: _____
Name: Craig J. Cornwell
Title: City Manager

ATTEST:

_____
Alita Godwin, City Clerk

APPROVED AS TO FORM:

By:_____

Damon Brown, City Attorney

ATTACHMENT NO. 1

EXHIBIT "A"

Legal Description of the Land

Real Property in the City of Compton, County of Los Angeles, State of California, described as follows:

APN NUMBERS:

6184-002-901, 6184-002-902

ATTACHMENT NO. 2

MATERIALS TO BE DELIVERED BY PURCHASER

Item	Date Delivered
1. Development budget.	**60**days following the Effective Date
2. Sources and uses of funds for the development.	**90** days following the Effective Date
3. Development schedule, including key milestones.	**100** days following the Effective Date
4. Reserved	**60** days following the Effective Date
5. Bi-weekly status report on the project	Commencing 14 days following the Effective Date

ATTACHMENT NO. 3

CITY TASKS

1. Provide to PURCHASER all written information regarding the Property (including any Phase I and Phase II environmental reports) that is in the possession of the CITY (to the extent not previously delivered to PURCHASER) to the extent it is both material and not privileged (under the attorney-client or attorney work product privileged).

2. Obtain an appraisal of the Property in order to help determine the purchase price and deliver a copy thereof to the PURCHASER.

3. Obtain a title report for the Property and deliver a copy thereof to the PURCHASER.

4. Prepare and revise drafts of the PSA to the extent reasonably permitted by the negotiations.

May 11, 2021

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON, ACTING AS THE HOUSING SUCCESSOR AGENCY AUTHORIZING THE CITY MANAGER TO ENTER INTO AN EXCLUSIVE NEGOTIATION AGREEMENT WITH THE LINC HOUSING CORPORATION TO WORK OUT THE TERMS AND CONDITIONS OF A PURCHASE AND SALE AGREEMENT FOR THE DISPOSITION AND DEVELOPMENT OF HOUSING SUCCESSOR AGENCY-OWNED PROPERTY LOCATED AT 16208-16216 SOUTH ATLANTIC AVENUE TO DEVELOP A PROPOSED SIXTY-FIVE (65) UNIT MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT

SUMMARY

Staff respectfully requests the City Council, acting as the Housing Successor Agency authorize the City Manager to enter into an Exclusive Negotiation Agreement ("ENA") with the LINC Housing Corporation ("LINC") to work out the terms and conditions of a Purchase and Sale Agreement for the Disposition and Development of Housing Successor Agency-owned property located at 16208-16216 South Atlantic Avenue, Compton, to develop a proposed sixty-five (65) unit multi-family affordable housing development ("Project").

BACKGROUND

The former Community Redevelopment Agency ("CRA") of the City of Compton acquired the land located at 16208-16216 South Atlantic Avenue ("subject property"), and following the dissolution of the CRA, the subject property, consisting of approximately 1.25 acres, was conveyed to the City, acting as the Housing Successor Agency.

On November 24, 2020, the Housing Successor Agency released a Request For Proposals inviting qualified developers to submit proposals to develop affordable housing units on various properties, including the subject property.

Staff reviewed the proposals submitted and determined that the proposal submitted by LINC to develop multi-family affordable housing was the highest and best use for the site. The proposed concept is one (1) 3-story Type V-A building of 65 units for an overall density of 52 units per acre. Open space amenities

include a barbeque area for family and neighbor gatherings, an outdoor exercise area and a walking path. The proposed Project is designed to compliment the existing land uses and architectural styles and will provide immediate aesthetic and property value improvements to the area.

STATEMENT OF ISSUE

The subject property has experienced prolonged blight and non-conforming uses. The proposed development will provide new opportunities for Compton residents to access new high-quality affordable housing within their community and meets the goals of the City to provide affordable housing opportunities.

Staff is recommending that an ENA be approved with LINC and a six (6) months or one hundred eighty (180) days ENA period be authorized.

DEVELOPER PROFILE

Locally based out of Long Beach, California, LINC has assisted more than 80 cities with their affordable housing needs. Nearing 8,500 units of development experience and more than 6,400 units under its management, LINC has become one of the largest and most successful nonprofit affordable housing developer/operators in California.

LINC developed the award-winning Seasons at Compton, which is comprised of 84 units that integrates active seniors, seniors that have experienced homelessness and adults with a developmental disability. The Seasons at Compton incorporates sustainable design principles which provides a beautiful, highly functional environment for its residents.

FINANCIAL IMPACT

There is no fiscal impact resulting from adoption of this Resolution. Upon successful negotiation of a Purchase and Sale Agreement, staff will present a proposed purchase price to the Housing Successor Agency at a future date for consideration.

RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution.

CRAIG J. CORNWELL
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON, ACTING AS THE HOUSING SUCCESSOR AGENCY AUTHORIZING THE CITY MANAGER TO ENTER INTO AN EXCLUSIVE NEGOTIATION AGREEMENT WITH THE LINC HOUSING CORPORATION TO WORK OUT THE TERMS AND CONDITIONS OF A PURCHASE AND SALE AGREEMENT FOR THE DISPOSITION AND DEVELOPMENT OF HOUSING SUCCESSOR AGENCY-OWNED PROPERTY LOCATED AT 16208-16216 SOUTH ATLANTIC AVENUE TO DEVELOP A PROPOSED SIXTY FIVE (65) UNIT MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT

WHEREAS, the former Community Redevelopment Agency ("CRA") of the City of Compton acquired the land located at 16208-16216 South Atlantic Avenue ("subject property"), and following the dissolution of the CRA, the subject property, consisting of approximately 1.25 acres, was conveyed to the City as the Housing Successor Agency; and

WHEREAS, on November 24, 2020, the Housing Successor Agency released a Request For Proposals inviting qualified developers to submit proposals to develop affordable housing units on various properties, including the subject property; and

WHEREAS, staff reviewed the proposals submitted and determined that the proposal submitted by LINC to develop multi-family affordable housing was the highest and best use for the site; and

WHEREAS, the proposed concept is one (1) 3-story Type V-A building of 65 units for an overall density of 52 units per acre with open space amenities that include a barbeque area for family and neighbor gatherings, an outdoor exercise area and a walking path; and

WHEREAS, the subject property has experienced prolonged blight and non-conforming uses, and the proposed development will provide new opportunities for Compton residents to access new high-quality affordable housing within their community and meets the housing goals of the City; and

WHEREAS, LINC is a locally based company out of Long Beach, California, assisting more than 80 cities with their affordable housing needs. LINC developed the award-winning Seasons at Compton, which is comprised of 84 units that integrates active seniors, seniors that have experienced homelessness and adults with a developmental disability; and

WHEREAS, staff is recommending that the City, acting as the Housing Successor Agency enter into an ENA with the LINC Housing Corporation for a six (6) months or one hundred eighty (180) days period; and

WHEREAS, upon successful negotiation of a Purchase and Sale Agreement, staff will present a proposed purchase price to the Housing Successor Agency at a future date for consideration.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON, ACTING AS THE HOUSING SUCCESSOR AGENCY HEREBY RESOLVES AS FOLLOWS:

Section 1. That the City Manager, upon the advice and approval of the City Attorney, is hereby authorized to enter into an Exclusive Negotiation Agreement, for a period of six (6) months or one hundred eighty (180) days, with the LINC Housing Corporation to work out the terms and conditions of a Purchase and Sale Agreement for the Disposition and Development of Housing Successor Agency-owned property located at 16208-16216 South Atlantic Avenue, Compton, to develop a proposed sixty five (65) unit multi-family affordable housing development.

Section 2. That there is no negative fiscal impact to the General Fund with the approval of this Resolution.

Section 3. That a certified copy of this resolution shall be filed in the offices of the City Manager, City Attorney, City Controller, Housing Successor Agency, and City Clerk.

Section 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2021.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor, and attested by the City Clerk at the regular meeting thereof held on the _____ day of _____, 2021.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

_____
CITY CLERK OF THE CITY OF COMPTON

EXCLUSIVE NEGOTIATING AGREEMENT

This **EXCLUSIVE NEGOTIATING AGREEMENT** (this "Agreement") is entered into by and between the **CITY OF COMPTON**, **Acting as the Housing Successor Agency,** a public body (the **"CITY"**) and **LINC HOUSING CORPORATION,** or its successors and assigns (the **"PURCHASER"**).

R E C I T A L S

A. The City of Compton owns the land that is located at 16208-16216 South Atlantic Avenue, Compton, California and further described in **Attachment No. 1 (**the "Property").

B. The CITY has instructed staff to proceed with this Agreement between CITY and PURCHASER to negotiate on an exclusive basis to establish the terms and conditions of a Purchase and Sale Agreement ("PSA") between the CITY and the PURCHASER that would result in the sale of Property owned by the CITY to PURCHASER and result in the development by the PURCHASER on the Property of a proposed sixty-five (65) unit multi-family affordable housing development/community.

NOW, THEREFORE, the Parties hereto agree as follows:

1. That the above Recitals are incorporated by reference into this Agreement.

2. That the term of this Agreement shall commence on the date executed by the last of the Parties to do so ("Effective Date") and shall end on the date that is One Hundred and Eighty (180) days thereafter (the "ENA Period"). The City Manager of CITY shall have the authority (in the exercise of his/her sole discretion) to enter into non-substantial amendments to this AGREEMENT, including the extension of the ENA Period, provided they are in writing and signed by both the City Manager and the PURCHASER.

3. That either Party may terminate this Agreement if the other Party fails to comply with or perform any provisions of this Agreement and fails to cure the default within ten (10) days after written notice from the other Party.

4. That during the Agreement Period, the CITY shall not negotiate with any person or entity other than the PURCHASER for the sale, lease or development of the Property.

5. The PURCHASER shall deliver the materials and information identified on **Attachment No. 2** to the CITY within the deadlines set forth in **Attachment No. 2**.

6. That throughout the Agreement Period, CITY staff shall be reasonably available to meet with the PURCHASER to discuss the proposed PSA.

7. That excluding reimbursement for CITY staff time, PURCHASER shall reimburse CITY for CITY's actual out-of-pocket costs and expenses (including legal fees and costs and consultants' fees and costs) incurred in preparing this Agreement and fulfilling its obligations under this AGREEMENT from the date hereof as described in **Attachment No. 3,** including, but

not limited to: (i) the costs of a title report for the Property; (ii) the cost of an appraisal for the Property; (iii) the cost of negotiating and preparing the PSA and related documents (including attorneys' fees and consultant costs) (the "Reimbursable Costs"), not to exceed Ten Thousand Dollars ($10,000) without the prior written approval of PURCHASER. The CITY shall notify PURCHASER when such costs and expenses approach Five Thousand Dollars ($5,000.00), and the CITY shall discuss in good faith with PURCHASER any third-Party consultants to be selected by the CITY (excluding counsel to the City) and PURCHASER shall have the right to approve the same. Provided, however, such approval shall not be unreasonably withheld or delayed by PURCHASER.

Concurrently with its execution of this Agreement, PURCHASER shall deposit with the CITY the sum of Five Thousand Dollars ($5,000.00) (the "Deposit"). The Deposit shall be used and applied from time to time by the CITY to pay or reimburse itself for the Reimbursable Costs. PURCHASER shall replenish the Deposit from time to time within ten (10) days after written request from the City Manager with a description of the costs and invoices theretofore paid with the Deposit, and a projection of remaining reasonably anticipated Reimbursable Costs.

In the event that this Agreement expires without a PSA being approved and executed, then upon written request of PURCHASER, the unapplied balance of the Deposit not needed to pay accrued Reimbursable Costs shall be returned to the PURCHASER.

The provisions of this Section shall survive the expiration or earlier termination of this Agreement.

8. That the CITY and PURCHASER acknowledge that all applicable requirements of California Environmental Quality ACT ("CEQA") must be met in order to approve the PSA and that this may require reports or analyses for CEQA purposes (collectively, the "CEQA Docs"). The PURCHASER will, at its cost, fully cooperate with the CITY as the lead agency for the CEQA Docs. The CEQA Docs shall be prepared for the PSA by CITY or its consultants at PURCHASER's cost.

9. That the PURCHASER and the CITY understand and agree that neither is under any obligation whatsoever to enter into a PSA. In the event of the expiration or earlier termination of this Agreement, the CITY shall be free, at the CITY's option, to negotiate with any persons or entities with respect to the sale, lease and/or development of the Property.

10. That this Agreement may not be assigned by the PURCHASER without the prior express written consent of the CITY in its sole and absolute discretion.

11. That any notice, request, approval or other communication to be provided by one Party to the other shall be in writing and provided by certified mail, a reputable overnight delivery service (such as Federal Express) or by email (as indicated below) and addressed as follows:

If to the CITY:	City of Compton 205 South Willowbrook Avenue Compton, California 90220 Attn: City Manager's Office
If to the PURCHASER:	LINC Housing Corporation 3950 Elm Avenue Long Beach, California 90807 Attn: Michael de la Torre, Vice President

12. That this Agreement constitutes the entire agreement of the Parties hereto with respect to the subject matter hereof. There are no other agreements or understandings between the Parties with respect to the subject matter hereof or any related subject and no representations by either Party to the other have been made as an inducement to enter into this Agreement. All prior negotiations between the Parties are superseded by this Agreement.

13. That this Agreement may not be altered, amended or modified except by a writing executed by all Parties.

14. That if any Party should bring any legal action or proceeding relating to this agreement or to enforce any provision hereof, or if the Parties agree to arbitration or mediation relating to this Agreement, the Party in whose favor a judgment or decision is rendered shall be entitled to recover reasonable attorneys' fees and expenses from the other, up to a limit of Ten Thousand Dollars ($10,000). Beyond this limit, each Party shall bear its own attorneys' fees and costs incurred in compelling the enforcement of this Agreement. The Parties agree that any legal action or proceeding or agreed-upon arbitration or mediation shall be filed in and shall occur in the County of Los Angeles.

15. That the interpretation and enforcement of this Agreement shall be governed by the laws of the State of California.

16. That time is of the essence of each and every provision hereof.

17. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Agreement.

Signatures follow on next page

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as set forth below.

PURCHASER:

LINC HOUSING CORPORATION

By: _____
Name:
Title:

CITY:

CITY OF COMPTON,
a public body

By: _____
Name: Craig J. Cornwell
Title: City Manager

ATTEST:

_____
Alita Godwin, City Clerk

APPROVED AS TO FORM:

By:_____

Damon Brown, City Attorney

ATTACHMENT NO. 1

EXHIBIT "A"

Legal Description of the Land

Real Property in the City of Compton, County of Los Angeles, State of California, described as follows:

APN NUMBERS:

7301-002-900, 7301-002-901, 7301-002-902

ATTACHMENT NO. 2

MATERIALS TO BE DELIVERED BY PURCHASER

Item	Date Delivered
1. Development budget.	**30** days following the Effective Date
2. Sources and uses of funds for the development.	**30** days following the Effective Date
3. Development schedule, including key milestones.	**30** days following the Effective Date
4. Reserved	**60** days following the Effective Date
5. Bi-weekly status report on the project	Commencing 7 days following the Effective Date

ATTACHMENT NO. 3

CITY TASKS

1. Provide to PURCHASER all written information regarding the Property (including any Phase I and Phase II environmental reports) that is in the possession of the CITY (to the extent not previously delivered to PURCHASER) to the extent it is both material and not privileged (under the attorney-client or attorney work product privileged).

2. Obtain an appraisal of the Property in order to help determine the purchase price and deliver a copy thereof to the PURCHASER.

3. Obtain a title report for the Property and deliver a copy thereof to the PURCHASER.

4. Prepare and revise drafts of the PSA to the extent reasonably permitted by the negotiations.

CITY OF COMPTON
Successor Agency and Housing Successor Agency
REQUEST FOR PROPOSALS AND QUALIFICATIONS

HOUSING DEVELOPMENT OPPORTUNITY

VARIOUS SITES

16208-16216 S. Atlantic Blvd.
2815-2875 & 2901 W. Alondra Blvd.
409, 413 & 415 N. Alameda St.
1716 E. Rosecrans Ave.
413-415 W. Compton Blvd.
110, 114 N. Bowen Ave.
1425 E. Compton Blvd.
1113-1125 W. Rosecrans Ave.
1117 S. Long Beach Blvd.

Due Date: January 21, 2021
No later than 5:00 pm

RFP RELEASE DATE: November 24, 2020
DEADLINE FOR SUBMITTAL: January 21, 2021 by 5:00 p.m.

I. SUMMARY

The Successor Agency and the City of Compton acting as Housing Successor Agency invites qualified developers to submit proposals and their qualifications for the purchase and development of vacant sites located in the City of Compton. This RFP/Q contains descriptions of the properties, description of the goals for the project, proposal submittal process, proposal requirements, proposal evaluation, and terms & conditions.

II. PROPERTY DESCRIPTIONS

Address	Square Footage	APNs	Zoning/ General Plan
16208-16216 S. Atlantic Blvd.	54,447 square feet	7301-002-902 7301-002-901 7301-002-900	Commercial Manufacturing Limited Manufacturing
2815-2875, 2901 W. Alondra Blvd.	789,717 square feet	6139-028-900 6139-024-900	Low density residential, commercial
409, 413, 415 N. Alameda St.	33,387 square feet	6166-010-914	Limited-Commercial Limited-Manufacturing Mixed-Use
1716 E. Rosecrans Ave.	15,877 square feet	6184-002-902	Limited Commercial
413-415 W. Compton Blvd.	24,463 square feet	6157-022-900 6157-022-909	Limited-Commercial
110, 114 N. Bowen Ave.	23, 543 square feet	6183-003-901 6183-003-902 6183-003-903	Limited-Commercial Mixed-Use
1425 E. Compton Blvd.	13,474 square feet	6183-003-900	Limited-Commercial Mixed-Use
1113-1125 W. Rosecrans Ave.	18,352 square feet	6144-018-905 6144-018-907	Limited-Commercial

1117 S. Long Beach Blvd.	56,509 square feet	6164-008-901 6164-008-902 6164-008-903 6164-008-904 6164-008-905	Limited Commercial

III. GOALS FOR DEVELOPMENT

The development of the sites shall accomplish the following goals:

1. **Contribute to the Production of new High-Quality Affordable Housing Stock**- The selected developer is expected to develop, manage and market the housing units to the satisfaction of the City/Housing Successor Agency.

2. **Must develop For Sale Single Family Housing Development or Multi-Family Rental Housing**

3. **Ensure High Design Quality, Construction and Finished Materials, Resident Development Amenities and Compatibility** – The sites are in very conspicuous locations in the City. Therefore, the City is seeking high quality and appropriate design techniques and materials should be utilized to ensure that the development produces a high-quality and attractive building and site that enhance the aesthetic appearance of the area.

IV. RFP SUBMITTAL PROCESS

This is a competitive proposal and selection process. As part of the disposition process, the successful developer can expect to enter into any or all of the following agreements : Exclusive Negotiation Agreement (ENA), Purchase & Sale Agreement ("Agreement") and/or Development Agreement (DA) for the acquisition and development of the Site.

Developers are welcome to submit multiple proposals but each proposal must only be for a single site. Please indicate in the proposal letter and in the footer of each RFP page the site address.

To be considered for evaluation, sealed proposals consisting of all the required forms must be received in the City of Compton - Community Development Department, Attention Mrs. Leslie Nacionales-Tafoya, 205 South Willowbrook Avenue, Compton, CA 90220, on or before January 21, 2021 at 5:00 pm. **Incomplete proposals will not be considered; proposals submitted after the deadline will not be considered and will be returned unopened.**

V. PROPOSAL REQUIREMENTS

All responses to the RFP will be evaluated by a selection committee. The format for the submission of proposals must include the following, but not limited to:

A. Proposal Cover Letter

Summary of key points of proposal (2 pages maximum). Please include the development site location in the letter

B. Development Concept for the Site

Please provide the following:

1. A narrative description of the proposed development, identifying square footage of buildings, amount of parking, and construction type.
2. A conceptual site plan including elevations and rendering. Can be a similar or comparable type of development concept.
3. A list of proposed government discretionary actions that may be required to complete this project (i.e., street widening, utility relocation, entitlements, etc.).
4. A development pro-forma for the site, including the direct and indirect costs (including the purchase price for the Site at Fair Market Value), development cost estimates, income, and operating cost projections for a minimum of ten years in current dollars, and clearly set forth the expected return on investment.
    - Please include a statement of basic assumptions affecting the economic feasibility of the project. Indicate anticipated amount of equity and financing costs within the pro-forma for both the construction loan and for permanent financing.
5. A detailed description of the proposed Project's Fiscal Impacts and Fiscal Benefits to the City of Compton.
6. If any above ground utility lines exist, plans must include how developer will underground them at developer cost.
7. Plans must include sewer and water line improvements to any that are on the property.
8. The City of Compton favors development proposals that use building resources in a manner that include planning for carbon dioxide (CO2) emission reductions, otherwise known as greenhouse gases released into the atmosphere. Proposals that demonstrate the lessening of the City's carbon footprint and/or employs sustainable energy methods will receive subjective partiality in the evaluation process.

C. Identification of Developer and Associates

For each of the key personnel comprising the proposed development team, please provide:

Name, address, telephone number, and e-mail address of Developer and project operator/manager (if appropriate);

1. Identification and organization of Developer (individual, company, corporation, partnership, joint venture, other);
2. Identification of principals of development organization and project operator/manager (corporate officers, principal stockholders, general and limited partners) to be responsible for proposed project.
3. Indication of any relationship the development organization may have with a parent corporation, subsidiaries, joint ventures or other entities. If a joint venture is proposed, percentage of ownership of each entity should be specified. Describe the financial, liability-related and other decision-making relationships.
4. Identification of all key project team members including resumes of assigned personnel, describing relevant project experience as related to the subject proposal and specific required technical skills.
5. Identification of any minority/women business enterprises on the development team and their percentage of interest in ownership, development or management of the proposed Project.

D. Development Team Qualifications

The Developer's ability to assemble and manage a development team including architects, artists, planners, engineers, builders, financial consultants, marketing specialists and management personnel

is of particular interest. Experience in property or site remediation, if necessary for the property, is encouraged. The evaluation process will be heavily weighted on a Developer's experience and record of accomplishment in each of these areas. Please provide:

1. A list of all team participants, including financial partners, owner participants, architectural and other design professionals, and their qualifications and relevant experience;
2. A list of comparable development projects in which the Developer and proposed associates have participated, particularly projects within urban cores, describing the relationships to these projects (i.e., developed, owned, operated or managed), showing the location, cost and scale, type and dollar value of the work. Identify which of the listed comparable projects have been successfully completed, and which have been completed over and under budget. If possible, include photographs of these projects; and
3. Descriptions and illustrations of the proposed architect's work on development projects that have been built or are under construction. These projects should be of a similar magnitude to the proposed development of the Site.
4. Disclosure of any and all foreclosures, loan defaults, other defaults pertaining to projects undertaken within the last ten (10) years. Developer must furnish said information for the lead development entity, parent company and any and all entities owned or under the developer's control over the prior ten (10) year period.

E. Schedule of Performance and Timeline

1. A Schedule of Performance outlining the estimated time for each step and phase (if appropriate), including a summary "time line" or other similar graphic representation, of the development process.

2. The Schedule of Performance should include the time involved in due diligence, finalizing agreements, receiving project entitlements, financing the project, commencing construction and completing construction. Time is of the essence and the ability to close escrow within 6 months or within 30 days of receiving final entitlements from the City of Compton, whichever occurs first, will be a major factor in the Successor Agency's decision.

F. Financial Capacity

The developer is required to provide a description of the proposer's financial strategy to complete the project and proof of funds or ability to purchase the property.

VII. PROPOSAL EVALUATION

Proposals will be evaluated by a selection committee. Upon conclusion of the selection process, the City may invite one or more potential developers for interviews, negotiations or may choose to reject all proposals.

The City of Compton reserves the right, to pursue, but not limited to any or all of the following actions related to proposals submitted in response to this RFP:

1. Reject all proposals.
2. Issue addenda to the RFP.
3. Request additional information and/or clarification of the proposal.
4. Negotiate an Agreement solely on the basis of the original proposal.
5. Negotiate potential terms and conditions with one or more proposers based on their proposal.
6. Negotiate an Agreement on the basis of additional information supplied at the request of the City.
7. Issue subsequent RFPs based on refinement of concepts proposed in response to this RFP.

Submittal Information
Developers desiring to respond to this RFP shall submit proposals consisting of an original and five (5) copies and one digital copy on USB drive, presented in a sealed envelope (by January 21, 2021 at 5:00 pm) and marked on the outside:

City of Compton
City Manager's Office
Attention: Ms. Leslie Nacionales-Tafoya
RFP: Affordable Housing Development
205 South Willowbrook Avenue
Compton, CA, 90220

It is the sole responsibility of each potential developer to ensure that its proposal reaches the City Manager's Office by the time and date specified. Proposals received after the specified time and date shall be returned unopened.

Contact Information
For information/questions regarding this proposal, contact Leslie Nacionales-Tafoya, Administrative Analyst II at: lnacionales-tafoya@comptoncity.org.

City of Compton RFP & RFQ

JANUARY 21, 2021



Response to Request for Proposals and Qualifications For 16208-16216 S. Atlantic Ave.

PREPARED FOR
Leslie Nacionales-Tafoya
City of Compton
City Manager's Office

205 S. Willowbrook Ave, Compton, CA 90220

PREPARED BY
Linc Housing
Lahmon Architects

ORIGINAL

City of Compton RFP & RFQ

JANUARY 21, 2021



Response to Request for Proposals and Qualifications For 16208-16216 S. Atlantic Ave.

PREPARED FOR
Leslie Nacionales-Tafoya
City of Compton
City Manager's Office

205 S. Willowbrook Ave, Compton, CA 90220

PREPARED BY
Linc Housing
Lahmon Architects

ORIGINAL



linc
HOUSING

Linc is a 501(c)(3) builder of sustainable
affordable housing with life-enhancing services.

3590 ELM AVENUE, LONG BEACH, CA 90807 LINCHOUSING.ORG

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January 20, 2021

Michael L. Antwine II
Assistant City Manager
City of Compton
Successor Agency to the Community Redevelopment Agency
205 S. Willowbrook Ave
Compton, CA 90220

Re: Response to Request for Proposals and Qualifications
16208 - 16216 S Atlantic Ave, Compton 90221

Assistant City Manager Michael L. Antwine II,

Linc Housing Corporation appreciates the opportunity to submit this proposal for a multifamily affordable housing community at 16208 - 16216 S Atlantic Ave. Our proposal will create new opportunities for resident prosperity and economic development in the City of Compton. We have refined our 2017 RFP response to the new construction of 65 multifamily homes.

As the sole developer and lead service provider, Linc Housing will bring more than 35 years of experience to strengthen our commitment to the City of Compton. As a mission-based, nonprofit affordable housing developer, we build, own, and operate a variety of communities throughout California that are affordable, environmentally sustainable, and tailored to the local economy. SEASONS at Compton includes 84 senior apartment homes and an outdoor recreation space which reflect our development expertise and commitment to the cities we partner with and communities we invest in.

Linc Resident Services will bring more than 16 years of holistic and compassionate services to this new development. Services and programs cater to each community's need at no cost to residents so they can benefit from life-enhancing activities such as after school and summer programs for children, personal health classes, job readiness training, and financial literacy.

This proposal includes our development concept, organizational qualifications, proposed timeline, and financial capacity. Please contact me with any questions about this proposal. I can be reached at (562) 684-1120 or by email at mdelatorre@linchousing.org.

Sincerely,

Michael de la Torre
Director of Acquisitions
Linc Housing Corporation



A. Development Concept for the Site

The proposed project at 16208-16216 S. Atlantic Ave. will provide the City of Compton with 65 new units of affordable housing across a range of income levels. The project is designed to complement the existing land uses and architectural styles. The project as proposed will also produce improvements to the immediate project area.

PROJECT SUMMARY





Linc Housing is excited to present this response to the City of Compton's Request for Proposals and Qualifications for the affordable development site located at 16208-16216 S. Atlantic Ave. Drawing from over 35 years of experience in the successful development and ongoing management of affordable housing communities, Linc Housing's proposal for the development of the Compton site will feature a balance of uses that provide much needed affordable housing, community-oriented development, and environmentally sensitive design.

Linc Housing appreciates the groundwork laid by the City of Compton and has developed a proposal that accomplishes the City's goals of producing high-quality affordable multifamily rental housing complete with top-notch building materials, robust on-site amenities that is compatible with the surrounding neighborhood. Linc's proposal will feature a combination of affordable housing, robust community space, and a balanced parking ratio combined with substantial bicycle infrastructure to avoid impacting the surrounding neighborhood while promoting public and alternative methods of travel. The affordable housing provided will include a mix of unit types and affordability levels to serve a wide range of Compton households, **including seniors, people with special needs, and people experiencing homelessness.**

According to the FY 2020-2024 Consolidated Plan and Annual Action Plan FY 2020-2021, more than 72% of Compton households earn less than 80% of the area median income ("AMI"). With this significant portion of the population in mind, the development would provide new rental units reserved for households earning less than 30-80% AMI.

Linc's mission is to meet the affordable housing needs of the communities it builds in. Per the Regional Housing Needs Assessment Draft's 6th Cycle Allocations (which cover the planning period October 2021 through October 2029), the City of Compton is expected to develop 1,001 new housing units, with 35% of those needed at below market-rate rents. In addition, the Consolidated Plan and Annual Action Plan concluded that over 38% of renter households in the City of Compton area are cost-burdened, with low-income households disproportionately more burdened than higher-income households.

16208-16216 S. Atlantic Ave.

The development will consist of one three-story Type V-A building at grade, at approximately 38 feet in height. The new 65 units will be divided into various unit types to expand housing opportunities for all of Compton's residents. **The target population for 16208-16216 S. Atlantic Ave. is seniors, people with special needs, and people experiencing homelessness.** The project will feature 52 one-bedroom, 12 two-bedroom units reserved for households earning less than 30-80% of the area median income. One additional two-bedroom unit will be reserved for an on-site property manager. Below is a detailed unit and affordability mix.

Unit Type	No. of Units	Unit Sizes	Affordability (% of AMI)	Proposed Rent	Proposed Income Limit
One-Bedroom	3	+/- 620 SF	30%	$ 633	$ 30,420
Two-Bedroom	7	+/- 800 SF	30%	$ 760	$ 36,510
One-Bedroom	17	+/- 620 SF	40%	$ 780	$ 40,560
One-Bedroom	14	+/- 620 SF	50%	$ 1,000	$ 50,700
Two-Bedroom	16	+/- 800 SF	60%	$ 1,211	$ 73,020
One-Bedroom	2	+/- 620 SF	80%	$ 1,634	$ 81,120
Two-Bedroom	5	+/- 800 SF	80%	$ 1,957	$ 97,360
Two-Bedroom	1	+/- 800 SF	N/A	N/A	N/A

PROJECT DESIGN & CONCEPTUAL PLANS

Linc's proposed community has been designed to complement and enhance the surrounding neighborhood. The development will couple crucial affordable housing for seniors, people with special needs, and people experiencing homelessness while improving blighted strip of land along S. Atlantic Ave. The design massing utilizes a sawtooth configuration informed by the curved property line giving the building movement that is further articulated with sloped parapets, overlapping balconies, and a gradient color change of the exterior façade. Sporadic balconies humanize the street by providing a connection to the sidewalk. The "V" shaped plan configuration opens up to a landscaped Freeway embankment, utilizing it as an extension of the space. A decomposed granite path meanders through the surface parking and at the bottom edge of the freeway embankment connecting it back to the courtyard and building. This path gives seniors an opportunity for exercise, promotes social interaction with fellow tenants, as well as discourages freeway embankment encampments.

16208-16216 S. Atlantic Ave. will consist of one three-story Type V-A building, at approximately 38 feet in height. The project will feature 65 units for an overall density of 52 units per acre. Open space amenities include a barbeque area for family and neighbor gatherings, an outdoor exercise area, and a walking path intersecting the parking lot. These amenities are appropriate for the target resident population and will result in an active and healthy community at 16208-16216 S. Atlantic Ave.

Community spaces are also flexible and can be used as a computer lab, work-from-home stations, music classes, or art classes. Other community amenities include a mailroom, parcel locker, laundry rooms. The community spaces will be adaptable and flexible to ensure project residents can continue their education and work despite the unpredictable future of COVID-19.

The project will also feature robust service amenities for project residents. The project will provide housing for formerly homeless households as well as individuals with special needs. Linc's ICMS service providers will provide on-site services to the most vulnerable residents while partnering with Linc's resident services coordinator to implement programs and classes on-site that are tailored to each households' needs and life goals. Secondly, the senior population will also be served by Linc's resident service coordinators who have years of experience offering senior classes and programs at the nearby Seasons at Compton community. Additionally, flexible community space could be utilized to provide community wellness programs in partnership with the nearby Compton Community Garden to introduce households to the importance of healthy food and the enjoyment of growing fruits and vegetables. The community space may also be used for a partnership with Compton College and offer vocational or technical training courses to adults seeking a new career or trade.

All structures in the proposed project have been sited as close to the property lines as possible to maximize efficiency, affordable housing units, and community space for project residents. To address parking, 16208-16216 S. Atlantic Ave. Apartments provides 27 automobile parking stalls. The parking lot serves as a buffer between the 710 freeway and the apartment building while still maintaining the 40% lot coverage threshold as required by the City's development standards. The project features 10 bicycle parking stalls to encourage alternative modes of transportation.

Linc has concluded that the site could accommodate the designed number of units as currently allowed by the Compton Municipal Code while a new community that fits within the aesthetic context of the neighborhood and meets the City of Compton affordable housing production goals for large family households.

Linc and its team look forward to refining this design with local planning staff and stakeholders to create a final design that considers an ideal layout and a scope of work to help improve the quality of these project sites and the surrounding neighborhood. The architectural drawings included in this response can be modified to a color palette with input from stakeholders.

Immediately following this description is a site plan showing the total floor area, building height, and building elevations. If Linc Housing is awarded the RFQ/RFP, Linc Housing and Lahmon Architects will partner with a civil engineer, landscape architect to generate a preliminary grading plan, preliminary landscape plan, and preliminary utility connection plan.

16208 S. ATLANTIC AVE. APARTMENTS

16208 ATLANTIC AVENUE,
COMPTON, CA 90221

01.20.2021

PROJECT INFORMATION					
PROJECT ADDRESS:	16208 ATLANTIC BOULEVARD, COMPTON, CA 90221				
ZONE	C-M (COMMERCIAL MANUFACTURING), M-L (LIMITED MANUFACTURING)				
APN	7301-002-900,902,901				
USE:	100% AFFORDABLE DWELLING UNITS (PSH AND SENIORS)				
CONSTRUCTION	3 STORIES OF TYPE VA				
INCENTIVES:	SB1818				
CONCESSIONS:	UNCOVERED PARKING				
VARIANCES:	DENSITY				
ZONE CHANGE:	RESIDENTIAL NOT PERMITTED IN C-M AND M-L ZONES				
ZONING SUMMARY	PRE-HD (SF)	POST-HD (SF)	ACRES	NOTES	
TOTAL LOT AREA	56,842	N/A	1.30	(Area is Estimated)	
BUILDABLE AREA	53,194	N/A			
1/2 ALLEY	N/A	N/A			
LOT AREA (DENSITY)	56,842	N/A			
	ALLOWABLE	W/ 35% DB	PROPOSED	NOTES	
DENSITY (1,500 SF/ UNIT)	37.89	51	65	City to grant add'l density	
FAR	N/A	N/A	**1.10**		
LOT COVERAGE	40% (22,737 SF)	N/A	**38.2%**	21,720 SF	
HEIGHT	75	N/A	38		
STORIES	NO LIMIT	NO LIMIT	3		
YARDS	(MIN FT)	(FT)	(FT)	NOTES	
FRONT YARD	10		10	Atlantic	
SIDE YARD	0		6	710 FWY	
SIDE YARD	0		6	Adj Prop	
REAR YARD	N/A		N/A		
UNIT MIX	QNTY	%	AREA (SF)	TOTAL	
1 BEDROOM / 1 BATH- TYPE A	52	80.0%	620	32,240	SF
2 BEDROOM / 1 BATH- TYPE A	13	20.0%	800	10,400	SF
TOTAL	**65**			**42,640**	SF
RESIDENTAL COMMON AREA					EFFICIENCY
LOBBY / MAIL				2,380	SF
AMENITIES / OFFICES				6,730	SF
CIRCULATION / MISC				10,800	SF
TOTAL RESIDENTIAL FLOOR AREA				62,550	SF 82.73%
NON RESIDENTIAL FLOOR AREA					
COMMERCIAL				0	SF
GRAND TOTAL FLOOR AREA				62,550	SF
OPEN SPACE REQ'D	REQ'D (SF)				
120/ UNIT	7,800				
TOTAL	**7,800**				
OPEN SPACE PROV	PROVIDED(SF)				
COURTYARD	5,800				
COMMUNITY ROOM	2,000				
TOTAL OPEN SPACE	7,800				
BIKE PARKING	REQ'D	PROPOSED	NOTES	TYPE	
RESIDENTIAL	6	10			
PARKING	REQ'D	PROPOSED	NOTES	TYPE	
RESIDENTIAL	26	26		STANDARD	
		1		VAN ACCESSIBLE	
		1		EVCS (NOT A SPACE)	
NON RESIDENTIAL	0	0			
TOTAL SPACES	26	27			

SHEET INDEX

- COVER
A01 PROJECT DATA
A02 CONCEPTUAL SITE PLAN
A03 BUILDING ELEVATION
A04 BUILDING SECTIONS
A05 CONCEPTUAL RENDER

LAHMON ARCHITECTS
LINC HOUSING CORPORATION

PROJECT DATA

16208 ATLANTIC AVENUE
COMPTON, CA 90221



LAHMON ARCHITECTS
LINC HOUSING CORPORATION

CONCEPTUAL SITE PLAN

16208 ATLANTIC AVENUE
COMPTON, CA 90221

SCALE: 1:500
0 20'-10" 41'-8" 83'-4"

JANUARY 20, 2021

A02



LAHMON ARCHITECTS
LINC HOUSING CORPORATION

BUILDING ELEVATION

16208 ATLANTIC AVENUE
COMPTON, CA 90221

SCALE: 1:500
0 20'-10" 41'-8" 83'-4"

JANUARY 20, 2021

A03



SECTION B-B



SECTION A-A

LAHMON ARCHITECTS
LINC HOUSING CORPORATION

BUILDING SECTIONS

16208 ATLANTIC AVENUE
COMPTON, CA 90221

SCALE: 1:500
0 20'-10" 41'-8" 83'-4"

JANUARY 20, 2021

A04



LAHMON ARCHITECTS
LINC HOUSING CORPORATION

CONCEPTUAL RENDER

16208 ATLANTIC AVENUE
COMPTON, CA 90221

DISCRETIONARY ACTIONS

Linc Housing has identified design review approval/entitlements and a zone change as being the only discretionary actions needed by the City of Compton. Linc Housing will submit a zone change application in May 2021 allowing nine months until final approval. Upon zone change approval, the project will submit a design review application in February 2021. Linc Housing expects to secure design review approval (and entitlements) by June 2022, in time for the July 2021 TCAC 9% application round.

Additionally, Linc Housing proposes a 65-unit residential development that should comply with existing development standards. Per the state density bonus law (as amended by AB 1769), projects are allowed an 80% density bonus and four incentives or concessions for affordable housing projects that are 100% affordable (with the exception of the on-site property manager's unit). If non-compliance with the City of Compton's development standards is identified, up to four concessions can be used to cure any instances of non-compliance.

FINANCING PLAN NARRATIVE & DEVELOPMENT PRO FORMA

Immediately following this section, we present the preliminary development proforma for 16208-16216 S. Atlantic Ave.

16208-16216 S. Atlantic Ave. Proforma

16208 S. Atlantic Ave. Apartments | **Version:** | **9% Model**
16208-16216 S. Atlantic Blvd, Compton, CA 90221 | **Revised:** | **1/15/2021**
Sources of Funds

PERMANENT	TIEBREAKER?	AMOUNT	INT. RATE	TERM (Yr)	AMORT.	DSCR		
Permanent Loan		$ 3,716,733	5.25%	30	30	1.15		
Other: Residual Receipts Acq. Payment	Yes	$ 500,000	3.00%	55				
General Partner		$ 100				Credit pricing (Federal):	$	0.91
Limited Partners (Tax Credit Equity)		$ 29,102,615				Credit pricing (State):	$	0.89
TOTAL SOURCES		**$ 33,319,448**						
Surplus/(Shortfall)	No	*$* -						

CONSTRUCTION		AMOUNT	INT. RATE	TERM (Mo)			
Construction Loan		$ 22,975,478	4.00%	26			
Other: Residual Receipts Acq. Payment	Yes	$ 500,000	3%				
Costs Deferred Until Completion		$ 1,113,086			**Summary of Costs Deferred Until Conversion**		
					Replacement Reserve	$	-
Capital Contributions					Transition Reserve	$	-
General Partner		$ 100			3-Month Operating Reserve	$	180,918
Limited Partners (Tax Credit Equity)		$ 8,730,785			Permanent Financing Costs	$	52,168
					Capitalized Developer Fee	$	880,000
TOTAL SOURCES		**$ 33,319,448**					
Surplus/(Shortfall)		*$* -					

16208 S. Atlantic Ave. Apartments — **Version:** 9% Model
16208-16216 S. Atlantic Blvd, Compton, CA 90221 — **Revised:** 1/15/2021
Uses of Funds

	TOTAL	Cost/D.U.	Residential Cost	TAX CREDIT ELIGIBLE Const/Rehab	Acq.
ACQUISITION					
Land Cost or Value	$ 500,000	$ 7,692	$ 500,000		
Acq/Predev Loan Interest	$ 30,000	$ 462	$ 30,000	$ 30,000	
Land Lease Rent Prepayment	$ -	$ -	$ -		
Existing Improvements Value	$ -	$ -	$ -		$ -
Demolition	$ -	$ -	$ -		$ -
Off-Site Improvements (eligible)	$ 300,000	$ 4,615	$ 300,000	$ 300,000	
Off-Site Improvements (ineligible)	$ -	$ -	$ -		
CONSTRUCTION	$ -				
Site Work	$ 975,000	$ 15,000	$ 975,000	$ 975,000	
Structures	$ 19,500,000	$ 300,000	$ 19,500,000	$ 19,500,000	
Personal Property	$ -	$ -	$ -	$ -	
General Requirements	$ 1,454,250	$ 22,373	$ 1,454,250	$ 1,454,250	
Contractor Overhead	$ 623,250	$ 9,588	$ 623,250	$ 623,250	
Contractor Profit	$ 831,000	$ 12,785	$ 831,000	$ 831,000	
Prevailing Wages	$ -	$ -	$ -	$ -	
Payment and Performance Bond	$ 236,835	$ 3,644	$ 236,835	$ 236,835	
General Liability Insurance	$ 478,407	$ 7,360	$ 478,407	$ 478,407	
Hard Cost Contingency	$ 1,219,938	$ 18,768	$ 1,219,938	$ 1,219,938	
ARCHITECTURAL FEES					
Design	$ 500,000	$ 7,692	$ 500,000	$ 500,000	
Supervision	$ 300,000	$ 4,615	$ 300,000	$ 300,000	
Engineering	$ 350,000	$ 5,385	$ 350,000	$ 350,000	
CONSTRUCTION INTEREST & FEES					
Construction Loan Interest	$ 1,187,065	$ 18,263	$ 1,187,065	$ 727,555	
Origination Fee	$ 229,755	$ 3,535	$ 229,755	$ 140,817	
Lender Expenses	$ -	$ -	$ -	$ -	
Bond Premium	$ -	$ -	$ -	$ -	
HHH Construction Period Interest	$ -	$ -	$ -	$ -	
Taxes	$ 6,250	$ 96	$ 6,250	$ 6,250	
Insurance	$ 80,000	$ 1,231	$ 80,000	$ 80,000	
PERMANENT FINANCING					
Loan Origination Fee	$ 37,168	$ 572	$ 37,168		
Credit Enhancement/Application Fee	$ -	$ -	$ -		
Taxes	$ -	$ -	$ -		
Insurance	$ -	$ -	$ -		
TITLE, RECORDING, & ESCROW					
Acquisition	$ 5,000	$ 77	$ 5,000		$ -
Construction	$ 80,000	$ 1,231	$ 80,000	$ 80,000	
Permanent	$ 5,000	$ 77	$ 5,000		
LEGAL FEES					
Acquisition	$ 30,000	$ 462	$ 30,000		$ -
Construction Closing	$ 35,000	$ 538	$ 35,000	$ 35,000	
Lender Legal	$ 10,000	$ 154	$ 10,000	$ 10,000	
Permanent Closing	$ 10,000	$ 154	$ 10,000		
Organization of Partnership	$ 25,000	$ 385	$ 25,000		
Syndication	$ 35,000	$ 538	$ 35,000		
RESERVES					
Replacement Reserve	$ -	$ -	$ -		
Transition Reserve	$ -	$ -	$ -		
3-Month Operating Reserve	$ 180,918	$ 2,783	$ 180,918		
OTHER PROJECT COSTS					
Appraisal	$ 15,000	$ 231	$ 15,000	$ 15,000	$ -
TCAC Application Fee	$ 2,000	$ 31	$ 2,000		
TCAC Reservation Fee	$ 128,627	$ 1,979	$ 128,627		
TCAC Monitoring Fee	$ 26,650	$ 410	$ 26,650		
TCAC Performance Deposit	$ -	$ -	$ -		
CDLAC Application Fee	$ -	$ -	$ -		
CDLAC Performance Deposit	$ -	$ -	$ -		
CDLAC State Filing Fee	$ -	$ -	$ -		
CDIAC Fee	$ -	$ -	$ -		
Underwriter Fee	$ -	$ -	$ -		
Bond Origination Fee	$ -	$ -	$ -		
Application Fee	$ -	$ -	$ -		
Trustee Acceptance Fee	$ -	$ -	$ -		
County Counsel	$ -	$ -	$ -		
Bond Counsel	$ -	$ -	$ -		
Trustee Ledal Fees	$ -	$ -	$ -		
TEFRA Public Notice Fee	$ -	$ -	$ -		
Bond Issuance Contingency	$ -	$ -	$ -		
Environmental Audit	$ 85,000	$ 1,308	$ 85,000	$ 85,000	
Local Development Impact Fees	$ 520,000	$ 8,000	$ 520,000	$ 520,000	
Permit Processing Fees	$ 227,500	$ 3,500	$ 227,500	$ 227,500	
Leasing Expense	$ 30,000	$ 462	$ 30,000		
Leasing Fee	$ 16,000	$ 246	$ 16,000		
Marketing	$ 10,000	$ 154	$ 10,000		
Furnishings (Common Area)	$ 43,875	$ 675	$ 43,875	$ 43,875	
Furnishings (Homeless Units)	$ -	$ -	$ -	$ -	
Market Study	$ 15,000	$ 231	$ 15,000		
Audit/Cost Certification	$ 25,000	$ 385	$ 25,000		
Soft Cost Contingency	$ 219,960	$ 3,384	$ 219,960	$ 219,960	
Temporary Relocation	$ -	$ -	$ -	$ -	
Permanent Relocation	$ -	$ -	$ -	$ -	
3rd Party Construction Manager	$ 130,000	$ 2,000	$ 130,000	$ 130,000	
Green Consultant and LEED Certification	$ 60,000	$ 923	$ 60,000	$ 60,000	
Soils and Survey	$ 65,000	$ 1,000	$ 65,000	$ 65,000	
Deputy Inspections	$ 75,000	$ 1,154	$ 75,000	$ 75,000	
Security	$ 120,000	$ 1,846	$ 120,000	$ 120,000	
Accrued and Deferred Soft Loan Interest	$ -	$ -	$ -	$ -	
Other:	$ -	$ -	$ -	$ -	
Other:	$ -	$ -	$ -	$ -	
Other:	$ -	$ -	$ -	$ -	
DEVELOPER COSTS					
Consultant/Processing Agent	$ 50,000	$ 769	$ 50,000		
Project Administration	$ -	$ -	$ -	$ -	
Broker Fees Paid to a Related Party	$ -	$ -	$ -	$ -	
Const. Oversight by Developer	$ -	$ -	$ -	$ -	
4% Developer Fee	$ -	$ -	$ -	$ -	$ -
9% Developer Fee	$ 2,200,000	$ 33,846	$ 2,200,000	$ 2,200,000	$ -
TOTAL PROJECT COST	**$ 33,319,448**	**$ 512,607**	**$ 33,319,448**	**$ 31,639,637**	**$ -**
TCAC PROJECT COSTS (less syndication cost	**$ 33,184,448**	**$ 510,530**	**$ 33,184,448**		

16208 S. Atlantic Ave. Apartments | Version: 9% Model
16208-16216 S. Atlantic Blvd, Compton, CA 90221 | Revised: 1/15/2021
Unit Mix & Rental Income

	Actual	Income Averaging
Average Affordability For Qualified Units (% AMI):	50.0000%	50.0000%

Rent Calculation Inputs		
HUD Very-Low 4-Person Income Limit	$	56,300
HUD 4-Person Median Income	$	77,300
Federal Financing		No

UNIT TYPE	NUMBER	UTILITY ALLOWANCE
0 BR	0	43
1 BR	52	56
2 BR	13	71
3 BR	0	88
4 BR	0	105

TAX-CREDIT ELIGIBLE - TIER 1: 30% AMI — **Percentage of Targeted Units: 15.63%**

UNIT TYPE	NUMBER	PER UNIT SQ. FT.	REGULATIONS LIMITING RENT	AMI %	PER-UNIT MONTHLY GROSS RENT	PER-UNIT MONTHLY NET RENT	TOTAL MONTHLY NET RENT	TOTAL ANNUAL NET RENT
1 BR	3	550	TCAC	30%	$ 633	$ 577	$ 1,731	$ 20,772
2 BR	7	750	TCAC	30%	$ 760	$ 689	$ 4,823	$ 57,876
TOTAL	10						$ 6,554	$ 78,648

TAX-CREDIT ELIGIBLE - TIER 1: 40% AMI — **Percentage of Targeted Units: 26.56%**

UNIT TYPE	NUMBER	PER UNIT SQ. FT.	REGULATIONS LIMITING RENT	AMI %	PER-UNIT MONTHLY GROSS RENT	PER-UNIT MONTHLY NET RENT	TOTAL MONTHLY NET RENT	TOTAL ANNUAL NET RENT
1 BR	17	550	TCAC	40%	$ 845	$ 789	$ 13,413	$ 160,956
TOTAL	17						$ 13,413	$ 160,956

TAX-CREDIT ELIGIBLE - TIER 1: 50% AMI — **Percentage of Targeted Units: 21.88%**

UNIT TYPE	NUMBER	PER UNIT SQ. FT.	REGULATIONS LIMITING RENT	AMI %	PER-UNIT MONTHLY GROSS RENT	PER-UNIT MONTHLY NET RENT	TOTAL MONTHLY NET RENT	TOTAL ANNUAL NET RENT
1 BR	14	550	TCAC	50%	$ 1,056	$ 1,000	$ 14,000	$ 168,000
TOTAL	14						$ 14,000	$ 168,000

TAX-CREDIT ELIGIBLE - TIER 1: 60% AMI — **Percentage of Targeted Units: 25.00%**

UNIT TYPE	NUMBER	PER UNIT SQ. FT.	REGULATIONS LIMITING RENT	AMI %	PER-UNIT MONTHLY GROSS RENT	PER-UNIT MONTHLY NET RENT	TOTAL MONTHLY NET RENT	TOTAL ANNUAL NET RENT
1 BR	16	550	TCAC	60%	$ 1,267	$ 1,211	$ 19,376	$ 232,512
TOTAL	16						$ 19,376	$ 232,512

TAX-CREDIT ELIGIBLE - TIER 1: 80% AMI — **Percentage of Targeted Units: 10.94%**

UNIT TYPE	NUMBER	PER UNIT SQ. FT.	REGULATIONS LIMITING RENT	AMI %	PER-UNIT MONTHLY GROSS RENT	PER-UNIT MONTHLY NET RENT	TOTAL MONTHLY NET RENT	TOTAL ANNUAL NET RENT
1 BR	2	550	TCAC	80%	$ 1,690	$ 1,634	$ 3,268	$ 39,216
2 BR	5	750	TCAC	80%	$ 2,028	$ 1,957	$ 9,785	$ 117,420
TOTAL	7						$ 13,053	$ 156,636

MANAGER'S UNITS

UNIT TYPE	NUMBER	PER UNIT SQ. FT.	PER-UNIT MONTHLY GROSS RENT	PER-UNIT MONTHLY NET RENT	TOTAL MONTHLY NET RENT	TOTAL ANNUAL NET RENT
2 BR	1	750	$ -	$ -	$ -	$ -
TOTAL	1				$ -	$ -

TOTAL RENTAL INCOME (BASE RENT + SUBSIDY)	TOTAL UNITS	TOTAL MONTHLY (Net)	TOTAL ANNUAL (Net)
	65	$ 66,396	$ 796,752

MISCELLANEOUS INCOME	PER-UNIT MONTHLY	TOTAL MONTHLY	TOTAL ANNUAL
Laundry/Vending	$ 5	$ 325	$ 3,900

16208 S. Atlantic Ave. Apartments	**Version:**	**9% Model**
16208-16216 S. Atlantic Blvd, Compton, CA 90221	**Revised:**	**1/15/2021**
Base Year Income and Expense		

INCOME			
Scheduled Gross Income (Non-SN)		$	796,752
Scheduled Gross Income (SN)		$	-
Operating Subsidy Premium		$	-
Scheduled Gross Income (Market Rate)		$	-
Miscellaneous Income		$	3,900
Vacancy Loss (NON-SN)	5.00%	$	(39,838)
Vacancy Loss (SN)	10.00%	$	-
Vacancy Loss (Operating Subsidy)	10.00%	$	-
Vacancy Loss (Market Rate)	3.00%	$	-
Vacancy Loss (Miscellaneous Income)	5.00%	$	(195)
EFFECTIVE GROSS INCOME		$	760,619

EXPENSES - RESIDENTIAL	Per Unit			
Admninstrative				
Advertising	$ 25	$ 1,625		
Legal	$ 100	$ 6,500		
Accounting/Audit	$ 185	$ 12,000		
Security	$ 55	$ 3,575		
Misc. Admin/Telephone	$ 145	$ 9,425		
Total Administrative			$	33,125
Utilities				
Electricity	$ 250	$ 16,250		
Gas	$ 150	$ 9,750		
Cable & Internet	$ 220	$ 14,300		
Water/Sewer	$ 500	$ 32,500		
Total Utilities			$	72,800
Payroll/Payroll Taxes				
On-Site Manager/Maintenance Payroll	$ 1,175	$ 76,375		
Payroll Taxes/Benefits	$ 317	$ 20,605		
Total Payroll/Payroll Taxes			$	96,980
Insurance	$ 260		$	16,900
Real Estate Taxes/Assessments	$ 160		$	10,400
Maintenance				
Painting	$ 250	$ 16,250		
Repairs	$ 250	$ 16,250		
Trash Removal	$ 250	$ 16,250		
Exterminating	$ 250	$ 16,250		
Grounds	$ 250	$ 16,250		
Elevator	$ 250	$ 16,250		
Misc. Expenses	$ 248	$ 16,120		
Total Maintenace			$	113,620
Replacement Reserve	$ 300		$	19,500
Management Fee	720 per unit		$	46,800
Other				
Resident Services Coordinator	$ 1,035	$ 67,264		
Total Other			$	67,264
TOTAL EXPENSES - RESIDENTIAL	*PUPY*		*Total*	
Including Reserves	$ 7,344		$	477,389
Without reserves and services	$ 6,010		$	390,625
Without taxes, reserves, and services	$ 5,850		$	380,225
NET AVAILABLE INCOME			$	283,230

16208 S. Atlantic Ave. Apartments	**Version:**	**9% Model**
16208-16216 S. Atlantic Blvd, Compton, CA 90221	**Revised:**	**1/15/2021**
Tax Credit Calculation		

FEDERAL TAX CREDITS						
		ACQ.		CONST./ REHAB		TOTAL
TOTAL ELIGIBLE COSTS	$	-	$	31,639,637	$	31,639,637
Less:						
Business Energy Tax Credits (Res. Portion)	$	-	$	-	$	-
Non-Eligible (Federal/Grant Financing)	$	-	$	-	$	-
ELIGIBLE BASIS	$	-	$	31,639,637	$	31,639,637
THRESHOLD BASIS LIMIT					$	36,787,327
REQUESTED ELIGIBLE BASIS	$	-	$	31,639,637	$	31,639,637
LESS: VOLUNTARY REDUCTION	$	-	$	4,800,000	$	4,800,000
TOTAL REQUESTED UNADJUSTED ELIGIBLE BASIS	$	-	$	26,839,637	$	26,839,637
QCT, DDA or OTHER HIGH COST ADJUSTMENT		100%		100%		
ADJUSTED ELIGIBLE BASIS	$	-	$	26,839,637	$	26,839,637
APPLICABLE FRACTION		100%		100%		
QUALIFIED CREDIT BASIS	$	-	$	26,839,637	$	26,839,637
CREDIT RATE		4.00%		9.00%		
MAXIMUM ANNUAL CREDIT AMOUNT	$	-	$	2,415,567	$	2,415,567
MAXIMUM TOTAL CREDIT AMOUNT	**$**	**-**	**$**	**24,155,670**	**$**	**24,155,670**
FEDERAL TAX CREDIT EQUITY					**$**	**21,981,660**

STATE TAX CREDITS (if applicable)					
Total Development Cost					$ 33,319,448
Non-Tax Credit Sources					$ 4,216,833
Federal Tax Credit Equity					$ 21,981,660
Non-State Tax Credit Sources					$ 26,198,493
Remaining Need					$ 7,120,955
State Tax Credits needed					**$ 8,001,073**
Credit Rate		13%		30%	
MAXIMUM TOTAL CREDIT AMOUNT	**$**	**-**	**$**	**8,051,891**	**$ 8,001,073**
STATE TAX CREDIT EQUITY	**$**	**-**	**$**	**7,120,955**	**$ 7,120,955**

Surplus/(Shortfall)	$	-

16208 S. Atlantic Ave. Apartments | **Version:** | **9% Model**
16208-16216 S. Atlantic Blvd, Compton, CA 90221 | **Revised:** | **1/15/2021**
Cashflow

ASSUMPTIONS											
Rent Increases:	2.5%										
Expense Increases:	3.5%										
Real Estate Expense Increases:	2.0%										
		Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
		2025	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**
Scheduled Gross Income (Non-SN)		796,752	816,671	837,088	858,015	879,465	901,452	923,988	947,088	970,765	995,034
Scheduled Gross Income (SN)		-	-	-	-	-	-	-	-	-	-
Operating Subsidy Premium		-	-	-	-	-	-	-	-	-	-
Scheduled Gross Income (Market Rate)		-	-	-	-	-	-	-	-	-	-
Miscellaneous Income		3,900	3,998	4,097	4,200	4,305	4,412	4,523	4,636	4,752	4,871
Vacancy Loss (NON-SN)	5.00%	(39,838)	(40,834)	(41,854)	(42,901)	(43,973)	(45,073)	(46,199)	(47,354)	(48,538)	(49,752)
Vacancy Loss (SN)	10.00%	-	-	-	-	-	-	-	-	-	-
Vacancy Loss (Operating Subsidy)	10.00%	-	-	-	-	-	-	-	-	-	-
Vacancy Loss (Market Rate)	3.00%	-	-	-	-	-	-	-	-	-	-
Vacancy Loss (Miscellaneous Income)	5.00%	(195)	(200)	(205)	(210)	(215)	(221)	(226)	(232)	(238)	(244)
GROSS EFFECTIVE INCOME		760,619	779,635	799,126	819,104	839,581	860,571	882,085	904,137	926,741	949,909
OPERATING EXPENSES											
Management Fee		46,800	48,438	50,133	51,888	53,704	55,584	57,529	59,543	61,627	63,784
Real Estate Taxes	2.0%	10,400	10,608	10,820	11,037	11,257	11,482	11,712	11,946	12,185	12,429
Annual Issuer Fee		-	-	-	-	-	-	-	-	-	-
Other:	0.0%	-	-	-	-	-	-	-	-	-	-
HCD .42% Fee	0.0%	-	-	-	-	-	-	-	-	-	-
Resident Services	3.5%	67,264	69,618	72,055	74,577	77,187	79,889	82,685	85,579	88,574	91,674
Other Operating Expenses		333,425	345,095	357,173	369,674	382,613	396,004	409,864	424,210	439,057	454,424
NET OPERATING INCOME		302,730	305,876	308,944	311,928	314,820	317,612	320,295	322,860	325,298	327,599
REPLACEMENT RESERVE - $300 PUPA		19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500
									-		
NET INCOME AVAILABLE FOR DEBT SERVICE		283,230	286,376	289,444	292,428	295,320	298,112	300,795	303,360	305,798	308,099
Permanent Loan Debt Service		246,287	246,287	246,287	246,287	246,287	246,287	246,287	246,287	246,287	246,287
NET CASH FLOW		36,943	40,089	43,157	46,141	49,033	51,825	54,508	57,073	59,511	61,812
DEBT SERVICE COVERAGE RATIO		1.15	1.16	1.18	1.19	1.20	1.21	1.22	1.23	1.24	1.25
Resident Services (below the line)		$ -	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Asset Management Fee - LP	3.5%	3,000	3,105	3,214	3,326	3,443	3,563	3,688	3,817	3,950	4,089
Asset Management Fee - GP	3.5%	12,000	12,420	12,855	13,305	13,770	14,252	14,751	15,267	15,802	16,355
Asset Management Fee - GP (Accrued)		-	-	-	-	-	-	-	-	-	-
Operating Reserve Payment	$ 180,918	-	-	-	-	-	-	-	-	-	-
Deferred Developer Fee Balance		-	-	-	-	-	-	-	-	-	-
Deferred Developer Fee Payment		-	-	-	-	-	-	-	-	-	-
Cashflow Available for Distribution		21,943	24,564	27,089	29,510	31,820	34,009	36,069	37,989	39,759	41,368
Residual Receipts Payments	50.0%	10,972	12,282	13,544	14,755	15,910	17,005	18,034	18,994	19,879	20,684
City/County Loan	0.0%	-	-	-	-	-	-	-	-	-	-
AHP	0.0%	-	-	-	-	-	-	-	-	-	-
LACDA General Funds	0.0%	-	-	-	-	-	-	-	-	-	-
LACDA MHHF	0.0%	-	-	-	-	-	-	-	-	-	-
AHSC Loan	0.0%	-	-	-	-	-	-	-	-	-	-
ASHC Grant	0.0%	-	-	-	-	-	-	-	-	-	-
Local No Place Like Home	0.0%	-	-	-	-	-	-	-	-	-	-
HHH	0.0%	-	-	-	-	-	-	-	-	-	-
Other:	0.0%	-	-	-	-	-	-	-	-	-	-
Other: Residual Receipts Acq. Payment	50.0%	10,972	12,282	13,544	14,755	15,910	17,005	18,034	18,994	19,879	20,684
Cashflow to Partnership	50.0%	10,972	12,282	13,544	14,755	15,910	17,005	18,034	18,994	19,879	20,684

16208 S. Atlantic Ave. Apartments **16208-16216 S. Atlantic Blvd, Compton, CA 90221** **Cashflow**											**Version:** **Revised:**	**9% Model** **1/15/2021**
ASSUMPTIONS												
Rent Increases:	2.5%											
Expense Increases:	3.5%											
Real Estate Expense Increases:	2.0%											
		Year 11 **2035**	**Year 12** **2036**	**Year 13** **2037**	**Year 14** **2038**	**Year 15** **2039**	**Year 16** **2040**	**Year 17** **2041**	**Year 18** **2042**	**Year 19** **2043**	**Year 20** **2044**	
Scheduled Gross Income (Non-SN)		1,019,910	1,045,408	1,071,543	1,098,331	1,125,790	1,153,934	1,182,783	1,212,352	1,242,661	1,273,728	
Scheduled Gross Income (SN)		-	-	-	-	-	-	-	-	-	-	
Operating Subsidy Premium		-	-	-	-	-	-	-	-	-	-	
Scheduled Gross Income (Market Rate)		-	-	-	-	-	-	-	-	-	-	
Miscellaneous Income		4,992	5,117	5,245	5,376	5,511	5,648	5,790	5,934	6,083	6,235	
Vacancy Loss (NON-SN)	5.00%	(50,995)	(52,270)	(53,577)	(54,917)	(56,289)	(57,697)	(59,139)	(60,618)	(62,133)	(63,686)	
Vacancy Loss (SN)	10.00%	-	-	-	-	-	-	-	-	-	-	
Vacancy Loss (Operating Subsidy)	10.00%	-	-	-	-	-	-	-	-	-	-	
Vacancy Loss (Market Rate)	3.00%	-	-	-	-	-	-	-	-	-	-	
Vacancy Loss (Miscellaneous Income)	5.00%	(250)	(256)	(262)	(269)	(276)	(282)	(289)	(297)	(304)	(312)	
GROSS EFFECTIVE INCOME		973,657	997,999	1,022,949	1,048,522	1,074,735	1,101,604	1,129,144	1,157,372	1,186,307	1,215,964	
OPERATING EXPENSES												
Management Fee		66,016	68,327	70,718	73,193	75,755	78,406	81,151	83,991	86,930	89,973	
Real Estate Taxes	2.0%	12,678	12,931	13,190	13,454	13,723	13,997	14,277	14,563	14,854	15,151	
Annual Issuer Fee		-	-	-	-	-	-	-	-	-	-	
Other:	0.0%	-	-	-	-	-	-	-	-	-	-	
HCD .42% Fee	0.0%	-	-	-	-	-	-	-	-	-	-	
Resident Services	3.5%	94,883	98,203	101,641	105,198	108,880	112,691	116,635	120,717	124,942	129,315	
Other Operating Expenses		470,329	486,790	503,828	521,462	539,713	558,603	578,154	598,390	619,333	641,010	
NET OPERATING INCOME		329,752	331,747	333,572	335,216	336,665	337,906	338,927	339,712	340,247	340,515	
REPLACEMENT RESERVE - $300 PUPA		19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	
NET INCOME AVAILABLE FOR DEBT SERVICE		310,252	312,247	314,072	315,716	317,165	318,406	319,427	320,212	320,747	321,015	
Permanent Loan Debt Service		246,287	246,287	246,287	246,287	246,287	246,287	246,287	246,287	246,287	246,287	
NET CASH FLOW		63,965	65,960	67,785	69,428	70,877	72,119	73,140	73,925	74,460	74,728	
DEBT SERVICE COVERAGE RATIO		1.26	1.27	1.28	1.28	1.29	1.29	1.30	1.30	1.30	1.30	
Resident Services (below the line)		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Asset Management Fee - LP	3.5%	4,232	4,380	4,533	4,692	4,856	5,026	5,202	5,384	5,572	5,768	
Asset Management Fee - GP	3.5%	16,927	17,520	18,133	18,767	19,424	20,104	20,808	21,536	22,290	23,070	
Asset Management Fee - GP (Accrued)		-	-	-	-	-	-	-	-	-	-	
Operating Reserve Payment	$ 180,918	-	-	-	-	-	-	-	-	-	-	
Deferred Developer Fee Balance		-	-	-	-	-	-	-	-	-	-	
Deferred Developer Fee Payment		-	-	-	-	-	-	-	-	-	-	
Cashflow Available for Distribution		42,806	44,060	45,119	45,969	46,597	46,989	47,130	47,005	46,597	45,891	
Residual Receipts Payments	50.0%	21,403	22,030	22,559	22,985	23,299	23,494	23,565	23,502	23,299	22,945	
City/County Loan	0.0%	-	-	-	-	-	-	-	-	-	-	
AHP	0.0%	-	-	-	-	-	-	-	-	-	-	
LACDA General Funds	0.0%	-	-	-	-	-	-	-	-	-	-	
LACDA MHHF	0.0%	-	-	-	-	-	-	-	-	-	-	
AHSC Loan	0.0%	-	-	-	-	-	-	-	-	-	-	
ASHC Grant	0.0%	-	-	-	-	-	-	-	-	-	-	
Local No Place Like Home	0.0%	-	-	-	-	-	-	-	-	-	-	
HHH	0.0%	-	-	-	-	-	-	-	-	-	-	
Other:	0.0%	-	-	-	-	-	-	-	-	-	-	
Other: Residual Receipts Acq. Payment	50.0%	21,403	22,030	22,559	22,985	23,299	23,494	23,565	23,502	23,299	22,945	
Cashflow to Partnership	50.0%	21,403	22,030	22,559	22,985	23,299	23,494	23,565	23,502	23,299	22,945	

16208 S. Atlantic Ave. Apartments									**Version:**		**9% Model**
16208-16216 S. Atlantic Blvd, Compton, CA 90221									**Revised:**		**1/15/2021**
Cashflow											
ASSUMPTIONS											
Rent Increases:	2.5%										
Expense Increases:	3.5%										
Real Estate Expense Increases:	2.0%										
		Year 21	**Year 22**	**Year 23**	**Year 24**	**Year 25**	**Year 26**	**Year 27**	**Year 28**	**Year 29**	**Year 30**
		2045	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**	**2054**
Scheduled Gross Income (Non-SN)		1,305,571	1,338,210	1,371,665	1,405,957	1,441,106	1,477,134	1,514,062	1,551,914	1,590,711	1,630,479
Scheduled Gross Income (SN)		-	-	-	-	-	-	-	-	-	-
Operating Subsidy Premium		-	-	-	-	-	-	-	-	-	-
Scheduled Gross Income (Market Rate)		-	-	-	-	-	-	-	-	-	-
Miscellaneous Income		6,391	6,550	6,714	6,882	7,054	7,230	7,411	7,596	7,786	7,981
Vacancy Loss (NON-SN)	5.00%	(65,279)	(66,911)	(68,583)	(70,298)	(72,055)	(73,857)	(75,703)	(77,596)	(79,536)	(81,524)
Vacancy Loss (SN)	10.00%	-	-	-	-	-	-	-	-	-	-
Vacancy Loss (Operating Subsidy)	10.00%	-	-	-	-	-	-	-	-	-	-
Vacancy Loss (Market Rate)	3.00%	-	-	-	-	-	-	-	-	-	-
Vacancy Loss (Miscellaneous Income)	5.00%	(320)	(328)	(336)	(344)	(353)	(362)	(371)	(380)	(389)	(399)
GROSS EFFECTIVE INCOME		1,246,363	1,277,523	1,309,461	1,342,197	1,375,752	1,410,146	1,445,399	1,481,534	1,518,573	1,556,537
OPERATING EXPENSES											
Management Fee		93,122	96,381	99,755	103,246	106,860	110,600	114,471	118,477	122,624	126,916
Real Estate Taxes	2.0%	15,454	15,763	16,078	16,400	16,728	17,062	17,404	17,752	18,107	18,469
Annual Issuer Fee		-	-	-	-	-	-	-	-	-	-
Other:	0.0%	-	-	-	-	-	-	-	-	-	-
HCD .42% Fee	0.0%	-	-	-	-	-	-	-	-	-	-
Resident Services	3.5%	133,841	138,526	143,374	148,392	153,586	158,961	164,525	170,283	176,243	182,412
Other Operating Expenses		663,445	686,666	710,699	735,574	761,319	787,965	815,544	844,088	873,631	904,208
NET OPERATING INCOME		340,501	340,187	339,554	338,585	337,260	335,557	333,456	330,934	327,968	324,533
REPLACEMENT RESERVE - $300 PUPA		19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500
NET INCOME AVAILABLE FOR DEBT SERVICE		321,001	320,687	320,054	319,085	317,760	316,057	313,956	311,434	308,468	305,033
Permanent Loan Debt Service		246,287	246,287	246,287	246,287	246,287	246,287	246,287	246,287	246,287	246,287
NET CASH FLOW		74,714	74,399	73,767	72,798	71,473	69,770	67,669	65,147	62,181	58,746
DEBT SERVICE COVERAGE RATIO		1.30	1.30	1.30	1.30	1.29	1.28	1.27	1.26	1.25	1.24
Resident Services (below the line)		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Asset Management Fee - LP	3.5%	5,969	6,178	6,395	6,618	6,850	7,090	7,338	7,595	7,861	8,136
Asset Management Fee - GP	3.5%	23,877	24,713	25,578	26,473	27,400	28,359	29,352	30,379	31,442	32,543
Asset Management Fee - GP (Accrued)		-	-	-	-	-	-	-	-	-	-
Operating Reserve Payment	$ 180,918	-	-	-	-	-	-	-	-	-	-
Deferred Developer Fee Balance		-	-	-	-	-	-	-	-	-	-
Deferred Developer Fee Payment		-	-	-	-	-	-	-	-	-	-
Cashflow Available for Distribution		44,867	43,508	41,795	39,706	37,223	34,321	30,980	27,174	22,878	18,067
Residual Receipts Payments	50.0%	22,433	21,754	20,897	19,853	18,611	17,161	15,490	13,587	11,439	9,034
City/County Loan	0.0%	-	-	-	-	-	-	-	-	-	-
AHP	0.0%	-	-	-	-	-	-	-	-	-	-
LACDA General Funds	0.0%	-	-	-	-	-	-	-	-	-	-
LACDA MHHF	0.0%	-	-	-	-	-	-	-	-	-	-
AHSC Loan	0.0%	-	-	-	-	-	-	-	-	-	-
ASHC Grant	0.0%	-	-	-	-	-	-	-	-	-	-
Local No Place Like Home	0.0%	-	-	-	-	-	-	-	-	-	-
HHH	0.0%	-	-	-	-	-	-	-	-	-	-
Other:	0.0%	-	-	-	-	-	-	-	-	-	-
Other: Residual Receipts Acq. Payment	50.0%	22,433	21,754	20,897	19,853	18,611	17,161	15,490	13,587	11,439	9,034
Cashflow to Partnership	50.0%	22,433	21,754	20,897	19,853	18,611	17,161	15,490	13,587	11,439	9,034

FISCAL IMPACTS & BENEFITS

Linc Housing will prioritize construction jobs for residents of Compton and the surrounding area. Based on data from the National Association of Home Builders (NAHB), the proposed project will create 105 construction-related jobs. Working with the City of Compton's Labor Compliance Department, Linc will reach out to the community through public meetings and job fairs to ensure that these jobs are properly advertised.

The same NAHB report estimates that, during construction, the proposed project will generate more than $9 million in local income and more than $1.7 million in taxes and other revenues for the City.

UTILITY RELOCATION AND INFRASTRUCTURE IMPROVEMENTS

Linc Housing will not relocate existing utility poles at the western edge of the project site. The proposed project design sites at least 16 feet away from existing utility poles, eliminating the need for costly utility relocation and coordination efforts with local utility providers.

Additionally, as part of the proposed project, Linc Housing intends to improve the sewer and water lines serving the project site.

ENVIRONMENTAL BENEFITS & SUSTAINABILITY

Linc has a strong background in building innovative, sustainable, and environmentally friendly buildings. Since 2010, Linc has developed eleven multifamily affordable communities certified Gold or higher, with seven that certified Platinum. Linc will continue this practice and will design the Compton development to achieve LEED or Green Point Rated certification.

Specific features will include high-efficiency heating and cooling systems, demand recirculation hot water, high-performance windows, enhanced wall, and roof construction, LED lighting, WaterSense fixtures, and EnergyStar appliances. Exterior shading will limit the solar heat gain in the building, and natural ventilation from operable windows will provide additional cooling.

ADDITIONAL BENEFITS

Deep Affordability and Socio-economic Impact

To help the most underserved residents of the City of Compton, the proposed project has been structured with an average affordability of 50% AMI for 16208-16216 S. Atlantic Ave. Achieving these levels of affordability has the direct effect of benefitting individuals and families throughout the income spectrum. This increased economic empowerment flows through to the surrounding community as low-income households can spend more on food and retail goods and less on housing. The overall lifetime earnings of children living in affordable housing also increase as they benefit from better academic performance in part to a stable home and receiving additional support through after-school and summer learning programs. Low-income families living in affordable housing also suffer lower rates of obesity and diabetes, resulting in less money spent on medical costs related to these diseases.

Continued Community Outreach

Linc values community input in the design and programming of its communities and, upon selection as the developer of the project by the City, Linc plans on continuing and building upon the community engagement that the City has already done. While the current COVID-19 pandemic has made in-person outreach extremely difficult, digital, and printed outreach are still viable opportunities to gather and address community input. Linc, in partnership with and the City agencies, will hold an initial virtual public meeting to present the proposed development and hear local concerns. The City has already gathered a significant amount of input and Linc will be looking for further input on perceived neighborhood impact, community programming, implementation of a public art component, and any other input from the community. The meeting will be held through a digital communication platform (e.g. Zoom) with a call-in option and will seek to be concise and informative while providing opportunities for moderated discussion and comment.

In addition to public meetings, Linc will work with the City to provide information to the public through a website, social media, public newspapers and public access, online surveys, and other digital methods, based on input gathered after the public meeting. Linc will also seek direct input from specific stakeholders and nearby businesses, either through a scheduled focus group meeting or through direct outreach.

Linc will take all input gathered from ongoing community engagement and will refine the development proposal included in this response.

On-site Amenities and Open Space

The project will feature several life-enriching amenities for the residents of the property and the community at large. 16208-16216 S. Atlantic Ave. will feature over 5,800 square feet of outdoor open space including a barbeque area for family and neighbor gatherings, a walking path, and an outdoor workout area. The project will also feature over 8,750 sf of flexible community space, including nonprofit and community-based organization space for the benefit of project residents, a computer lab, work-from-home stations, music classes, or art classes. Other community amenities include a mailroom, parcel locker, laundry rooms. The project will also include ample bike storage to incentivize residents to use alternative means of transportation and reduce vehicle miles traveled. The project will also provide on-site laundry facilities and vehicular parking.

On-site Services

Linc Housing will serve as the lead service provider for the project. Since 2003, Linc has been providing life-enriching services to the residents of our communities. Linc develops specific program services that cater to each community's needs. These programs are provided at no cost to the residents. Activities include after-school and summer programs for children, health classes, job readiness training, and financial literacy. Linc also promotes environmentally sustainable living throughout its programs including workshops on green household practices. Linc is intentional in developing activities and programming that lead to specific outcomes for our residents. Each program is designed with mechanisms that measure the impact of services.

Additionally, Linc will coordinate supplemental programs for residents through partnerships with local nonprofit organizations, individual volunteers, local businesses, and groups of students from local universities. Linc uses a site-specific "Collaborative" model to bring expanded resources to build and operate our properties. Lead by Linc, the "Collaborative" at each of Linc's properties includes service providers, asset management, property management, and other stakeholders to meets monthly to ensure resident needs are met. In addition to reviewing situations with individual residents to help them maintain housing stability, the group often works to enhance policies and procedures to better serve residents.

Off-site Amenities

The project area is served by several highly sought-after amenities that lend themselves to the project's populations. Nearby schools, including Manuel Dominguez High School, will provide high-quality education for families with school-aged children. Substantial nearby public transit including Metro's 260 Bus Line, will provide residents transportation options to major employment centers in the region.

The sites are very walkable and bikeable. Amenities within one mile of the sites include Kelly Park, East Rancho Dominguez Library, Compton Central Health Clinic, as well as numerous restaurants and smaller-scale retail stores.

Accessibility

Linc Housing has extensive experience building for and housing individuals with physical disabilities and understands the importance of providing residents with accessible units. To anticipate the needs of residents with disabilities, Linc builds its projects to be 100% adaptable. This scope includes, but is not limited to, predesigning for accessible turn radiuses, prewiring units for sensory fire and carbon monoxide alarms, reinforcing bathroom enclosures for installation of grab bars, installing removable cabinetry, and strategic planning for the location of outlets.

Additionally, special attention will be paid to accessible paths and trails throughout the site to ensure all residents, regardless of ableness, will have the opportunity to enjoy the scenic outdoor amenities provided by this development.

B. Identification of Development Team



In its 36-year history, Linc Housing has developed nearly 8,500 units of affordable housing throughout California. Within the last five years, Linc has developed more than 500 affordable housing units with projects ranging from 24 units to 125 units.

ABOUT OUR ORGANIZATION

Linc Housing Corporation is a 501(c)(3) nonprofit public benefit corporation. The organization is governed by fourteen board members with expertise in real estate, finance, law, and local government, to guide our work in affordable housing. Rebecca F. Clark, President and CEO, and Suny Lay Chang, Chief Operating Officer, have the authority to represent and make legally binding commitments for Linc Housing.

In its 36-year history, Linc Housing has developed nearly 8,500 units of affordable housing throughout California. Within the last five years, Linc has developed more than 500 affordable housing units with projects ranging from 24 units to 125 units. Linc currently has over 750 units under construction and almost 150 additional units fully financed and breaking ground in 2021.

PROPOSER: Linc Housing Corporation

(Developer, Managing General Partner of Owner, and Resident Services Provider)

Linc Housing, as proposer of this response to the City of Compton's Request for Proposals and Qualifications, has put together a highly skilled team with decades of experience in the development, design, construction, and management of affordable housing in the State of California.

Upon receiving an award in this RFQ process, Linc Housing will serve as the sole developer for the Compton development opportunity and will be responsible for all aspects of the development, including design, entitlements, financing, permitting, construction, and operations. Linc will also serve as the Managing General Partner of a Limited Partnership that will enter into the lease, regulatory agreement, and all other agreements with the City of Compton. A Low-Income Housing Tax Credit investor will serve as the Limited Partner of that entity.

Linc is a mission-based, nonprofit developer of affordable housing and community assets. Located in Long Beach, Linc has a 36-year history of building in California and has a long-term commitment of creating developments that are affordable to live in, environmentally sustainable, and a catalyst for community improvement. Founded in 1984, Linc Housing develops, operates, and provides resident services to affordable housing communities throughout California. With nearly 8,500 units of development experience and more than 6,400 units under its management, Linc is one of the largest and most successful nonprofit affordable housing developer/operators in California. During its 36 years in business, Linc has assisted more than 80 cities and communities with their affordable housing needs. Linc has 58 Full-Time employees and 11 Part-Time employees.

LINC TEAM MEMBERS



Rebecca F. Clark

President and Chief Executive Officer

Rebecca Clark has more than 30 years of experience in creating strong communities and healthy residents through affordable housing. Her experiences range from leading diverse nonprofit companies to consulting on governance and organizational development, driving public policy outcomes, and effecting necessary changes in the system. She believes in the power of collaboration to create and redevelop healthy and vital communities integrating housing, employment, healthcare, services, education, and more.

Before taking the helm at Linc, Rebecca served in the affordable housing industry as an independent consultant. She founded Clark Consulting Group to help nonprofits and governments achieve their goals. Her consulting work included facilitating nonprofit mergers and alliances to create stronger organizations, strategic planning, change management, board governance, and business innovation and development. As a nonprofit executive, she served as CEO of National Community Renaissance, executive vice president of BRIDGE Housing, managing director of Linc Housing, and president and executive director of Hope Through Housing Foundation. Rebecca's experience also includes the role of Director of Housing Development and Construction Management for the Los Angeles County Community Development Commission, serving the nine million residents in the Los Angeles County jurisdiction.

Rebecca also serves in various leadership positions in the affordable housing industry. A former board member of the Pomona Valley Habitat for Humanity and a past lecturer for the California Redevelopment Association, she currently serves on the board of the California Housing Consortium and Housing Partnership Equity Trust. She is a graduate of Cal Poly Pomona in Architecture where she studied at the University of Copenhagen in Denmark as part of her coursework. Her business degree is from the Claremont Graduate University Drucker School of Management.



Suny Lay Chang

Chief Operating Officer

Suny has nearly 20 years of professional experience in affordable housing, community development, and strategic management. Her career has been driven by her passion for economic development and poverty alleviation, leading Suny to her work in affordable housing. Suny sees affordable housing as a powerful catalyst to build communities and neighborhoods, as well as a vehicle for economic growth for families and local economies. As Chief Operating Officer, Suny works with the President and CEO to lead key initiatives for the organization, including strategic goals, stakeholder partnerships, and internal planning. Suny also leads Linc's housing development operations including development, project financing, and construction administration for all Linc projects.

Before joining Linc in 2007, Suny served as Director of Development for New Economics for Women, where she oversaw the financing and construction of new projects and negotiated joint venture development partnerships. As Management Consultant with The Boston Consulting Group, she consulted for senior managers of Fortune 100 companies across several disciplines, including strategy and operations, valuation and financial analysis, marketing, asset management, and post-merger integrations. Suny's experience in economic development also includes work in developing countries, serving at United States embassies in Uruguay and Cambodia. Suny's rigorous business background allows her to apply her technical skills to the nonprofit world and use her analytical strengths to address social and economic issues that have motivated her work since her undergraduate days.

Suny obtained her MBA from the Stanford Graduate School of Business and her bachelor's degree in economics from Harvard University, where she wrote her thesis on measuring the effects of economic growth on poverty alleviation. She revisited Harvard to complete the Achieving Excellence program, a prestigious training program for community development leaders offered by NeighborWorks® America through the Kennedy School of Government. Suny's current leadership roles include serving on the Community Board for St. Mary Medical Center in Long Beach and the Western Region Advisory Committee for the Low Income Investment Fund.



Anne Wilson

Chief Real Estate Development Officer

As Chief Real Estate Development Officer, Anne Wilson oversees Linc's housing development activities including acquisitions and entitlements, development, project financing, and construction. She leads a team of development professionals, serves as an integral member of the organization's executive team, and supports Linc's external partnership and advocacy efforts. Anne is a strategic, transformative leader with a 30-year track record of success in multifamily affordable housing and real estate development, policy, finance, and business planning. She has extensive experience in mission-based real estate development, nonprofit corporate management, and a proven track record for driving strategic revenue, production growth, and opening new markets. Anne's expertise and relationships in the affordable housing industry support Linc's expanding pipeline throughout California.

Anne comes to Linc most recently from Chelsea Investment Corporation, where she supervised development teams responsible for financing and building a pipeline that includes mid- and high-rise communities, general apartments, and supportive housing. Prior to Chelsea, Anne was Senior Vice President for Housing and Real Estate Development at Community HousingWorks in San Diego. Over her 16 years there, she managed real estate development staff from project identification through acquisition, entitlements, financing, construction, and completion in constantly evolving market conditions. She quadrupled the size of the portfolio, repositioned assets, and created new sources of revenue which substantially increased the financial viability of the organization. Anne's professional experience also includes serving as the founding San Diego Program Director both for Local Initiatives Support Corporation (LISC) and the Corporation for Supportive Housing (CSH), and six years working for the City of Boston's Redevelopment Authority and housing and community development division.

Anne earned her master's degree in Urban Studies and Planning from the Massachusetts Institute of Technology serving a fellowship at the Center for Real Estate and received a bachelor's degree in history from Wesleyan University. Anne's has been recognized for innovations in finance and sustainable design, including the Urban Land Institute's Award of Excellence - The Americas for building the first apartment complex in the nation to generate full electricity from a solar-powered system (Solara-2007). In 2018 she was recognized with a Community Hero Award by KPBS and the National Center for Conflict Resolution for her work and advocacy in affordable housing.

Her industry expertise is being leveraged by the Federal Home Loan Bank of San Francisco, where she has served on the Affordable Housing Advisory Committee since 2018. Anne has been part of California Housing Consortium's CDLAC-TCAC Working Group advising on regulatory reform and has been the lead relationship manager with public financing agencies commenting on guidelines and general policy advocacy. Anne is also a past board member of the San Diego Housing Federation, Housing California, and the San Diego LGBTQ Center.



Shalawn Garcia

Senior Vice President, Housing Development

As Vice President of Housing Development, Shalawn puts to work her 25 years' experience in management, housing, and finance to lead Linc's housing development department. She oversees staff working on the acquisition, financing, and construction of affordable and supportive housing. Shalawn also brings expertise and leadership from both the public and private sectors to Linc's senior management team.

Before joining Linc Housing, Shalawn served as a program manager at California's Housing and Community Development Department (HCD) where she was responsible for the implementation of the No Place Like Home program. Her prior experience at HCD included serving as an underwriter for affordable housing development. Shalawn has also owned and operated a real estate brokerage firm focused on selling, purchasing, and financing of residential and commercial properties. The firm's clientele has included individuals, families, for-profit, and nonprofit business entities with services ranging from the purchase of a first home through the development of land for residential real estate and/or retail development. Coupled with her educational background, Shalawn's experience as an owner-operator of a construction company, restaurants, and mortgage and real estate companies has also contributed to the development of her technical expertise in the areas of real estate, construction management, and mortgage finance.

Shalawn's BA in Economics from the University of Southern California, along with her Master's in Business Administration made way to give her the fundamentals in finance that would later allow her the opportunity to share her knowledge. She has served as a board member for Greentech Education Academy, as well as a member of HCD's Equity Collaborative Committee for Equity and Inclusion. She serves as a teacher and mentor to youth in her community, to adults in her church, and to individuals who seek to build wealth through the acquisition of real estate and/or through the startup and maintenance of business ownership.



Michael de la Torre

Director of Acquisitions

Michael oversees a team that performs a range of duties in support of the development and construction process. His responsibilities extend from project identification and feasibility through securing project financing from public and private lenders, coordinating development approvals, coordinating consultants, and serving as a liaison with funding partners and community stakeholders.

Before joining Linc, Michael worked in the Low Income Housing Tax Credit (LIHTC) industry, gaining experience in both the public and private sectors. Most recently, Michael worked as a rental housing specialist and risk assessor for the State of Arizona, Department of Housing.

His responsibilities included financial feasibility review of LIHTC developments and ensuring state and federal regulations were met. His previous position was for a LIHTC developer in California where he was responsible for managing the development process, including determining feasibility, securing entitlements, and financing, and managing the project development team.

Michael earned a Bachelor of Arts degree in Communications from California State University, Fullerton. He completed the Housing Development Finance Professional Certification Program through the National Development Council.



Will Sager

Senior Project Manager

Will Sager serves on Linc's housing development staff as Senior Project Manager. Bringing more than a decade of affordable housing experience to Linc Housing, Will manages all aspects of affordable housing development, including acquisition, design, entitlement, finance, and construction. With experience in affordable housing projects throughout the State of California, Will brings an extensive knowledge of the development and financing of affordable housing.

Will has bachelor's degrees in history and English literature from the University of California, Riverside.



Cody Snyder

Project Manager

Cody Snyder serves on Linc's housing development staff as Project Manager. Bringing more than five years of multifamily development experience to Linc Housing, Cody manages all aspects of affordable housing development, including acquisition, design, entitlement, finance, and construction. With experience in affordable housing projects throughout the State of California, Cody brings an extensive knowledge of the multifamily development lifecycle.

Cody has a Bachelor of Science degree in Civil Engineering from the Illinois Institute of Technology.



Joey Shields

Associate Project Manager

Joey Shields serves on Linc's Acquisitions team as Associate Project Manager. Joey has over five years of affordable housing experience and has worked with a wide range of tenant populations pursuing rental or homeownership opportunities throughout the state. Joey is driven by the belief that affordable housing is a human right and enjoys problem-solving and identifying pathways to house historically underrepresented populations. Joey prioritizes environmental and financial sustainability on all of his projects.

Joey has a Master of Urban and Regional Planning degree from the University of California, Los Angeles' Luskin School of Public Affairs and a bachelor's degree in Political Science from the University of California, Berkeley.



C. Development Team Qualifications

Linc Housing has a strong track record of developing affordable housing in collaboration with local municipalities. Linc Housing believes the most transformative communities are developed through public-private partnerships.



DEVELOPMENT TEAM

Linc Housing Corporation

Developer,
Managing General Partner of Owner,
and Resident Services Provider

Lahmon Architects

Architect

OTHER DEVELOPMENT TEAM MEMBERS

ARCHITECT – Lahmon Architects

Lahmon Architects formed with an emphasis in urban infill publicly funded and market rate, mixed-use, and multi-family housing. Our goal is to develop creative and appropriately unique solutions that provide a positive and empowering experiential sense of place. We believe that architecture is the stage and backdrop of the built environment that has the power to shape and influence lives internally as well as externally, create memories, and either allow or prohibit thoughts and actions.

Additionally, we address client expectations, program, code, project goals, budget, and context to provide efficient, sensitive, and environmentally conscious designs. Through a collaborative process with our clients, consultants, and public agencies, we synthesize project objectives, opportunities, and challenges to develop a holistic design that provides enlightening environments for inhabitants while also striving to enrich the surrounding context.

STAFF RESUMES

Mark Lahmon

President, AIA, LEED AP
424-299-4666 X101 – mlahmon@lahmonarch.com

Mark Lahmon is a registered architect in the State of California with over twenty years of professional experience in architecture and seven years' experience in construction. Mark's professional experience ranges from a start in performance theatres that shifted to an expertise in all realms of multi-family housing and mixed-use urban planning and design.

Prior to forming Lahmon Architects, Mark was one of three founding partners at PSL Architects where he was responsible for award-winning projects including an LABC design and national level AIA/ /HUD awards for civic and multi-family projects. Mark's initial experience in multi-family and mixed-use urban infill projects began at Killefer Flammang Architects where he designed and managed numerous award-winning Adaptive Reuse Projects in Downtown Los Angeles and played a role in the research and development of the Adaptive Reuse Ordinance for the City of Los Angeles. Mark is a member of the American Institute of Architects and a LEED accredited professional.

DESCRIPTION OF LINC'S RELEVANT EXPERIENCE

The following projects are examples of recent Linc Housing projects completed or under construction. These projects include Seasons at Compton, Fairview Heights (Inglewood), Springhaven (Unincorporated Los Angeles County), Mosaic Gardens at Westlake (Los Angeles), Mosaic Gardens at Willowbrook (Unincorporated Los Angeles County), Mosaic Gardens at Pomona (Pomona), and Spark at Midtown (Long Beach).



Seasons at Compton

COMPTON, CA

SITE INFORMATION

STATUS
Completed in 2011

DENSITY
21 du/ac

POPULATION SERVED
Formerly homeless or developmentally disabled seniors or those who care for a dependent with development disabilities

NUMBER OF UNITS / AFFORDABILITY
84 (includes one manager's unit) / 30-50% AMI

Seasons at Compton is a joint development with Linc Housing, County of Los Angeles, and the City of Compton. This community integrates active seniors, seniors who have experienced homelessness, and individuals with a developmental disability. The community incorporates Universal and Sustainable Design principles as top priorities to provide a beautiful, highly functional environment.

STRUCTURE OF PUBLIC/PRIVATE PARTNERSHIPS
The project was funded with Los Angeles County and City of Compton HOME funds, IIG funds, City of Industry RDA funds, American Recovery and Reinvestment funds, as well as a number of private grants. The project is a result of strong partnerships with the County of Los Angeles and City of Compton and features operating subsidy vouchers from the Los Angeles County Department of Health Services.

FINANCING

Source	Amount
Conventional Loan	$1,500,000
HOME Funds (County & City)	$4,198,319
IIG	$3,169,934
City of Industry RDA Funds	$3,000,000
ARRA Section 1602 Funds	$1,582,552
Grants & County Fee Waiver	$1,160,007
9% LIHTC Equity	$10,318,523
Total	**$24,984,133**

DESCRIPTION OF DEVELOPMENT

Seasons at Compton is an 89,798 sf development consisting of two to four-story buildings. There are 76 parking spaces. The project features a community room, computer lab, outdoor courtyard, and on-site bicycle storage.

SERVICE PROVIDERS

Intensive case management services are provided by Linc Housing to all low-income households.

ENTITLEMENT PROCESS / CULTURALLY-SENSITIVE OR NEIGHBORHOOD-SERVING ELEMENTS

Seasons at Compton is a by-right project.

COMMUNITY ENGAGEMENT/COMMUNITY BENEFITS

Linc Housing carefully considered the community input when developing Seasons at Compton. Community members identified the need for senior housing and housing for individuals with developmental disabilities.

SPECIAL CIRCUMSTANCES / MANAGEMENT ISSUES

None.

AFFORDABLE AND SUPPORTIVE HOUSING

Seasons at Compton

84 apartments in Compton



SITE PROFILE

15810 South Frailey Avenue
Compton, CA 90221

Units: 84

Lot Size: 4.00 acres

Seniors, including those who have experienced homelessness, have a developmental disability, or who care for a dependent with a developmental disability

Total Cost: $24,984,133

Year Opened: 2011



Linc is a 501(c)(3) builder of sustainable affordable housing with life-enhancing services.

PROPERTY OVERVIEW

Seasons at Compton is one of the few examples of integrating active seniors, seniors who have experienced homelessness, and individuals with a developmental disability. The community incorporates Universal and Sustainable Design principles as top priorities to provide a beautiful, highly functional environment.



COMMUNITY FEATURES

Community room

Computer lab

Offices for case management

Walking path

Community garden

Wide range of onsite social and supportive services

Convenient access to public transportation, shopping, and services

RESIDENT SERVICES

Health and wellbeing

Adult education

Food bank distribution

Intensive Case Management Services provided by Linc Housing

AFFORDABLE AND SUPPORTIVE HOUSING

Seasons at Compton

With sustainability, accessibility and resident services as top priorities, Seasons at Compton is an example of how successful collaboration with multiple local and state agencies, business partners and funders can make a property with complex requirements possible.

Seasons at Compton emphasizes energy efficiency, including the use of natural light and ventilation, solar panels and solar thermal hot water. A bioswale is also used to filter rainwater runoff and collect silt and pollution before they enter the sewer system.

"In 21 counties in California, someone on Supplemental Security Income would need more than 100 percent of their total SSI payment to afford a one-bedroom apartment...There is a critical lack of affordable housing in California for people with developmental disabilities, one of the most vulnerable and economically challenged populations in the state."

- Association of Regional Center Agencies (ARCA)

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AWARDS + RECOGNITION

LEED Platinum Rating
U.S. Green Building Council (USGBC)

Gold Award, "On The Boards" Design of Special Needs Community
National Association of Home Builders, 2009

SAGE Award, Special Needs Project of the Year, 55+
Building Industry Association of Southern California, 2011

Reader's Choice Award Finalist
Affordable Housing Finance Magazine, 2011

Senior Housing Project of the Year
Southern California Association of Non-Profit Housing, 2011

PERMANENT SOURCES

9% LIHTC – TCAC – National Equity Fund	$10,318,523
Los Angeles County HOME Funds	3,398,319
Infill Infrastructure Grant - CA Prop 1C	3,169,934
City of Industry - RDA Funds	3,000,000
American Recovery and Reinvestment Act Section 1602 Funds	1,582,552
First Mortgage - Bank of America	1,500,000
City of Compton HOME Funds	800,000
Private Grants from The Weingart Foundation, The Home Depot Foundation, California Community Foundation, and Enterprise Green Communities	627,800
Federal Home Loan Bank Affordable Housing Program	415,000
L.A. County Fee Waiver	117,207
TOTAL	**$24,984,133**

Additional predevelopment support was provided by The California Endowment and JPMorgan Chase Foundation. Bridge financing was provided by Century Housing and developer contributions.

PRODUCT MIX

68 one-bedrooms
16 two-bedrooms

AFFORDABILITY LEVELS

9 units at 30% AMI
21 units at 35% AMI
53 units at 50% AMI
1 manager unit

DEVELOPMENT TEAM

Developer: Linc Housing
Architect: Nardi Associates LLP
Contractor: CMSI/Advent Companies
Property Manager: The John Stewart Company



linc HOUSING



FAIRVIEW HEIGHTS

INGLEWOOD, CA

SITE INFORMATION

STATUS
In construction (16% complete), expected to be completed in 2021

DENSITY
70.1 du/ac

POPULATION SERVED
Low-income families and individuals who have experienced homelessness

NUMBER OF UNITS / AFFORDABILITY
101 (includes one manager's unit) / 30-80% AMI

Fairview Heights is a joint development with Linc Housing, National CORE, the County of Los Angeles, Metro, and the City of Inglewood. This new affordable and supportive housing community creates 101 new rental homes, expands access to public transit along the Crenshaw/LAX Metro line and offers 5,000 square feet of community-serving retail space for the neighborhood. The project is subject to a 66-year ground lease on County-owned land.

STRUCTURE OF PUBLIC/PRIVATE PARTNERSHIPS

The project was funded under the Los Angeles County Development Authority Affordable Housing Trust Fund (AHTF), Mental Health Housing Funds (MHHF), Prop A, Measure H and features a strong partnerships with the County of Los Angeles, Metro, the City of Inglewood and features Flexible Housing Subsidy Pool operating subsidy vouchers from the Los Angeles County Department of Health Services.

FINANCING

Source	Amount
Conventional Loan	$11,325,000
LACDA AHTF	$4,580,000
LACDA MHHF	$2,080,000
Prop A, LA County 2nd District	$2,000,000
LA County, Measure H	$2,800,000
Accrued Deferred Interest	$395,272
9% LIHTC Equity	$27,6171497
Total	**$50,794,769**

DESCRIPTION OF DEVELOPMENT

Fairview Heights is a 109,856 sf development consisting of three stories of Type VA residential over one story Type IA commercial parking and residential accessory uses, and one story Type IA subterranean parking. There are 114 parking spaces. The project features a community room, computer lab, outdoor courtyard, tot lot, and plentiful bicycle storage. The site was formerly used as an underutilized County of Los Angeles Department of Public Social Services building. The demolition of the building was completed on time and under budget.

SERVICE PROVIDERS

Services are provided at the project through a partnership of services providers, with the LA County Department of Health Services providing intensive case management services to the formerly homeless veteran residents, and Linc Housing resident services staff, providing traditional and supplemental resident services to all low-income households.

ENTITLEMENT PROCESS / CULTURALLY-SENSITIVE OR NEIGHBORHOOD-SERVING ELEMENTS

Fairview Heights is a by-right project. Site Plan Review approval was unanimously approved and granted by the Planning Commission. The project serves low-income households and formerly homeless individuals, with dedicated service space for intensive case management services. The project includes 5,000 square feet of ground-level community-serving commercial space as well as public art influenced and approved by Inglewood stakeholders.

COMMUNITY ENGAGEMENT/COMMUNITY BENEFITS

As Linc Housing and National CORE began to develop Fairview Heights, the development team sought community feedback for a public art mural that would be a source of pride for tenants and neighbors alike. Linc Housing, National CORE, and NOW Art engaged the Inglewood community on an organized conference call designed to both share draft renderings of the public art piece and gather further input and feedback on the composition and specific areas of improvement. Stakeholders from the City of Inglewood were introduced to the project, the process, the artists, and a unique “Augmented Reality” aspect of the proposed public art piece. The stakeholders were identified as key leaders in the community by National CORE and Linc Housing and those selected represented a cross-section of youth, long-time residents and business owners, and representatives of art organizations in Inglewood.

After considering community feedback, the artists incorporated changes to the composition of the mural and the engraving as well as the Augmented Reality portion of the piece. The public art was approved by the Inglewood Arts Commission in July 2020 followed by the Inglewood Planning Commission in August 2020.

SPECIAL CIRCUMSTANCES / MANAGEMENT ISSUES

None.

AFFORDABLE AND SUPPORTIVE HOUSING

Fairview Heights

101 apartments in Inglewood



SITE PROFILE

923 East Redondo Blvd
Inglewood, CA 90302

Units: 101

Lot Size: 1.44 acres

Low-income families and individuals who have experienced homelessness

PROPERTY OVERVIEW

Fairview Heights is a joint development with Linc Housing, National CORE, the County of Los Angeles, Metro, and the City of Inglewood. This new affordable and supportive housing community creates 101 new rental homes, expands access to public transit along the Crenshaw/LAX Metro line and offers 5,000 square feet of community-serving retail space for the neighborhood.



FEATURES

Community room

Computer lab

Outdoor courtyard

Tot lot

Bicycle storage

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AFFORDABLE AND SUPPORTIVE HOUSING

Fairview Heights

Our Goals

Enhance neighborhood with a high quality development

Respond to the surrounding built environment

Provide a wide range of onsite social and supportive services

Promote easy access to public transportation, shopping, and community services

Nurture health and wellbeing

Connect with community artists

Bring 5,000 square feet of new retail space to Inglewood

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FAIRVIEW HEIGHTS ANNUAL IMPACT (101 NEW UNITS)

	Local Generation of:			
	Jobs	Business Revenue	Wages & Salaries	Taxes & Fees
During Construction	162	$3,656,705	$8,153,023	$2,233,312
Ongoing (annually)	44	$629,432	$2,037,069	$508,535

Results generated from NAHB home building impact calculator.

PERMANENT SOURCES (2019)

Conventional Loan: Bank of America	$11,325,000
Los Angeles County Development Authority:	
Affordable Housing Trust Fund	4,580,000
Mental Health Housing Funds	2,080,000
Prop A, LA County 2nd District	2,000,000
Measure H	2,800,000
Accrued Deferred Interest	395,172
GP Contribution	100
9% LIHTC - TCAC - Bank of America	27,614,497
TOTAL	**$50,794,769**

Rental subsidies will be provided by the LA County Department of Health Services through the Flexible Housing Subsidy Pool.

PRODUCT MIX

50 one-bedrooms
26 two-bedrooms
25 three-bedrooms

AFFORDABILITY LEVELS

56 units at 30% AMI
10 units at 50% AMI
34 units at 80% AMI
1 manager unit

DEVELOPMENT TEAM

Co-Developer: Linc Housing
Co-Developer: National CORE
Architect: KFA Architecture
Contractor: National CORE
Property Manager: National CORE



SPRINGHAVEN

WILLOWBROOK, UNINCORPORATED
LOS ANGELES COUNTY

SITE INFORMATION

STATUS
In construction (77% complete), expected to be completed in 2020

DENSITY
76.3 du/ac

POPULATION SERVED
Low-income families and individuals and families who have experienced homelessness

NUMBER OF UNITS / AFFORDABILITY
100 (includes one manager's unit) / 30-60% AMI

Springhaven is a joint development with the County of Los Angeles. This new affordable and supportive housing community creates 100 new rental homes. The property is within a quarter-mile of the Martin Luther King, Jr. Community Hospital, Augustus Hawkins Mental Health Center, several public schools, and the Willowbrook/Rosa Parks Metro Station.

STRUCTURE OF PUBLIC/PRIVATE PARTNERSHIPS

The project was funded with a Los Angeles County Development Authority land loan, County general funds, as well as a homeless bonus. The project was also funded through HCD's Affordable Housing and Sustainable Communities (AHSC) and Infill Infrastructure Grant (IIG) programs, as well as the Federal Home Loan Bank of San Francisco's Affordable Housing Program. Springhaven features strong partnerships with the County of Los Angeles, Metro, and features Flexible Housing Subsidy Pool operating subsidy vouchers from the Los Angeles County Department of Health Services.

FINANCING

Source	Amount
Conventional Loan	$7,792,500
LA County Land Loan	$2,242,000
LA County General Funds	$3,500,000
LA County Homeless Bonus	$6,250,000
AHSC Loan & Grant	$8,530,984
Infill Infrastructure Grant	$3,250,000
AHP	$990,000
GP Contribution	$1,423,850
4% LIHTC Equity	$14,789,272
Total	**$51,825,451**

DESCRIPTION OF DEVELOPMENT

Springhaven is a 128,573 sf development consisting of four buildings – one building of Type IA and three buildings of Type IIIA. There are 64 parking spaces. The project features a community room, computer lab, outdoor courtyard, tot lot, and plentiful bicycle storage.

SERVICE PROVIDERS

Services are provided at the project through a partnership of services providers, with the LA County Department of Health Services providing intensive case management services to the formerly homeless residents. Linc Housing resident services staff, providing traditional and supplemental resident services to all low-income households. The Drew Child Development Corporation will serve as our onsite partner to provide quality childcare for the community.

ENTITLEMENT PROCESS / CULTURALLY-SENSITIVE OR NEIGHBORHOOD-SERVING ELEMENTS

Linc Housing followed the standard entitlement process with a density bonus under State Code.

The project serves low-income households and formerly homeless individuals, with dedicated service space for intensive case management services. The project will partner with Drew Child Development Corporation for on-site childcare services for project residents in the surrounding Willowbrook community.

COMMUNITY ENGAGEMENT/COMMUNITY BENEFITS

Prior to construction start, Linc Housing engaged community members in Willowbrook to assess community needs. Willowbrook residents indicated a lack of high-quality childcare options in the neighborhood, citing cost and distance as the primary issues. As a result, Linc Housing partnered with Drew Child Development Corporation, a local nonprofit childcare provider based in South Central Los Angeles with over 33 years of experience.

SPECIAL CIRCUMSTANCES / MANAGEMENT ISSUES

None.

AFFORDABLE AND SUPPORTIVE HOUSING

Springhaven

100 apartments in Willowbrook



SITE PROFILE

11815 Wilmington Avenue
Willowbrook, CA 90059

Units: 100

Lot Size: 1.31 acres

Low-income families, and individuals and families who have experienced homelessness

Total Cost: $51,825,451

Expected Completion: 2020



Linc is a 501(c)(3) builder of sustainable affordable housing with life-enhancing services.

PROPERTY OVERVIEW

Working together, Linc Housing and the County of Los Angeles have developed an extensive project that combines affordable housing and safe accessible pathways for pedestrians and bicyclists in order to connect people to the key destinations in their community. Residents who are coming from homelessness will receive Intensive Case Management Services.



COMMUNITY FEATURES

Community space and kitchen

Computer lab

Community garden

Access to public transportation, shopping, and services

Onsite child development center

RESIDENT SERVICES

After-school program

Adult education

Health and wellbeing

Community engagement activities

AFFORDABLE AND SUPPORTIVE HOUSING

Springhaven

Springhaven is part of Linc Housing's initiative to integrate affordable housing with health resources and other services for stronger neighborhoods.

The Drew Child Development Corporation will serve as our onsite partner to provide quality childcare for the community.

Partnerships with the Los Angeles County of Department Health Services and The People Concern allow us to serve 50 formerly homeless households with supportive housing at Springhaven. Additional units will serve families earning up to 60% of area median income.

The property is within a quarter-mile of the Martin Luther King, Jr. Community Hospital, Augustus Hawkins Mental Health Center, several public schools, and the Willowbrook/Rosa Parks Metro Station. Healthy building features and multi-faceted services will support resident health and wellbeing.

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SPRINGHAVEN ANNUAL IMPACT (100 NEW UNITS)

		Local Generation of:			
	Total Jobs	Local Income	Business Revenue	Wages & Salaries	Taxes & Fees
During Construction	161	$11,693,000	$3,620,500	$8,072,300	$2,211,200
Ongoing (annually)	44	$2,640,000	$623,200	$2,016,900	$503,500

Results generated from NAHB home building impact calculator.

PERMANENT SOURCES (2019)

Conventional Loan: Union Bank	$7,792,500
Los Angeles County Land Loan	2,242,000
Los Angeles County - General Funds	3,500,000
Los Angeles County - Homeless Bonus	6,250,000
AHSC Loan	5,592,418
AHSC Grant	2,938,566
Infrastructure Infill Grant	3,250,000
Federal Home Loan Bank of San Francisco AHP	990,000
GP Contribution	1,423,850
4% LIHTC – TCAC - Raymond James Tax Credit Funds, Inc.	14,789,272
TOTAL	**$51,825,451**

Additional predevelopment support was provided by The California Endowment.

PRODUCT MIX

1, 2, and 3 bedrooms
from 650-1,050 sq. ft.
50 one-bedrooms
24 two-bedrooms
26 three-bedrooms

AFFORDABILITY LEVELS

50 units at 30% AMI
49 units at 60% AMI
1 manager unit

DEVELOPMENT TEAM

Developer: Linc Housing
Architect: D33 Design and Planning
Contractor: Walton Construction
Construction Lender: MUFG Union Bank
Investor: Raymond James Tax Credits Funds

Drew Child Development Corporation

linc HOUSING



MOSAIC GARDENS AT WESTLAKE

LOS ANGELES, CA

SITE INFORMATION

STATUS
Completed in 2018

DENSITY
105 du/ac

POPULATION SERVED
Low-income families, seniors, and individuals who have experienced homelessness

NUMBER OF UNITS / AFFORDABILITY
125 (includes two manager's units) / 30-60% AMI

Mosaic Gardens at Westlake is part of Linc Housing's initiative to integrate affordable housing with health resources and other services for stronger neighborhoods. Our partnerships with the Los Angeles County Department of Health Services and The People Concern allow us to serve 63 formerly homeless households with permanent supportive housing at Mosaic Gardens at Westlake, including apartments for those who have been chronically homeless. Additional units serve residents earning up to 60% of area median income. The project provides more than 15,000 square feet of common space designed for a variety of resident programs, including private meeting rooms, an on-site fitness room, and space for onsite medical visits. The project is certified LEED Gold.

The project is also the winner of SCANPH's 2018 Multi-Family Development of the year and a Gold Nugget Award.

STRUCTURE OF PUBLIC/PRIVATE PARTNERSHIPS

The project was the beneficiary from public financing at the city, county, and state level, utilizes such sources as MHP, IIG, AHSC, City and County of Los Angeles residual receipts funds, and project-based Section 8 vouchers from the City's Housing Authority. The project also competed for 9% LIHTC through the City of Los Angeles' managed pipeline.

FINANCING

Source	Amount
Conventional Debt	$4,258,000
City of Los Angeles residual receipts loans	$6,690,000
County of Los Angeles residual receipts loans	$1,635,000
MHP	$7,000,000
IIG	$4,000,000
AHSC	$1,900,000
Federal Home Loan Bank AHP	$1,230,000
Deferred Developer Fee	$800,000
9% + State LIHTC Equity	$29,501,239
Private Grants	$75,000
Total	**$57,089,239**

DESCRIPTION OF DEVELOPMENT

Mosaic Gardens at Westlake is a 121,905 sf development consisting of two six-story buildings. Building A is Type III-A construction with the basement and first floor consisting of Type I-A. Building B is Type V-A construction with the basement, first and second floors consisting of Type I-A construction. There are 102 parking spaces. The project features community rooms and kitchens, an arts and crafts room, counseling rooms and offices, a conference room, laundry facilities, computers with internet access, a health and wellness center, a fitness center, courtyards and patios, and a community garden.

SERVICE PROVIDERS

Services are provided at the project through a partnership of services providers, with The People Concern providing intensive case management services to the formerly homeless residents, and Linc Housing, providing traditional and supplemental resident services to all low-income households.

ENTITLEMENT PROCESS / CULTURALLY-SENSITIVE OR NEIGHBORHOOD-SERVING ELEMENTS

Linc Housing followed the standard entitlement process with a density bonus under State Code. Mosaic Gardens at Westlake was designed to incorporate housing for both families and seniors, with specific consideration for the safety of low-income seniors. The project includes a health services room for the delivery of 3rd party medical and health services.

COMMUNITY ENGAGEMENT/COMMUNITY BENEFITS

Linc Housing carefully considered the community input when developing Mosaic Gardens at Westlake. Community members identified the need for health services in the Westlake neighborhood, a community that is lacking access to affordable healthcare services.

SPECIAL CIRCUMSTANCES / MANAGEMENT ISSUES

The project site featured unique challenges, being initially located on the side of a substantial hill in the Westlake neighborhood of Los Angeles. This required substantial excavation and removal of earth and significant shoring. The project features a complicated overlay of populations, including low-income seniors, families, and individuals as well as their homeless counterparts. Balancing fair housing with integration was a unique challenge that has led to Linc's better understanding of and ability to replicate intergenerational mixed-population housing.

AFFORDABLE AND SUPPORTIVE HOUSING

Mosaic Gardens at Westlake

125 apartments in Los Angeles



SITE PROFILE

111 S. Lucas Avenue
Los Angeles, CA 90026

Units: 125

Lot Size: 1.19 acres

Low-income seniors and families, including those who have experienced homelessness

Total Cost: $57,089,339

Year Opened: 2018



Linc is a 501(c)(3) builder of sustainable affordable housing with life-enhancing services.

PROPERTY OVERVIEW

Mosaic Gardens at Westlake is another example of Linc's work to create supportive housing for formerly homeless households in Los Angeles County, in partnership with the Los Angeles County Department of Health Services. Other low-income families and seniors qualify to live here if they earn up to 60% of the area median income.



COMMUNITY FEATURES

15,000 sq. ft. common area

Private meeting rooms

Health services room

Computer lab

Arts & crafts room

Fitness center

Community garden

Playground

Subterranean parking

Central courtyards

Access to public transportation, shopping and services

RESIDENT SERVICES

Health and wellbeing

After-school program

Adult education

Food bank and produce distribution

Intensive Case Management Services by The People Concern

AFFORDABLE AND SUPPORTIVE HOUSING

Mosaic Gardens at Westlake

Mosaic Gardens at Westlake transformed a blighted hillside into an award-winning intergenerational apartment community.

In response to Los Angeles' homelessness epidemic and shortage of affordable housing, this 125-unit community provides housing with supportive services in a new housing paradigm by intermingling families, seniors, those who've experienced homelessness and chronic homelessness – all from very diverse ethnic backgrounds. It truly meets the area's need.

The new building, which is constructed on six underutilized parcels near Hollywood, downtown Los Angeles, Los Feliz, and Silver Lake, features shared community levels and two multi-story towers. One tower is for families and the second tower is for seniors. The complex provides convenient access to public transportation, job opportunities, shopping, services, parks, museums, and cultural destinations.

Sustainable features include high efficiency HVAC, water fixtures, central hot water heating systems and irrigation system, drought tolerant planting, storm water management plan to reduce water runoff, 125 secure bicycle storage spaces, and EnergyStar appliances.

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HOMES WITHIN REACH AWARDS

U.S. GREEN BUILDING COUNCIL LEED GOLD USGBC

AIA NATIONAL AWARDS

Golden Nugget AWARDS GRAND AWARD

LABC

AWARDS + RECOGNITION

2018 Multi-Family Development of the Year
Southern California Association of Nonprofit Housing (SCANPH)

LEED Gold Rating
U.S. Green Building Council (USGBC)

LA Residential Honor
American Institute of Architects

Best Affordable Housing Community, 60 du/acre +
Golden Nugget

Architectural Award, Housing Category
Los Angeles Business Council

PERMANENT SOURCES (MAY 2016)

Conventional Loan: Citi Community Capital	$4,258,000
HCIDLA – CDBG + HOME	6,690,000
California HCD	
Multifamily Housing Program	7,000,000
Affordable Housing and Sustainable Communities	1,900,000
Infrastructure Infill Grant	4,000,000
LACDA Infrastructure Infill Grant	1,635,000
Federal Home Loan Bank AHP	1,230,000
Deferred Developer Fee	800,000
9% LIHTC – CTCAC – Raymond James	29,501,239
The Ahmanson Foundation	75,000
GP Contribution	100
TOTAL	**$57,089,339**

PRODUCT MIX

1, 2, and 3 bedrooms
from 579-1,075 sq. ft.
80 one-bedrooms
15 two-bedrooms
30 three-bedrooms

AFFORDABILITY LEVELS

50 units at 30% AMI
13 units at 35% AMI
25 units at 50% AMI
35 units at 60% AMI
2 manager units

LACDA has supported the ongoing operations at Mosaic Gardens at Westlake through its Project-Based Voucher Program, which will allow the tenant rents for 63 special needs units to be based on 30% of each resident's income.

DEVELOPMENT TEAM

Developer: Linc Housing
Architect: Lahmon Architects
Contractor: Walton Construction
Construction Management:
Castle & Gray International Inc.
Property Manager: The John Stewart Co.

The property was acquired in part through an acquisition loan from CSH. Additional predevelopment support was provided by The California Endowment and JPMorgan Chase Foundation.

linc HOUSING



MOSAIC GARDENS AT WILLOWBROOK

WILLOWBROOK, UNINCORPORATED
LOS ANGELES COUNTY

SITE INFORMATION

STATUS
Completed in 2017

DENSITY
28 du/ac

POPULATION SERVED
Low-income families and individuals who have experienced homelessness

NUMBER OF UNITS / AFFORDABILITY
61 (includes one manager's units) / 30-60% AMI

Mosaic Gardens at Willowbrook is part of Linc Housing's initiative to create stronger neighborhoods by integrating 61 units of affordable housing with health resources and other local services. Linc's partnerships with the Los Angeles County Department of Health Services and service provider, The People Concern, allows the project to serve 31 formerly homeless households with permanent supportive housing. Additional units house families earning up to 60% of area median income. Healthy building features and multi-faceted services support resident health and wellbeing. The property is within a mile of the Martin Luther King, Jr. Multi-Service Ambulatory Care at Willowbrook Center, and the Willowbrook/Rosa Parks Metro Station, both of which are undergoing major renovations.

STRUCTURE OF PUBLIC/PRIVATE PARTNERSHIPS

Acquisition of the site involved a combination of Los Angeles County-owned land and several privately-owned adjacent parcels. The County was intimately involved in the design and marketing of the project and provided the project financial assistance in the form of residual receipts loans and project-based Section 8 vouchers.

FINANCING

Source	Amount
Conventional Debt	$1,950,000
County of Los Angeles residual receipts loans	$6,675,000
Federal Home Loan Bank AHP	$600,000
County of Los Angeles Fee Waivers	$155,887
Citibank Subordinate Debt	$1,525,000
9% LIHTC Equity	$11,614,124
Total	**$22,520,011**

DESCRIPTION OF DEVELOPMENT

Mosaic Gardens at Willowbrook is a 76,051 sf development consisting of two three-story residential buildings of Type V-A construction and one community building of Type V-B construction. There are 85 parking spaces. The project features a computer lab, fitness center, manager's office, and private meeting rooms for service providers and case managers.

SERVICE PROVIDERS

Services are provided at the project through a partnership of services providers, with The People Concern providing intensive case management services to the formerly homeless residents, and Linc Housing resident services staff, providing traditional and supplemental resident services to all low-income households.

ENTITLEMENT PROCESS / CULTURALLY-SENSITIVE OR NEIGHBORHOOD-SERVING ELEMENTS

Linc Housing followed the standard entitlement process with a density bonus under State Code. Mosaic Gardens at Willowbrook serves low-income households and formerly homeless individuals, with dedicated service space for intensive case management services.

COMMUNITY ENGAGEMENT/COMMUNITY BENEFITS

Linc Housing’s efforts to add elements of deeper community development in Willowbrook included using data and feedback from community members and leaders to guide the design and amenities included in Mosaic Gardens at Willowbrook. In Willowbrook, supportive housing for those who are experiencing homeless is a top concern – the community recognizes that it is neighbors and friends who are impacted by homelessness and the health complications associated with prolonged time living on the streets. Linc Housing’s community engagement is not limited to predevelopment, however. In 2019, members of Linc Housing’s Housing Development, Corporate Development, and Resident Services teams tabled at last year’s Juneteenth event in Willowbrook. Attendees were able to sign up to receive info on lease-up and/or construction jobs.

SPECIAL CIRCUMSTANCES / MANAGEMENT ISSUES

The project involved the assembly of land from several different landowners, as well as a General Plan Amendment and Zone Change.

Mosaic Gardens at Willowbrook was one of Linc Housing's first mixed population projects, with 50% of the units reserved for formerly homeless households. Linc and its property management staff gave special attention to the integration of these various populations and have utilized this positive experience in many projects since.

AFFORDABLE AND SUPPORTIVE HOUSING

Mosaic Gardens at Willowbrook

61 apartments in Los Angeles County



SITE PROFILE

2213 East El Segundo Boulevard
Willowbrook, CA 90222

Units: 61

Lot Size: 2.17 acres

Low-income families, including those who have experienced homelessness

Total Cost: $22,807,211

Year Opened: 2017



Linc is a 501(c)(3) builder of sustainable affordable housing with life-enhancing services.

PROPERTY OVERVIEW

The Willowbrook community came together to show support for their neighbors experiencing homelessness and advocate for more supportive housing. Residents now have access to comprehensive case management and resident programs to help them in achieving housing stability and participate in a thriving community. The building style harks back to the community's agricultural past, abstractly recalling agrarian themes such as the farm house, shed, barn, and packing house.



COMMUNITY FEATURES

Community garden

Computer lab

Private meeting rooms

Community kitchen

Playground

Fitness center

Convenient access to public transportation, shopping, and services

RESIDENT SERVICES

After-school program

Healthy cooking classes

Art workshops

Adult education

Intensive Case Management Services provided by The People Concern

AFFORDABLE AND SUPPORTIVE HOUSING

Mosaic Gardens at Willowbrook

Linc is going deep in Willowbrook, starting with supportive housing.

Our partnerships with the L.A. County Department of Health Services and The People Concern allow us to serve 31 formerly homeless households with supportive housing. Additional units house families earning up to 60% of area median income. Healthy building features and multi-faceted services support resident health and wellbeing. The property is within a mile of the Martin Luther King, Jr. Multi-Service Ambulatory Care Center and the Willowbrook/Rosa Parks Metro Station, both of which are undergoing major renovations.

The People Concern serves households who have experienced homelessness through intensive case management, including mental and physical health services, employment counseling, and referrals.

Linc is a 501(c)(3) builder of sustainable affordable housing with life-enhancing services.

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MOSAIC GARDENS AT WILLLOWBROOK ANNUAL IMPACT (61 NEW UNITS)

	Local Generation of:			
	Jobs	Business Revenue	Wages & Salaries	Taxes & Fees
During Construction	98	$2,208,505	$4,924,103	$1,348,832
Ongoing (annually)	26	$380,152	$1,230,309	$307,135

Results generated from NAHB home building impact calculator.

AWARDS + RECOGNITION

LEED Platinum Rating
U.S. Green Building Council (USGBC)

PERMANENT SOURCES (2016)

Conventional Loan: Citi Community Capital	$1,950,000
Los Angeles County - General Funds	172,660
Los Angeles County - Home Funds	5,162,340
County of Los Angeles Land Loan	500,000
Second Supervisorial District Homeless Service Funds	840,000
Federal Home Loan Bank of San Francisco AHP	600,000
County of Los Angeles Fee Waiver	155,887
Accrued/Deferred Interest	287,100
Subordinate Debt: Citi Community Capital	1,525,000
GP Contribution	100
9% LIHTC – TCAC - Raymond James Tax Credit Funds, Inc.	11,614,124
TOTAL	**$22,807,211**

Additional predevelopment support was provided by The California Endowment and JPMorgan Chase Foundation.

PRODUCT MIX

1, 2, and 3 bedrooms
from 500-1,100 sq. ft.
37 one-bedrooms
11 two-bedrooms
13 three-bedrooms

AFFORDABILITY LEVELS

31 units at 30% AMI
24 units at 50% AMI
5 units at 60% AMI
1 manager unit

DEVELOPMENT TEAM

Developer: Linc Housing
Architect: Studio One Eleven
Architect: Withee Malcolm Architects
Contractor: Walton Construction

linc HOUSING



MOSAIC GARDENS AT POMONA

POMONA, CA

SITE INFORMATION

STATUS
Completed in 2017

DENSITY
54 du/ac

POPULATION SERVED
Low-income families and individuals who have experienced homelessness

NUMBER OF UNITS / AFFORDABILITY
46 (includes one manager's units) / 30-60% AMI

Located in a city disproportionately under-resourced in permanent supportive housing, Mosaic Gardens at Pomona serves 23 households who have experienced homelessness with supportive housing. An additional 22 units house families earning up to 60% of area median income. The project features a community room, computer lab, service meeting rooms, a playground, picnic and barbecue area, and a wide range of social and supportive services.

The Mosaic Gardens at Pomona project features many innovative sustainability features. As a near net-zero property, Pomona exceeds LEED Platinum standards. Energy generation and efficiency features includes an extremely efficient building envelope and HVAC systems, LED lighting, drought tolerant landscape, smart communicating thermostats, a cool roof, mini-split heat pumps, individual metering, and rooftop solar with battery storage. The battery storage is a pilot program, supported by Southern California Edison (SCE), with energy data collection work in partnership with Electric Power Research Institute (EPRI) and the

STRUCTURE OF PUBLIC/PRIVATE PARTNERSHIPS

Mosaic Gardens at Pomona features Flexible Housing Subsidy Pool operating subsidy vouchers from the Los Angeles County Department of Health Services and a residual receipts loan from the Los Angeles County Community Development Authority.

FINANCING

Source	Amount
Conventional Debt	$761,000
County of Los Angeles residual receipts loans	$3,450,000
Federal Home Loan Bank AHP	$450,000
Citibank Subordinate Debt	$690,000
9% LIHTC Equity	$14,343,892
Total	**$19,694,892**

DESCRIPTION OF DEVELOPMENT

Mosaic Gardens at Pomona is an 84,598 sf development consisting of one three-story residential building of Type VA construction. There are 85 parking spaces. The project features a community room, counseling room, laundry facilities, computers with internet access, a large community courtyard, BBQ area, and tot lot.

SERVICE PROVIDERS

Services are provided at the project through a partnership of services providers, with The People Concern providing intensive case management services to the formerly homeless residents, and Linc Housing resident services staff, providing traditional and supplemental resident services to all low-income households.

ENTITLEMENT PROCESS / CULTURALLY-SENSITIVE OR NEIGHBORHOOD-SERVING ELEMENTS

Linc Housing followed the standard entitlement process with a density bonus under State Code. The project serves low-income households and formerly homeless individuals, with dedicated service space for intensive case management services.

COMMUNITY ENGAGEMENT/COMMUNITY BENEFITS

As Mosaic Gardens at Pomona was in the early stages of development, the Linc Housing team concluded that housing for formerly homeless individuals experiencing mental health issues was a top priority for the City of Pomona and its residents. From the City of Pomona's Bi-Annual Point-in-Time County conducted in 2016, the City of Pomona had 689 homeless individuals. Upon completion of the project, the 22 units set aside for homeless individuals accounted for a 3.3% reduction in the City of Pomona's homeless population. The People Concern (formerly Ocean Park Community Center, or OPCC) through its contract with the LA County Department of Health Services (DHS), provides intensive case management services to 23 formerly homeless households who are Frequent Users of DHS medical and mental health services.

The project also features a mosaic art piece entitled "A Vision of Pomona," a 100 sf mosaic representing the history of Pomona. The piece was created by Jason LaMotte and Alba Cisneros and installed in 2017. The selection of the artwork followed the City of Pomona's Art in Public Places program and was subject to public input. Mosaic Gardens at Pomona also features advanced green

technology infrastructure through unique partnerships with SCE, EPRI, and CEC. These green technologies reduce the carbon footprint of the project.

SPECIAL CIRCUMSTANCES / MANAGEMENT ISSUES

None.

AFFORDABLE AND SUPPORTIVE HOUSING

Mosaic Gardens at Pomona

46 apartments in Pomona



SITE PROFILE

1680 South Garey Avenue
Pomona, CA 91766

Units: 46

Lot Size: 0.848 acres

Low-income families, and individuals and families who have experienced homelessness

Year Opened: 2017



Linc is a 501(c)(3) builder of sustainable affordable housing with life-enhancing services.

PROPERTY OVERVIEW

Mosaic Gardens at Pomona houses a blended population of low-income families with individuals and families who have experienced homeless. Supportive housing is much needed in this community, and residents have access to comprehensive case management and resident programs. These services support residents in achieving housing stability and participating in a thriving community.



COMMUNITY FEATURES

Community room

Computer lab

Meeting rooms

Playground

Picnic and barbecue area

Convenient access to public transportation, shopping, and services

Wide range of social and supportive services

RESIDENT SERVICES

After-school program

Health and wellbeing

Adult education

AFFORDABLE AND SUPPORTIVE HOUSING

Mosaic Gardens at Pomona

Our partnerships with the Los Angeles County of Department Health Services and The People Concern allow us to serve 23 households who have experienced homelessness with supportive housing. Additional units house families earning up to 60% of area median income.

Working toward net-zero energy at this community contributes to healthy living environments and furthers sustainability efforts in affordable housing. Our battery storage pilot is supported by Southern California Edison and energy data collection work is done in partnership with Electric Power Research Institute (EPRI) and the California Energy Commission (CEC).

As a near net-zero energy property, this building exceeds LEED Platinum standards. Energy generation and efficiency features include rooftop solar with battery storage, extremely efficient building envelope and HVAC systems, LED lighting, drought tolerant landscape, and individual unit metering.

Linc is a 501(c)(3) builder of sustainable affordable housing with life-enhancing services.

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AWARDS + RECOGNITION

LEED Platinum Rating
U.S. Green Building Council (USGBC)

Sustainable Innovation Award Honor for Social Equity
U.S. Green Building Council of Los Angeles (USGBC-LA)

Southern California Edison's Energy Efficiency Award
Building Industry Association Baldy View

PERMANENT SOURCES (2017)

Conventional Loan: Citi Community Capital	$761,000
Los Angeles County - General Funds	2,600,000
Los Angeles County - Homeless Bonus	850,000
Citi Sub Debt	690,000
Federal Home Loan Bank of San Francisco AHP	450,000
GP Contribution	100
9% LIHTC - TCAC - Raymond James	14,343,892
TOTAL	**$19,694,992**

Additional predevelopment support was provided by The California Endowment.



PRODUCT MIX

1, 2, and 3 bedrooms
from 650-1,050 sq. ft.
15 one-bedrooms
16 two-bedrooms
15 three-bedrooms

AFFORDABILITY LEVELS

23 units at 30% AMI
14 units at 50% AMI
8 units at 60% AMI
1 manager unit

DEVELOPMENT TEAM

Developer: Linc Housing
Architect: D33 Design and Planning
Contractor: Walton Construction
Construction Management: Castle & Gray International
Financial Consultant:
California Housing Partnership Corporation
Property Manger: The John Stewart Company

linc HOUSING



SPARK AT MIDTOWN

LONG BEACH, CA

SITE INFORMATION

STATUS
In construction (80% complete), expected to be completed in 2021

DENSITY
102 du/ac

POPULATION SERVED
Low-income families and individuals who have experienced homelessness

NUMBER OF UNITS / AFFORDABILITY
95 (includes one manager's units) / 30-60% AMI

Spark at Midtown, a mixed-use development, will bring affordable apartments, community-serving retail, and a multi-faceted outdoor park space to the City of Long Beach. In addition to Intensive Case Management Services and other resident programs, Spark at Midtown will provide a range of economic opportunities through youth development, job skills training, and much more. The project is seeking LEED Gold certification.

Spark at Midtown is one of the first developments under Long Beach's Midtown Specific Plan and will ignite the Midtown into a thriving and livable community, promoting healthy living, education and opportunity, neighborhood engagement, and connectivity.

As a flagship partner, the YMCA of Greater Long Beach Community Development Branch will operate a service facility focused on technology as a key tool for youth development. For more than a decade, the YMCA of Greater Long Beach Community Development Branch has operated the Youth Institute, a year-round program that uses technology as an integral mechanism for promoting positive youth development and developing pathways to post-secondary education and career readiness of low-income, culturally diverse urban high school youth.

STRUCTURE OF PUBLIC/PRIVATE PARTNERSHIPS

Spark at Midtown features project-based Section 8 vouchers from the Housing Authority of the City of Long Beach, as well as Flexible Housing Subsidy Pool operating subsidy vouchers from the Los Angeles County Department of Health Services. The project was developed in close partnership with the City of Long Beach and involves the creation of a pocket park on a public right-of-way.

FINANCING

Source	Amount
Conventional Debt	$10,317,700
County of Los Angeles residual receipts loans	$10,720,000
City of Long Beach residual receipts loans	$3,000,000
IIG	$1,999,268
Federal Home Loan Bank AHP	$940,000
City of Long Beach Impact Fee Waiver	$526,661
9% + State LIHTC Equity	$24,113,092
Total	**$51,616,721**

DESCRIPTION OF DEVELOPMENT

Spark at Midtown is a 155,765 sf unit development consisting of one five-story residential building of Type V-A construction over Type I-A construction. There are 95 parking spaces. The project features a community room with a computer lab, meeting rooms, a playground, courtyards, a community garden, bicycle amenities, a community teaching kitchen, and flexible commercial space.

SERVICE PROVIDERS:

Services to all populations will be provided by Linc Housing's resident services staff. Linc's experience in providing services to special needs populations was recognized by the County of Los Angeles and, in 2019, Linc Housing was approved as a County-designated Intensive Case Management Services (ICMS) provider.

ENTITLEMENT PROCESS / CULTURALLY-SENSITIVE OR NEIGHBORHOOD-SERVING ELEMENTS

Linc Housing followed the standard entitlement process with a density bonus under State Code. The project serves low-income households and formerly homeless individuals, with dedicated service space for intensive case management services. The project includes more than 9,000 square feet of ground-level community-serving commercial space, including a new YMCA Youth Institute. Spark at Midtown also includes the creation of a new public parklet for the City of Long Beach.

COMMUNITY ENGAGEMENT/COMMUNITY BENEFITS

Linc Housing engaged the community before finalizing building plans to collaboratively develop the programming and furnishing of community-supporting spaces. With the help of community input, the ground floor meeting room will be made available to local nonprofits in need of a conference or meeting space. Additionally, the mini Park will function as a multi-faceted outdoor area for the community and includes a plaza with amphitheater-style steps, designed to host health fairs, performances, programs, and independent exercise and play.

SPECIAL CIRCUMSTANCES / MANAGEMENT ISSUES

The project involves the creation of a public parklet, built on a public right-of-way.

AFFORDABLE AND SUPPORTIVE HOUSING

Spark at Midtown

95 apartments in Long Beach



SITE PROFILE

1900 Long Beach Boulevard
Long Beach, CA 90806

Units: 95

Lot Size: 0.93 acres

Low-income families, and families and individuals who have experienced homelessness

Total Cost: $52,578,021

Expected Opening: 2021



Linc is a 501(c)(3) builder of sustainable affordable housing with life-enhancing services.

PROPERTY OVERVIEW

Spark at Midtown, a mixed-use development, will bring affordable apartments, community-serving retail, and a multi-faceted outdoor park space to the City of Long Beach. In addition to Intensive Case Management Services and other resident programs, Spark will provide a range of economic opportunities through youth development, job skills training, and much more.



COMMUNITY FEATURES

Community room with computer lab

Meeting rooms

Playground

Courtyards and community garden

Bike amenities

Community teaching kitchen

Convenient access to public transportation, shopping, and services

YMCA of Greater Long Beach Youth Institute

Flexible commercial space

AFFORDABLE AND SUPPORTIVE HOUSING

Spark at Midtown

Spark is one of the first developments under Long Beach's Midtown Specific Plan and will ignite the Midtown into a thriving and livable community, promoting healthy living, education and opportunity, neighborhood engagement, and connectivity.

Spark will activate the City's vision to create vibrant public spaces for Long Beach residents through the partnership of private development with the City, its residents, medical centers, and local community groups. Linc is creating a vibrant mixed-use neighborhood that connects housing for low-income families and homeless Long Beach residents with ground floor community assets and an engaging outdoor public park.

Our flagship partner on the ground floor focuses on technology as a key tool for youth development. For more than a decade, the YMCA of Greater Long Beach Community Development Branch has operated the Youth Institute, a year-round program that uses technology as an integral mechanism for promoting positive youth development and developing pathways to post-secondary education and career readiness of low-income, culturally diverse high school youth.

Linc is a 501(c)(3) builder of sustainable affordable housing with life-enhancing services.

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SPARK AT MIDTOWN ANNUAL IMPACT (95 NEW UNITS)

Local Generation of:

	Jobs	Business Revenue	Wages & Salaries	Taxes & Fees
During Construction	153	$3,439,475	$7,668,685	$2,100,640
Ongoing (annually)	41	$592,040	$1,916,055	$478,325

Results generated from NAHB home building impact calculator.

AWARDS + RECOGNITION

2019 Award of Merit Honoree

Best on-the-boards affordable housing community

Gold Nugget AWARDS

PERMANENT SOURCES (2016)

Conventional Loan: Century Housing	$10,317,700
Los Angeles County General Funds + 4th District	10,720,000
Long Beach Community Investment Company LMIAHF Loan	3,000,000
California HCD: Infrastructure Infill Grant	1,999,268
Federal Home Loan Bank of San Francisco Affordable Housing Program (AHP)	940,000
City Impact Fee Waiver	526,661
Accrued/Deferred Interest	960,000
GP Contribution	100
9% LIHTC-TCAC- Raymond James Tax Credit Funds, Inc.	24,112,992
TOTAL	**$52,578,021**

PRODUCT MIX

1, 2, and 3 bedrooms
from 570 - 1,068 sq. ft.
47 one-bedrooms
24 two-bedrooms
24 three-bedrooms

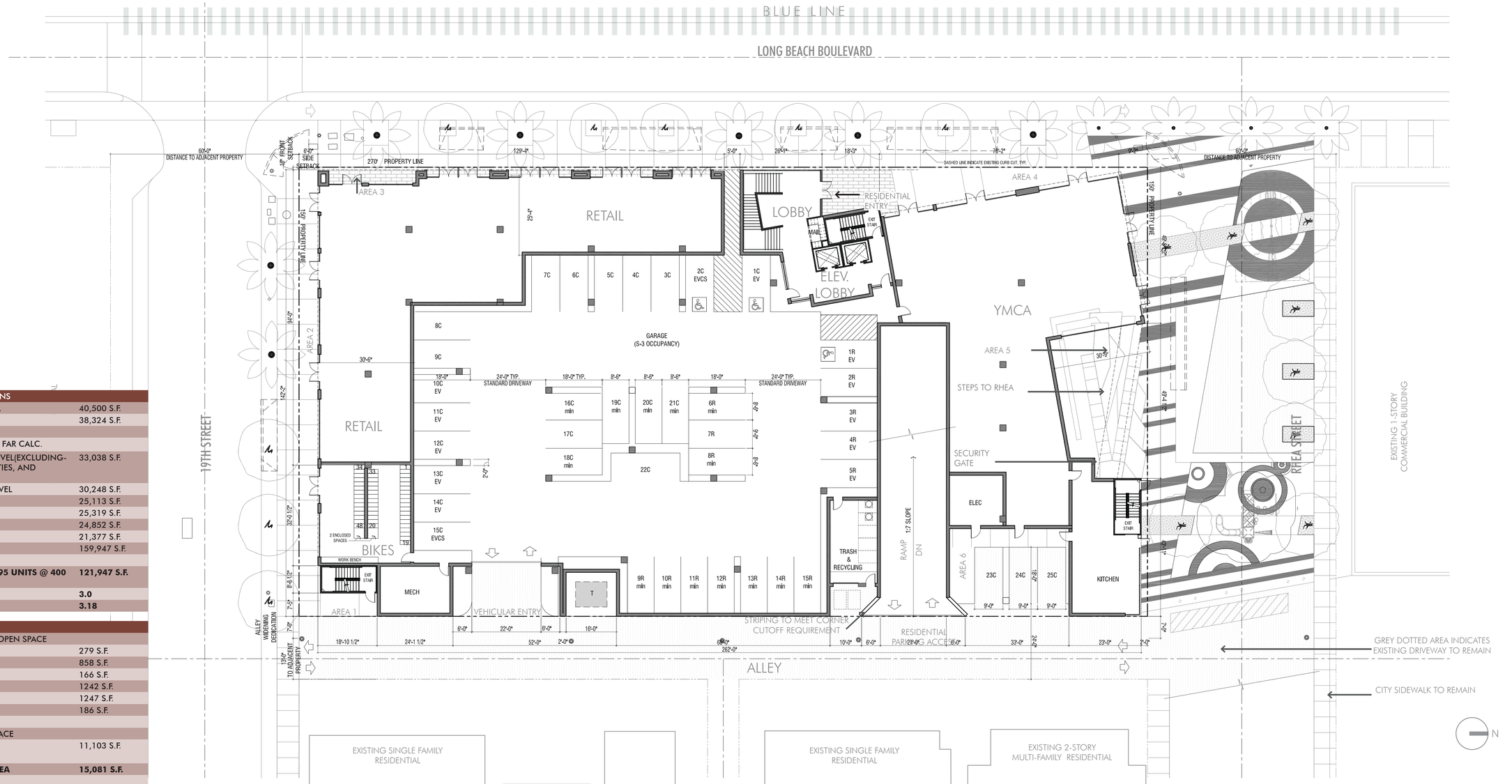
AFFORDABILITY LEVELS

53 units at 30% AMI
2 units at 50% AMI
39 units at 60% AMI
1 manager unit

DEVELOPMENT TEAM

Developer: Linc Housing
Architects: D33 Design & Planning, WHA, City Fabrick
Contractor: Walton Construction Inc.
Construction Management: Primus Building Solutions

linc HOUSING



Site Plan

FAR CALCULATIONS	
SITE GROSS AREA	40,500 S.F
SITE NET AREA	38,324 S.F
AREAS USED FOR FAR CALC.	
BASEMENT LEVEL(EXCLUDING-STAIRS, UTILITIES, AND ELEVATORS)	33,038 S.F
GROUND LEVEL	30,248 S.F
1ST LEVEL	25,113 S.F
2ND LEVEL	25,319 S.F
3RD LEVEL	24,852 S.F
4TH LEVEL	21,377 S.F
TOTAL	159,947 S.F
TOTAL S.F. LESS 95 UNITS @ 400 S.F. (38,000)	**121,947 S.F.**
GROSS FAR	**3.0**
NET FAR	**3.18**

OPEN SPACE	
GOUND FLOOR OPEN SPACE	
AREA 1	279 S.F.
AREA 2	858 S.F.
AREA 3	166 S.F.
AREA 4	1242 S.F.
AREA 5	1247 S.F.
AREA 6	186 S.F.
LEVEL 1 OPEN SPACE	
PLAZA	11,103 S.F.
TOTAL OPEN AREA	**15,081 S.F.**
GROSS OPEN AREA PERCENTAGE	**37%**
NET OPEN AREA PERCENTAGE	**39%**

PROJECT SUMMARY			
ZONING SUMMARY			
PROJECT SITE INFORMATION	APN	ADDRESS	ZONE
	7209009902	1900 LONG BEACH BOULEVARD	MIDTOWN SPECIFIC PLAN
LOT AREA	40,500 S.F.	0.93 ACRES	
PROPOSED CONSTRUCTION TYPE	TYPE IA - NON-COMBUSTIBLE CONSTRUCTION - GROUND LEVEL AND BASEMENT LEVEL GARAGE TYPE VA - 1-HOUR FIRE RATED CONSTRUCTION - RESIDENTIAL DWELLING UNITS LEVELS 1-4. FULL NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT (SEE CBC 903.3.1.1)		
CORRIDOR DISTRICT	2		
MAX HEIGHT	5 STORIES / 65'-0"		
MIN. GROUND FLOOR HEIGHT	14'-0"		
MIN. STREET WALL HEIGHT	1 STORY / 75% FRONTAGE		
MAX. FAR	3.0		
FAR PROVIDED	2.78 (112,671/40,500)		
MIN. UNIT SIZE	600S.F.		
MIN. LOT SIZE	10,000 S.F.		
SETBACKS			
LONG BEACH BOULEVARD	0'-0" MIN. TO 5'-0" MAX. (Zero-foot Build to Line)		
SIDE/ REAR	6'-0" MIN.		
ALLEY	10'-0" MIN.		

SITE SUMMARY	
RETAIL AREA	12,388 S.F.
RESIDENTIAL GROSS AREA	73,100 S.F.
MANAGER'S UNIT	1,068 S.F.
COMMUNITY ROOM/ LOBBY	5,777 S.F.
PLAZA AREA	4,424 S.F.
OPEN SPACE	5,244 S.F.

UNIT MIX				
TYPE	**DESCRIPTION**	**#**	**GROSS AREA**	**TOTAL**
PLAN 1A	1 BED + 1 BA	4	570 S.F.	2,280 S.F.
PLAN 1B	1 BED + 1 BA	3	583 S.F.	1,749 S.F.
PLAN 1C	1 BED + 1 BA	18	602 S.F.	10,836 S.F.
PLAN 1D	1 BED + 1 BA	18	606 S.F.	10,908 S.F.
PLAN 1E	1 BED + 1 BA	4	638 S.F.	2,552 S.F.
PLAN 2A	2 BED + 2 BA	24	803 S.F.	19,272 S.F.
PLAN 3A	3 BED + 2 BA	3	1,025 S.F.	3,075 S.F.
PLAN 3B	3 BED + 2 BA	19	1,068 S.F.	20,292 S.F.
PLAN 3C	3 BED + 2 BA	2	1,068 S.F.	2,136 S.F.
TOTAL		**95 Units**		**73,100 S.F.**

MINIMUM UNIT SIZE ALLOWED IS 600 SF, HOWEVER, THE SITE PLAN REVIEW COMMITTEE (SPRC) MAY APPROVE A REDUCED UNIT FOR UP TO 15% OF THE TOTAL UNITS. ONLY 7.4 (7/95) ARE REDUCED UNITS WITH JUST 7 UNITS UNDER 600 S.F

PARKING SUMMARY		
UNIT PARKING	47 UNITS X 1.00 / 1 BR = 47 SPACES	
	24 UNITS X 1.25 / 2 BR = 30 SPACES	
	24 UNITS X 1.50 / 3 BR = 36 SPACES	
REQUIRED PARKING	113 SPACES	
PROVIDED PARKING	115 SPACES (15 GROUND, 100 SUBTERRANEAN)	
RETAIL PARKING	12,388 S.F X 2/1,000 S.F.	
REQUIRED PARKING	25 SPACES	
PROVIDED PARKING	25 SPACES	
TOTAL PARKING PROVIDED	**141 SPACES**	

ELECTRIC VEHICLE PARKING	PER BU-050
RESIDENTIAL	
REQUIRED EV PARKING	95 (1 PRE-WIRED SPACE PER UNIT)
PROVIDED EV PARKING	50 SPACES
RETAIL	
REQUIRED EV PARKING	2 EVCS
REQUIRED EV PARKING	25% PREWIRED SPACES = 6
PROVIDED EV PARKING	2 EVCS + 6 PRE-WIRED SPACES

BICYCLE PARKING SUMMARY	
RESIDENTIAL	1 SPACE / 2 DU 1 ENCLOSED SPACE / 50 DU
REQUIRED PARKING	95/2 = 47.5 = 48 SPACES 95/50 = 1.9 = 2 ENCLOSED SPACES
PROVIDED PARKING	48 SPACES & 2 ENCLOSED SPACES
RETAIL	1 SPACE/7,500 S.F.
REQUIRED PARKING	11,906 S.F. / 7,500 S.F. = 1.59 2 SPACES
PROVIDED PARKING	2 SPACES

GROSS FLOOR AREA	
BASEMENT LEVEL	35,869 S.F.
GROUND LEVEL	30,248 S.F.
LEVEL 1	25,113 S.F.
LEVEL 2	25,319 S.F.
LEVEL 3	24,852 S.F.
LEVEL 4	21,377 S.F.
TOTAL	**162,778 S.F.**

NOTE: ALL UTILITIES WILL BE UNDERGROUN IN ACCORDANCE WITH SECTION 21.31.275

WHA.LA
ARCHITECTURE | PLANNING
3767 Worsham Avenue,
Long Beach, CA 90808

Spark AT MIDTOWN

LINC Housing
555 East Ocean Blvd., Suite 900
Long Beach, CA 90802-5056

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DESCRIPTION OF LAHMON ARCHITECTS' RELEVANT EXPERIENCE

The following pages contain additional information regarding Lahmon Architects' company biography, project list, award list and additional photos showcasing Lahmon Architects' comparable project experience.

LAHMON ARCHITECTS Company Bio

LAHMON ARCHITECTS is renowned for our expertise in urban infill, mixed-use, multi-family housing, as well as our relentless devotion to helping solve our housing crises. Our goal is to develop creative and appropriately unique solutions that provide a positive and empowering experiential sense of place. We believe architecture is the stage and backdrop of the built environment that has the power to shape and influence lives internally, as well as externally, to create memories, and either allow or prohibit thoughts and actions. Through this approach we firmly believe we bring an unparalleled value to the teams and projects we are fortunate enough to be a part of.

Mark Lahmon, AIA, LEED AP and Principal of Lahmon Architects, is a registered architect in the State of California with over twenty years of professional experience in architecture and seven years' experience in construction. Mark's professional experience began in performance theatre design and shifted to an expertise in all realms of residential design. Over the course of his career, he is responsible for award winning projects including an LABC design and multiple local and national level AIA/ HUD design honor awards for civic and multi-family projects. Mark's initial experience in multi-family and mixed-use urban infill projects began at Killefer Flammang Purtill Architects (now KFA) where he designed and managed award-winning publicly funded housing and Adaptive Reuse Projects in Downtown Los Angeles playing a role in the research and development of the Adaptive Reuse Ordinance for the City of Los Angeles. His repertoire also includes substantial skills designing site sensitive, market rate projects. He draws from his construction experience in his process of design to deliver sensible, well-thought out exceptional design. Mark is a member of the American Institute of Architects and a LEED accredited professional.

Steve Xolotl, our Studio Director has 30 years of expertise ranging from custom residential projects, remodels, additions & new construction; with the last 20 years of his career primarily focused on residential development projects including single-family detached townhomes, walk-up multi-family apartments, podium projects, and high-rise student housing.

PROJECT LIST

	Project Name	Project Types	Address	City	Date Complete	Owner/Developer	# of Units	LEED Certification
	MUTI-FAMILY & MIXED USE - PUBLICALLY FUNDED							
1	The Metro at Hollywood	Mixed Use/ Seniors	Hollywood Blvd	Los Angeles, CA	2012	Meta Housing Corporation	120	LEED Gold
2	The Serrano	Large Family	979 S Serrano	Los Angeles, CA	2013	American Communities	46	LEED Platinum
3	Las Alturas	Senior	Whittier Blvd	Los Angeles, CA	Fall 2014	Retirement Housing Foundation	78	LEED Gold
4	Arbor Lofts	Live-Work Mixed Use/ Artists w/ Artist Gallery	661 W Lancaster Blvd	Lancaster, CA	Summer 2009	In-Site Development	21	N/A
6	Crenshaw Villas	Seniors	2645 S Crenshaw Blvd	Los Angeles, CA	Summer 2018	Retirement Housing Foundation	50	Target: LEED Gold
7	Crenshaw Gardens	Large Family	3411 S Crenshaw Blvd	Los Angeles, CA	Summer 2018	Retirement Housing Foundation	49	Target: LEED Silver
8	Mosaic Gardens at Westlake	Permanent Supportive Housing for Large Family (50% chroncially homeless) & Seniors (50% homeless)	111 Lucas Ave	Los Angeles, CA	Summer 2018	LINC Housing	125	Target: LEED Gold
9	Kensington Campus; Kensington I & II; Kensington Homes Phase III	Affordable, Civic, Multi Family Housing	Avenue I	Lancaster, CA	Phase II	In-Site Development	201	
	Kensington Campus	Master Plan for various publically funded housing types	Avenue I	Lancaster, CA	2021	In-Site Development	see below	N/A
	Kensington I	Permanent Supportive Housing for formerly homeless	Avenue I	Lancaster, CA	Fall 2019	In-Site Development	52	LEED Certified
	Kensginton II	Permanent Supportive Housing for formerly homeless	Avenue I	Lancaster, CA	Summer 2020	In-Site Development	52	LEED Certified
	Kensignton III (Kesingont Homes)	Permanent Supportive Housing for formerly homeless	Avenue I	Lancaster, CA	Winter 2020	In-Site Development	52	LEED Certified
	Kensington Shelters	Bridge Housing for Men, Women & Families (3 buildings)	Avenue I	Lancaster, CA	Summer 2020	In-Site Development	156 beds	N/A
10	The Depot at Hyde Park	Permanent Supportive Housing for families experiencing domestic violence	6527 Crenshaw Blvd	Los Angeles, CA	In Process	GTM Holdings | WORKS	43	Target: LEED Gold
11	2901 Riverpark Blvd , Oxnard, CA	Large Family	2901 Riverpark Blvd	Oxnard, CA	Summer 2016	Retirement Housing Foundation	53	LEED Gold
12	Paseo at the Californian	Multi Family Housing	1901 West 6th St	Los Angeles, CA	Summer 2016	Family	53	LEED Gold
13	Harmony Gates	Accessibility Upgrade	5220 Harmony Ave.	N. Hollywood, CA 91601	Winter 2019	In-Site Development	70	N/A
14	Cadence	Permanent Supportive Housing for formerly homeless	11408 S Central Ave	Los Angeles, CA 90059	Winter 2020	11408 Central Entitlements; LINC Housing	64	LEED Silver
15	Lincolh Heights 5	5 sites consisting of a mix of market rate, affordable seniors, family, permanent supportive housing, commercial uses and public parking	5 Lots in Lincoln Heights	Los Angeles, CA	TBD	GTM Holdings	175	TBD
16	2620 Menlo	Affordable addition to historic property - seniors	2620 Menlo Ave	Los Angeles, CA	In Process	Kim, Joo & Associates	TBD	N/A
17	2645 Menlo	Affordable addition to historic property - seniors	2645 Menlo Ave	Los Angeles, CA	In Process	Kim, Joo & Associates	TBD	N/A
18	Sheraton	Large Family	639 S Commonwealth Ave	Los Angeles, CA 90005	In Process	Kim, Joo & Associates	142	N/A
19	Palm Vista	Permanent Supportive Housing	20120 Sherman Way	Los Angeles, CA 91306	In Process	Hollywood Community Housing Corp.; GTM Holdings	91	TBD

Lahmon Architects List of Awards:

Mosaic Gardens at Westlake:

2019 AIA | LA Residential Architecture Award
2019 SCANPH Multi-Family Development of the Year
2019 PCBC Gold Nugget Award for Best Affordable Housing Community, 60 du/ac or more
2018 LABC Award of Excellence

Crenshaw Gardens:

2020 AIA|LA Residential Architecture Awards, Affordable Housing Merit Award

Lahmon Architects Photos









Lahmon Architects Photos









STATEMENT OF LITIGATION, BANKRUPCIES & FORECLOSURE

Linc Housing Corporation, as proposer, and its principals and partners have not been subject to any foreclosure proceedings, loan defaults, or bankruptcy, nor have they been convicted of fraud, larceny, forgery, money laundering, or tax evasion.

Below is a summary of all litigation involving Linc Housing Corporation, its principals, and partners, either settled or ongoing, within the last five years.

1. April Ayers v. Linc-Pleasant View Apartments Housing Investors, L.P.
   County of Fresno Superior Court, Case No. 14CEG02905
   Summons Filed 9/29/14
   Received 10/27/14
   Settled 3/23/16

   The Plaintiff, a resident of Pleasant View Apartments alleges that the Defendant, as the owner of the property, failed to provide a habitable dwelling, was in breach of a covenant and right to quiet enjoyment and possession of the property, was a nuisance to the Plaintiff, and was negligent as a landlord.

   The settlement and mutual release agreement were signed on March 23, 2016, in consideration of $15,750. Total incurred loss of $64,362.32.

2. Philip Stern v. Linc-Bristol Associates, L.P.
   Orange County Superior Court, Case No. 30-2015-00827034-CU-PO-CJC
   Summons Filed 12/24/2015
   Received 1/4/2016
   Settled as of December 2016

   The Plaintiff, a resident of City Gardens Apartments alleges that the Defendant, as the owner of the property failed to maintain the property in a reasonably safe condition. Defendant knowingly, or through the exercise of reasonable care, should have known that there was a dangerous condition on the property which created an unreasonable risk of harm. Defendant failed to repair the condition, protect against harm from the condition, or give adequate warning of the condition. As a result, Plaintiff came in contact with the dangerous condition and suffered an injury to her person.

   The current focus is on the causation between Plaintiff's claimed injuries and resulting medical treatment (i.e., his two surgeries), which we claim as unrelated to the slip and fall. As such, we are working with the Plaintiff's attorney to gather information surrounding Plaintiff's 2001 surgery on his right leg, which we will provide to an orthopedic expert. Upon the orthopedic expert's review of the records, we will then be in a position to mediate the case. The case has been settled as of December 2016 and the total incurred loss is $145,663.95.

3. Thomas Miller v. Seasons Uptown Whittier, LP
   LA County Superior Court, Case No. VC065446
   Summons Filed 3/29/2016
   Received 6/27/2016
   Settled as of October 2016

The Plaintiff, a resident of Seasons at the Hoover alleges that the Defendant, as the owner of the property became indebted to Mr. Miller for loss of use, breach of contract, loss of liberty, tort, unlawful entry.

Trial Setting Conference on September 29, 2016; however, we requested a demand from Mr. Miller's attorney to see if we can try to get this resolved sooner than later. The settlement and mutual release agreement were signed in October 2016 for $4,200.

4. Tony Meadows v. NORTH AVENUE APARTMENTS, LP; CONAM MANAGEMENT CORPORATION; HCI PROPERTY MANAGEMENT, LP; Linc HOUSING CORPORATION
Sacramento County Superior Court, Case No. 34-2016-00195562
Summons Filed 6/6/2016
Received 6/15/2016
Settled 11/6/2017

Plaintiff MEADOWS alleges on information and belief that a person believed by the police to be a gang member took up residence in the apartment adjacent to Unit 17 sometime in 2014

On or about April 4, 2015, at approximately 12:22 am, Plaintiff MEADOWS and Patrice Fair were asleep in Unit 17 at the North Avenue Property when they were jolted awake by the sound of rapid gunfire. Gunshots were going through the apartment walls and Plaintiff MEADOWS was hit in the leg.

ConAm Management Corporation tendered their defense to North Avenue Apartments, L.P. Allied World National Assurance Company, the partnership's insurance accepted ConAm's tender. As of November 6, 2017, the matter was settled in mediation for $75,000, plus the cost of mediation fees.

5. Zaragoza, Oswaldo v. The Franciscan Park; Housing Partnership Network
San Mateo County Superior Court, Case No. 18CIV00061
Summons Filed 1/5/2018
Received 3/16/2018

The case involves an alleged bicycle accident where the plaintiff, Oswaldo Zaragoza, allegedly hit a pothole as he was exiting the entrance of The Franciscan Park ("Park"), a mobile home park, and fell off of his bike. The incident at issue allegedly occurred on January 6, 2016, at the entrance of the Park in Daly City, California.

Settlement demand totals $26,117 which represents $23,617 in past medicals and $2,500 in future medical costs for physical therapy. Demand expires June 1, 2018; however, the plaintiff and witnesses (North American Guards) whereabouts are currently unknown. Guards no longer work at the park and the plaintiff is not a US Citizen (he is from Honduras) and is not a resident of the Park. Plaintiff appears to have been on the property in violation of Park's visitor policy. Request for dismissal without prejudice entered March 19, 2019

6. Patricia Cross v. City of Rancho Cucamonga; County of San Bernardino; Linc – Pepperwood Housing Investors
San Bernardino County Superior Court
Summons Filed 5/2/2018
Received 5/16/2018

Dismissed as of December 2019

The case involves an alleged trip and fall on the subject property sidewalk. The resident visited the Emergency Room. The area was marked for caution and painted yellow for repairs.

We have received a summons multiple times from court and tenant, however, it does not appear a court date has been set. Currently, the case is being defended by Lewis Brisbois and both attorneys are talking to each other. No indication yet as to a settlement or amount. The tenant has several court filings (11) on record with previous owners and incidents.

Subsequently, another incident was filed on 4/17/19 from the tenant's apartment regarding a male that was later arrested for holding a gun when answering the door to the unit. Possible eviction is being pursued for this incident. The case was dismissed without prejudice in December 2019.

7. Oliveira vs Linc Housing Corporation
Riverside County Superior Court
Summons Filed 1/8/2019
Received 1/30/2019
Settled as of April 2019

The tenant filed in small claims court for damages to personal property resulting from water intrusion in the unit above. Damages sought in the claim were $8.9k but total damages awarded were approximately $4.7k paid by the partnership in April 2019.

8. 1110 Sonora Investors, LLC vs Linc-CORE Housing Partners-Glendale LP
Superior Court of the State of California County of Los Angeles, Central District
Summons Filed 3/12/2019
Received 3/20/2019
Settled as of December 2019

Plaintiff is the owner of real property that is adjacent to the Project. The Partnership had entered into a Temporary Access Agreement dated as of April 10, 2018, with Plaintiff pursuant to which the Partnership was provided with permission to enter upon Plaintiff's property to conduct construction activities relating to the Project. In the intervening period, the Partnership (and/or its contractor and subcontractors) entered upon Plaintiff's property for that purpose. Based on the progress of construction achieved to date, we expect that our need for access to the Plaintiff's property will come to an end within a month.

In the last several months there has been a significant amount of rainfall in the Project area. On or about December 6, 2018, Plaintiff had alerted the General Partner to the infiltration of water into buildings located on Plaintiff's property.

Some water mitigation services were completed in coordination with the Plaintiff between December and February 2019. The Partnership's insurance carrier was also notified of the issue and the carrier engaged an engineer to provide an assessment of the situation. The most recent inspection report from that engineer is attached for your information as well. Preliminary discussions with the Plaintiff were ongoing by the time the Complaint was filed. The case went through mediation and settled for $150k in December 2019.

D. Schedule of Performance and Timeline



Linc Housing proposes a tight development timeline for 16208-16216 S. Atlantic Ave. while incorporating public and stakeholder input and the City's goals of bringing new affordable units to the City of Compton by December 2024.

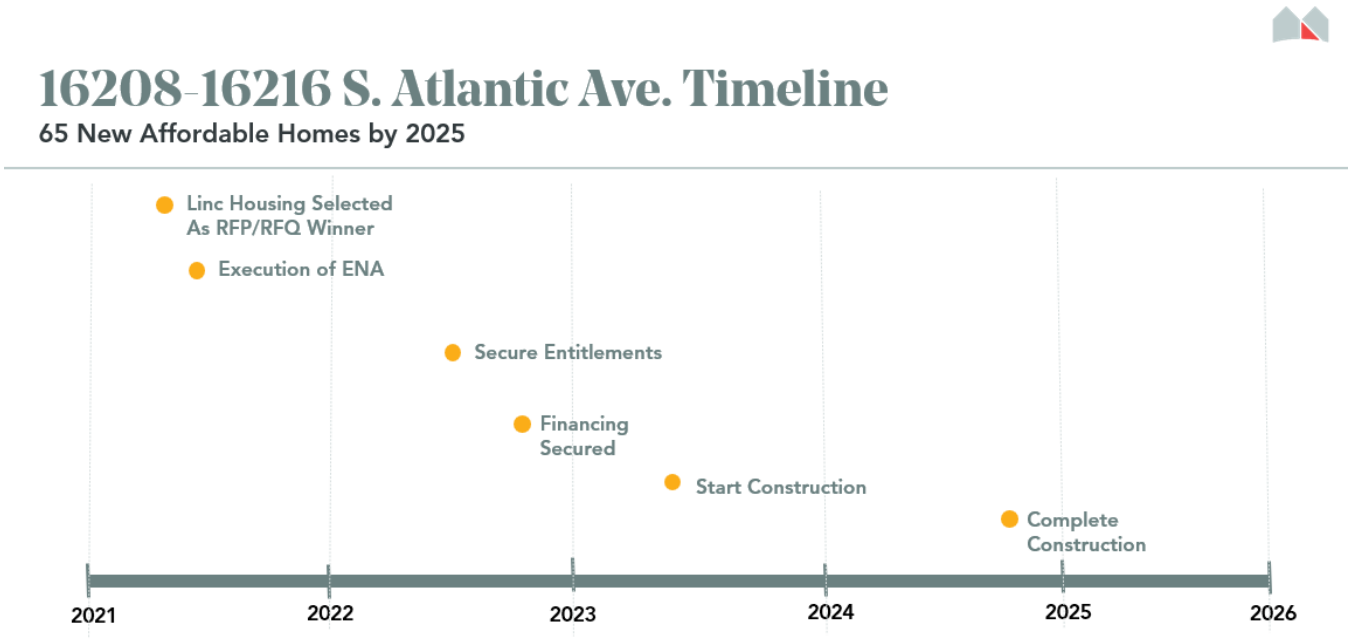
TIMELINE

The project as proposed will follow a tight timeline, balancing the need for public and stakeholder input, financing constraints, the typical timeline for a zone change application, and with the City's goals of bringing affordable housing units online in a timely manner. Since the sites are located in close proximity, the construction schedule is staggered to allow for flexibility and construction staging. Under this timeline, 16208-16216 S. Atlantic Ave. will start construction within 24 months and complete construction within 43 months of signing an exclusive negotiation agreement.

Milestone	Date
RFP Award	March 2021
Meeting with City Departments / Pre-Application Conference	April 2021
Submit Zone Change Application	May 2021
Execute Exclusive Negotiation Agreement	May 2021
Secure Zone Change Approval	February 2022
Submit Design Review/Entitlement Application	March 2022
Secure Design Review/Entitlement Approvals	June 2022
Application for TCAC 9% Tax Credits	July 2022
Award of TCAC 9% Tax Credits	October 2022
Issuance of Grading & Building Permits	April 2023
Execute Ground Lease	April 2023
Close Construction Financing	April 2023
Begin Construction	May 2023
Complete Construction	December 2024
Certificate of Occupancy Issued	December 2024
Placed-in-Service	February 2025
Lease-up Complete	March 2025
Stabilization	June 2025
Permanent Financing Conversion	June 2025

GRAPHICAL REPRESENTATION OF TIMELINE

As requested in the RFQ/RFP, below is a graphical representation of the proposed timeline:





E. Financing Plan & Demonstration of Financial Capacity

Linc Housing has the financial capacity to take on the project at 16208-16216 S. Atlantic Ave. The project financing plan includes a mix of tax credit and general partner equity, a residual receipts loan for City-owned land as well a conventional loan.

FINANCIAL STRATEGY

As highlighted in the "Development Concept for the Site" section, 16208-16216 S. Atlantic Ave. contemplates a financing strategy of tax credit equity, a residual receipts payment for the City-owned land, a general partner capital contribution, and a permanent loan. The project will pursue additional soft financing sources if they become available. Please refer to the development proforma for a full breakdown of the sources and uses.

REFERENCES

Below is a list of Linc Housing's debt and equity references.

Name: Hao Li
Title: Vice President
Organization: Citi Community Capital
Address: 300 South Grand Avenue, Suite 3110
Los Angeles, CA 90071
Phone: 213-239-1914
Email: hao.li@citi.com

Name: Kevin Kilbane
Title: Vice President, Managing Director, West Coast Acquisitions
Organization: Raymond James Tax Credit Fund
Address: 880 Carillon Parkway
St. Petersburg, FL 33716
Phone: 216-509-1342
Email: kevin.kilbane@raymondjames.com

Name: Maria Joyce Maynard
Title: Vice President, Community Development
Organization: Bank of America Merrill Lynch
Address: 333 S. Hope St, 20th Floor
Los Angeles, CA 90071
Phone: 213-621-7590
Email: maria.joyce@bofa.com

Below is a list of Linc Housing's public and governmental references.

Name: Mervyn Manalo
Title: Development Specialist
Organization: Riverside County Economic Development Agency
Address: 555 Arlington Ave
Riverside, CA 92504
Phone: 951-343-5495
Email: mmanalo@rivco.org

Name: Lynn Katano
Title: Director, Housing Investment and Finance
Organization: Los Angeles County Development Authority
Address: 700 West Main Street
Alhambra, CA 91801
Phone: 626-262-4511
Email: lynn.katano@lacda.org

Name: Timothy Elliott
Title: Community Housing Programs Manager
Organization: Los Angeles Housing Community and Investment Department
Address: 1200 W. 7th Street, 8th Floor

Los Angeles, CA 90017
Phone: 213-808-8596
Email: timothy.elliott@lacity.org

EVIDENCE OF FINANCIAL CAPACITY: FINANCIAL STATEMENTS

Submitted separately in a confidential envelope are the most recent certified financial statements, including FY 2017, FY 2018, as well as a financial statement for FY 2019. The year to date 2020 financial statements will be available upon request in February 2020.