

City of Torrance

3031 Torrance Blvd.
Torrance, CA 90503

Request for Proposal for Cabrillo Mixed-Use Workforce Housing Development

Date: January 13, 2011



The Cabrillo

1640 Cabrillo Avenue
Torrance, CA 90501

Prepared By:

American Communities, LLC
c/o Cynthia Michels
5670 Wilshire Blvd., Suite 2490
Los Angeles, CA 90036
323.934.3828 phone
323.934.3848 fax
cm@americancommunities.net



5670 Wilshire Blvd., Suite 2490
Los Angeles, CA 90036
Phone: 323.934.3828
Fax: 323.934.3848
www.americancommunities.net

January 13, 2011

City of Torrance Redevelopment Agency
3031 Torrance Boulevard
Torrance, California 90503

Re: The Cabrillo
1640 Cabrillo Avenue (NO. RFP 2011-01)

Ladies and Gentlemen:

We respectfully submit our response to your RFP and hereby propose "The Cabrillo," a mixed-use development featuring 34 units for families under the 9% Low Income Housing Tax Credit (LIHTC) program and 8,000 square feet of retail condominiums. We have assembled a team of professionals over the last 10 years that have repeatedly proven their ability to design, finance, develop, construct and manage affordable housing communities. We propose to utilize the same team for The Cabrillo and we present our Qualifications herein.

The Cabrillo will be a 34 unit multi-family affordable housing apartment development consisting of 16 one-bedroom, 4 two-bedroom and 14 three-bedroom apartment units. The units will be rent and income restricted to qualifying tenants with Area Median Incomes ("AMI") ranging from as low as 30% to 60%. The development will leverage the City's loan participation of \$3,600,000 (including its land at \$2,000,000), with approximately \$6,000,000 in 9% Low Income Housing Tax Credits that will be applied for in summer 2011.

Upon completion, The Cabrillo will be a gem in the downtown area, designed in the Spanish style and it will complement the ongoing renaissance taking place in Torrance's Downtown Area.

We appreciate your consideration of this application and look forward to further developing our partnership with the City of Torrance Redevelopment Agency. Should you have any questions, please feel free to contact me. Thank you.

Sincerely,

Cynthia Michels



The Cabrillo

THE DEVELOPMENT CONCEPT AND APPROACH:

“The Cabrillo” will be a mixed-use building consisting of (i) a 34 unit multi-family affordable housing apartment development consisting of 16 one bedroom, 4 two bedroom and 14 three bedroom apartment units and (ii) 8,000 Square feet of ground floor retail to be built and sold as commercial condominiums.

The apartment units will be rent and income restricted to qualifying tenants with Area Median Incomes (“AMI”) ranging from as low as 30% to 60%. The development will leverage the City’s loan participation of \$3,600,000, which consists of \$2,000,000 for the land valuation and \$1.6 million additional leverage needed to source the deal, with approximately \$6,000,000 in 9% Low Income Housing Tax Credits that will be applied for in Summer 2011. The retail space will be built and sold at project completion to reduce the City Loan based on various assumptions which follow.

FINANCIAL ASSUMPTIONS:

The Cabrillo assumes the following:

1. The City has provided an Appraisal dated July 2008 in the amount of \$2,220,000. We also commissioned a limited Scope Appraisal which is enclosed as **(Exhibit A)**. It states a land value of 1,290,000. Since the CTCAC Regulations require that we use the lesser of purchase price or current appraised value, we have used \$2,000,000 as the value to be used for the TCAC application. We understand the city actually paid \$2.8 million. As set forth in the Contingencies Section, the \$2,000,000 price will need to be supported by a current appraisal at the time of the tax credit application.
2. On constructions costs, we are assuming Commercial Prevailing Wages. Our hard cost estimate is \$7,367,318 or \$216,686 per unit including the cost of building the retail space out to a cold shell condition or, among other things, one without tenant improvements.
3. On the retail space, we have assumed that the 8,000 feet will be subdivided into approximately eight 1,000 foot spaces and sold off as condos at completion. Here, we consulted three sources to arrive at an estimate of the sales price: The Torrance Office of Grubb and Ellis, the building known as the 1108 Sartori project and the project at 1622 Cravens being sold by Raju Chhabria of Shorewood Realtors.

In the aggregate, we believe a sales price two years out of \$250 per square foot, or a total of \$2,000,000 is achievable. We also believe the cost to build the space should be @ \$75 per square foot or \$600,000. If this is actualized, the City would receive a principal pay down of their loan of @ \$1,300,000 after costs of sales, including brokerage fees and costs all of which is more fully discussed in our Business Plan at (Section A). American Communities is not proposing to share in any gain or profit from the retail so that the entire amount of net proceeds can be used to reduce the City’s Loan.

TAX CREDITS:

The 9% Low Income Housing Tax Credit program is administered in the State of California through the State Treasurer’s office. The department responsible for the program is the California Tax Credit Allocation Committee (“CTCAC”). CTCAC holds two 9% tax credit allocation competitions

each year. The competition for such tax credits is extremely fierce with an oversubscription request of five to one. Tax credits are allocated to the State based on population and further, CTCAC then apportions tax credits to various geographic areas of the state also based on population.

The Cabrillo development will be competing for a finite amount of tax credits that will be available in the Los Angeles County geographic set aside which is allocated 5% of the State's tax credit apportionment. The 2010 total available credit for the Los Angeles County geographic set aside is approximately \$16,500,000. The available 2011 tax credits for the Los Angeles County set aside is expected to be approximately the same as the amount in 2010. Given the limited amount of tax credits available in this geographic set aside, very few affordable housing developments get approved by the state each year.

CTCAC's competition for tax credits require that applications for affordable housing developments demonstrate competitive scoring under its regulations "AND" significant local municipal support in the form of "Residual Receipts" loans so that the department can leverage its valuable resources throughout the State. Accordingly, those affordable housing developments that can secure significant local subsidy support in the form of Residual Receipts loans will be most competitive for the tax credits at the State level. This is because CTCAC's program rewards those developments that request the least amount of tax credits relative to overall project development costs.

THE CITY OF TORRANCE LOAN AND PARTICIPATION

For The Cabrillo, American Communities is requesting that the City of Torrance contribute the land (valued at \$2,000,000) to the sponsor partnership and additionally provide a Residual Receipts loan in the amount of \$2,900,000 (Two Million Nine Hundred Thousand Dollars) through project completion, which amount will be paid down upon the sale of the retail space.

Residual Receipts loans are local municipality loans that are subordinate to first position conventional loans and are serviced after all project development costs and expenses, senior debt, required reserves, asset management fees and deferred project costs and fees have been paid. Typical Residual Receipts loan terms have 30 to 55 year terms with interest accruing at 3 to 5 percent and debt service payments made from 50% of a project's cash flow after the payment of all other project costs and expenses as indicated above. Any accrued and unpaid interest and principal are paid upon a sale or refinancing of the project which typically occurs after the initial 15 year tax credit compliance period expires.

Based on prior years' tax credit allocation results in the Los Angeles County geographic area, this request for funding consisting of both the land donation and the \$2,900,000 Residual Receipts loan for The Cabrillo development is necessary to fund costs and ensure the most competitive affordable housing application possible in 2011. Accordingly, the model assumes an initial City Loan of \$4,900,000. The model also shows the City Loan being paid down by \$1,300,000 when the 8,000 square feet of retail is sold as condominiums. Accordingly, the City Loan will be \$3,600,000 starting in year 2.

A WINNING APPLICATION

We believe that the above-referenced affordable housing development will be competitive in the 2011 housing tax credit round of the California Tax Credit Allocation Committee ("CTCAC") based on the following:

- The Cabrillo scores full points of 146 under CTCAC's scoring system. In the second round of 2010, CTCAC funded seven projects in the Los Angeles County Region. For your reference, attached is a summary of funded projects **(Exhibit B)**.
- With the assistance of this land donation and the \$2,900,000 in a Residual Receipts loan from the City of Torrance, the Cabrillo will have a tie-breaker of approximately 98.75% which will make the application competitive in the Los Angeles County Region. The tax credit agency implemented a tie breaker methodology that essentially ranks applications by the highest ratio of committed public permanent funds defraying residential costs to total residential project development costs. The land contribution and residual receipts loan combined qualify as committed public permanent funding. Permanent funding sources include public agencies such as the City of Torrance. The tie breakers in the second round of 2010 in the Los Angeles County region ranged from a high of 135.044% to a low of 92.996% for the projects recommended for funding by CTCAC.

SUSTAINABILITY

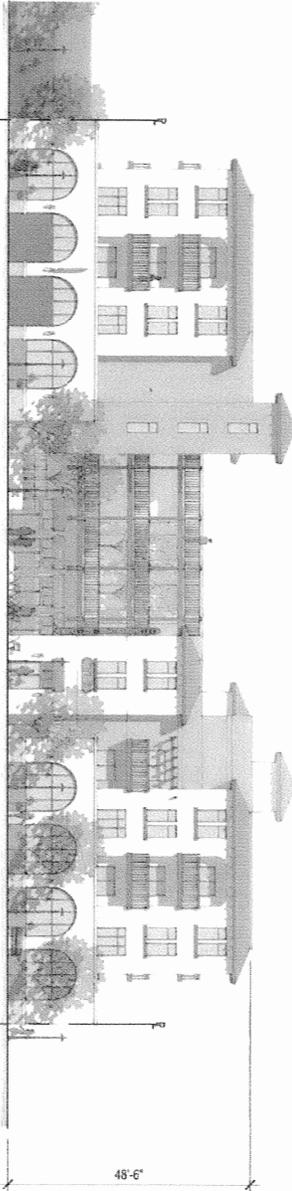
We have designed, and propose to build, the Cabrillo to a LEED Silver Level and, in that regard, enclose the Green Communities Criteria Checklist on which we have methodically scored the proposed building **(Exhibit C)**.

The Cabrillo will feature, among other things, proper building orientation, lighting and density to minimize environmental impact. Landscaping will be drought resistant and storm water runoff will be controlled and filtered on site. Energy efficiency will be achieved in multiple aspects of the building including appliances, lighting, renewable energy and Photovoltaic. Several aspects of the construction will feature Healthy Living features such as low VOC paint, formaldehyde free cabinets and countertops and enhanced ventilation, mold prevention measures and clean air systems. For a full explanation of each of these items please see the Exhibit enclosed.

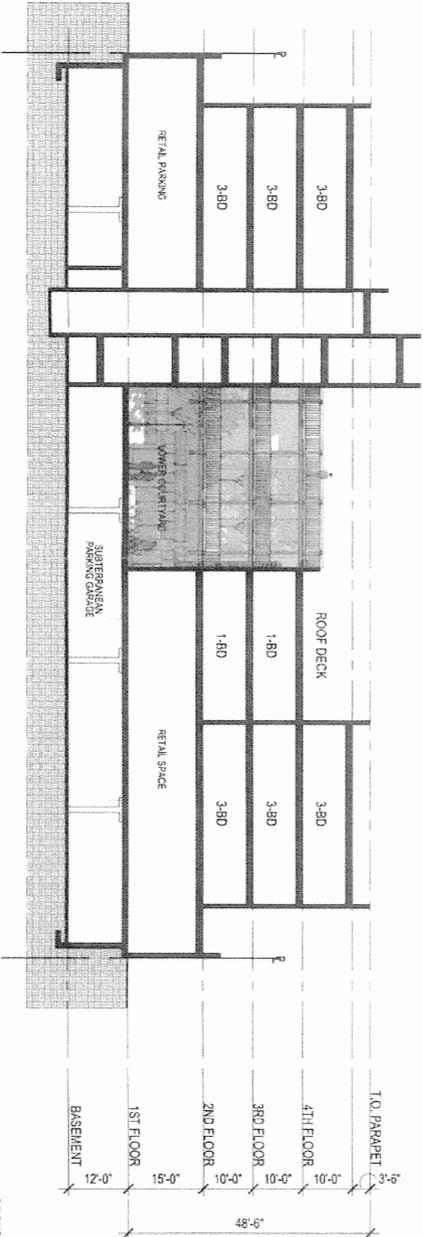
A WINNING TEAM

To implement this Development Program, American Communities has assembled a team of professionals over the last 10 years that have repeatedly proven their ability to design, finance, develop, construct and manage affordable housing communities both in the greater Los Angeles area and also in select Northern California Communities. We propose to utilize the same team for The Cabrillo and we present their Qualifications in this Presentation.

We are most proud of the fact that in each community in which we have built, including 5 of the 15 Los Angeles City Council Districts, our track record is untarnished. We have successfully completed all of the projects we have undertaken on time and within budget and the architecture and appeal of each of the properties can be seen in the photographs both here and on our website. Over the last 10 years we have also been mindful of undertaking only a select number of developments so that each one we decide to pursue can be give our fullest attention given the complexity of each development and the risks attendant during construction. We would be honored to be selected by the City of Torrance to develop The Cabrillo.



EAST BUILDING ELEVATION 1



BUILDING SECTION 2

DATE: 10/14/14
A2.01

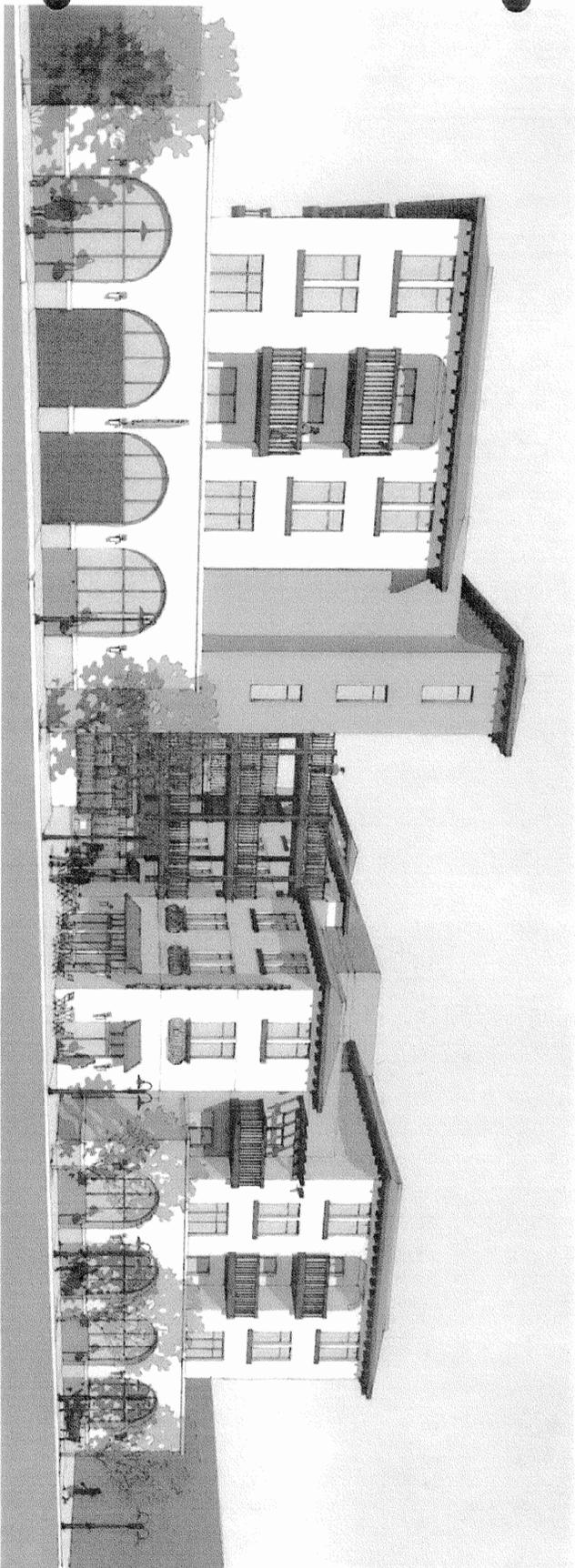
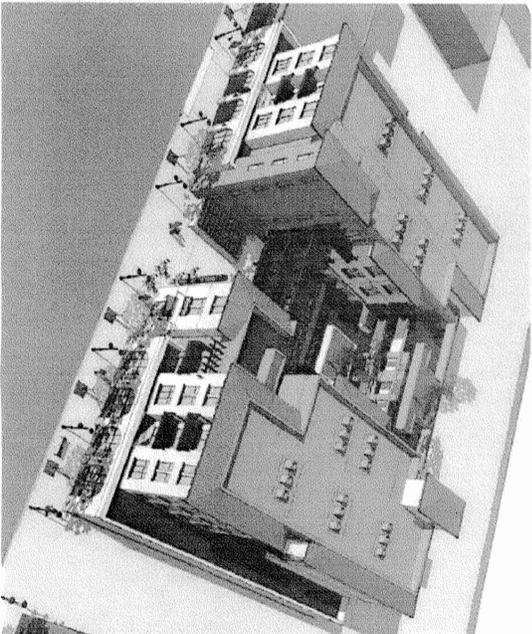
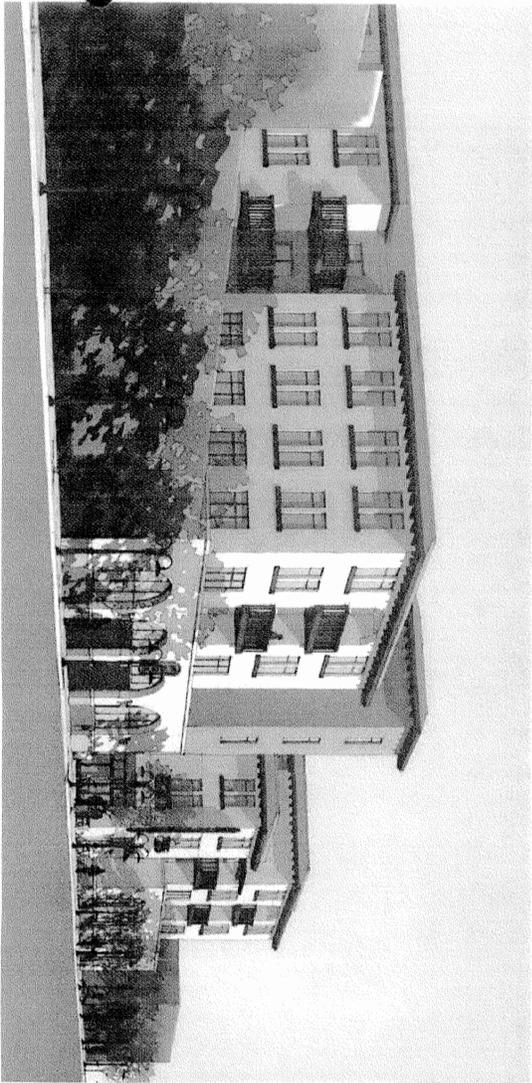
BUILDING ELEVATION
 AND SECTION

CONCEPT DESIGN

CABRILLO AVENUE APARTMENTS
 1652 CABRILLO AVENUE TORRANCE, CA 90501-2819

PSL ARCHITECTS
 1652 CABRILLO AVENUE TORRANCE, CA 90501-2819
 TEL: (310) 571-1111 FAX: (310) 571-1112
 WWW.PSLARCHITECTS.COM

American Communities, LLC
 1652 CABRILLO AVENUE TORRANCE, CA 90501-2819
 TEL: (310) 571-1111 FAX: (310) 571-1112
 WWW.AMERICANCOMMUNITIES.COM



APRIL 18, 2018
 BUILDING
 PERSPECTIVES
 A2.00

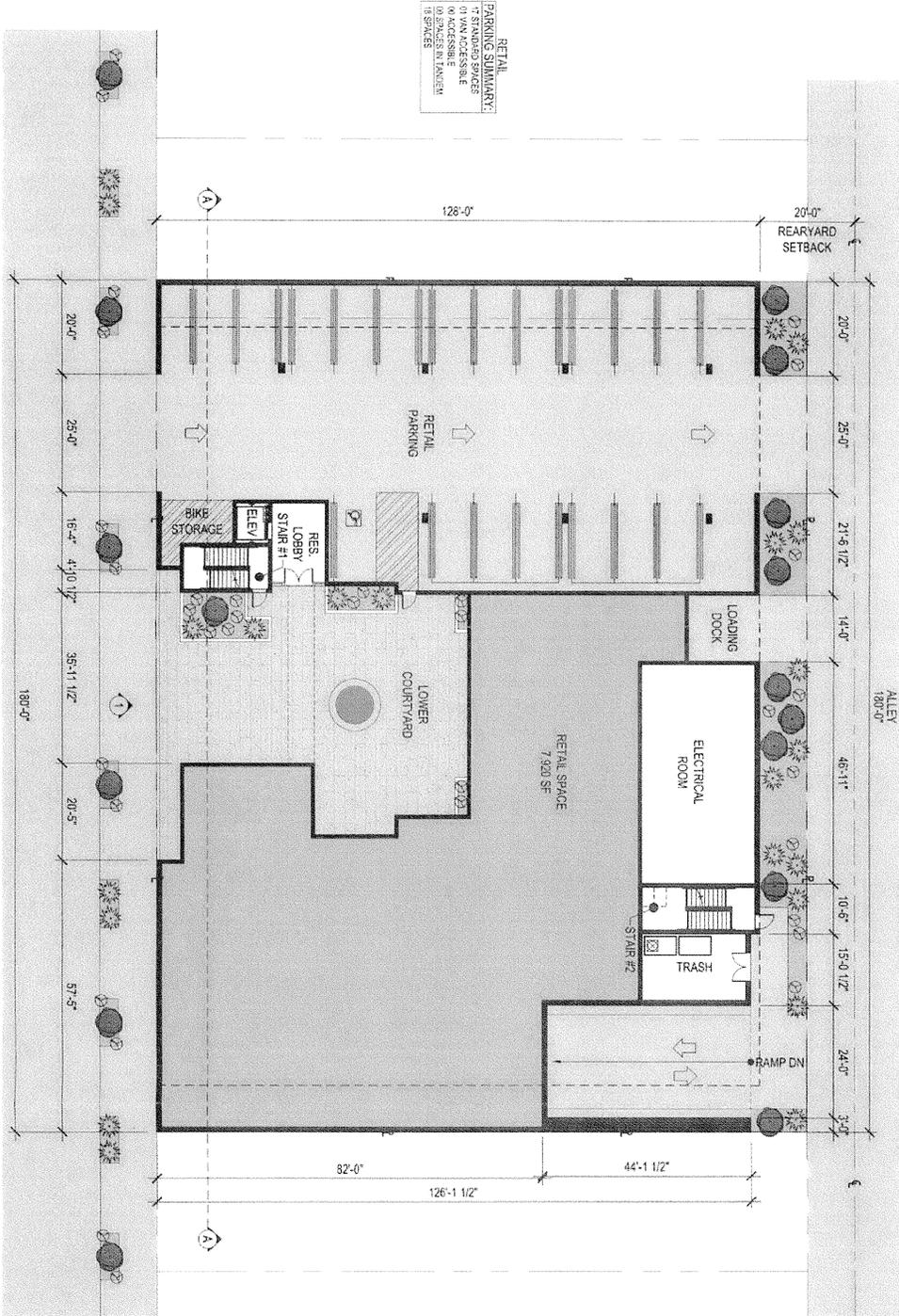
CONCEPT DESIGN

CABRILLO AVENUE APARTMENTS

1652 CABRILLO AVENUE TORRANCE, CA 90501-2819

PAL ARCHITECTS
 1652 CABRILLO AVENUE TORRANCE, CA 90501-2819
 TEL: 310.572.1100 FAX: 310.572.1101
 WWW.PALARCHITECTS.COM

American Communities, LLC
 1652 CABRILLO AVENUE TORRANCE, CA 90501-2819
 TEL: 310.572.1100 FAX: 310.572.1101
 WWW.AMERICANCOMMUNITIES.COM



RETAIL
 PARKING SUMMARY:
 18 STALLS
 01 VEHICLE ACCESSIBLE
 02 SPACES IN LANE
 03 SPACES

FIRST FLOOR PLAN 1

DATE: 08/14/2013
A1.01

FIRST FLOOR PLAN



CONCEPT DESIGN

CABRILLO AVENUE APARTMENTS
 1652 CABRILLO AVENUE TORRANCE, CA 90501-2819

American Communities, LLC
 1652 Cabrillo Avenue
 Torrance, CA 90501-2819
 Tel: 310.209.1100
 Fax: 310.209.1101
 www.americancommunities.com

Community Development Department Staff Summary of Proposal American Communities

Description	Quantity	Floor Area (SF)	Total (SF)
1 bedroom/1 bath	17	654	11,118
2 bedroom/1.5 bath	3	941	2,823
3 bedroom/2 bath	9	1,178	10,602
3 bedroom/2 bath	5	1,147	5,735
Total	34		30,278

Commercial/Retail and Community Space	
Type of Use	Square Footage (SF)
Retail space	7,920
Community Room/Office	1,200
Total	9,120

Parking	
Resident	39
Retail	27
Total Spaces	66

Open Space	
Open Space Location	Square Footage (SF)
Roof Deck	2,615
Lower Courtyard	2,881
Upper Courtyard	1,577
Community Room	1,200
Private Balconies	2,040
Total SF	10,313

Financing Structure	
Source	
Federal Tax Credit Equity	\$ 5,615,889.00
Permanent Loan (1st Trust Deed)	\$ 1,692,000.00
Land Value Contribution - City of Torrance *	\$ 2,220,000.00
Additional Funding requested from City of Torrance	\$ 2,900,000.00
Deferred Developer Fee	\$ 377,090.00
Total Development Cost	\$ 12,804,979.00

* The land value will be based on the most recent appraisal. A drop in land value will increase the additional funding requested from the City.

Unit Income Mix				
Area Median Income (AMI)	Quantity	1 bedroom	2 bedroom	3 bedroom
30%	4	1	1	2
45%	15	11	0	4
50%	7	0	2	5
60%	7	4	0	3
Manager	1	0	1	0
Total	34	16	4	14

9% Tax Credit Allocation, 33 units @ 30%-60% AMI

Sustainability Bonus
Seeking LEED Silver Certification

RFP 2011-01
Cabrillo Mixed-Use Workforce
Housing Development

Submitted to:
Community Development Dept.
City of Torrance



AMCAL

30141 AGOURA RD., STE. #100

AGOURA HILLS, CALIF. 91301-4332

TEL (818) 706-0694 ♦ FAX (818) 889-9158

Jan. 13, 2011
Original

*C*ABRILLO



*T*orrance, *C*alifornia



Jan. 13, 2011

Jeffrey W. Gibson, Community Development Director
3031 Torrance Blvd.
Torrance, CA 90501

Re: RFP Cabrillo Mixed-Use Workforce Housing Development

Mr. Gibson:

AMCAL Multi-Housing is an experienced community builder who structures numerous complex deals with multiple funding sources every year, and we will use that proficiency to create a comfortable and attractive design on Cabrillo Street that will blend into the Torrance community.

Two designs provide various benefits for the city to consider. The first scheme is 30 units at 3 levels with an at-grade garage, and this density complies with existing zoning. This scheme has lower construction costs and lower funding requirements.

The second scheme is 45 apartments with a 4-level portion stepped back from the street, with the goal of maximizing density and providing more new workforce homes. A density bonus is required to increase the allowable density above the 40 du/a limit. Parking includes an underground garage.

Both designs create a comfortable transition and are sensitive on the site edges, and the Cabrillo does not turn its back on the old commercial district. The goal is to uplift the area, while not standing out as workforce housing, and catalyze further redevelopment through attractive design and site planning. The street is lined with retail and has a welcoming "gateway" tower element on the corner, which will stimulate pedestrian activity and help to establish an identity to the nondescript area. The front exterior will have extra articulation and interesting architecture details, along with stepbacks for the upper floors to provide a more gentle presence along Cabrillo Street. Parking will be hidden in the underground garage and behind the street-front stores.

The exteriors were chosen to match Torrance's historic architecture in the downtown area. Amenities include courtyards with play areas and barbecue areas that serve as gathering places, and a community room that hosts comprehensive social services for all residents. This is the essence of "town-building" and successful urban planning.

AMCAL has a successful track record of building public-private partnerships, using financial expertise and attractive design to win competitive agency funding from county and state sources, and constructing top-quality communities on time and within budget. Even with the recession and scarce financing for real estate, the team retains unparalleled access to capital. Since 2008, AMCAL closed financing partnerships for -- and is now constructing -- 10 workforce housing developments throughout the state in Rancho Palos Verdes, Los Angeles, Westminster in Orange

County, Perris in Riverside County, and the San Joaquin Valley. Other developments opened statewide in Oakland and San Diego in 2009.

AMCAL and Withee Malcolm completed the first affordable development in nearby Rancho Palos Verdes last month in December. Some in the community had concerns about the design and management of affordable housing in the upscale community, and two previous developers had failed to attract enough financing for the difficult site with large-scale hillside construction. The city called AMCAL to participate in a very selective RFP process, and Withee Malcolm's attractive Mediterranean design led the city to award the RFP to the AMCAL team.

As for financing, the city had limited resources but was able to donate the land, and transferred it at the time of closing. The city also provided a creative structure to forward commit some of their future funds. This was needed to provide the extra leverage to win a TCAC allocation on the first application attempt. In the end, the team enacted comprehensive community outreach, secured entitlements after many late-night hearings, completed a tough hillside construction site in only 12 months, and completed the entire development process in only 2½ years. There have been only positive reviews about the design, which looks like market-rate condominiums.

Green building is a priority for the team, and sustainability elements of the LEED Silver certification level are already standard components of AMCAL developments. The goal for Cabrillo is LEED Platinum-level, the highest standard, which AMCAL is designing for its family apartments in Perris that are now under construction.

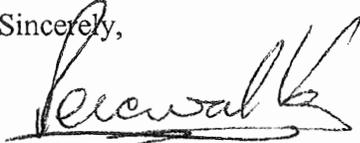
We look forward to collaborating with you to bring this high-quality mixed-income community to Torrance. Not only will we help you to deliver the dream of new homes to your families in need, we will create a new neighborhood landmark that will stand the test of time.

For questions, Darin Hansen, Vice President, is authorized to represent the company:

Darin Hansen
(818) 706-0694
DHansen@AmcalHousing.com

AMCAL Multi-Housing, Inc.
30141 Agoura Rd., Ste. #100
Agoura Hills, CA 91301-4332

Sincerely,



Percival Vaz
Chief Executive Officer

B. Concept and approach

As part of the initial design approach for the site, AMCAL considered a variety of factors including neighborhood surroundings, sensitivity to neighbors to the north and south, livability and quality of life for residents. In addition, the goal is to provide a high-quality development of which the community can be proud.

AMCAL has extensive experience in developing a full range of residential styles and densities, from 2-story walk-up apartments at 12 units per acre, to 4-story podium products over subterranean parking at 95 units per acre. We understand that the zoning and land use designation for the site allows for 43 du, for a total of 37 units, or 50 units with a 35% density bonus. Rather than maximize the unit count at 50 units, we carefully assessed a variety of factors and made special effort to be sensitive and responsive to community and surroundings.

AMCAL proposes a family affordable community with either 30 units or 45 units:

- Scheme #1: 30 units - 2 1-bedroom, 17 2-bedroom, 11 3-bedroom.
- Scheme #2: 45 units - 2 1-bedroom, 28 2-bedroom, 15 3-bedroom.

Each community was carefully designed to create an “iconic” marquee that celebrates the arrival within the historic commercial corridor along Cabrillo Avenue, as envisioned by the cities founding father, Sidney Jared Torrance. The design “parti” was motivated by the desire to activate the pedestrian activity along Cabrillo Avenue, and to provide a vibrant and visually stimulating pedestrian level within a structure that compliments the existing context.



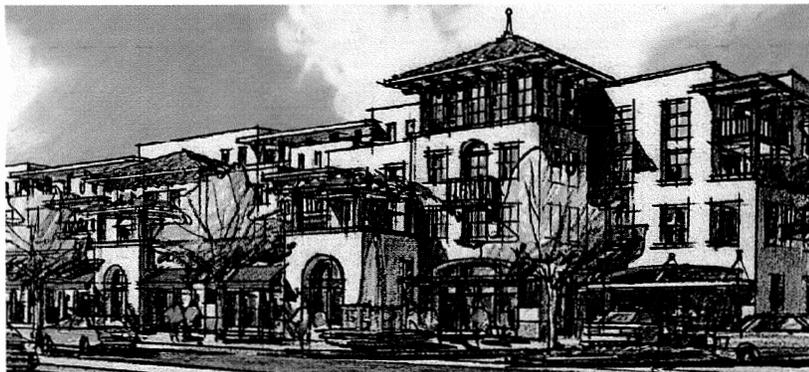
Development concept

The design begins by giving a critical component of the site back to the community -- the corner. The corner of Carson Street and Cabrillo Avenue, however indirect, serves as our communities "welcome" entity. A substantial amount of the buildable area is intentionally carved out, beyond the required setback, to create an iconic corner identifying the community and enhancing the pedestrian approach and the street edge. This is achieved by designing an "iconic" tower within a lushly landscaped and richly paved corner, integrated within our communities' marquee. The whole approach begins at the corner and progresses through the re-purposed commercial edge.



Both family designs begin with carving out the southwest corner of the site to provide distance to the existing adjacent motel for contextual relevance, but also more importantly, to define and develop an "iconic" identifiable focal point that not only defines the building, but also serves as a marquee for the intersection. The inclusion of the leasing office and 3,500 sf of retail space provide the linkage with the existing downtown commercial corridor.

The building designs are also designed with rich, historic architecture styles that are well represented within the existing communities; Art Decos, Contemporary, Spanish and Mediterranean. These styles which are represented in both schemes illustrate the possibilities of these communities character. The architectural palette for both designs pays tribute to the strong historic examples that exist within the community; the simplified yet proportionally perfect designs of Irving Gill for the 30-unit scheme.

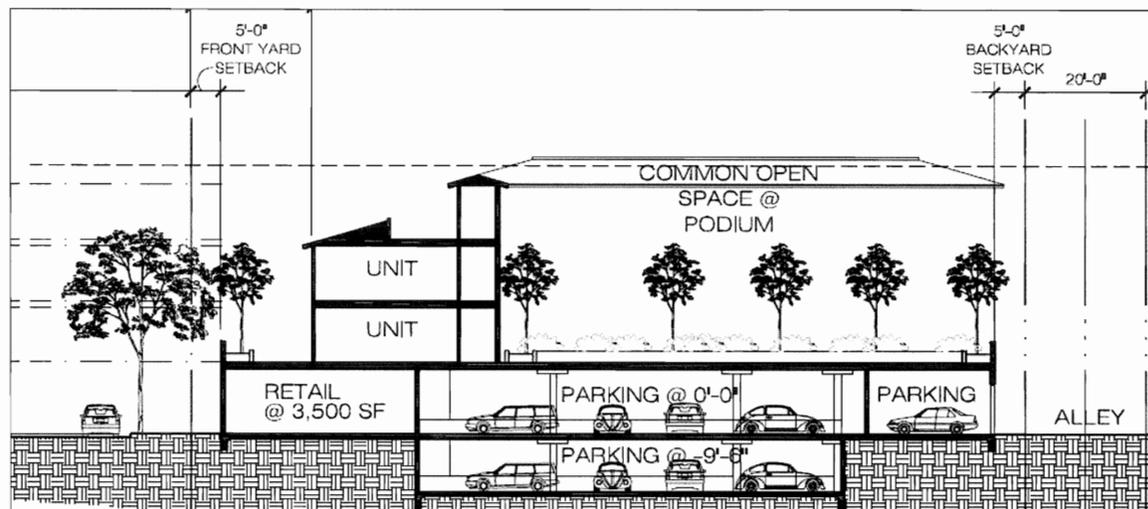


The elevation incorporates thick walls with cantilevered signage canopies along the commercial edge accentuated by the recognizable arch openings which defines entry porticos. The "metal roof capped" iconic tower takes a more contemporary twist on the style, with it's asymmetrical glazing, heavy timber landscaped trellis and stronger color contrast.

The 45-unit scheme takes on a more traditional approach, more ornate, yet warm details exhibited by the historic Nativity Catholic Church, the Torrance Women's Club on Engracia, the former Torrance Memorial Hospital and of course, Torrance High School on Carson Street. Though dominantly finished in stucco, extra effort was put on the articulation of the details, beginning with the classic tower, varied tiled roof planes, landscaped trellised porticos that create harmonious breaks along the elevation and the arched colonnade. The main entry approach leads you through a clearly defined, well-enhanced and richly landscaped secure entry for both schemes.

The building massing was designed to maintain the low scale mass at the pedestrian level, along the commercial edge, then setback while still maintaining the "edge". The residential units at the podium level were oriented inward to define the "courtyard" and eliminate a "slab" edge along the alley side. By doing this, each court receives better solar exposure in the morning and throughout the day.

Secure parking is clearly defined, between the commercial and residential uses via direct access from Cabrillo Ave. or the alley. Each community is designed with the families' security and leisure in mind.



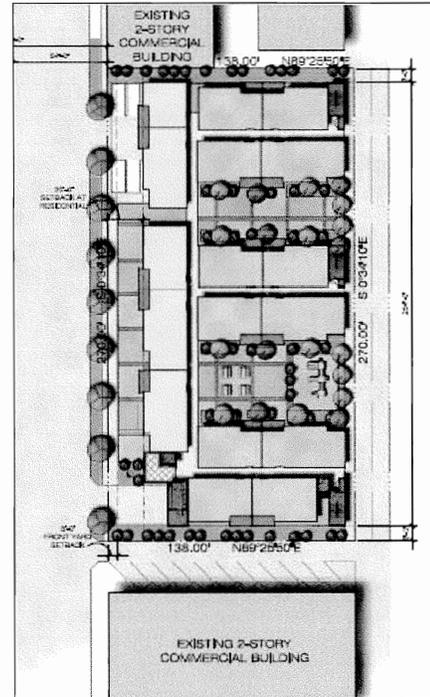
The 3- and 4-story structure is designed to take on a more "residential" scale by means of the "layering" that begins along the pedestrian edge. The transition from the street to the sidewalk, the introduction of a landscape buffer that, not only serves to define the edges, but also de-emphasize scale, the articulation of the building mass to minimize



it's proportions by segmenting the planes in both it's horizontal and vertical details. All these gestures were purposely executed on both proposals with a desired result in mind; to design an affordable community that is sensitive to the existing neighborhood.

Each family community design provides a "courtyard" scheme with definable functions for each area. The open space with generous lounging areas is centrally located, adjacent to a well amenitized community space that serves as the communities' core. Additional secure and surveillable courtyards are perfect locations for age-appropriate tot lots for toddlers and older children, and separate courtyards for entertainment and provide active and passive activities for adults.

Both family community schemes are designed with a community space which provides areas for communal activities, a game / reading room, a separate media room and state of the art computer room with high-speed internet access. Additional family community amenities include a large common eating area and a warming kitchen all within surveillable distance from the managers' office and social service office. This family community is designed to provide the much-needed affordable housing in an ideal, safe and appealing environment that enhances the existing neighborhood and elevates its community.



The 30-unit community provides most of its parking within a wood-framed, on-grade parking design, with individual parking garages along the alley. The 45-unit scheme provides parking in a uniquely designed, sloped on-grade parking level with individual parking garages and a semi-subterranean parking level. At densities of 34.9 and 52.3 units per acre, these communities provide ample amounts of open space and amenities between buildings and throughout the site that creates a well balanced family community.

Additionally, both designs incorporate laundry rooms that are provided at each level for resident convenience. Sanitation rooms for both trash and recycling are also centrally located for residence use and sanitation pick-up.

This proposal directly responds to this initial community input by incorporating these and other program elements into the design. We welcome Agency feedback on the design, and as with all AMCAL housing initiatives, the specific scope, nature and design of the



development would be guided by a community input process that would involve neighbors and community leaders, as well as City staff and other stakeholders.

Architectural materials and design



Because of the rich architectural heritage and context in Torrance, design of each scheme were chosen in either the more "contemporary Irving Gill" or "contemporary Spanish" styles. As noted on the elevations, the high-quality building materials consist of composite or "S" tile roofing, cement plaster, contrasting foam trim, vinyl shutters, wood and tube steel railing, vinyl windows, wood deck and heavy timber trellis detailing and stone veneer at accent areas. Balconies in strategic locations are incorporated to encourage residents to spend time outdoors and interact, and to add architectural detail enhancements.

All the units were designed to provide contemporary, well-amenitized units with today's energy-efficient appliances. The units' family core -- the living room, dining room and kitchens -- are generous in size and centrally located. The bedrooms are ample in size and furnishable in their orientations with generous amounts of window areas for light and ventilation.



AMCAL Multi-Housing

Scenario 1 – 30 Units of Residential

Community Development Department Staff Summary of Proposal

AMCAL Multi-Housing

Scenario 1 -- 30 units of Residential

Description	Quantity	Floor Area (SF)	Total (SF)
1 bedroom, 1 bath	2	700	1,400
2 bedroom, 2 bath	17	850	14,450
3 bedroom, 2 bath	11	1,100	12,100
Total	30		27,950

Commercial/Retail and Community Space	
Type of Use	Square Footage (SF)
Community Room	1,700
Commercial/Retail Space	3,500
Total	5,200

Parking	
Resident	60
Guest parking	6
Retail/ Restaurant	7
Total Spaces	73

Open Space	
Private Open Space SF	1,500
Common Open Space SF	8,000
Community room SF	1,700
Total SF	11,200

Financing Structure	
Source	
Federal Tax Credit Equity	\$ 6,513,051.00
Permanent Loan (1st Trust Deed)	\$ 1,318,492.00
Land Value Contribution - City of Torrance*	\$ 2,830,000.00
Additional funding requested from City of Torrance	\$ 2,395,000.00
Commercial loan	\$ 237,721.00
Deferred Developer Fee	\$ 350,000.00
Total Development Cost	\$ 13,644,264.00
* The land value will be based on the most recent appraisal. A reduction in land value will increase the additional funding requested from the City.	

Unit Income Mix				
Area Median Income (AMI)	Quantity	1 bedroom	2 bedroom	3 bedroom
40%	3	0	2	1
45%	12	0	8	4
50%	14	2	7	5
Manager	1			1
Total	30	2	17	11
9% Tax Credit Allocation, 29 units @ 40%-50% AMI				

Sustainability Bonus
Seeking LEED Gold or Platinum Certification

AMCAL Multi-Housing

Scenario 2 – 45 Units of Residential

Community Development Department Staff Summary of Proposal

AMCAL Multi-Housing

Scenario 2 -- 45 units of Residential

Description	Quantity	Floor Area (SF)	Total (SF)
1 bedroom, 1 bath	2	700	1,400
2 bedroom, 2 bath	28	850	23,800
3 bedroom, 2 bath	15	1,100	16,500
Total	45		41,700

Commercial/Retail and Community Space	
Type of Use	Square Footage (SF)
Family Community Room	2,000
Commercial/retail space	3,500
Total SF	5,500

Parking	
Resident	90
Guest parking	9
Retail/ Restaurant	7
Total Spaces	106

Open space	
Private Open Space SF	2,250
Common Open Space SF	8,000
Community Room SF	2,000
Total SF	12,250

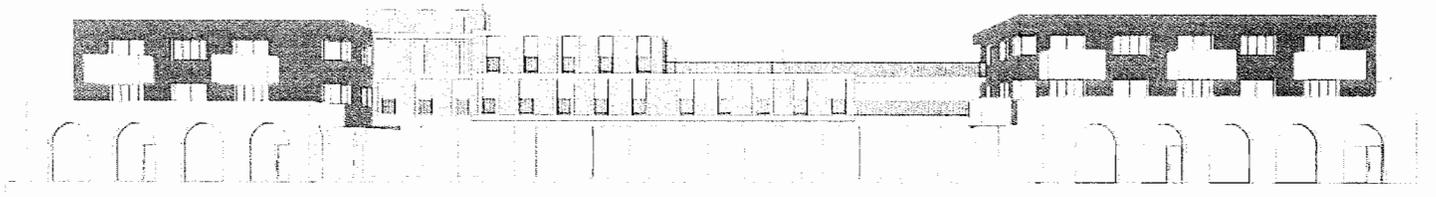
Financing Structure	
Source	
Federal Tax Credit Equity	\$ 8,592,968.00
Permanent Loan (1st Trust Deed)	\$ 2,082,115.00
Land Value Contribution - City of Torrance*	\$ 2,830,000.00
Additional funding requested from City of Torrance	\$ 3,955,000.00
Commercial loan	\$ 230,597.00
Deferred Developer Fee	\$ 350,000.00
Total Development Cost	\$ 18,040,680.00
* The land value will be based on the most recent appraisal. A reduction in land value will increase the additional funding requested from the City.	

Unit Income Mix				
Area Median Income (AMI)	Quantity	1 bedroom	2 bedroom	3 bedroom
40%	5	0	3	2
45%	19	0	9	10
50%	20	2	16	2
Manager	1			1
Total	45	2	28	15
9% Tax Credit Allocation, 44 units @ 40%-50% AMI				

Sustainability Bonus
Seeking LEED Gold or Platinum Certification



*Proposal to Construct
1540 Martin Avenue
City of Toronto*



January 13, 2011

Mr. Jeffery W. Gibson
Deputy Executive Director
City of Torrance Redevelopment Agency
3031 Torrance Blvd.
Torrance, CA 90503

Dear Mr. Gibson,

Thank you for the opportunity to respond to the Request for Proposal issued by the City of Torrance Redevelopment Agency. The enclosed submittal highlights LINC Housing Corporation's proposed development solution for the 1640 Cabrillo Ave site, our relevant development experience, and our extensive capacity to address the City of Torrance's affordable housing needs.

I will be LINC's representative throughout this process. My contact information is:

Sid Paul
Tel: (562) 684-1131
Fax: (562) 684-1137
Email: spaul@linchousing.org

The authorized signers for the company are:

Hunter L. Johnson, President
Sunny Lay Chang, V.P. of Housing Development
Karen N. Maeshima, V.P. of Finance
Eileen K. Dooley, V.P. of Corporate Development and Communications

LINC Housing Corporation is a California non-profit public benefit corporation that develops, owns, and operates homes for families, seniors and special needs populations across California. Since its founding in 1984, LINC has had a hand in creating more than 6,000 affordable homes throughout the state with 4,000 homes currently in operation. Through our collaborations with local governments and financial institutions, LINC today provides enhanced housing opportunities and a sense of belonging for residents in over 50 communities.

LINC is committed to creating and preserving housing that is not only affordable and a catalyst for community improvement but also environmentally sustainable. Currently, we are developing two projects that will be LEED certified, the SEASONS at Compton in Compton will be certified LEED Gold and the Palace Hotel Apartments in Long Beach will be certified LEED Silver. Both projects feature photovoltaic panels that will power common areas. SEASONS at Compton also features tankless water heaters which will minimize energy use by heating water on an as-needed basis.

LINC also brings a strong business acumen and expertise in financing to leverage city resources, resulting in attractive affordable housing that enables residents to build better lives.



110 Pine Avenue, Suite 500
Long Beach, CA 90802-4408
Telephone: 562.684.1100
Facsimile: 562.684.1137
www.linchousing.org

SERVING
OUR
COMMUNITIES
THROUGH
HOUSING

CORPORATE OFFICERS

Hunter L. Johnson
President & CEO

Rebecca F. Clark
Acting President

Sunny Lay Chang
Vice President

Nina Dooley
Vice President

Karen Maeshima
Vice President & CFO

BOARD OF DIRECTORS

Dee Hardison
Chair

Jeffrey M. Mindes
Vice Chair

Paul M. Nowatka
Secretary

Robert J. Norris, Jr.
Treasurer

James R. Walther
Past Chair

Alta Duke

Eileen Pollack Erickson

John Given

James Heimler

Roger A. Martinez

Mark A. Montoya

Jodie Newbery

Mark Pisano

Jay Prag

Marco Ramirez

Kenneth J. Saigo

Terry S. Trench

Blaine M. Wiener

To this end, I have enclosed a proposal and supporting documentation that illustrates LINC's experience as a leader in the field of affordable housing development. I look forward to working with you to help the City of Torrance provide unparalleled opportunities for all of its residents.



Sincerely,

A handwritten signature in black ink, appearing to read "Sidhartha Paul".

Sidhartha Paul
Director of Acquisitions

City of Torrance
1640 Cabrillo Avenue
Request for Proposals

Development Program

Opportunities and Constraints:

The 1640 Cabrillo Avenue. site is located in an established portion of Torrance and close to the Olde Torrance Neighborhood. The site location presents an ideal opportunity due to its proximity to necessary amenities such as a grocery store, medical center, elementary school, high school, public parks, and bus transportation. The established businesses close by offer an opportunity to develop housing in an area with desirable attributes.

The rectangular shape of the development parcel is advantageous from an organizational perspective. The alleyway along the back of the property presents an opportunity to separate resident parking from retail and visitor parking, increasing security for residents and creating an attractive and more leasable storefront for potential retail tenants.

Although the site is well located for the housing component of the development, the ground floor retail component poses a challenge. The site is set back from the major corner of Cabrillo Ave. and W. Carson St. so the visibility for potential retail tenants is somewhat limited. Furthermore the retailers in the immediate vicinity are establishments serving the local community. Consequently the site may or may not be attractive to retailers of a larger scale. If identifying a viable retailer for the proposed retail space becomes a challenge, LINC has the ability to provide community services in the spaces, with the LINC Cares programs.

Development Concept and Approach

Comprised of 39 one to four bedroom units, and roughly 4000 square feet of retail, the building is designed in conformance to the "Development Standards for Downtown Torrance". Within the confines of this brief, the design attempts to manipulate these architectural restrictions in order to provide a design which is not a thematic copy of a historic style, but rather a timeless, sustainable, and contextual contribution to the built environment of Torrance.

Timelessness has been achieved through a simple design with the fewest components to make up the whole. Three total design languages were chosen which represent commercial use, residential use, and an accent use. The commercial use is described by the arched openings at the ground floor level which are not only the simplest forms to describe a span, but also reminiscent of Irving Gill's work in the early 1900's. Residential uses occurring throughout the site are described as simple rectilinear masses with color and texture to contrast with the commercial. The simple masses with recessed openings have vertical mullions at the windows also reminiscent of Irving Gill. The distinct character of the residential component of the building is evident in its projecting balconies

City of Torrance
1640 Cabrillo Avenue
Request for Proposals

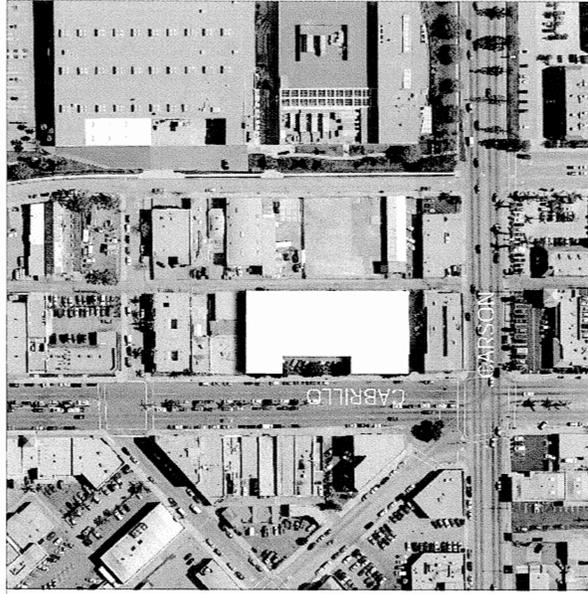
Development Program

which create generous outdoor spaces at each unit. Finally the project's core, directly adjacent to the motor court, is a building accent. The hierarchical stepped elevation at the center of the project aids the users in their orientation on the site and becomes a wayfinding device for navigating the project. The mostly transparent elevation also lets users see through the project and easily orient themselves to their surroundings. If Torrance considers the lifespan of the building in relation to the ongoing future of the city, then timelessness should be a key factor in determining the correct design solution for 1640 Cabrillo Avenue.

Sustainability is a key factor to the success of any design. It allows for more responsible use of resources and a healthier environment for building users. There are several sustainable design strategies incorporated in 1640 Cabrillo Avenue. The building plan is oriented on an east-west axis; allowing natural light to enter all the units at the southerly exposure is the fundamental programmatic requirement. Another strategy is cross ventilation. With openable fenestrations on opposing sides of every unit, building users will be allowed to enjoy passive cooling courtesy of the temperate coastal climate of southern California. Further sustainable strategies including green roof, permeable paving, low energy fixtures, and green material specifications will be committed in the form of a well and clear understanding of sustainability goals and thorough construction documents.

Contextual architecture responds to its built environment and to its users. Careful consideration has been taken to respect Torrance's historic architectural history. Such projects as the Torrance Public Library, the Pacific Telephone and Telegraph Co, the US Post Office, as well as other significant sites have been studied, and considered in the design of 1640 Cabrillo Avenue. From the arched openings at the retail, and simple stucco elevations, to the diagonal one-way parking, the context has formed the basis for much of the project's design. The context in relation to the user groups has also been considered. As a workforce housing project, site amenities include a tot-lot and outdoor public spaces are carefully adapted for the use of the family-oriented tenants expected to occupy the building. Additionally, the prominently located open space and enhanced paving at mid-block along Cabrillo Avenue is an open-air public place for community gatherings or farmer's markets. The contextual architecture provided in 1640 Cabrillo Avenue not only relates to its built environment but also works in the contextual functions for which it is intended.

Conceptual architectural plans and elevations follow.

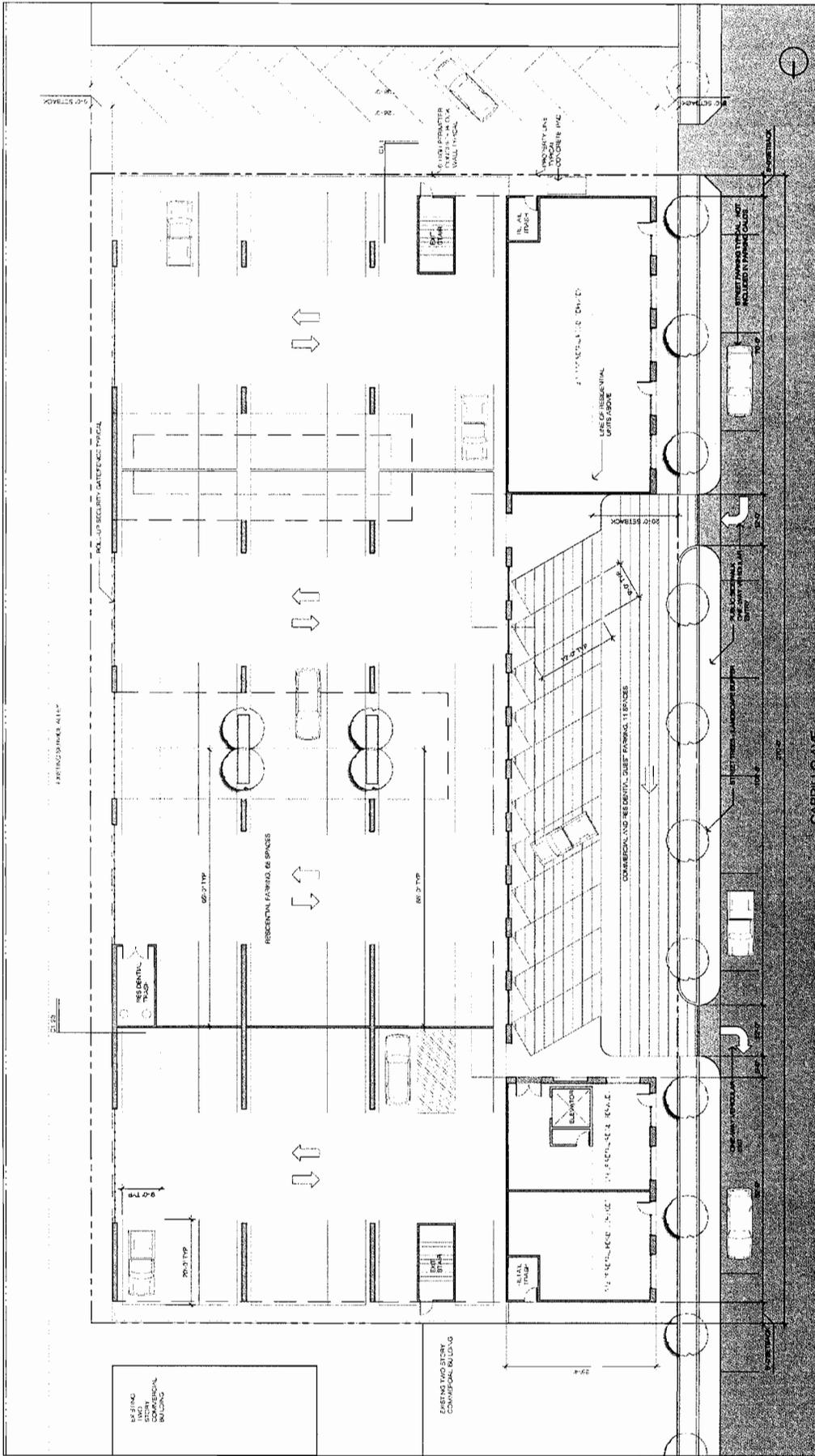


SHEET INDEX		RESIDENTIAL STATISTICS	
COVER SHEET	EXTERIOR ELEVATION RENDERING	UNIT DESCRIPTION	QUANTITY AREA
A1	PROJECT STATISTICS	1 BEDROOM 1 BATH	13 524
B1	GROUND FLOOR PLAN - SITE PLAN	2 BEDROOM 1 BATH	12 810
B2	TYPICAL RESIDENTIAL LEVEL	3 BEDROOM 2 BATH	10 1014
C1	SECTIONS	4 BEDROOM 2 BATH	4 1408
D1	UNIT PLANS	TOTALS	39 UNITS 32304 SF
D2	UNIT PLANS		
E1	COLOR/MATERIAL CONCEPT		
PROJECT INFORMATION:		RESIDENTIAL PARKING	
PROJECT DESCRIPTION:	CABRILLO MIXED-USE WORK-FORCE HOUSING	REQUIREMENTS	QUANTITY PKG ROD
PROJECT LOCATION:	1640 CABRILLO AVE, TORRANCE, CA	>700 SF = 1	13
TOTAL LOT AREA:	34,000 SF (+/- 0.8 ACRES)	700 SF -1500 SF = 2	12
ZONING:	C-CIR	700 SF -1500 SF = 2	10
CONSTRUCTION TYPE:	TYPE 5	700 SF -1500 SF = 2	20
DENSITY:	48.8 DWELLING UNITS PER ACRE	TOTAL PARKING REQUIRED/PROVIDED	4 8
DEVELOPER/APPLICANT:	LINC HOUSING CORP 110 PINE AVE #500 LONG BEACH, CA 90802		68 PARKING STALLS
COMMERCIAL STATISTICS		OPEN SPACE:	
SQUARE FOOTAGE PROVIDED:	4,358 SF	UNIT DESCRIPTION	QUANTITY TTL ROD
COMMERCIAL DESCRIPTION:	LOW INTENSITY RETAIL	>700 SF = 300 SF	13 3900 SF
PARKING REQUIRED AT 1 STALL PER 500 SF:	9 STALLS	700 SF -1500 SF = 600 SF 12	7200 SF
PARKING PROVIDED:	9 STALLS	700 SF -1500 SF = 600 SF 10	6000 SF
		700 SF -1500 SF = 600 SF 4	2400 SF
		TOTAL OPEN SPACE REQUIRED/PROVIDED	19500 SF

1640 CABRILLO AVE. Torrance, California



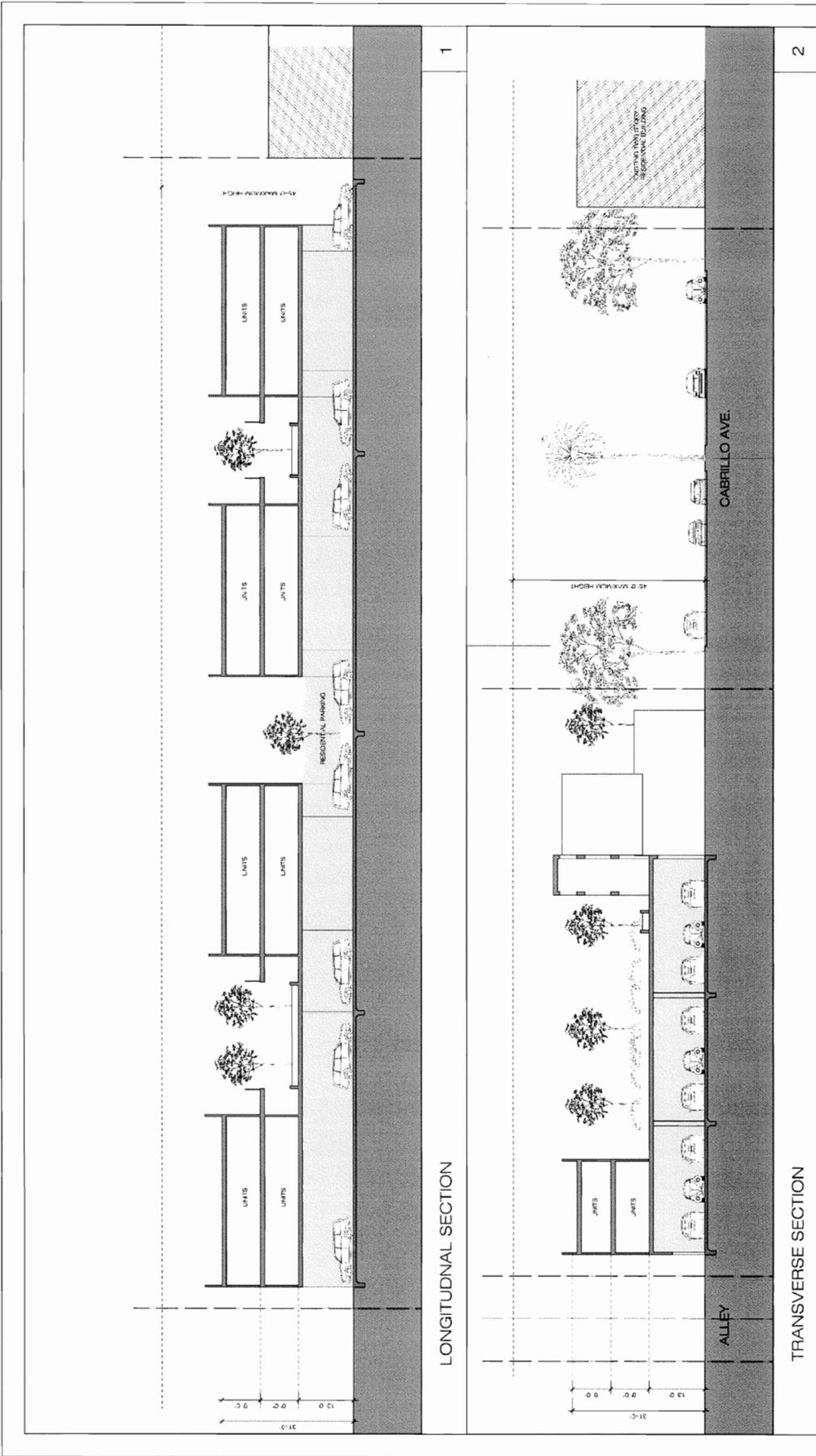
Applicant/Developer: LINC Housing Corp
 Architect: Wilbur Smith Architects LLP
 Date: 8/13/2011
 Scale: Not to Scale
 Sheet A1



1640 CABRILLO AVE. Torrance, California

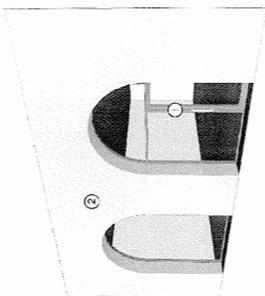
Application/Developer: LINC Housing Corp.
 Architect: Wilcox Walcom Architects LLP
 Date: 06/01/13, 2011
 Scale: Not To Scale
 Sheet A1



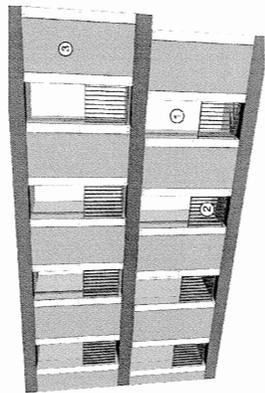


Applicant/Developer: LINC Housing Corp.
 455 W. 54th St.
 Torrance, CA 90503
 Date: January 13, 2011
 Scale: 3/32" = 1'-0" (Full Size)
 Sheet C1

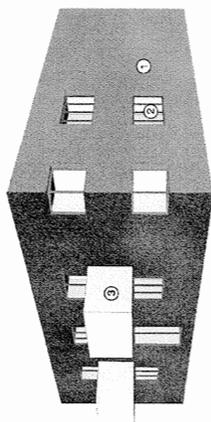
1640 CABRILLO AVE. Torrance, California



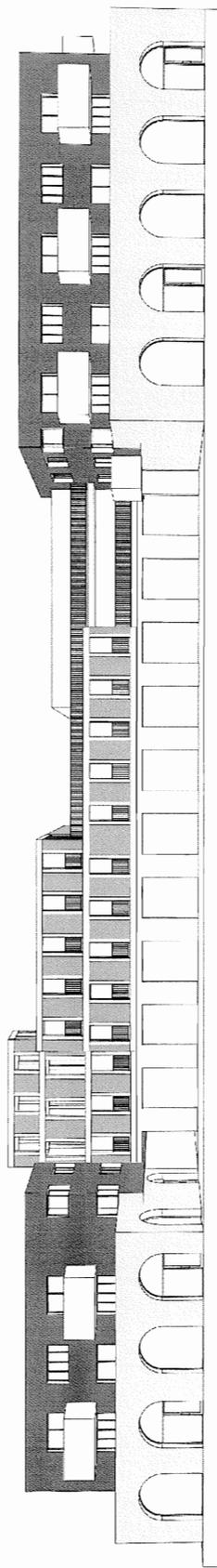
- 1. HIGH-GLASS STICHCHONI GLAZING WITH CLEAN ANODIZED FRAME
- 2. SMOOTH THOWEL STUCCO FINISH



- 1. INSWING FRENCH DOOR WITH CLEAR ANODIZED FRAME
- 2. PAINTED METAL GALVALUM
- 3. FIBER CEMENT BOARD - VENTILATED HANSCHEIN APPLICATION - PALE YELLOW, BUFF GRAY



- 1. VEGETAL FIBER IMPREGNATED POLISH STUCCO
- 2. CLEAR ANODIZED METAL FRAMED SLIDING WINDOW
- 3. SMOOTH THOWEL STUCCO FINISH AT BALCONY



1640 CABRILLO AVE. Torrance, California

Application/Developer - LINC Housing Corp.
 Architect - Wings Malcolm Architects LLP
 Job # - E006173
 Date - 08/11/11
 Scale - N/A to Scale
 Sheet E1



Community Development Department Staff Summary of Proposal

LINC Housing

Description	Quantity	Floor Area (SF)	Total (SF)
1 bedroom, 1 bath	13	524	6,812
2 bedroom, 1 bath	12	810	9,720
3 bedroom, 2 bath	10	1,014	10,140
4 bedroom, 2 bath	4	1,408	5,632
Total	39		32,304

Commercial/Retail and Community Space	
Type of Use	Square Footage (SF)
Commercial/ Retail	4,358
Total Open Space	19,500

Parking	
Resident <700 s.f.	13
Resident >700 s.f.	52
guest parking	0
Commercial	9
Total Spaces	74

Financing Structure	
Source	
Federal Tax Credit Equity	\$ 3,497,600.00
Permanent Loan (1st Trust Deed)	\$ 1,492,391.00
Land Value Contribution - City of Torrance*	\$ 1,742,000.00
Additional Funding requested from City of Torrance	\$ 6,767,921.00
Mental Health Services Act	\$ 1,200,000.00
Total Development Cost	\$ 14,699,912.00

* The land value will be based on the most recent appraisal. A drop in land value will increase the additional funding requested from the City.

Unit Income Mix					
Area Median Income (AMI)	Quantity	1 bedroom	2 bedroom	3 bedroom	4 bedroom
30%	4	0	2	1	1
40%	9	0	5	4	0
50%	5	0	3	2	0
60%	20	13	2	2	3
Manager	1			1	
Total	39	13	12	10	4
9% Tax Credit Allocation, 38 units @ 30%-60% AMI					

Sustainability Bonus
No certification proposed

Cabrillo Mixed-Use Workforce Housing

1640 Cabrillo Avenue, Torrance, California



Meta Housing Corporation

City of Torrance Redevelopment Agency
Request for Proposal No. RFP2011-01
Cabrillo Mixed-Use Workforce Housing Development

January 13, 2011

January 13, 2010

City of Torrance Redevelopment Agency
3031 Torrance Blvd.
Torrance, CA 90503

RE: Proposal for 1640 Cabrillo Mixed-Use
RFP2011-01

Ladies and Gentlemen:

We are pleased to present to you this proposal for a mixed-use development of the approximately 34,800-square foot site at 1640 Cabrillo Avenue, Torrance, California ("Project Site"), pursuant to the Request for Proposal No. RFP2011-01.

By way of introduction, Meta Housing Corporation is a private company headquartered in West Los Angeles, only a short drive from the Project Site.

We are a self-managed, full-service real estate company that develops and redevelops properties that revitalize the employment centers of Southern California. Our principals and officers specialize in urban site identification, land planning, design development, architecture, construction oversight, financial underwriting, real estate law and property management. We have close working relationships with local and national lending institutions, investors in both market rate and tax credit projects, local government officials and community and labor leaders and are active in the real estate financial and brokerage community in Los Angeles. We also have strong relationships with various local contractors and subcontractors.

Our bottom-line business acumen combines a strong sense of social advocacy, which enables us to maintain long-standing relationships with our public and private partners, as we continue to develop award-winning projects. Our most recent mixed-use development at Adams & Central in Los Angeles recently redeveloped a blighted site and ultimately won NAHB's 2010 Pillars Builder Award for Best Affordable Apartment Complex and PCBC's Best Mixed Use Project Merit Award (Gold Nugget Winning Category), among others.

We are proud to be one of Southern California's most experienced and trusted developers of affordable and market-rate apartment communities for families and seniors. Since 1969, our team has built one of the industry's most successful track records, developing more than 12,000 residential units. Further information regarding our many projects in Southern California can be found on our website at www.metahousing.com.

The anticipated project at 1640 Cabrillo Avenue is precisely the type of project that is part of our core business. Please contact Aaron Mandel, Vice President at my office at (310) 575-3543 x109 to discuss in greater detail the contents of the enclosed proposal and our vision for redevelopment of the Project Site.

Sincerely,

John Huskey
President
Meta Housing Corporation

Development Concept and Approach

Describe in no more than three pages the development concept and approach for the site. Include a clear description of the product type.

Frederick Law Olmsted Jr., the landscape architect famous for designing New York City's Central Park, philosophized on urban denizens' strong desire to live in cooperation with nature. While the Cabrillo Mixed-Use Housing project does not lend itself, in size alone, to compete with Olmsted's Central Park, the Project is nonetheless an opportunity to create outdoor courtyard space and maintain a natural feel within the historic corridor. Through elegant, yet simple, landscaping, the Project's design team has buffered the building from the immediate street front and provided green space in the two central courtyards. The development meant teach approached the design for this mixed-use project with concern to remain contextually in-line with the Cabrillo Corridor while providing an attractive, high functional living and commercial project.

The overall design concept is representative of the historic architecture in Torrance produced by architect Irving J. Gill. Gill, well known for his concern with the social impact of good architecture, worked on both on prestigious building for the upper class and also projects for minority groups, such as Mexican migrant workers, with equal diligence.

The most striking feature of the project's plan is its two generous courtyards, each facing opposite directions. These open spaces provide much exposure to the Southern California sun, while generating public interest in the project and exposing interior apartments to the street and neighborhood. The two-story high entrance space, which is a piece of the overall courtyard approach, provides the project with a striking visual identity. It is the project's planar massing and s-layout that allow for two separate landscaped courtyards with community spaces opening onto each. For example, the courtyard facing the street breaks up the massing on Cabrillo. The separate entrances for the retail space and residences create a clear division of private and public spaces.

The Large openings and retail storefront on Cabrillo serves to activate the street front, and make the project visible and accessible to both apartment residents and retail customers. The retail space, while a small in required scope, plays a significant role in the project's identity. The approximately 4,480 square feet of commercial space is able to serve a single larger tenant or up to four smaller tenants. All retail space has excellent Cabrillo frontage, making it not only very accessible, but also highly visible to pedestrians and traffic.

The building's three 3-story massing is harmonious with the neighboring buildings and with the context of Cabrillo. The development team

did not wish to create and “urban wall,” but rather favored a lower profile building in-line with its context and community. However, while its height is below that allowed by-right, its functionality and comfort exceeds the expectation of many affordable projects. Project amenities include:

- Computer center;
- Weight room;
- (2) Community rooms;
- Laundry facilities;
- (2) Landscaped courtyards with BBQ area & play equipment;
- Administration and managers office; and
- Lobby

The various community spaces allow for uses by children of all ages – from the tot lot in the second floor courtyard/outdoor room to supervised flexible community spaces throughout, in which older children can gather. Furthermore, the two community rooms—one facing the street and one facing a courtyard—enable residents to be more than apartment dweller, but rather part of an urban community.

The residential units were placed above the garage, which successfully lessens the perception of a parking structure. On the exterior, the project has rich colored xeriscape landscaping that compliments the architecture. The landscaping in the second floor courtyards helps reduce noise and provides shade, while providing visual linkages to the exterior natural environment. Courtyard landscape incorporates sitting areas, barbeque, tot lot and lighting, making the building functional to residents at all hours of the day.

The main building entrance is strategically placed next to the building manager’s office for supervision also of the main entrance – another example of the functional, yet aesthetically elegant, approach to the design. The design’s conceptual framework incorporates repetitive horizontal and vertical forms, with which act to break up the massing and mimic the rhythm of the surrounding facades on Cabrillo. The street view of the building features glass storefront at the retail spaces, which is similar to retail stores on the street. The residential portion of the façade is on the second floor, clearly differentiating the public from private areas of the building.

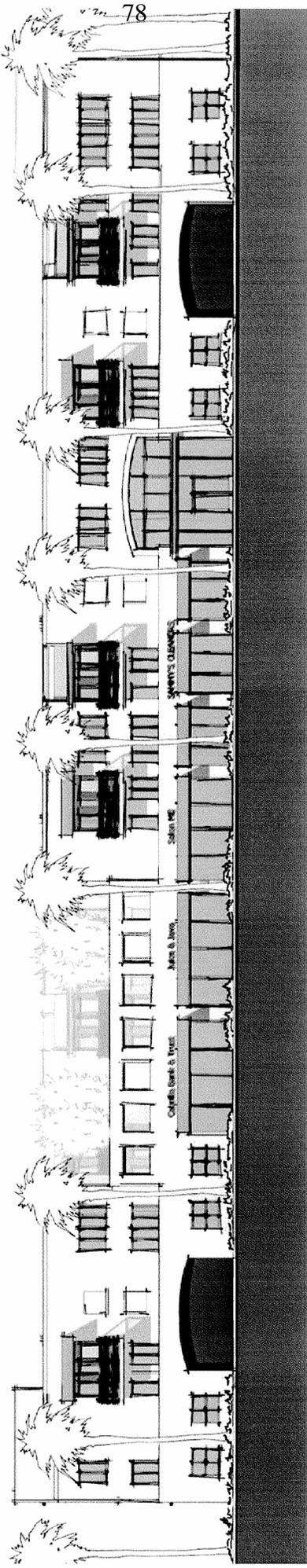
The various one, two, and three bedroom units are larger than the minimum TCAC requirements, which create a comfortable environment that residents will be proud to call home. Inside the units, the private sleeping areas are separated from the semi-private living areas by short hallways. The open living / dining / kitchen layouts allow for different activities within the same space, such as homework and food preparation at the same time. Additionally, almost all units have private patios or balconies that open to street or courtyard views, and every unit is designed to be A.D.A. adaptable. The second floor community rooms have doors that open to a courtyard, and, thus, serve as

an extension of the indoor common space making the room more versatile.

In order to produce a project that feels lighter and more respectful to its surroundings, the design calls for a five-foot front setback and seven-foot rear and side setbacks. By setting the building away from the property line, which exceeds the current multi-family code, nearly all dwelling units are able to have private balconies. The balconies all remain inside of the property lines and overhand into the provided setbacks by approximately three and a half feet. This substantial number of balconies again allows the project to celebrate the Southern California climate.

The parking lot is divided into two distinct areas, each with a separate entrance on Cabrillo. The residential lot allows each unit a full-sized car space, sometimes in tandem. The other lot area provides ample retail parking. There are an additional three handicapped stalls for residents and one for retail customers.

Overall, the project meets or exceeds all code and project requirements, while creating a highly attractive community presence and a desirable place to call home.



CABRILLO AVENUE ELEVATION
PAGE 118

THIS DRAWING IS THE PROPERTY OF JOHN COTTON FAIA ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF JOHN COTTON FAIA ARCHITECTS IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING.



DEVELOPED BY: META HOUSING CORPORATION
1400 BAYVIEW BLVD., SUITE 1000, LOS ANGELES, CA 90047 | TEL: 213-750-1234 | WWW.METAHOUSING.COM

CABRILLO MIXED USE WORK FORCE HOUSING

JOHN COTTON FAIA ARCHITECTS
305 W. MAIN STREET, SUITE 1000, LOS ANGELES, CA 90012 | TEL: 213-622-1234 | WWW.JCFAIA.COM





PROJECT SITE LOCATION THROUGHOUT CITY

CABRILLO AVENUE

270'-0"

256'-0"

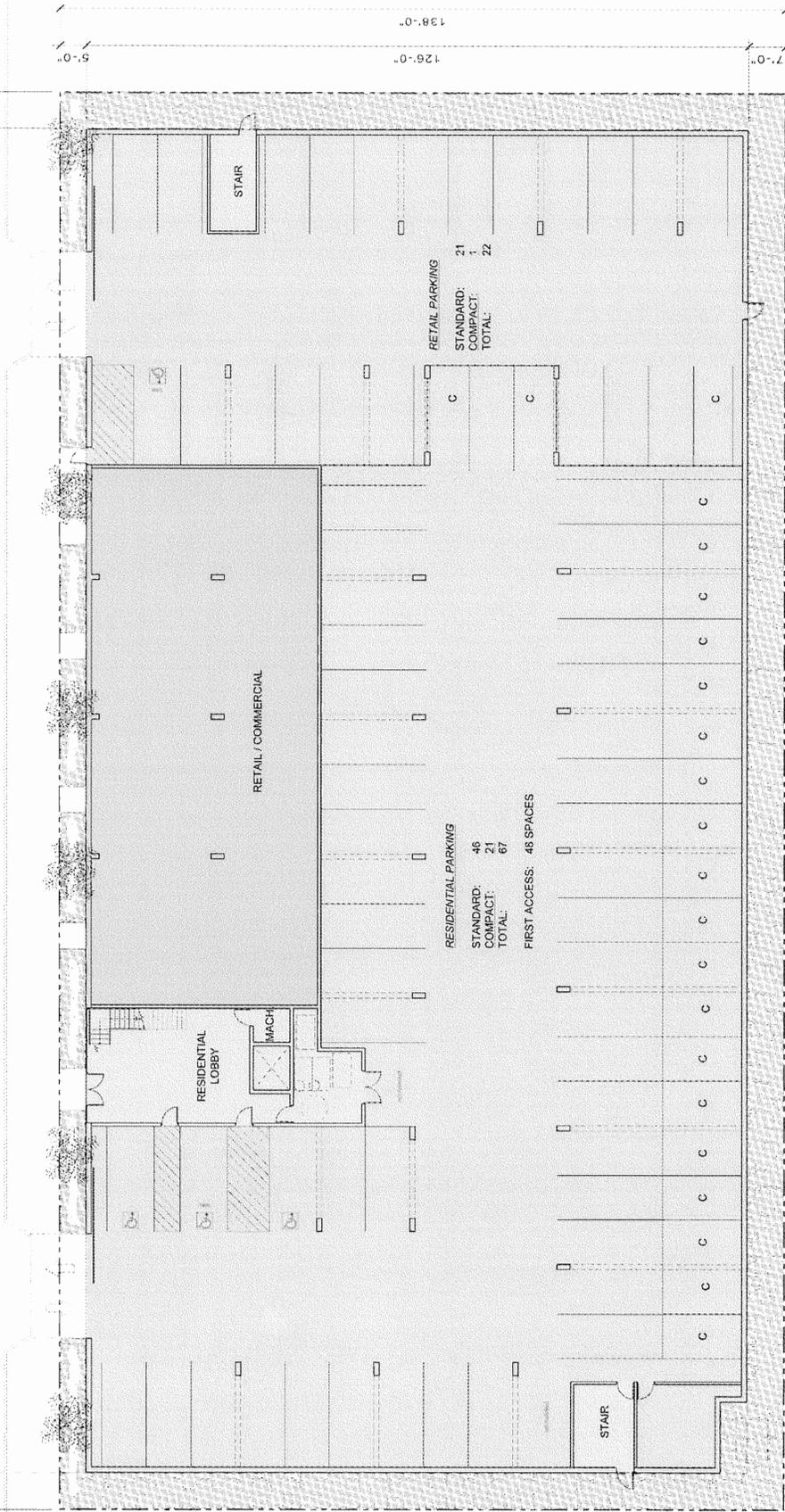
7'-0"

5'-0"

126'-0"

138'-0"

7'-0"



RESIDENTIAL PARKING

STANDARD: 46
COMPACT: 21
TOTAL: 67

FIRST ACCESS: 48 SPACES

RETAIL PARKING

STANDARD: 21
COMPACT: 1
TOTAL: 22

ALLEY

SITE PLAN / GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

THIS PLAN IS THE PROPERTY OF JOHN COTTON FAIA ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JOHN COTTON FAIA ARCHITECTS. ANY UNAUTHORIZED USE OF THIS PLAN IS STRICTLY PROHIBITED. ALL RIGHTS ARE RESERVED.

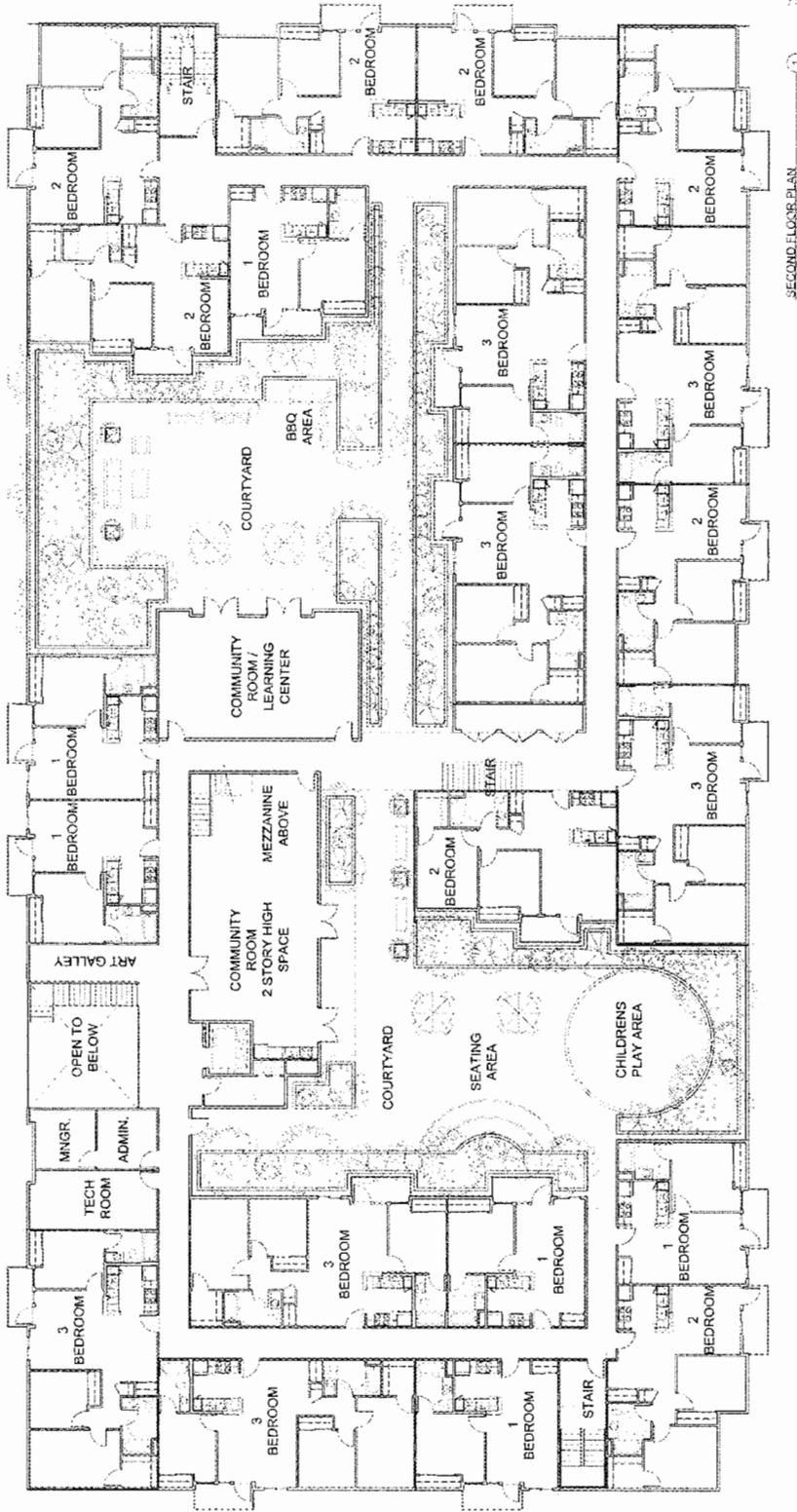
PROJECT INFORMATION	
3-STORY COMMERCIAL APARTMENT	
(15) 1-BEDROOM RESIDENTIAL UNITS	
(16) 2-BEDROOM RESIDENTIAL UNITS	
(14) 3-BEDROOM RESIDENTIAL UNITS	
TOTAL UNITS:	(45) RESIDENTIAL UNITS
ADDRESS	
1640 CABRILLO AVENUE TORRANCE, CALIFORNIA 90503	
SITE AREA	
GROSS SITE AREA:	37,200 SF (85 ACRES)
NET SITE AREA:	37,200 SF (85 ACRES)

BUILDING AREA SUMMARY	
(GARAGE)	26,587 SF
(COMMERCIAL SPACE)	4,480 SF
(RES. COMMON AREA)	758 SF
FIRST FLOOR	33,125 SF
SECOND FLOOR	24,388 SF
THIRD FLOOR	24,388 SF
TOTAL BUILDING AREA:	80,777 SF
COMMUNITY AREA SUMMARY	
FIRST FLOOR COMMON	756 SF
SECOND FLOOR	2,276 SF
COMMUNITY AREA	428 SF
THIRD FLOOR	3,462 SF

OPEN SPACE	
PATIO: 45 x 47 SF	2,115 SF (not included in total)
COURTYARD 1	1,537 SF
COURTYARD 2	5,911 SF
COMMON AREA:	1,287 SF = 25% REQUIRED
TOTAL AREA PROVIDED:	8,995 SF
FLOOR AREA RATIO (FAR)	
REQUIRED:	1
PROVIDED:	2.16

UNIT SUMMARY	
1-BEDROOM x 1.5	9,400
2-BEDROOM x 1.8	600 SF
3-BEDROOM x 1.8	17,200
TOTAL	15,400
(COMMERCIAL) PROVIDED PARKING	
STANDARDS:	20
COMPACT:	1
ACCESSIBLE:	1
TOTAL	22
(RESIDENTIAL) REQUIRED PARKING	
15- UNITS @ 1 CAR	15
16- UNITS @ 1.5 CAR	24
14- UNITS @ 2 CAR	28
TOTAL	67
(RESIDENTIAL) PROVIDED PARKING	
STANDARDS:	43
COMPACT:	21
ACCESSIBLE:	3
TOTAL	67

(COMMERCIAL) REQUIRED PARKING	
4,480 SF	21
TOTAL	21
(COMMERCIAL) PROVIDED PARKING	
STANDARDS:	20
COMPACT:	1
ACCESSIBLE:	1
TOTAL	22

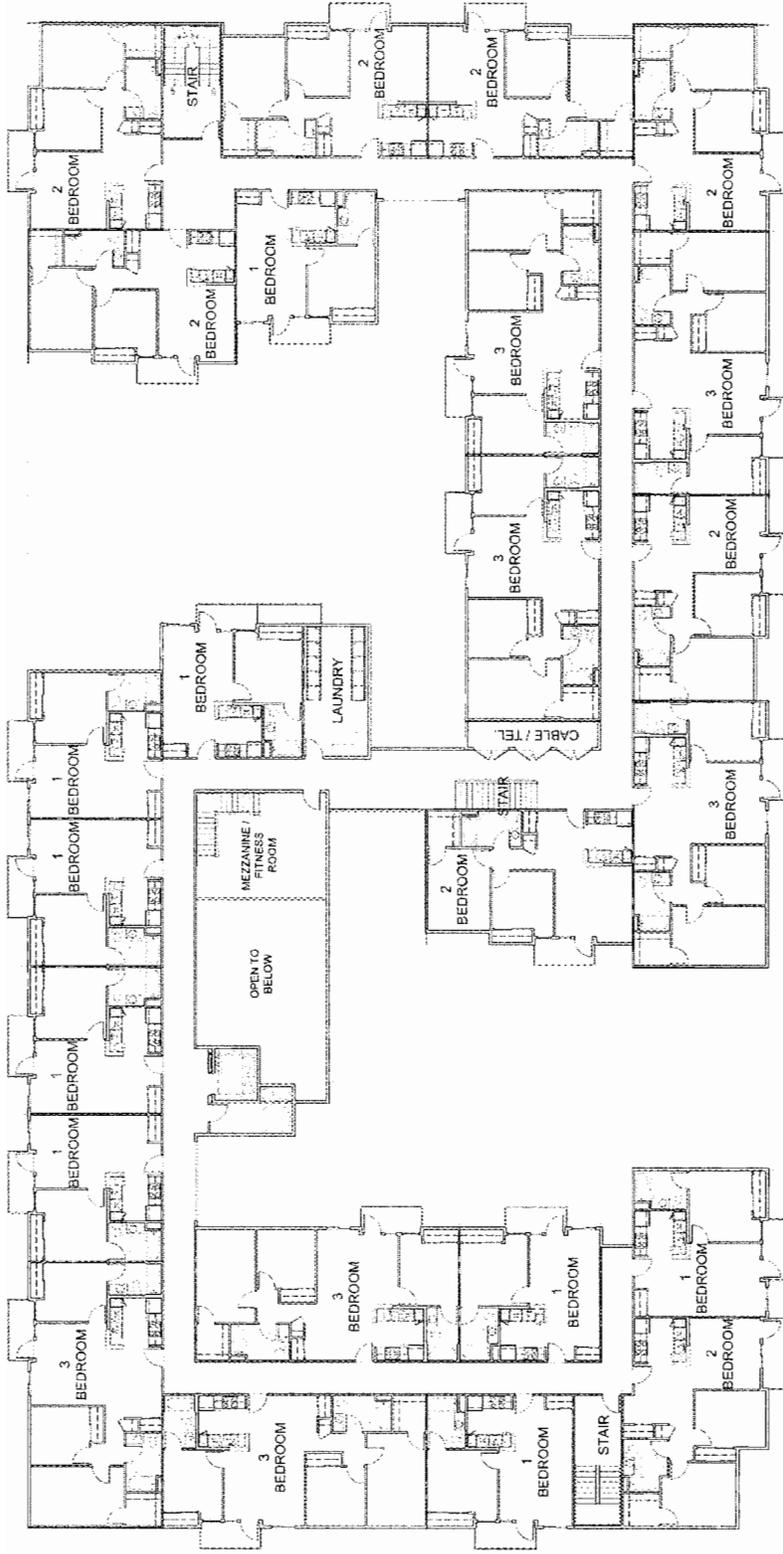


SECOND FLOOR PLAN
SHEET 1

CABRILLO MIXED USE WORK FORCE HOUSING

DEVELOPED BY: META HOUSING CORPORATION
 1000 JEFFERSON AVENUE, SUITE 400, LOS ANGELES, CA 90017
 TEL: 213.622.1111 FAX: 213.622.1112 WWW.METAHOUSING.COM

JOHN COTTON FAIA ARCHITECTS
 300 MAIN STREET, SUITE 100, LOS ANGELES, CA 90012
 TEL: 213.622.1111 FAX: 213.622.1112 WWW.JCFAIA.COM



THIRD FLOOR PLAN

THIS DOCUMENT IS THE PROPERTY OF META HOUSING CORPORATION. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF META HOUSING CORPORATION. © 2011 META HOUSING CORPORATION. ALL RIGHTS RESERVED.

Community Development Department Staff Summary of Proposal Meta Housing

Description	Quantity	Floor Area (SF)	Total (SF)
1 bedroom	15	600	9,000
2 bedroom	16	800	12,800
3 bedroom	14	1,100	15,400
Total	45		37,200

Commercial/Retail and Community Space	
Type of Use	Square Footage (SF)
Community Room	3,462
Commercial/Retail Space	4,480
Total	7,942

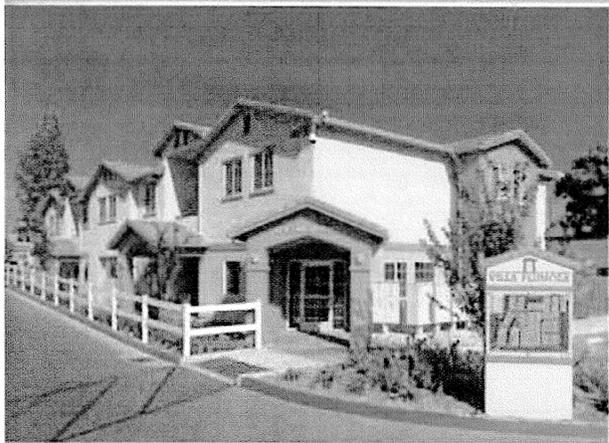
Parking	
Resident <700 s.f.	0
Resident >700 s.f.	67
Guest parking	0
Commercial	22
Total Spaces	89
* Developer calculated parking for 2 bedroom units @ 1.5/unit	

Open Space	
Private Open Space SF	2,115
Common Open Space SF	1,487
Courtyards SF	7,508
Total SF	11,110

Financing Structure	
Source	
Federal Tax Credit Equity	\$ 7,276,790.00
Permanent Loan (1st Trust Deed)	\$ 2,347,114.00
Commercial Subsidy requested from City of Torrance	\$ 500,000.00
Additional funding requested from City of Torrance *	\$ 4,500,000.00
Affordable Housing Program Grant	\$ 440,000.00
Commercial Loan	\$ 200,000.00
Deferred Developer Fee	\$ 184,879.00
Total Development Cost	\$ 15,448,783.00
* Requested City contribution includes \$2,220,000 value of land donation.	

Unit Income Mix				
Area Median Income (AMI)	Quantity	1 bedroom	2 bedroom	3 bedroom
30%	5	1	2	2
40%	9	3	3	3
50%	18	6	6	6
60%	12	5	4	3
Manager	1		1	
Total	45	15	16	14
9% Tax Credit Allocation, 44 units @ 30%-60% AMI				

Sustainability Bonus
Seeking LEED Gold Certification



Response to

CITY OF TORRANCE
REDEVELOPMENT AGENCY

CABRILLO MIXED-USE
WORKFORCE HOUSING
DEVELOPMENT PROPOSAL

January 13, 2011

Submitted by:



National Community Renaissance
9065 Haven Avenue – Suite 100
Rancho Cucamonga, CA 91730

January 13, 2011

Mr. Jeffery W. Gibson
 Community Development Director
 City of Torrance
 3031 Torrance Boulevard
 Torrance, CA 90503

RE: CABRILLO MIXED-USE WORKFORCE HOUSING DEVELOPMENT PROPOSAL

National Community Renaissance of California (National Core) is pleased to present this proposal to the City of Torrance to develop a superior mixed use development that will serve the needs of the community and will fulfill the vision of the City of Torrance for the Downtown Redevelopment Project Area.

We are proposing a family affordable development with a retail component. We have presented two alternatives in this proposal; a 40 unit family project and a 52 unit family project. Both alternatives are outlined in detail in the proposal and would include 1, 2 and 3 bedroom units. The anticipated sq footage of the units is estimated at; 1-bedroom (592 sq. ft.), 2-bedroom (884 sq. ft.), and 3-bedroom (1,183 sq. ft.). Under both options we are also providing for 4,000 square feet of retail space on the bottom floor. The development would be fenced and gated with parking secured for residents separate from the commercial parking. Amenities will include; community space for on-site social services and resident social gatherings, a computer center, central laundry facilities, on-site leasing office, maintenance room/office, and a fitness center. The indoor street level community space will provide social programs for youth and adults residents, and can also be open to the neighborhood. We have designed 4,000 sq feet of space to be used for these uses. In addition there will be a podium open courtyard area which will include barbeque, tot lot and sitting areas for the residents.

In our submittal, we have provided extensive information on our experience in development of high quality housing, commercial development and working with local communities. We strongly believe that we will be able to effectuate the vision articulated in the RFP and to demonstrate National Core's ability to meet community expectations and build for long term success. If we are awarded this development opportunity, we would then work with the city to further enhance our proposal to ensure conformance with the Agency goals. More information on our organization can also be found on our website at nationalcore.org.

We are a qualified 501(c) (3) public benefit housing development corporation, dedicated to the goal of creating high quality affordable housing in communities throughout Southern California. Our vision is to create not only much needed housing, but to go well beyond the sticks and mortar and create vibrant communities that are safe and nurturing environments for our residents. The breadth of our experience includes mixed-income, mixed-use, affordable multifamily and senior rental communities, as well as new construction and acquisition/rehabilitation of both multifamily and senior developments. We act in the capacity of developer, property manager, and contractor (licensed general contractor) in most of our developments. Having all these functions in-house allows us to have quality control over all phases of the development. Most of our developments have been recognized with various industry awards for their forward vision, commitment to quality, excellent tenant services, unique and superior design features and outstanding long term property management.

We also embrace the concept of sustainability in our developments. Our Vista Dunes family development in La Quinta is the first multi-family development to achieve the coveted Platinum LEED Certification. This project was recently recognized by the HOME Depot Foundation at the 2009 National Green Builders Conference as "Outstanding Green Project of the Year." All of these cutting edge technologies are becoming part of our standard building approach and we believe will allow us to excel as we grow.



We have been growing throughout the Southern California region and Torrance augments our Los Angeles County operations quite well with nearby developments located in Downey, Bell, Bell Gardens, Hawthorne and Santa Fe Springs. The increased pressure on working families and seniors to afford decent, safe quality housing is everywhere. We believe in seeking out opportunities to help alleviate this crisis throughout the region

Julie Mungai, Vice President of Acquisitions will be your contact for this proposal. Her phone number is 909-483-2444 ext 212, or 909-772-1674 cell. We thank you for considering our qualifications to partner with you to develop this unique and important site.

The individual authorized to represent the proposing party are as follows:

Richard J. Whittingham, Chief Financial Officer, rwhittingham@nashland.org
Tracy Thomas, Chief Operating Officer, tthomas@nashland.org

9065 Haven Avenue, Suite 100
Rancho Cucamonga, Ca 91730
909-483-2444 Phone
909-2911401 Fax

Sincerely,

Richard J. Whittingham
CFO



OPPORTUNITIES AND SITE CONSTRAINTS

The existing site have been identified and summarized in the RFP as follows:

1640 Cabrillo Avenue, Torrance, CA, located in the Downtown Redevelopment Area (DRP), Zoning C-CTR, Density designation of 43 units to the acre.,

Site is relatively flat and is currently occupied by Class Termite and Pest Control, Inc. Previously the site was used as an automobile dealership. Phase I and Phase II Environmental Assessments were previously performed and provided. On the Cabrillo frontage two lanes each direction with landscaped median, parallel parking and street adjacent sidewalk are noted. At the rear frontage of the property a 2-way alley exists in which there is evidence of water, sewer, gas, overhead electrical, telephone, and cable distribution systems. Storm water seems to sheet flow to this easterly alleyway and by way of a vee gutter and continue to intercept a catch basin on Carson Street. The existing buildings are late 1940 early 1950's construction. Overhead street lights were noted.

With these existing and present conditions, the site is planned to be designed to accommodate a mixed use of retail and affordable workforce family housing.

Due to constraints of the infill site to maximize the building and keep the utility required setbacks, the existing overhead electrical power lines will need to be undergrounded per SCE rule 20.

The provided Haz Mat phase I and phase II reports indicated an underground storage tank (UST) and a previously abandoned hydraulic lift. This is proposed to be dealt with in accordance with the current Environmental Protection Agency (EPA) guidelines and requirements. All affected areas will be identified and during the excavation and demolition processes these items, with any contaminated soils, and they will be removed and discarded properly with the accompanying manifests. The additional clean soils for the excavation of the subterranean parking will be exported to a fill site.



COMMUNITY TYPE

This area of Torrance was first developed in the early 1900's based on the visionary ideals of several individuals including Frederick Law Olmsted, Jr., an internationally respected planner and landscape architect. The proposed design will be a contextual design with sensitivities to these past ideals and a push toward Torrance's future in vitalizing this significant local. Architecture incorporating the new color schemes adopted for this Downtown Redevelopment Area will provide an important role. This concept will blend with the surrounding areas and contemporize the new and exciting uses. California Tax Credit Allocation Committee (CTCAC) sustainability standards will be included in the design as will LEED Silver or equivalent. The free gifts of the site will lend itself to Workforce Family Housing as well as lending itself to having a community driven retail space. Two concepts have been projected, one consisting of 40 units and a 52 unit scenario, both with street level podium parking and subterranean parking. 100% of the residential units will be ADA compliant. A mixture of 1-bedroom, 2-bedroom and 3-bedroom units have been provided to accommodate a variety of residential uses. Coupled with the street facing retail, the leasing and community spaces are located adjacent to pedestrian sidewalk access. The proposed unit mix will be as follows:

40 Unit Concept- Option

Type	Size	Quantity
1-Bedroom	592	4
2-Bedroom	884	20
3-Bedroom	1183	16

52 Unit Concept- Option

Type	Size	Quantity
1-Bedroom	592	4
2-Bedroom	884	28
3-Bedroom	1183	20

Parking:

Parking occurs conveniently behind the street facing retail and residential office activities. Ingress and egress access will be mainly from a highly visible Cabrillo Avenue landscaped entry with additional vehicular circulation thru to the Alley. The proposed parking for both design concepts is street level parking with subterranean residential parking. Parking will be provided at a ratio of 2 parking spaces per dwelling with adequate visitor and retail parking. Handicapped compliant parking will be provided near the elevator and access paths. All residential parking will be gated and fenced. Within the street level structure are trash and recycle bins and a fully compliant ADA elevator.

Open Space:

Raised above street level, the podium courtyard incorporates a large common area open space that is shared by all occupants for recreation, sitting areas, BBQ and Tot Lot. As morning sunlight floods this community oasis, landscaping will be provided in raised planters. This area will be enclosed and enjoyed by the proposed building and railings. Open area, on this level will be restricted to building residents and/or their guests.

Amenities:

As mentioned, the open courtyard area will have sitting areas, BBQ and a Tot Lot. The street level community space will have a computer center, fitness center, and space to provide after-school programs for the school age children and indoor activities as well as the evening space for the adult residents. Laundry facilities will be provided at this level. The leasing office, the "Hope through Housing Foundation" office and adequate maintenance facilities will also be at this level.



Landscaping:

The landscape concept will be in keeping with the urban environment at street level and recreational environment at the resident's courtyard area. A variety of trees and ground cover both at grade and in podium planters will be utilized that promote both the low water usage and to reduce the "heat island" effect". Usage of color will be highlighted by Hibiscus varieties, Bougainvillea and splashes of annual color.

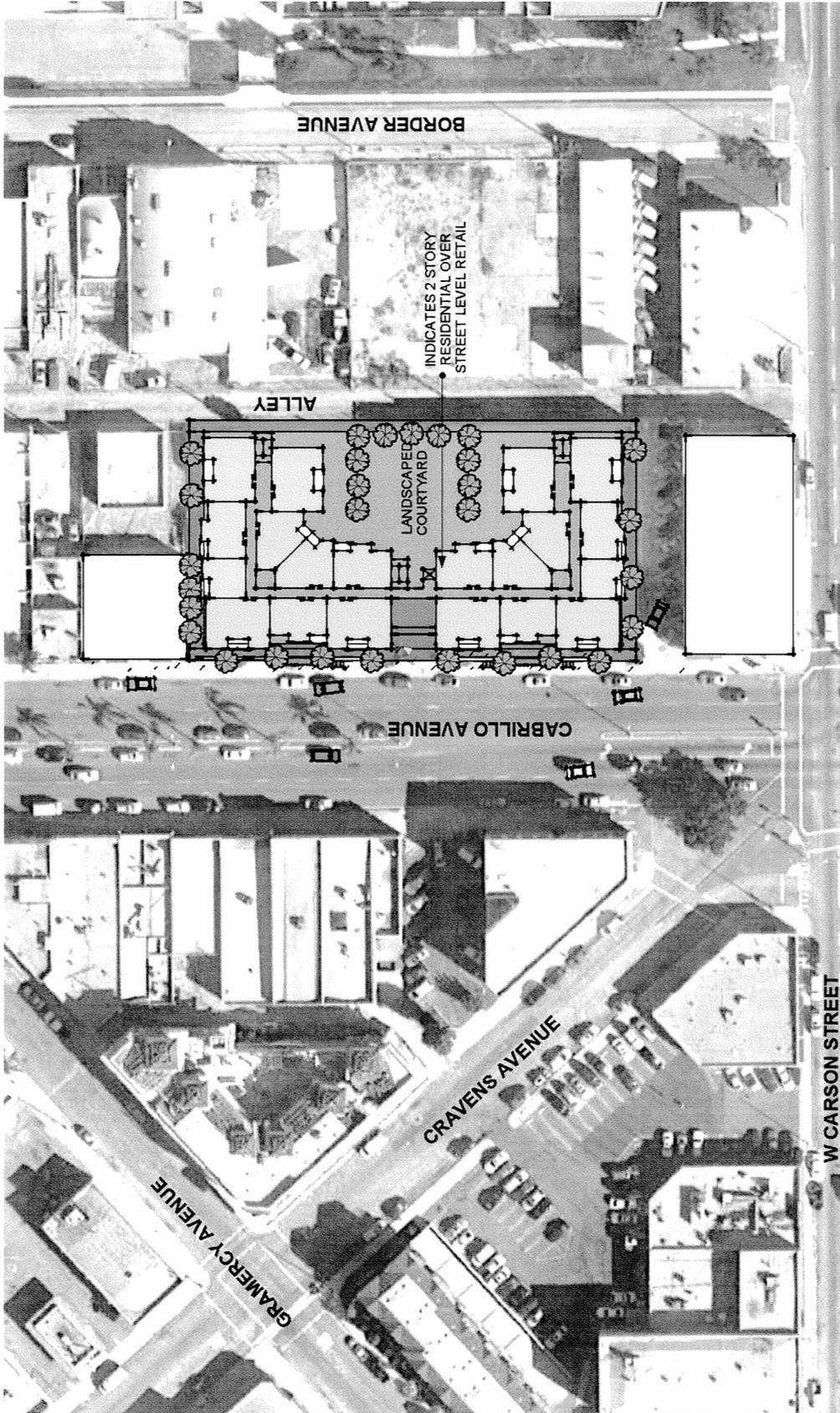
Entry:

This development is designed to allow for a gated entrance providing security to the residential parking and to discourage public vehicular traffic within the parking structure. The building massing creates a pedestrian entry design statement for the community, making it very clear where to go.

Utilities:

The existing overhead utilities will need to be placed underground. Fire flow will need to be calculated for potential additional hydrants and the fire sprinklers system. Sewer capacity is expected to be able to handle the additional units. Water pressure is assumed to be adequate. Storm facilities are additionally assumed to be adequate.





CONTEXTURAL SITE PLAN

NATIONAL COMMUNITY RENAISSANCE
 CABRILLO MIXED USE WORKFORCE HOUSING
 TORRANCE, CA

LPA 1.0066.10



DATE	DESCRIPTION
01-10-2010	ISSUE FOR PERMITTING
01-10-2010	ISSUE FOR PERMITTING
01-10-2010	ISSUE FOR PERMITTING

515 CALIFORNIA AVE, SUITE 100
 TORRANCE, CALIFORNIA 90501
 P 562 298-1101
 F 562 298-1102
 E info@lpa.com
 W www.lpac.com

LPA
 Architecture
 Planning
 Landscape Architecture
 Engineering

PROJECT SUMMARY

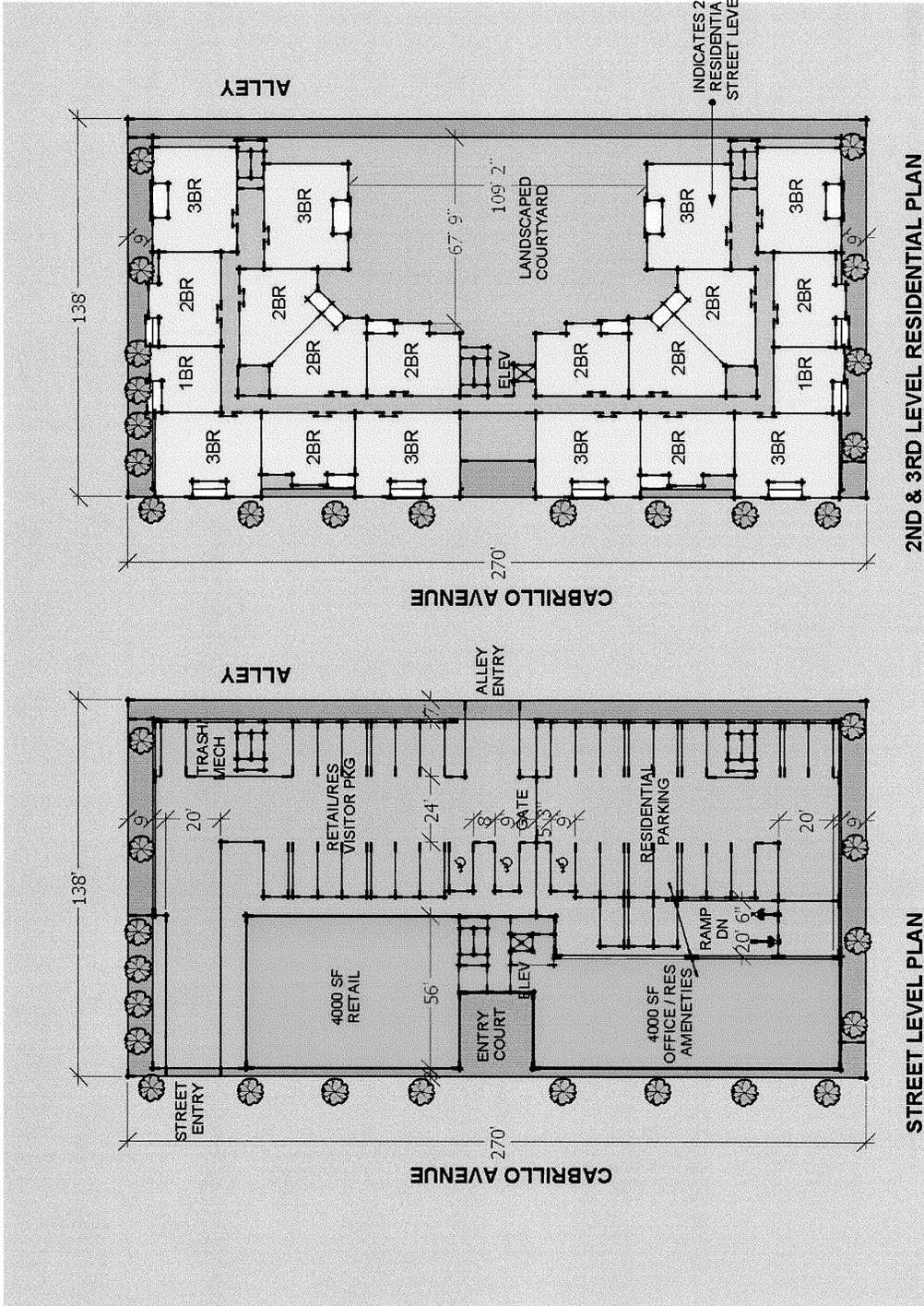
Site: 0.855 Ac; 37,252 SF

2 Story of Residential units over Street Level Uses / Parking over Subterranean Parking Level

Street Level Uses:
 4,000 sf Retail
 4,000 sf Office/Res Amenities
 Visitor & Gated Residential Parking

40 Units Minimum; 46.7 du/ac
 4-1BR x 2 = 8 sp
 20-2BR x 2 = 40 sp
 16-3BR (40%) x 3 = 48 sp
 96 sp req'd

81 Residential Pkg Sp (2,025 sp/1 du) (62 Std/19 Tandem)
 16 Retail Pkg Sp (4 sp/1,000 sf)
 97 Grand Total Parking Spaces (75 Std/3 HC/19 Tandem)



STREET LEVEL PLAN
2ND & 3RD LEVEL RESIDENTIAL PLAN



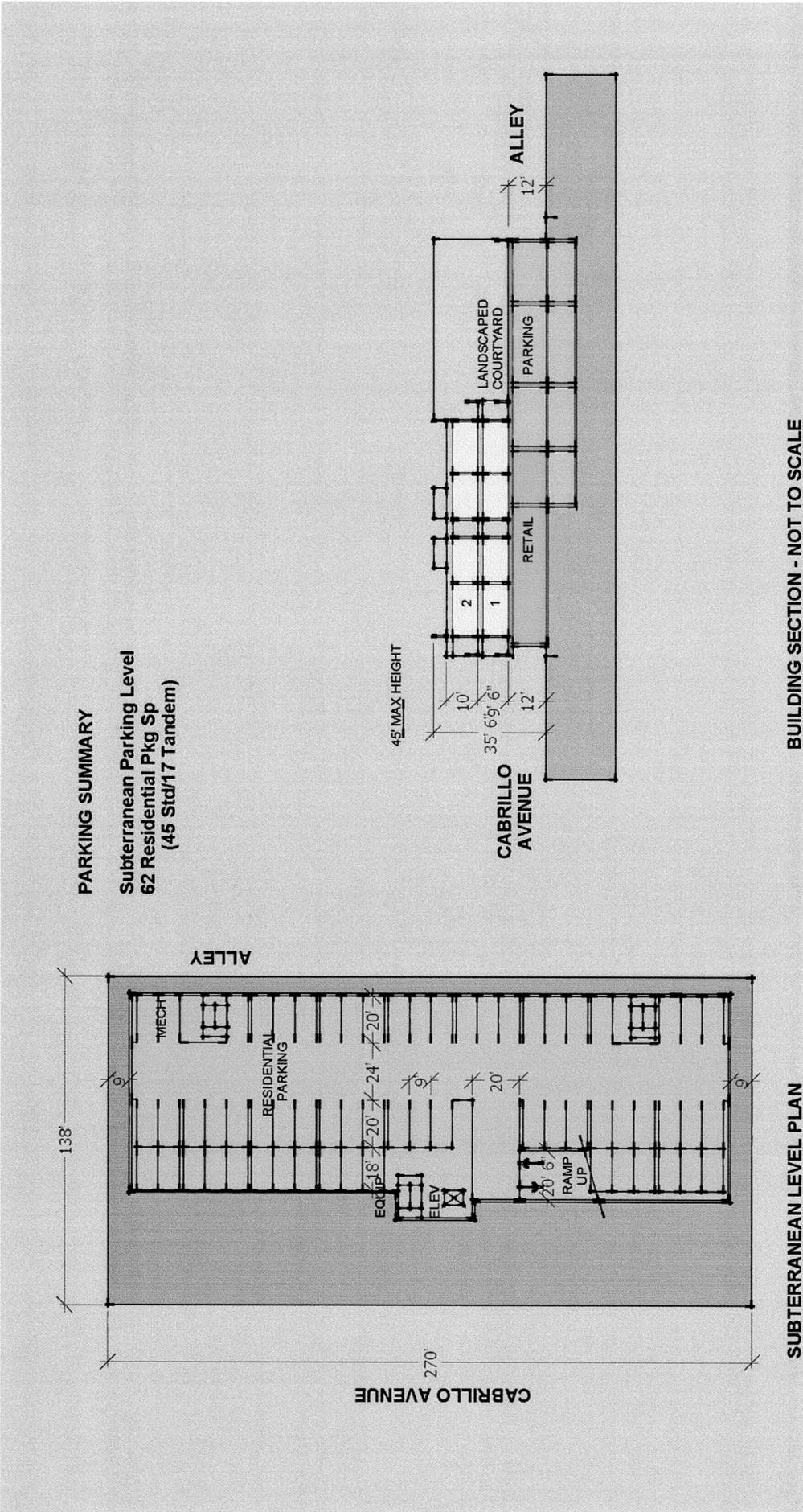
LPA
 ARCHITECTS
 Planning
 Landscape Architecture
 Urban Design

515 California Ave, Suite 100
 Irvine, California 92617
 P 949 261-1021
 C info@lpa.com
 W www.lpa.com

NATIONAL COMMUNITY RENAISSANCE
 CABRILLO MIXED USE WORKFORCE HOUSING
 TORRANCE, CA

LPA 11006.10
 10 20 40
 01-10-2010

STREET LEVEL PLAN / RESIDENTIAL LEVEL PLAN



DATE	01-10-2011
BY	ARCHITECT
CHECKED BY	ARCHITECT
PROJECT NO.	100616 10
PROJECT NAME	NATIONAL COMMUNITY RENAISSANCE CABRILLO MIXED USE WORKFORCE HOUSING
PROJECT ADDRESS	TORRANCE, CA

9150 California Ave, Suite 100
 Irvine, California 92617
 P 949 261 1621
 F 949 261 1622
 E info@lpa.com
 W www.lpacorp.com

LPA
 Architecture
 Planning
 Landscape Architecture
 Interiors

5150 California Ave, Suite 100
 Irvine, California 92617
 P 949 261 1621
 F 949 261 1622
 E info@lpa.com
 W www.lpacorp.com

LPA
 Architecture
 Planning
 Landscape Architecture
 Interiors

5150 California Ave, Suite 100
 Irvine, California 92617
 P 949 261 1621
 F 949 261 1622
 E info@lpa.com
 W www.lpacorp.com

LPA
 Architecture
 Planning
 Landscape Architecture
 Interiors

5150 California Ave, Suite 100
 Irvine, California 92617
 P 949 261 1621
 F 949 261 1622
 E info@lpa.com
 W www.lpacorp.com

LPA
 Architecture
 Planning
 Landscape Architecture
 Interiors

PROJECT SUMMARY

Site: 0.855 Ac; 37,252 SF

2.5 Story of Residential units over Street Level Uses / Parking over Subterranean Parking Level

Street Level Uses:

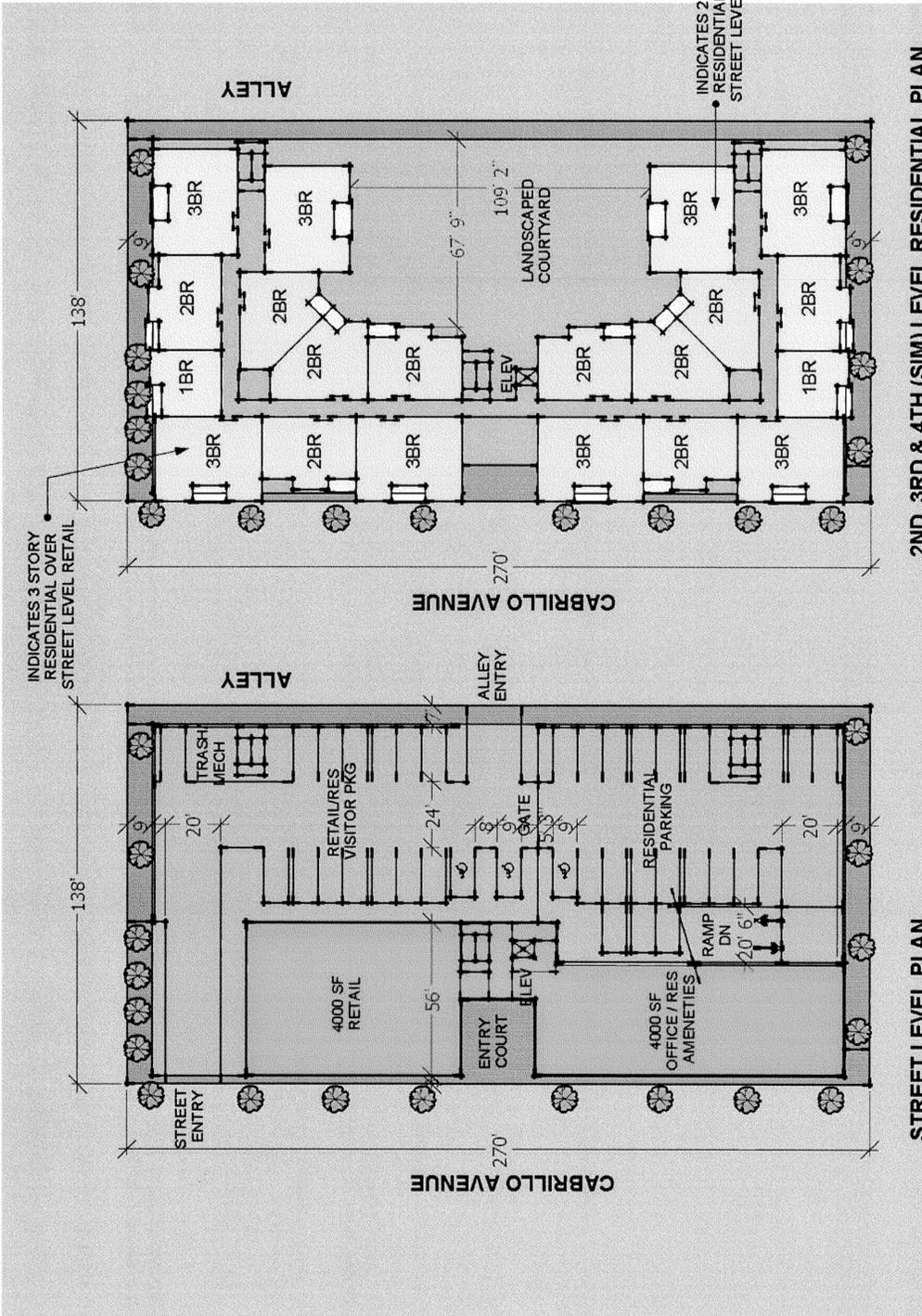
- 4,000 sf Retail
- 4,000 sf Office/Res Amenities
- Visitor & Gated Residential Parking

52 Units Minimum; 60.8 du/ac

- 4-1BR x 2 = 8 sp
- 28-2BR x 2 = 56 sp
- 20-3BR (38%) x 3 = 60 sp
- 124 sp req'd

112 Residential Pkg Sp (2.15 sp/1 du) (76 Std/36 Tandem)

**16 Retail Pkg Sp (4 sp/1,000 sf)
128 Grand Total Parking Spaces (89 Std/3 HC/36 Tandem)**



STREET LEVEL PLAN

2ND, 3RD & 4TH (SIM) LEVEL RESIDENTIAL PLAN

STREET LEVEL PLAN / RESIDENTIAL LEVEL PLAN

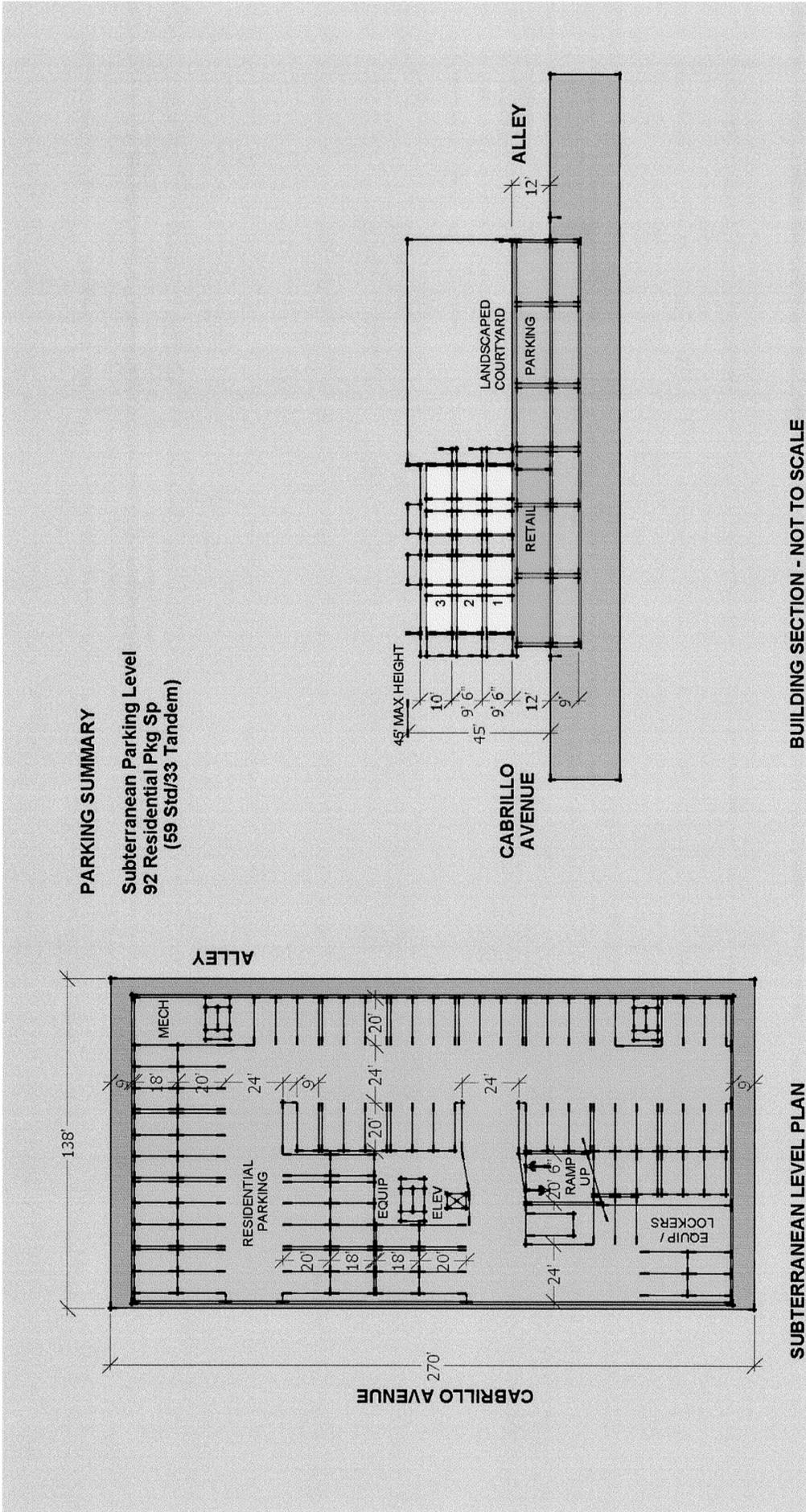
LPA
Architectural
Landscape Architecture
Engineering

6151 California Ave, Suite 100
Irvine, California 92617
P: 949.261.1111
F: 949.261.1100
E: info@lpa.com
W: www.lpa.com

DATE: 01-10-2010
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"

NATIONAL COMMUNITY RENAISSANCE
CABRILLO MIXED USE WORKFORCE HOUSING
TORRANCE, CA

LPA 10046 10
10 20 40



LPA
 Architecture
 Planning
 Design
 Landscape Architecture
 Urban Design

5151 California Ave, Suite 100
 Irvine, California 92617
 P 949 261-1101
 F 949 261-1102
 C info@lpa.com
 W www.lpa.com

PROJECT NO. 10046
 DATE: 01-10-2011
 DRAWING NO. 10046-10
 SHEET NO. 10 OF 40

BUILDING SECTION - NOT TO SCALE

SUBTERRANEAN LEVEL PLAN / BUILDING SECTION

NATIONAL COMMUNITY RENAISSANCE
 CABRILLO MIXED USE WORKFORCE HOUSING
 TORRANCE, CA

LPA 10046 10
 10 20 40

01-10-2011

National Community Renaissance

Scenario 1 – 40 Units of Residential

Community Development Department Staff Summary of Proposal National Community Renaissance

Scenario 1 -- 40 units of Residential

Description	Quantity	Floor Area (SF)	Total (SF)
1 bedroom	4	592	2,368
2 bedroom	20	884	17,680
3 bedroom	16	1,183	18,928
Total	40		38,976

Commercial/Retail and Community Space	
Type of Use	Square Footage (SF)
Retail space	4,000
Office/Community Space	4,000
Total	8,000
*No Open Space Data was provided	

Parking	
Residential	81
Retail	16
Total	97

Financing Structure	
Source	
Federal Tax Credit Equity	\$ 11,921,767.00
Permanent Loan (1st Trust Deed)	\$ 1,915,000.00
Land Value Contribution - City of Torrance*	\$ 2,200,000.00
Additional Funding Requested from City of Torrance	\$ 6,326,761.00
Affordable Housing Program Grant	\$ 200,000.00
Deferred Developer fee	\$ 200,000.00
Total Development Cost	\$ 20,563,528.00
* Land Value was treated as \$0 in this proposal and was excluded from Total Development Cost. For purposes of comparison, a \$2.2M land donation from the City was assumed.	

Unit Income Mix				
Area Median Income (AMI)	Quantity	1 bedroom	2 bedroom	3 bedroom
30%	5	1	2	2
45%	14	1	7	6
50%	13	2	6	5
60%	7	0	5	2
Manager	1			1
Total	40	4	20	16
9% Tax Credit Allocation, 39 units @ 30%-60% AMI				

Sustainability Bonus
Seeking LEED Silver Certification

National Community Renaissance

Scenario 2 – 52 Units of Residential

Community Development Department Staff Summary of Proposal

National Community Renaissance

Scenario 2 -- 52 Units of Residential

Description	Quantity	Floor Area (SF)	Total (SF)
1 bedroom	4	592	2,368
2 bedroom	28	884	24,752
3 bedroom	20	1,183	23,660
Total	52		50,780

Commercial/Retail and Community Space	
Type of Use	Square Footage (SF)
Retail Space	4,000
Office/Community Space	4,000
Total	8,000
*No Open Space Data was provided	

Parking	
Residential	108
Retail	16
Total Spaces	124

Financing Structure	
Source	
Federal Tax Credit Equity	\$ 14,874,741.00
Permanent Loan (1st Trust Deed)	\$ 2,582,000.00
Land Value Contribution - City of Torrance*	\$ 2,200,000.00
Additional Funding Requested from City of Torrance	\$ 8,492,386.00
Affordable Housing Program Grant	\$ 200,000.00
Deferred Developer fee	\$ 200,000.00
Total Development Costs	\$ 26,349,127.00
* Land Value was treated as \$0 in this proposal and was excluded from Total Development Cost. For purposes of comparison, a \$2.2M land donation from the City was assumed.	

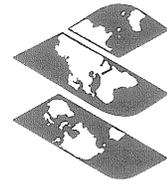
Unit Income Mix				
Area Median Income (AMI)	Quantity	1 bedroom	2 bedroom	3 bedroom
30%	6	1	3	2
45%	18	1	10	7
50%	17	2	9	6
60%	10	0	6	4
Manager	1			1
Total	52	4	28	20
9% Tax Credit Allocation, 51 units @ 30%-60% AMI				

Sustainability Bonus
Seeking LEED Silver Certification



Cabrillo Mixed Use Workforce Housing
 Request for Proposals
 City of Torrance
 January 13, 2011

RELATED



**Mar
 Ventures,
 Inc.**

January 13, 2011

To Whom It May Concern:

Related California and Mar Ventures are pleased to submit this response to the City of Torrance Redevelopment Agency for the Mixed Use Workforce Housing Development Opportunity at 1640 Cabrillo Avenue. We view this site as a prime opportunity to make a meaningful contribution to the redevelopment and revitalization of Downtown Torrance and have developed a 39 unit mixed use affordable housing plan that we believe achieves the City's many goals for the property.

Our firms have assembled a team that is uniquely qualified for the proposed development. We combine the best in class for affordable housing design, development, finance and construction (Related California) with the community sensitivity and experience of a local stakeholder developer (Mar Ventures). In addition, we are joined by a nonprofit general partner (Affordable Housing Access/Project Access) to provide on site social services and best in class property management (Related Management Company) to ensure the highest level of community health and sustainability within the new development.

Related and Mar Ventures will be responsible for the planning, design, financing and construction of the project. While both partners will have an equal say in decision making, Related will have overall responsibility for the development and will act as the financial partner, providing the necessary predevelopment capital, securing the debt and equity, and providing any required lender and investor guarantees. Mar will have lead responsibility for the processing of all local approvals and for coordinating all interface with the community and nearby stakeholders. Affordable Housing Access will act as managing general partner of the partnership for tax purposes, and will also coordinate the delivery of services to project residents through Project Access, its affiliated service coordinator. AHA and Project Access have worked in this capacity with Related in 9 other completed developments.

Property management will be handled by Related Management Company (RMC), one of the most experienced managers of affordable and mixed income housing in the State. Further, as an affiliate of Related, RMC offers a consistency and commitment of service to the project that third party management companies cannot offer. On behalf of the partnership, the principals of Mar will work closely with management to ensure good relations with the City and the surrounding community on a continuing basis.

In addition to the capabilities of the development entity and property manager, we have assembled a team of design professionals at the top of the field, who are also local business stakeholders in the City of Torrance. Withee Malcolm Architects has worked with Related on a number of recent affordable housing projects in the cities of Anaheim and Carson and have consistently delivered projects that meet Related's exacting standards for design. We insist that our affordable housing developments be indistinguishable from market rate product and WMA has helped us execute that mission repeatedly. Our Civil Engineer, RT Quinn and Associates has been a long time associate and collaborator with WMA, is a business based locally in Torrance and has extensive local experience with multifamily housing projects.

CABRILLO MIXED-USE WORKFORCE HOUSING
Request for Proposals

As further described in the Development Program, we know that options are important to any Agency and property owner and have provided alternative scenarios as to the development program and financing approach. Having worked with a large number of Redevelopment Agencies throughout the state, we are experienced in working with individual Agencies to balance and design and planning goals with budget and timeline constraints. If selected, we would be pleased to explore our proposed development scenario or any of the other scenarios presented in this response as a collaborative and iterative process that achieves the Agency's goals to the highest degree feasible.

Together our team looks forward to discussing this development opportunity further with you in the near future. Please feel free to contact us should have any questions about the contents of this submission or to set up an in person interview.

Sincerely,



William A. Witte
President, Related California



Allan Mackenzie
President, Mar Ventures



The basis of the design concept was to create a building that will play a significant role in the continued redevelopment of Downtown Torrance. Adding both commercial and residential to the Cabrillo corridor will stimulate pedestrian activity on a block which has not seen any new development in decades. The new community will also serve as a visual gateway to the South East entrance to the Downtown.

The proposed development includes 39 units of affordable rental housing for individuals and families earning 50% or below of the County Area Median Income, but as with Related's other affordable developments, is designed to market-rate specifications. It also includes an interior courtyard, and active ground floor street frontage including property management offices, resident community space, and retail space that can accommodate either neighborhood serving retail or live/work units. Parking is included per code requirements in the plan to serve both residents and retail patrons.

The development consists of two separate buildings connected by bridges and clustered around a central village green for residents, which is also connected to a new commercial plaza located between the retail and community uses facing Cabrillo Avenue. We envision the plaza to be utilized by both the public and residents, with possible outdoor dining and/or seating areas being provided and possible additional connectivity to Cabrillo for future development of the adjacent site across the alley. The retail spaces are also flexible in their design in that we can create live-work spaces if we feel it would be more appropriate by dividing the space and connecting to the townhomes above with the internal stair already provided in the unit.

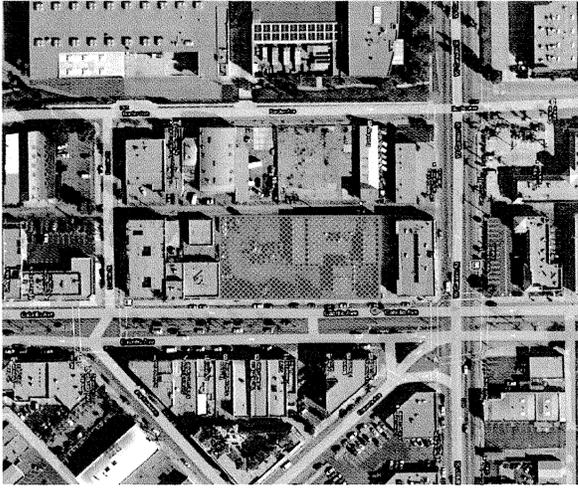
The landscaped courtyard is located just behind the large brick archway, as seen from the street, and will contain a children's play area that is adjacent to the large residential patio just off both the laundry and the community space. A public walkway will lead to convenient commercial and residential guest parking just off the alley and adjacent to the courtyard. Private patios and balconies are provided at each residence as well. The ground floor community space will have a large lounge, small kitchen, mail, and reception. The management offices will be on the other side of the Resident lobby and will contain waiting areas and offices.

The project is designed to maximize opportunities for sustainability both in construction and property operations. Construction of the building will utilize recycled and low VOC materials and recycling of building waste. Interiors will include Energy Star and water conserving appliances and fixtures. The building will exceed Title 24 standards by at least 10% and will target a LEED Gold certification.

The Architecture reflects the historical nature of Downtown with materials and composition compatible to the Irving Gill designed structures within the area. The brick and concrete utilized to frame the commercial spaces at the street level celebrate the entries to the residential lobby and the landscaped courtyard establish a sense of permanence and quality. This is a design that acknowledges the past but doesn't replicate any historic style—"Contemporary brush strokes on a nostalgic canvas"



VICINITY MAP - NTS

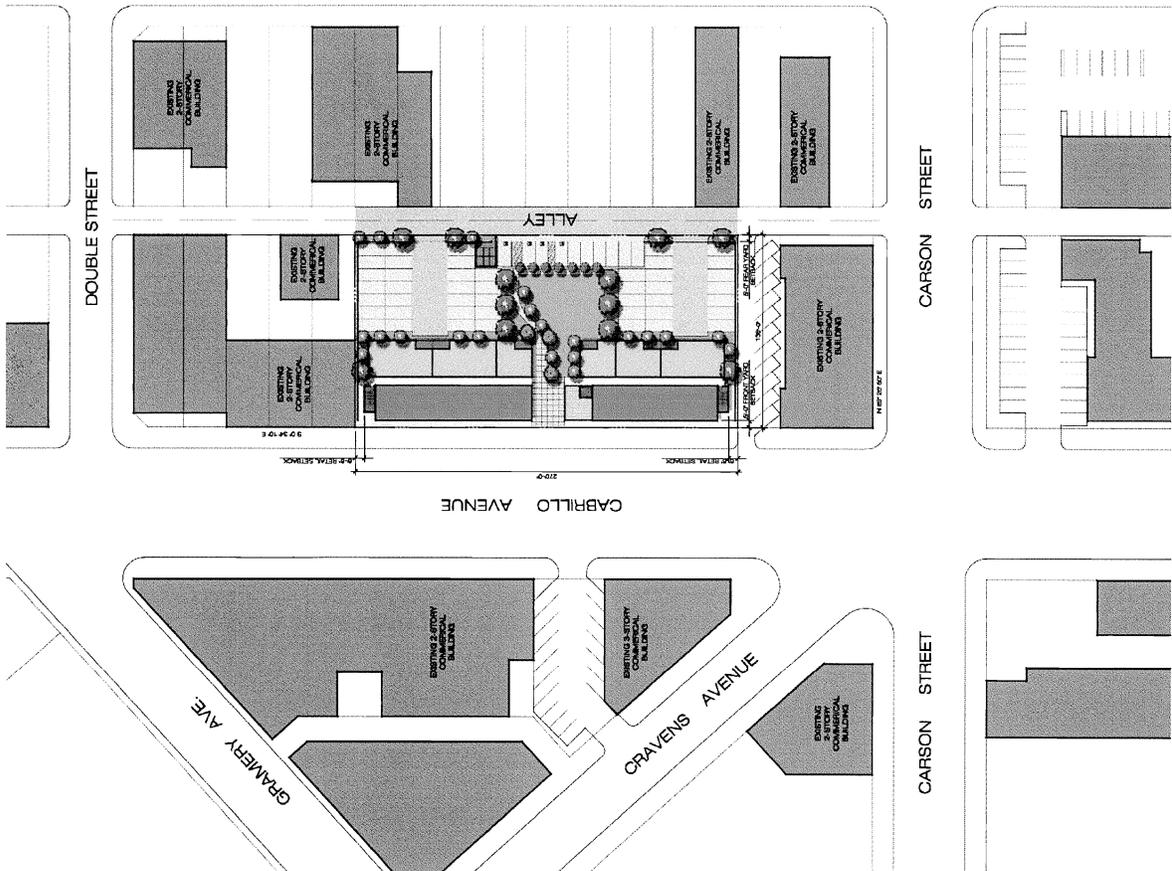


PROJECT SUMMARY

3.8D - 3000
 APN: 021-001-001-001
 PROJECT DEVELOPER: RELATED
 PROJECT ADDRESS: 1540 Cabrillo Avenue
 Torrance, CA 90501
 LOT COVERAGE: 30
 TOTAL UNITS: 43
 DENSITY ALLOWED: 37.50 Dv / acre
 DENSITY PROVIDED: 37.50 Dv / acre
 ZONING CLASSIFICATION: Downtown Redevelopment Project

PLAN	DESCRIPTION	QUANTITY	GROSS AREA
RETAIL DT			
COMMUNITY SPACE / MANAGEMENT			1,100 sq'
COMMUNITY SPACE / MANAGEMENT			1,600 sq'
A	1 BR FLAT	10 (1.33%)	550 sq'
B	1 BR + DEN FLAT	4 (1.13%)	580 sq'
C	2 BR FLAT	2 (0.53%)	700 sq'
D	2 BR 2BA FLAT	3 (1.10%)	700 sq'
E	3 BR 2BA FLAT	9 (1.33%)	1,100 sq'
SUBTOTAL UNITS:			30 residential units provided

PARKING SUMMARY	
14	units < 700 sq'
16	units > 700 sq'
Total Required Residential parking: 46 spaces	
COMMERCIAL PARKING REQUIRED	
2,400	sq' / 300
Total Required Commercial Parking: 8 spaces	
TOTAL REQUIRED PARKING SPACES: 54 spaces	
TOTAL PROVIDED PARKING SPACES: 50 spaces	



PROJECT SUMMARY / SITE PLAN
 OPTION A
 CABRILLO MIXED-USE
 WORK FORCE HOUSING RFP
 TORRANCE, CA



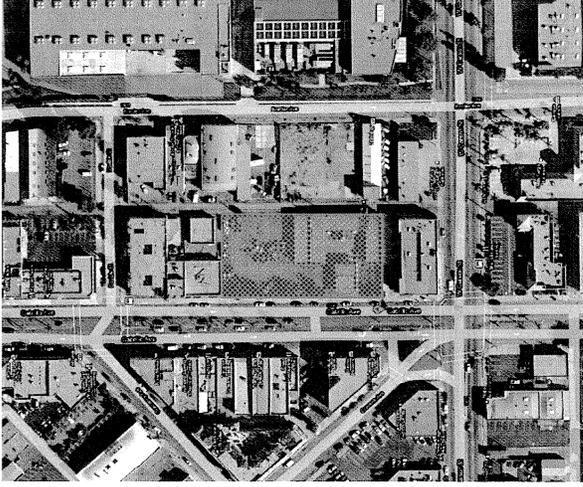
CLIENT
RELATED
 15201 Von Karman Avenue, Suite 800, Irvine CA 92612
 Tel: (949) 860-7272

Withree Malcolm Architects, LLP
 2251 W. 170th Street
 Torrance, CA 90501
 Tel: (310) 217-9980
 Fax: (310) 217-0425

JOB NO: B0002
 DATE: January 12, 2011
 PRINTED: January 12, 2011
 SCALE: 1" = 40'-0"



VICINITY MAP - NTS

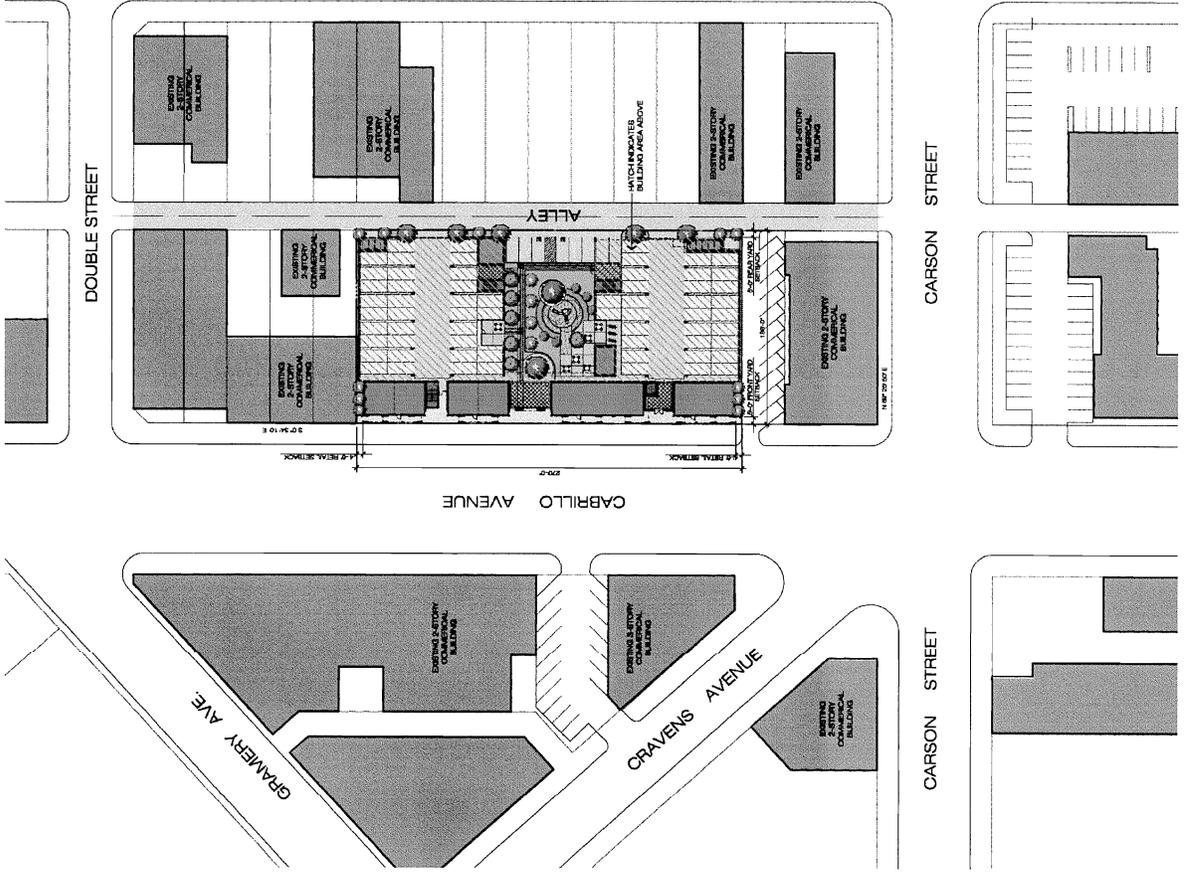


PROJECT SUMMARY	
LOT AREA	8.89 acres
APPLICANT/DEVELOPER	RELATED
PROJECT ADDRESS	1640 CARBILLO AVENUE TORRANCE, CA 90501
LOT COVERAGE	39 units (residential units) 39 units (468 Duplicates)
TOTAL UNITS PROVIDED	39 units (468 Duplicates)
DENSITY PROVIDED	Downtown Redevelopment Project
ZONING / CLASSIFICATION	

PLAN	DESCRIPTION	UNITS	GROSS AREA
RETAIL 01	RETAIL UNIT SPACE		1,100 SF
MANAGEMENT OFFICES			1,100 SF
A	1 BR FLAT	8 (21%)	582 SF
B	1 BR 1 DEN FLAT	8 (21%)	544 SF
C	2 BR FLAT	4 (10%)	1,076 SF
D	3 BR BA FLAT	4 (10%)	1,076 SF
E	3 BR 2 BA FLAT	8 (21%)	1,076 SF
SUBTOTAL UNITS:		39	residential units provided

PARKING SUMMARY	
RESIDENTIAL PARKING REQUIRED	
16	UNITS < 700 SF = 16 SPACES
23	UNITS > 700 SF = 48 SPACES
Total Required Residential Parking = 62 SPACES	
COMMERCIAL PARKING REQUIRED	
2,200	SF / 300 = 6 SPACES
Total Required Commercial Parking = 6 SPACES	
TOTAL REQUIRED PARKING SPACES	
70 SPACES	
TOTAL PROVIDED PARKING SPACES	
71 SPACES	

RESIDENTIAL OPEN SPACE SUMMARY	
COMMON OPEN SPACE	3,548 S.F. (99 S.F. / UNIT AVERAGE)
PRIVATE OPEN SPACE	4,370 S.F. (112 S.F. / UNIT)
COMMUNITY ROOM	1,650 S.F.
TOTAL OPEN SPACE	9,568 S.F. (247 S.F. / UNIT)



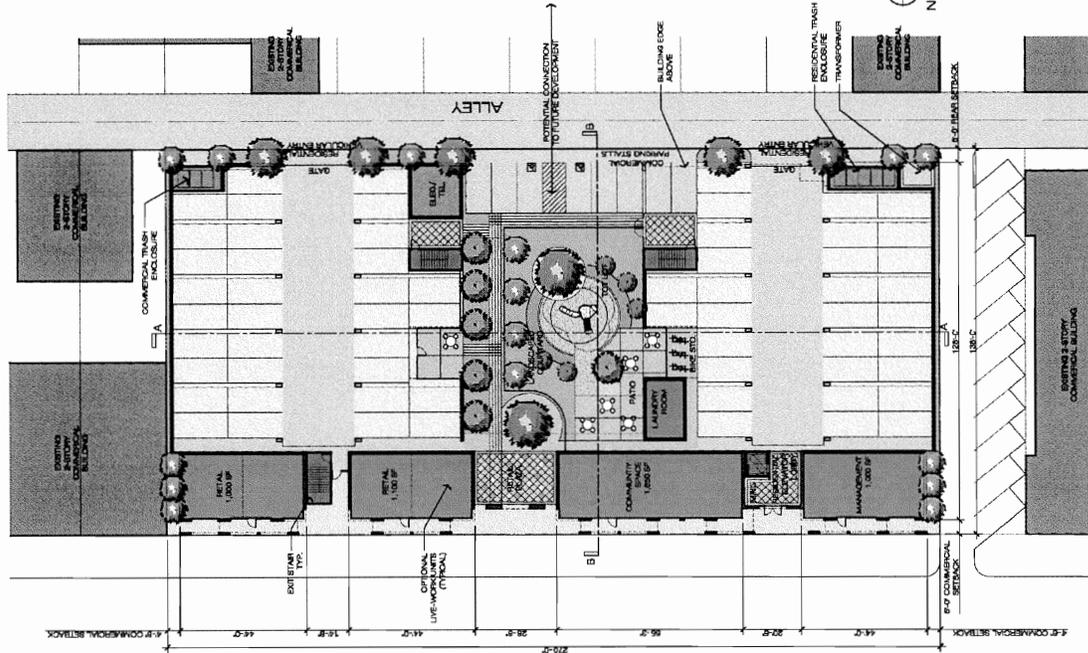
PROJECT SUMMARY / SITE PLAN
 CABRILLO MIXED-USE
 WORK FORCE HOUSING RFP
 TORRANCE, CA

CLIENT
RELATED
 18301 Von Karman Avenue, Suite 800, Irvine CA 92612
 Tel: (949) 660-7272

Withee Malcolm Architects, LLP
 2251 W. 196th Street
 Torrance, CA 90504
 Tel: (310) 217-0225
 Fax: (310) 217-0225

JOB NO: B0082
 DATE: January 12, 2011
 PRINTED: January 12, 2011
 Scale: 1" = 40'-0"





GROUND FLOOR BUILDING PLAN



SECOND FLOOR BUILDING PLAN

BUILDING PLANS
 CABRILLO MIXED-USE
 WORK FORCE HOUSING RFP
 TORRANCE, CA

CLIENT
RELATED
 1820 Van Ness Avenue, Suite 900, Irvine CA 92612
 Tel: (949) 850-7272

Wither Malcolm Architects, LLP
 2251 W. 190th Street
 Torrance, CA 90504
 Tel: (310) 217-0995
 Fax: (310) 217-0995

JOB NO. 00095
 DATE: January 12, 2011
 PRINTED: January 12, 2011
 SCALE: 1" = 20'-0"





CABRILLO AVENUE VIEW

CABRILLO MIXED-USE
 WORK FORCE HOUSING RFP
 TORRANCE, CA

CLIENT

RELATED

18201 Von Krummen Avenue, Suite 800, Irvine CA 92612
 Tel: (949) 566-7272



Withhee Malcolm Architects, LLP
 2251 W. Lake Street
 Torrance, CA 90505
 Tel: (310) 217-6866
 Fax: (310) 217-0426

JOB NO. B0062

DATE: January 12, 2011

PRINTED: January 12, 2011

Community Development Department Staff Summary of Proposal Related/Mar Ventures Inc.

Description	Quantity	Floor Area (SF)	Balcony (SF)	Ground Floor Work Space	Total (SF)
1 bedroom	8	582	94		4,656
1 bedroom/den	8	644	46		5,152
2 bedroom/1.5 bath	11	935	78	322 SF	10,285
3 bedroom/2 bath	4	1,076	87		4,304
3 bedroom/2 bath	8	1,076	100		8,608
Total	39		405		33,005

Commercial/Retail and Community Space	
Type of Use	Square Footage (SF)
Commercial/retail space	2,200
Community Room	1,650
Total	3,850

Parking	
Resident	63
Commercial	8
Total Spaces	71

Open Space	
Common open space (SF)	3,588
Private open space (SF)	4,376
Community Room (SF)	1,650
Total SF	9,614

Financing Structure	
Source	
Federal Tax Credit Equity	\$ 6,837,432.00
Permanent Loan (1st Trust Deed)	\$ 1,305,691.00
Land Value Contribution - City of Torrance*	\$ 2,200,000.00
Additional Funding Requested from City of Torrance	\$ 4,063,220.00
Total	\$ 12,206,343.00

* Land Value was treated as \$0 in this proposal and was excluded from Total Development Cost. For purposes of comparison, a \$2.2M land donation from the City was assumed.

Unit Income Mix				
Area Median Income (AMI)	Quantity	1 bedroom	2 bedroom	3 bedroom
30%	4	2	1	1
40%	8	3	2	3
50%	26	10	8	8
Manager	1	1		
Total	39	16	11	12
9% Tax Credit Allocation, 38 units @ 30%-50% AMI				

Sustainability Bonus
Seeking LEED Gold Certification

Related/Mar Ventures

Option A – Alternative
30 Units of Residential

**Community Development Department Staff Summary of Proposal
Related/Mar Ventures Inc.**

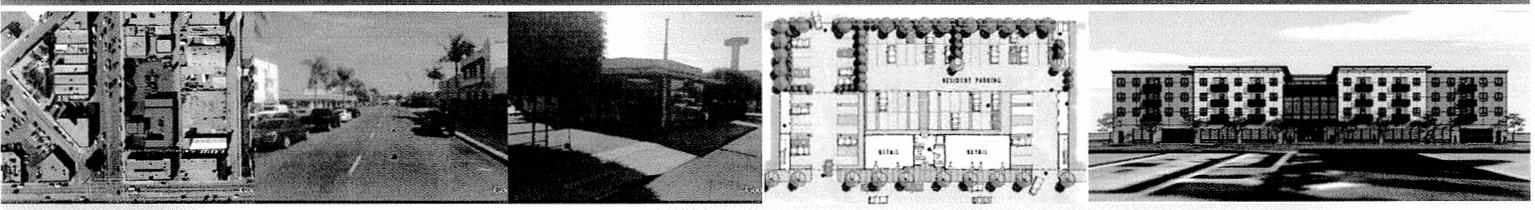
Option A -- Alternative 30 Units of Residential

Description	Quantity	Floor Area (SF)	Total (SF)
1 bedroom	10	550	5,500
1 bedroom/den	4	580	2,320
2 bedroom/2 bath	4	935	3,740
2 bedroom/2 bath	3	700	2,100
3 bedroom	9	1,100	9,900
Total	30		23,560

Commercial/Retail and Community Space	
Type of Use	Square Footage (SF)
Commercial/Retail space	2,400
Community Room	2,200
Total	4,600
*Open Space calculations not provided	

Total Parking	55 spaces
----------------------	-----------

Affordable Workforce Housing Development Proposal



CABRILLO MIXED-USE

RFP 2011-01 | 1640 CABRILLO AVENUE | CITY OF TORRANCE | CALIFORNIA

DEVELOPER INFORMATION:

Jonathan Emami
Vice President
ROEM Development Corporation
1650 Lafayette Street
Santa Clara, California 95050

SUBMITTED TO:

Office of the City Clerk
Attn: Jeffery W. Gibson
City of Torrance
3031 Torrance Boulevard
Torrance, California 90503





Introduction

ROEM Builders, Inc. ("ROEM")
 10000 Wilshire Blvd, Suite 1000
 Culver City, CA 90230
 Tel: 310.206.1400
 Fax: 310.206.1400

Dear Mayor/Bronco:

ROEM, the premier of Torrance (ROEM) is pleased to submit qualifications for the residential mixed-use development, also known as "Cabrillo Mixed-Use" located on the parcel referred to as the "Cabrillo Mixed-Use" project. We strongly support your objective to provide high quality affordable housing and welcome the opportunity to partner with you in the success of this endeavor.

Why is ROEM the best fit for this project?

ROEM has a long history and track record of providing award winning market rate and affordable housing throughout California. Currently, we have an active pipeline of over 1,000 affordable housing units in various stages of the development process. We have recently awarded the Southern California region and have three active affordable projects under construction in Los Angeles, Ventura and San Diego. It is our goal to continue to grow in this region and become the premier developer and provider of affordable housing for families and neighborhoods. We believe in providing high quality housing for everyone and our goal is to consistently design projects that support the sustenance of comparable market rate communities so that our residents can take pride in where they live. We are able to accomplish this by being a turnkey developer with a qualified team that can not only design, entitle and finance housing, but that can actually construct through our affiliated construction management and general contracting entities; ROEM Builders, Inc. and ROEM-ROEM Consulting Group.

ROEM brings exceptional experience in developing affordable urban in-fill housing, transit oriented developments and build-to-soft projects intended to meet complex and specific community needs. We embrace the challenges facing the project site earmarked for development in the City of Torrance, including the opportunity to create a high quality development which will harmonize with the broader community. ROEM has been selected as the developer for publicly-owned parcels on multiple occasions and successfully brought these development projects to fruition through close collaboration with public agencies.

Our Proposal

ROEM envisions mixed-use affordable family rental housing community, which will rival any new market rate apartment community. The architectural character of this project will be carefully crafted to reflect a design which is both fresh and welcoming while sensitive to the historical heritage of Old Torrance Downtown. We have analyzed your site and believe we can accomplish your affordable objectives while also contributing meaningfully to the City's retail objectives along Cabrillo Avenue. Our proposed development would feature amenities such as a community room with comfortable seating; a community library with reading areas; an entertainment room with a flat screen television; a computer room with internet access; a catering kitchen with a counter area for group engagements; a rooftop open space area with landscaping and a lot lot play area; and, secured resident parking at ground level. We look forward to speaking more with you about our initial assessment and working together to design an ideal solution.

Our team will design, build, and rent this project according to the time and cost schedules budgeted. We will follow up construction with the maintenance, management, and services necessary to ensure this new community remains attractive and provides a high quality living environment for future residents and generations. The Development team will focus on long term project sustainability through a number of environmentally responsible features including green technologies, materials, and amenities, and we will pursue LEED and/or GreenPoint Rated building certification accordingly. The Development team is also dedicated to ensuring the ongoing well being of community residents and will work to incorporate a number of our award-winning resident services. Our services target financial literacy, trash management, ESL, and other programs to provide residents with some of the tools required to empower self sufficiency. Providing for quality afterschool programs critical to the success of working families is also a priority.



DEVELOPMENT PROGRAM & FINANCIAL MODELING

ROEM proposes to construct 36 affordable units over 3,750 sf of ground floor retail on .85 acres of currently underdeveloped land. We have identified a design program which will yield significant benefits to the City and potential residents or patrons. Our preliminary proposal is based on the successful attainment of tax credit investment and the City's commitment of the subject property. Moving forward, ROEM would like to work with the City to identify long-term development strategies and partner with you to achieve this end. We consider all information provided and proposed in this section to be conceptual and for the purpose of discussing next steps.

SITE OPPORTUNITIES AND CONSTRAINTS

The project site's proximity to public transportation, retail, and services will be noteworthy to potential residents. Being near a large intersection, but not on one, will also help augment visibility while being far enough removed to allow save ingress/egress. To this end, the rear-loaded alley allows the building to be serviced from behind without interfering with building security.

The redevelopment of this site will also repair damage to the pedestrian street wall along Cabrillo avenue which is important in establishing a neighborhood-scaled light retail and commercial corridor. We believe this will help retail marketability in all buildings along this section of street and allow our development to attract tenants with a strong reputation. Construction staging for our proposed concept can occur onsite.

Development Concept

ROEM and KTG propose to locate a three story double-loaded residential structure over ground floor retail along Cabrillo Avenue with parking accessed from the street but hidden behind the retail component (see layout on next page). This concept separates secure residential parking from retail parking and is in conformance with the area land-use designation. No underground parking will be required yet no parking will be visible from the street.

The conceptual architecture features storefront opening within a stone/masonry type façade at the first floor to properly ground the structure. Residential spaces above feature private balconies, a two story common area with glass atrium, and rooftop activity areas including outdoor soft seating along Cabrillo Avenue and a top lot to the rear of the property. Colors and materials shown are for illustration purposes, and we look forward to working with your planning department to identify the most site-appropriate scheme to pay proper homage to Torrance's architectural character.



ROEM
CORPORATION
1650 LAFAVETTE
SANTA CLARA, CA
TEL: (408) 964-5600

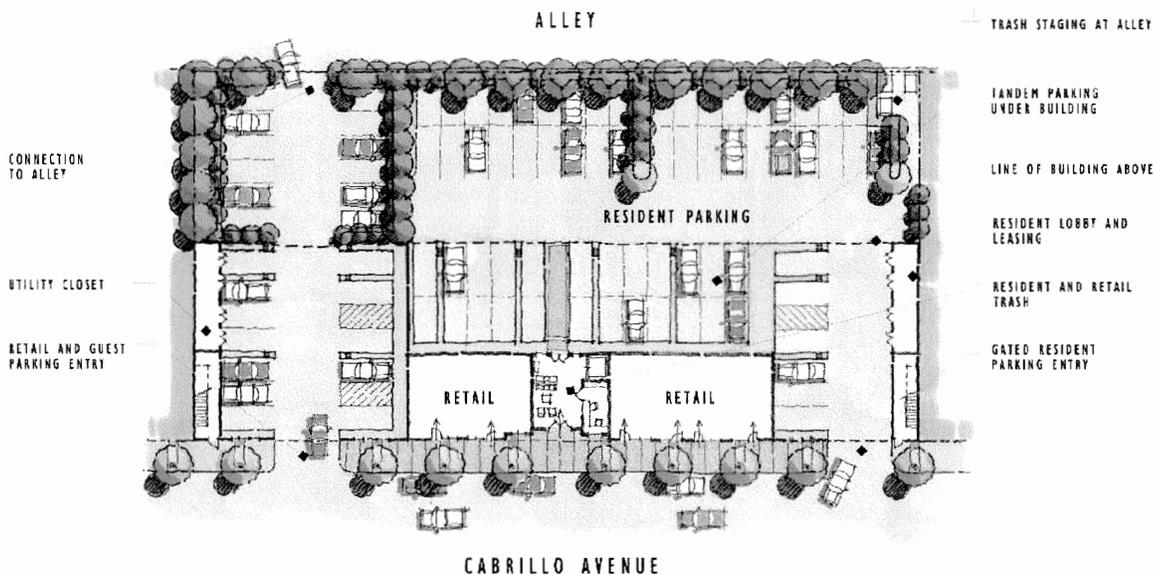
ALCO
Architectural Planning
17021 E. 14th, Suite 200
Denver, CO 80231
REG: 043 001 3153

01.12.11

1640 CABRILLO RFP
TORRANCE, CALIFORNIA

SITE
PLAN

A 1.0



SITE AREA:		PROJECT SUMMARY	
	37,252 S.F. (.85 ACRES)	1 BEDROOM UNITS:	6 X 1 SPACE/UNIT = 6
		2 BEDROOM UNITS:	19 X 2 SPACES/UNIT (TANDEM) = 38
RETAIL AREA:	3,750 S.F. (10% OF SITE AREA)	3 BEDROOM UNITS:	12 X 2 SPACES/UNIT (TANDEM) = 24
		TOTAL:	37 UNITS 68 SPACES
RETAIL/GUEST PARKING:	24 SPACES		

Conceptual Site Plan



Conceptual Cabrillo Elevation



UNIT BREAKOUT AND DESIGN

The architectural expression will reflect that of a high-end mixed-use development along a downtown commercial corridor. The design provides for separate drive and pedestrian entrances to correspond with the building's multiple uses. Prominence is placed on the residential pedestrian entrance through a change in articulation, material, lighting, and landscape. This emphasis is carried through the building vertically by the indoor and outdoor common areas above. We believe this architectural feature will likewise provide a striking image at night and help improve the site's 24 hour viability. The design incorporates sidewalk and street-front landscape improvements.

The proposed concept provides 37 units of stacked flat apartments over partially-covered first floor parking. Our unit mix places emphasis on 2 bedroom units (19) and 3 bedroom units (12), with only six 1 bedroom units planned. TCAC regulation allows some flexibility here, and we are open to discussing alternative configurations.

Residential parking will be entranced only from a queue on Cabrillo Avenue and be secured by gate and surveillance camera. Residents will utilize an entrance device to enter and be provided assigned parking. The 68 residential spaces provide a single space for 1 bedroom units and a tandem space for both 2 and 3 bedroom units. Handicap parking and some storage provisions for bicycles have been identified.

Parking for the building's ground floor retail and leasing office spaces can be accessed from either Cabrillo Avenue or the Alley at the rear of the project site. In consultation with our commercial/retail advisor, NAI Capital, it was noted this layout would provide maximum flexibility and benefit to potential patrons. Likewise, we have placed an emphasis on parking (24 spaces) to allow for maximum tenant flexibility. Uncovered retail and residential parking at the rear of the site are envisioned to be landscaped heavily at the property line.

As a critical measure of all signature ROEM properties, common area interior finishes will be not only durable and of high quality, but high design which rivals those found in market rate communities. In addition to our strong management and expertise, we take pride in knowing that our attention to design and detail are key elements of our continued success and a fully-occupied portfolio.

Design and Sustainability

ROEM ensures its commitment to quality and sustainable living in all its buildings through integrated green technologies. While implementation of these strategies may increase the short-term costs of this project, the benefits realized from such features as energy and water efficiencies, construction indoor air quality management, construction and demolition waste management would help ROEM manage this site in a more efficient manner in years to come.

ROEM will address key issues in green building designed to minimize the impact on the surrounding environment. These include water efficiencies, energy efficiencies, air quality management, construction and demolition waste management, and operations and maintenance manuals for occupants and staff. ROEM will obtain LEED and/or Build It Green Certification for this development.



Street Level Concept Rendering (Front Elevation)



Birds Eye Concept Rendering (Front Elevation)



Birds Eye Concept Rendering (Roof Deck)



Birds Eye Concept Rendering (Rear Elevation)

Community Development Department Staff Summary of Proposal ROEM Corporation

Description	Quantity	Floor Area
1 bedroom	6	not provided *
2 bedroom	19	not provided *
3 bedroom	12	not provided *
Total	36	

* Details of the unit floor area were not provided in proposal - parking and open space requirements could not be calculated.

Retail/Commercial Space	3,750 SF
--------------------------------	----------

Parking	
Resident <700 s.f.	6
Resident >700 s.f.	61
Guest/Retail	24
Total Spaces	91

Financing Structure	
Source	
Federal Tax Credit Equity	\$ 6,821,856.00
Permanent Loan (1st Trust Deed)	\$ 2,749,388.00
Land Value Contribution - City of Torrance*	\$ 2,200,000.00
Additional Funding Requested from City of Torrance	\$ 3,650,000.00
Commercial Loan	\$ 111,557.00
Deferred Developer Fee	\$ 299,607.00
Total Development Cost	\$ 15,832,408.00

* The land value will be based on the most recent appraisal. A drop in land value will increase the additional funding requested from the City.

Unit Income Mix				
Area Median Income (AMI)	Quantity	1 bedroom	2 bedroom	3 bedroom
30%	4	1	2	1
40%	8	1	4	3
50%	15	2	8	5
60%	9	2	4	3
Manager	1		1	
Total	37	6	19	12

9% Tax Credit Allocation, 37 units @30%-60% AMI

Sustainability Bonus
Seeking LEED and/or Built it Green Certification