



## City of Industry Property and Housing Management Authority

Regular Meeting Agenda  
SEPTEMBER 13, 2017  
5:00 p.m.

Chairman Joseph Emmons  
Board Member Saul Jauregui  
Board Member Erin Schriever

Location: City Council Chamber, 15651 East Stafford Street, City of Industry, California

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### **Addressing the Authority:**

- ▶ **Agenda Items:** *Members of the public may address the Authority on any matter listed on the Agenda. In order to conduct a timely meeting, there will be a three-minute time limit per person for any matter listed on the Agenda. Anyone wishing to speak to the Authority is asked to complete a Speaker's Card which can be found at the back of the room and at each podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called and prior to the individual being heard by the Authority.*
- ▶ **Public Comments (Non-Agenda Items):** *Anyone wishing to address the Authority on an item not on the Agenda may do so during the "Public Comments" period. In order to conduct a timely meeting, there will be a three-minute time limit per person for the Public Comments portion of the Agenda. State law prohibits the Authority from taking action on a specific item unless it appears on the posted Agenda. Anyone wishing to speak to the Authority is asked to complete a Speaker's Card which can be found at the back of the room and at each podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called by the City Clerk and prior to the individual being heard by the Authority.*

### **Americans with Disabilities Act:**

- ▶ *In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 333-2211. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.*

### **Agendas and other writings:**

- ▶ *In compliance with SB 343, staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 East Stafford Street, Suite 100, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Friday 9:00 a.m. to 5:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.*

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1. Call to Order
  2. Flag Salute
  3. Roll Call
  4. Public Comments

5. **BOARD MATTERS**

5.1 Consideration of the Register of Demands for September 13, 2017.

*RECOMMENDED ACTION: Approve the Register of Demands and authorize the appropriate Authority Officials to pay the bills.*

5.2 Discussion and direction regarding requests to secure rental housing in the City of Industry.

*RECOMMENDED ACTION: Discuss and provide direction to Staff.*

5.3 Consideration of an Exclusive Negotiating Agreement (ENA) with National Community Renaissance of California (CORE) for Affordable Housing Design Build Opportunity Sites.

*RECOMMENDED ACTION: Approve the Agreement.*

5.4 Consideration of setting a special meeting for the purpose of touring affordable housing manufacturing and project site.

*RECOMMENDED ACTION: Select the time and date for a special meeting.*

6. Adjournment. Next regular meeting: Wednesday, October 11, 2017 at 5:00 p.m.

*CITY OF INDUSTRY PROPERTY AND HOUSING  
MANAGEMENT AUTHORITY*

ITEM NO. 5.1

**INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY**

**AUTHORIZATION FOR PAYMENT OF BILLS**

Board Meeting September 13, 2017

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
160	INDUSTRY PROPERTY & HOUSING	87,583.93

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
BofA	BANK OF AMERICA CHECKING	87,583.93

APPROVED PER CITY MANAGER

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**Industry Property and Housing Management Authority  
Board Meeting  
September 13, 2017**

Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
<b>21058</b>	08/09/2017		<b>ALL AMERICAN CONTRACTING</b>	<b>\$16,182.50</b>
	Invoice	Date	Description	Amount
	1518	06/22/2017	PAINTING & REPAIRS	\$8,610.00
	1520	06/30/2017	NEW CARPET & INSTALLATION	\$7,572.50
<b>21059</b>	08/09/2017		<b>ROWLAND WATER DISTRICT</b>	<b>\$167.66</b>
	Invoice	Date	Description	Amount
	2018-00000083	07/26/2017	06/19-07/18/17 SVC - 17217 CHESTNUT	\$82.21
	2018-00000084	07/26/2017	06/19-07/18/17 SVC - 17229 CHESTNUT	\$85.45
<b>21060</b>	08/09/2017		<b>SATSUMA LANDSCAPE &amp; MAINT.</b>	<b>\$10,635.99</b>
	Invoice	Date	Description	Amount
	0717EHNHCS	07/28/2017	JULY 2017 LANDSCAPE MAINTENANCE	\$10,635.99
<b>21061</b>	08/16/2017		<b>SO CALIFORNIA EDISON COMPANY</b>	<b>\$64.98</b>
	Invoice	Date	Description	Amount
	2018-00000141	08/04/2017	07/05-08/03/17 SVC - 15722 NELSON AVE	\$64.98
<b>21062</b>	08/24/2017		<b>INDUSTRY PUBLIC UTILITY</b>	<b>\$4.35</b>
	Invoice	Date	Description	Amount
	2018-00000147	08/10/2017	07/10-07/11/17 SVC - 16218 TEMPLE AVE	\$4.35
<b>21063</b>	08/24/2017		<b>WALNUT VALLEY WATER DISTRICT</b>	<b>\$234.78</b>
	Invoice	Date	Description	Amount
	2729076	08/10/2017	07/07-08/03/17 SVC - 20137 WALNUT DRIVE	\$194.06
	2724762	08/09/2017	07/06-08/02/17 SVC - 22002 (22036) VALLEY BLVD	\$40.72
<b>21064</b>	08/28/2017		<b>CONCEPT CONSULTANT, INC.</b>	<b>\$48,055.72</b>
	Invoice	Date	Description	Amount
	#10IPHMA-001-FIN	08/17/2017	FINAL FOR REMODEL AT 15722 NELSON AVE	\$29,376.86
	#10IPHMA-001-RET	08/17/2017	RETENTION-REMODEL OF 15722 NELSON AVE	\$20,147.70

**Industry Property and Housing Management Authority  
Board Meeting  
September 13, 2017**

Check	Date	Payee Name		Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
<b>21065</b>	09/13/2017	<b>ABORTA-BUG PEST CONTROL</b>		<b>\$3,300.00</b>
	Invoice	Date	Description	Amount
	21172	07/13/2017	JULY 2017 PEST SVC - 15652 NELSON AVE	\$75.00
	21173	07/13/2017	JULY 2017 PEST SVC - 15702 NELSON AVE	\$75.00
	21174	07/13/2017	JULY 2017 PEST SVC - 15714 NELSON AVE	\$75.00
	21175	07/13/2017	JULY 2017 PEST SVC - 15722 NELSON AVE	\$75.00
	21176	07/13/2017	JULY 2017 PEST SVC - 15730 NELSON AVE	\$75.00
	21177	07/13/2017	JULY 2017 PEST SVC - 15736 NELSON AVE	\$75.00
	21187	07/17/2017	JULY 2017 PEST SVC - 16200 TEMPLE AVE CONDOS	\$300.00
	21188	07/17/2017	JULY 2017 PEST SVC - 16212 TEMPLE AVE	\$75.00
	21189	07/17/2017	JULY 2017 PEST SVC - 16242 TEMPLE AVE	\$75.00
	21190	07/17/2017	JULY 2017 PEST SVC - 16238 TEMPLE AVE	\$75.00
	21191	07/17/2017	JULY 2017 PEST SVC - 16229 TEMPLE AVE	\$75.00
	21192	07/17/2017	JULY 2017 PEST SVC - 16227 TEMPLE AVE	\$75.00
	21193	07/17/2017	JULY 2017 PEST SVC - 16224 TEMPLE AVE	\$75.00
	21194	07/17/2017	JULY 2017 PEST SVC - 16220 TEMPLE AVE	\$75.00
	21195	07/17/2017	JULY 2017 PEST SVC - 16218 TEMPLE AVE	\$75.00
	21196	07/17/2017	JULY 2017 PEST SVC - 16217 TEMPLE AVE	\$75.00
	21319	07/31/2017	JULY 2017 PEST SVC - 17217 & 17229 CHESTNUT ST	\$150.00
	21320	07/31/2017	JULY 2017 PEST SVC - 20137 WALNUT DR SOUTH	\$75.00
	21404	08/10/2017	AUGUST 2017 PEST SVC - 15652 NELSON AVE	\$75.00
	21405	08/10/2017	AUGUST 2017 PEST SVC - 15702 NELSON AVE	\$75.00
	21406	08/10/2017	AUGUST 2017 PEST SVC - 15714 NELSON AVE	\$75.00
	21407	08/10/2017	AUGUST 2017 PEST SVC - 15722 NELSON AVE	\$75.00
	21408	08/10/2017	AUGUST 2017 PEST SVC - 15730 NELSON AVE	\$75.00
	21409	08/10/2017	AUGUST 2017 PEST SVC - 15736 NELSON AVE	\$75.00
	21434	08/16/2017	AUGUST 2017 PEST SVC - 16200 TEMPLE AVE	\$300.00
	21435	08/16/2017	AUGUST 2017 PEST SVC - 16212 TEMPLE AVE	\$75.00
	21436	08/16/2017	AUGUST 2017 PEST SVC - 16242 TEMPLE AVE	\$75.00
	21437	08/16/2017	AUGUST 2017 PEST SVC - 16238 TEMPLE AVE	\$75.00
	21438	08/16/2017	AUGUST 2017 PEST SVC - 16229 TEMPLE AVE	\$75.00
	21439	08/16/2017	AUGUST 2017 PEST SVC - 16227 TEMPLE AVE	\$75.00

**Industry Property and Housing Management Authority  
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Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
	21440	08/16/2017	AUGUST 2017 PEST SVC - 16224 TEMPLE AVE	\$75.00
	21441	08/16/2017	AUGUST 2017 PEST SVC - 16220 TEMPLE AVE	\$75.00
	21442	08/16/2017	AUGUST 2017 PEST SVC - 16218 TEMPLE AVE	\$75.00
	21443	08/16/2017	AUGUST 2017 PEST SVC - 16217 TEMPLE AVE	\$75.00
	21517	08/24/2017	AUGUST 2017 PEST SVC - 20137 WALNUT DR SOUTH	\$75.00
	21518	08/24/2017	AUGUST 2017 PEST SVC - 17217 & 17229 CHESTNUT	\$150.00
<b>21066</b>	09/13/2017		<b>AIR ON TIME CO</b>	<b>\$475.00</b>
	Invoice	Date	Description	Amount
	7610	07/21/2017	EMERGENCY A/C REPAIR	\$475.00
<b>21067</b>	09/13/2017		<b>CASSO &amp; SPARKS, LLP</b>	<b>\$5,178.60</b>
	Invoice	Date	Description	Amount
	20242	08/09/2017	MAY-JUNE 2017 LEGAL SVC	\$5,178.60
<b>21068</b>	09/13/2017		<b>HOME DEPOT CREDIT SERVICE</b>	<b>\$2,306.35</b>
	Invoice	Date	Description	Amount
	4974627	07/18/2017	CREDIT FOR RETURNED STOVE	(\$1,075.65)
	6973566	06/26/2017	WINDOW MEASURING	\$50.00
	2974256	07/10/2017	WINDOW TREATMENTS	\$3,332.00
<b>21069</b>	09/13/2017		<b>IPHMA - PAYROLL ACCOUNT</b>	<b>\$400.00</b>
	Invoice	Date	Description	Amount
	AUG-17	08/29/2017	REIMBURSE PAYROLL - AUGUST 2017	\$400.00
<b>21070</b>	09/13/2017		<b>JANUS PEST MANAGEMENT</b>	<b>\$98.00</b>
	Invoice	Date	Description	Amount
	189475	07/17/2017	JULY 2017 QUARTERLY PEST SVC - 22036 VALLEY	\$98.00
<b>21071</b>	09/13/2017		<b>KLINE'S PLUMBING, INC.</b>	<b>\$480.00</b>
	Invoice	Date	Description	Amount
	10450	08/14/2017	EMERGENCY PLUMBING SVC	\$480.00

**Industry Property and Housing Management Authority  
Board Meeting  
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Check	Date	Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking			

Checks	Status	Count	Transaction Amount
	Total	14	\$87,583.93



*CITY OF INDUSTRY PROPERTY AND HOUSING  
MANAGEMENT AUTHORITY*

ITEM NO. 5.2




INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY

P.O. BOX 3366 • CITY OF INDUSTRY • CALIFORNIA 91744  
(626) 333-2211 • Fax (626) 961-6795 • www.cityofindustry.org

## MEMORANDUM

**TO:** Honorable Chair and Members of the Board of Directors, City of Industry  
Property and Housing Management Authority

**FROM:** Paul J. Philips, Executive Director 

**DATE:** September 13, 2017

**SUBJECT:** Additional requests for housing

Please find attached three additional requests for available housing. The requests are from the following parties:

Irma Fonseca  
Lindsey and Andy Leonette  
Jose Rodriguez, Briana Salinas

IT IS RECOMMENDED that the authority direct staff accordingly.

Dear Mr. Philips and Mr. Emmons,

Sept. 5, 2017


My name is Irma Fonseca and I currently reside in Rowland Heights. I have been living in the La Puente, City of Industry area for over forty years. I have had to move out of my home that I lived in with my parents and son. It was the only home I knew and I took care of my parents as they aged. With my mother passing away and my father needing more care than I could provide as I work full-time, my siblings chose to sell the home to pay for the costs of his care.

I heard about your housing program and I hope I can be considered to become a resident in City of Industry. I have a clerical job as a surgery scheduler for about 20 years with the same company and know that I am steady, responsible and dependable. But I am living paycheck to paycheck because of the high rent for just my modest apartment in Rowland Heights. I am fearful I cannot save enough for any emergency let alone retirement savings. If given this opportunity for housing, I would be able to share this with my adult son who is renting a room in a private home. He has been a part-time student at Citrus College and Mt. Sac but he had to discontinue his classes because he has been paying for his rent and living expenses. My son works with autistic children and Lyft on the side. He is a good, responsible, young adult who is a well-loved and respected member of his church and he is very deserving of living in his own home again.

I am very clean, responsible, very domestic and take great pride in my home. I would like to have this opportunity to have a house to live in again and especially in the area I love and am so comfortable living in. Please consider me for placement in a home. If you would like I can provide any reference letters from my work, friends or people who know me.

I believe things happen for a reason when I was told about this amazing opportunity by a good friend who saw an article in the Tribune. I hope and pray that when this letter falls into your hands that I may be considered and chosen. I would feel so privileged and grateful.

Thank you very much,

  
Irma Fonseca,

To the City of Industry and Property & Housing Management Authority,

My name is Lindsey Leonette and my husband and I have been searching for a safe and affordable place to live. Both my husband and I work at a gym where we coach and train others in efforts to better the health and wellness of people in our community. However, my husband recently accepted a job offer with a police department and I am pursuing my second bachelors of science in nursing. We love to help and serve our community not only through our work, but also at our church where we both serve on the worship team and in the children's ministry. Our desire to serve our community through work, church, and school is fulfilling, but makes our schedule very busy and because the cost of living has increased exponentially, our busy schedule can become a financial burden.

Because of the increased cost of living, we've sacrificed safety and security for affordability. Currently, we live in an area where we hear gunshots in the middle of the night, have experienced theft of our own front porch, and have surrounding homes that affiliate with drug sales. Needless to say, we are not living in the safest neighborhood, but are unable to afford an apartment in an area that is safe and respectable.

We also face above average medical expenses due to an incurable genetic disease I have called cystic fibrosis (CF). Having this disease requires multiple treatments and regimens every day, costly medical equipment, several doctors visits each year, and specified medications that I am not able to afford without quality insurance. With the declining quality and affordability of healthcare, we haven't been able to purchase necessary medications and have not had access to health insurance that allows me to see my CF specialty care team.

So, it is with my health, and our safety and wellbeing in mind that we prayerfully ask that you'd consider us for a house in the growing City of Industry.

Thank you for your time & consideration,

Lindsey & Andy Leonette

Mr. Paul Philips, Mr. Bill Morrow, Mr. Joe Emmons, Mr. Saul Jauregui, Ms. Erin Schriever, Mr. Mark Radecki, Ms. Cory Moss, Mr. Abraham Cruz, Mr. Newel Ruggles, Ms. Catherine Marcucci

Ladies and Gentlemen,

I was told when I called your city hall, I should write a letter. I appreciate your distinguished group taking the time to read my letter.

I have been told by both the city's of Pomona and Baldwin Park that there are thousands of needy people ahead of me on their waiting list for housing. I am hoping you fine folks from the Industry city can help me and my family.

I am Jose David Rodriguez. I am 23 years old. I am in a committed relationship with Briana Salinas. Briana is 24 years old. We have a son together, Mason Rodriguez who is the love of our life. Mason is 2 and a half. Mason is so important to us that we have decided that Briana will be a stay at home Mom so he will always be loved and protected.

We live with my parents in Hacienda Heights. The three of us and Mom and Dad share a one bedroom apartment. We share the rent and our share is \$650 per month. Of course on top of that, we pay our share of the groceries and utilities. I work in El Monte. My pay is \$14.10 per hour. I have not received any overtime pay in over a year. As you can imagine, our budget is tight, tight, tight.

Please consider us for housing. We are in a desperate situation and want nothing but the best for Mason. Let us come and meet you and I promise you once you meet Mason he will melt your hearts. Thank you for listening to me. I know you are important people and I know how important your time is. I hope I haven't taken too much of your time to read this. Call me and we will come.

Jose Rodriguez

Briana Salinas

*CITY OF INDUSTRY PROPERTY AND HOUSING  
MANAGEMENT AUTHORITY*

ITEM NO. 5.3



**INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY**

P.O. BOX 3366 • CITY OF INDUSTRY • CALIFORNIA 91744  
(626) 333-2211 • Fax (626) 961-6795 • www.cityofindustry.org

**MEMORANDUM**

**TO:** The Honorable Chair and Members of the City of Industry Property and Housing Management Authority (IPHMA)

**FROM:** Paul J. Philips, Executive Director 

**STAFF:** William P. Morrow, General Counsel 

**DATE:** September 13, 2017

**SUBJECT:** **Consideration of Exclusive Negotiating Agreement (ENA) with National Community Renaissance of California (CORE) for Affordable Housing Design Build Opportunity Sites**

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**Proposal**

A draft Exclusive Negotiating Agreement (ENA) with National Community Renaissance (CORE) has been prepared for the Industry Property and Housing Management Authority's (IPHMA) consideration as the next step in the development of Affordable Housing Design Build Opportunity Sites.

**Staff Analysis**

On August 22, 2017, the IPHMA interviewed and rated developers for consideration to provide affordable housing design build services on selected sites within the City. National Community Renaissance of California (CORE) was rated highest in the process. The IPHMA directed staff to prepare an Exclusive Negotiating Agreement (ENA) with CORE for consideration at a future meeting

Staff has prepared and negotiated the attached ENA for the IPHMA's consideration.

**Recommendation**

It is recommended that the IPHMA approve the Exclusive Negotiating Agreement (ENA) with National Community Renaissance of California (CORE).

**Attachments**

- Draft Exclusive Negotiating Agreement (ENA) with National Community Renaissance of California (CORE)

## EXCLUSIVE NEGOTIATING AGREEMENT

This Exclusive Negotiating Agreement ("Agreement") is dated as of the 1<sup>st</sup> day of October, 2017 ("Effective Date"), by and between the City of Industry Property and Housing Management Authority ("IPHMA") and National Community Renaissance of California, a California nonprofit public benefit corporation ("Developer"). The IPHMA and Developer are each a "Party" hereunder and sometimes collectively referred to as the "Parties".

### RECITALS

A. The IPHMA and Developer desire to negotiate an agreement ("Disposition and Development Agreement") pursuant to which the IPHMA would provide financial assistance and City of Industry (City) and/or IPHMA-owned land to the partnership effort of IPHMA, City, and Developer for the construction of two potential affordable housing developments.

B. The two potential Developments were referred to in the Developer's response to the IPHMA's Request for Qualifications/Proposals. The priority projects are commonly referred to as Site 1 (22036 Valley Blvd, APN 8709-027-908) and Site 2 (20137 and 20249 E. Walnut Drive, APNs 8762-002-901,-902), collectively referred to herein as the "Project Areas" and as shown on the Site Maps attached hereto as Attachment No. 1 and Attachment No. 2.

C. The purpose of this Agreement is to establish a period during which Developer shall have the right to exclusively negotiate with the IPHMA the terms of a Disposition and Development Agreement ("DDA") (or Agreements) with respect to the City and/or IPHMA-owned Property and the Developer for construction of two Developments in the Project Areas.

NOW, THEREFORE, Developer and the IPHMA hereby agree as follows:

1. Negotiating Period. The IPHMA agrees to exclusively negotiate with Developer, and Developer agrees to exclusively negotiate with the IPHMA regarding the terms of the DDA for a period of ninety (90) days from the date of this Agreement ("Negotiating Period"). If on the 90th day following the date of this Agreement, the Parties have not executed a DDA respecting the Project Areas, then this Agreement shall automatically terminate unless the Negotiating Period has been mutually extended in writing by the IPHMA and Developer. If a DDA is so signed and submitted by the Developer within the Negotiating Period, then this Agreement shall be extended for thirty (30) days from the date of such submittal to enable the IPHMA to (i) determine whether it desires to enter into such DDA; (ii) take the actions necessary to authorize the IPHMA to sign the DDA; and (iii) sign the DDA. If the IPHMA has not signed the DDA by such 30th day, then this Agreement shall automatically terminate unless the Negotiating Period has been mutually extended in writing by the IPHMA and Developer. The IPHMA and Developer shall negotiate diligently and in good faith to carry out the obligations of this Agreement during the Negotiating Period.



2. Essential Terms. The Parties anticipate that the DDA will include the following essential terms:
  - a. The City and/or IPHMA will retain ownership of the parcels.
  - b. The housing units will be rentals.
  - c. The developer shall develop and construct the Projects on the Sites.
  - d. Site 1 (22036 Valley Blvd, APN 8709-027-908) shall be developed as agreed upon between the IPHMA and Developer. The number and size of affordable housing units, the type of manufacture, fabrication or construction of such units, and the location, size of any parks, etc. shall be consistent with the goals, policies and programs contained in the City's adopted Housing Element.
  - e. Site 2 (20137 and 20249 E. Walnut Drive, APNs 8762-002-901,-902) shall be developed as agreed upon between the IPHMA and Developer. The number and size of affordable housing units, the type of manufacture, fabrication or construction of such units, and the location, size of any parks, etc. shall be consistent with the goals, policies and programs contained in the City's adopted Housing Element.
  - f. The construction of the project shall be commenced and completed pursuant to a schedule of performance incorporated in the DDA and approved by the Authority in the exercise of its reasonable discretion.
  - g. The Developer will be required to comply with all California Environmental Quality Act (CEQA) requirements.
3. Site Control. The Development sites are currently owned by the City and/or IPHMA.
4. Costs and Expenses. Except as otherwise provided in Section 7 below, each Party shall be responsible for its own costs and expenses in connection with any activities and negotiations undertaken in connection with the performance of its obligations under this Agreement. However, should a project ultimately be developed pursuant to this Agreement, all of Developer's costs will be included as project costs.
5. Developer Submissions. Developer agrees that not less than 60 days from the Effective Date, Developer shall submit to the IPHMA a more formal proposal for two projects as referenced above. The Developer's proposal will include the following information for each project:
  - a. The unit mix, proposed income targeting, proposed rents, and preliminary cost estimates.
  - b. A proposed schedule for development of the Developments in the Project Areas.
  - c. A financial pro forma which contains: (i) a projected development budget, (ii) projected sources and uses, (iii) a 30-year cash flow analysis, and (iv) a projected operating budget.

6. Approval and Negotiation of DDA. If both the IPHMA and Developer are satisfied with the financial feasibility of the proposed Developments, the IPHMA and Developer shall seek in good faith to negotiate a mutually acceptable DDA for the development of the Developments in the Project Areas. However, by entering into this Agreement, the Parties are not contractually bound to enter into a DDA.

7. Predevelopment Loan and Gap Financing for the Project(s). The IPHMA will agree to make a loan to Developer in the amount of up to \$500,000 ("Predevelopment Loan") to pay for 3<sup>rd</sup> party costs for studies and reports, legal expenses associated with the proposed Project Areas and other predevelopment expenses associated with the developments in the Project Areas. The timing and uses of such loan is subject to further review of the IPHMA. Requests for funds by Developer shall include expense projections sufficiently detailed to allow the IPHMA to evaluate Developer's funding needs. IPHMA shall not unreasonably deny requests for funds and shall ensure that funding requests and disbursements are expeditiously processed. If one or more Disposition and Development Agreement(s) or similar agreement(s) is/are ultimately executed by the IPHMA and Developer, the Predevelopment Loan shall be repayable by Developer to the IPHMA upon the date of and utilizing proceeds generated by Developer's Construction loan closing. If (i) this Agreement is terminated for any reason other than Developer's uncured, material default hereunder and (ii) the IPHMA and Developer do not enter into a DDA or similar agreement with respect to the Project(s), then the IPHMA shall forgive the Predevelopment Loan and discharge Developer's obligation to repay the Predevelopment Loan to the IPHMA. In such event, Developer shall assign its interest in all reports, studies and plans pertaining to the Project(s) to the IPHMA. Such assignment shall be subject to any applicable third-party rights in such materials so assigned.

8. Termination/Expiration of Agreement. This Agreement can be extended or amended by mutual written agreement of the parties. If at the end of the Negotiating Period, the IPHMA and Developer have not agreed upon a mutually acceptable Disposition and Development Agreement or the terms of a mutually agreeable extension, then this Agreement shall automatically terminate in accordance with the provisions set forth in Section 1 above, except that the obligations for Developer to assign its rights to IPHMA set forth in Section 7, above, shall survive such termination.

9. Cooperation. The IPHMA agrees to cooperate with Developer in supplying appropriate information, if available and not otherwise privileged, to facilitate the obtaining of entitlements and financing for the developments in the Project Areas. The IPHMA shall also cooperate with Developer's consultants in providing them with any information and assistance reasonably required in connection with the development of the Project Areas.

10. Address for Notices. Any notices pursuant to this Agreement shall be sent to the following addresses:

To IPHMA: City of Industry Housing and Property Management Authority  
P.O. Box 3366  
15625 E. Stafford Street, Suite 100  
Industry, CA 91744-0366  
Attn: Paul J. Philips, Executive Director  
Email: paul@cityofindustry.org

with a copy to: City of Industry Housing and Property Management Authority  
P.O. Box 3366  
15625 E. Stafford Street, Suite 100  
Industry, CA 91744-0366  
Attn: William P. Morrow  
Email: WMorrow@cityofindustry.org

To Developer: National Community Renaissance of California  
9421 Haven Avenue  
Rancho Cucamonga, CA 91730  
Attn: Steve PonTell, CEO  
Email: spontell@nationalcore.org

with a copy to: Edward A. Hopson  
655A North Mountain Avenue  
Upland, CA 91786  
Email: ehopson@uia.net

11. Entire Agreement. This Agreement constitutes the entire understanding and agreement of the parties, integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter hereof.

12. Amendment of Agreement. No modification, rescission, waiver, release or amendment of any provision of this Agreement shall be made except by a written agreement signed by the IPHMA and Developer.

13. Assignment Prohibited. In no event shall Developer assign or transfer any portion of Developer's rights or obligations under this Agreement without the prior express written consent of the IPHMA, which consent may be withheld in the IPHMA's sole and absolute discretion.

14. Attorney's Fees. If either Party brings an action or files a proceeding in connection with the enforcement of its respective rights or as a consequence of any breach by the other Party of its obligations hereunder, then the prevailing Party in such action or proceeding shall be entitled to have its reasonable attorney's fees and out-of-pocket expenditures paid by the losing Party.

15. Governing Law. This Agreement shall be construed in accordance with the laws of the State of California.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

**IPHMA:**

City of Industry Property and Housing Management Authority

By: \_\_\_\_\_  
Paul J. Philips, Executive Director

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
William P. Morrow, Esq.

**DEVELOPER:**

National Community Renaissance of California,  
a California nonprofit public benefit corporation

By: \_\_\_\_\_  
Steve PonTell, CEO

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
Edward A. Hopson, Esq.

## Attachment 1

### FAURE AVENUE – 22036 Valley Blvd, APN 8709-027-908

**Property Description:** Site is 3.33 acres and has one existing residential structure that is to be removed by the developer. Site is city-owned and near to residential uses. Site has direct access to roadways and all utilities; however, conceptual plans for infrastructure improvements have been prepared and are included as a part of this RFP.



**Attachment 2 (page 1 of 2)**

**E WALNUT DRIVE SOUTH #1 - 20137 E. Walnut APN: 8762-002-902**

**Property Description:** Site is 3.81 acres and has one existing single-family unit that can be considered for removal by developer. Site is IPHMA-owned and adjacent to residential uses. Site has direct access to roadways and all utilities.



**Attachment 2 (page 2 of 2)**

**E WALNUT DRIVE SOUTH #2 - 20249 E. Walnut APN: 8762-002-901**

**Property Description:** Site is 1.53 acres and is vacant with no uses. Site is IPHMA-owned and adjacent to residential uses. Site has direct access to roadways and all utilities.



*CITY OF INDUSTRY PROPERTY AND HOUSING  
MANAGEMENT AUTHORITY*

ITEM NO. 5.4






INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY

P.O. BOX 3366 • CITY OF INDUSTRY • CALIFORNIA 91744  
(626) 333-2211 • Fax (626) 961-6795 • www.cityofindustry.org

**MEMORANDUM**

**TO:** The Honorable Chair and Members of the City of Industry Property and Housing Management Authority (IPHMA)

**FROM:** Paul J. Philips, Executive Director 

**STAFF:** Tim D'Zmura, Planning Consultant

**DATE:** September 13, 2017

**SUBJECT:** **Consideration of setting a special meeting for the purpose of Touring Affordable Housing Manufacturing and Project Sites**

---

**Proposal**

In order to better understand the types of affordable housing that could be constructed in the City, staff is suggesting consideration of setting a special meeting for the purpose of touring a container manufacturing facility and several affordable housing sites.

**Staff Analysis**

On August 22, 2017, the IPHMA interviewed and rated developers for consideration to provide affordable housing design build services on selected sites within the City. National Community Renaissance of California (CORE) was selected as the top rated developer. At staff's suggestion, CORE has offered to conduct a tour of the container manufacturing facility and several affordable housing projects in the Los Angeles area. The following locations are suggested for stops on the tour (see attachment for more detail on each location):

- A. GrowthPoint factory (Carson)
- B. Potters Lane (Midway City, Orange County)
- C. Tustin Legacy (Tustin)
- D. Oakcrest Terrace, Arbor Villas, Villa Plumosa (Yorba Linda)

Additional options available for stops are as follows (see attachment for more detail on each location):

- E. Downey View (Downey)
- F. Marv's Place (Pasadena)
- G. San Emi, Vista Del Cielo (Montclair)

Project sheet summaries are included as attachments to this staff report. The developer will be present at the meeting to provide additional information regarding any of the potential tour stops.

Depending on the number and location of the selected sites, the IPHMA may wish to consider a weekday morning, afternoon or afternoon/early evening tour. A Saturday tour may also be considered; however, the GrowthPoint factory would not be available on a weekend. The following dates are available for the developer and suggested for consideration:

- Monday, September 18<sup>th</sup>
- Wednesday, September 20<sup>th</sup>
- Monday, September 25<sup>th</sup>
- Friday, September 29<sup>th</sup>
- Saturday, September 30<sup>th</sup>

### **Recommendation**

It is recommended that the IPHMA consider the tour options available and provide direction to staff.

### **Attachments**

- Attachment 1 - Suggested Project Site Sheets
- Attachment 2 - Additional Options Project Site Sheets



# GrowthPoint STRUCTURES

- Cost effective
- 50% less time
- Ultra-green
- Incredibly strong

Amanda Gattenby

[Amanda@GrowthPointStructures.com](mailto:Amanda@GrowthPointStructures.com)

818-692-4567

**Modular without compromise**

# Cost effective

- Reasonable price per square foot
- Significant savings compared to site-built with equivalent sustainable features
- 50% faster than site-built construction, saving construction interest and generating rents sooner
- Greater ability to control and predict cost: reduce change orders.
- Continued savings in energy costs during operation



## 50% less time

- Shorter planning cycle.
  - Manufacturing plans produced in-house at GrowthPoint:
- Plan check times reduced.
  - Plans are pre-approved at the State level before submitting to local jurisdiction: Factory fabrication of units simultaneous with sitework and foundations: construction timeline condensed.
- Quick installation
  - Modules are delivered, placed, and ready to turn over: project completion sooner.



## 2-Story Installed in 2-days

[Potters Lane Installation Video](#)



# Ultra-green

- LEED
  - Our units are LEED Silver out of the factory. Additional site improvements (recycling program, landscaping) make Platinum status easily attainable.
- Title 24
  - Meets all requirements for continual energy efficiency. Ready for roof top solar.
- Recycled Content
  - 85% of all components are recycled materials, reducing landfill impact by 22 tons per structure.
- Sustainable
  - Our 4-bedroom, 1280 sf model saves 8,000 board feet of framing lumber and 7,000 sq ft of other wood products (plywood, etc).



# Cheaper. Faster. Better.

...and FLEXIBLE.

- Configuration of modules completely customizable to your site and project needs.
- Standardized floor plans available or we can work with your design.
- Unlimited design potential for exterior elements like cladding or balconies and decks. Your architect's creativity is not restricted.
- Perfect for phased projects or scattered sites.



Amanda Gattenby  
Amanda@GrowthPointStructures.com  
818-692-4567

**GrowthPoint**  
STRUCTURES



# Factory-Built in Los Angeles

- GrowthPoint Structures are fabricated in the City of Los Angeles.
  - Assisting in job creation in the City of Los Angeles.
  - Using local products whenever possible.



## MULTIFAMILY

### **Potters Lane , unincorporated Orange County**

16 studio units plus a community room

Two story

Homeless veteran population , VHHP and AHP funding

Potter's Lane is an eco-friendly housing project that utilizes GrowthPoint Structures built using a modified-steel construction method. This innovative approach will reduce development inefficiencies, increase sustainability and energy efficiency, create opportunities to leverage scarce resources, and provide a solution to increased access to permanent supportive housing without the long development cycles associated with conventional site-built construction and financing. The sixteen units at Potters Lane offer both indoor and outdoor space, with beautiful gardens to provide a sustainable environment that soothes the soul. Through tranquil common areas, residents will be encouraged to interact with each other, building community and a sense of belonging and connectedness to others.

Video walkthrough: <https://growthpointglobal.box.com/s/uhkp8tqdeexb3jprob6khksskr2abxjy>







# VILLAGES OF COLUMBUS

## Three Unique Infill Residential Neighborhoods

<b>Project Type</b>	Base Reuse / Infill
<b>Location</b>	Tustin and Irvine, California
<b>Size</b>	200 acres
<b>Client</b>	Lennar Communities
<b>Date Completed</b>	2005; constructed
<b>Services Provided</b>	Visioning, Programming, Conceptual Planning, Affordable Housing and Density Bonus Implementation Program, Entitlements



Marine Corps Air Station, Tustin, was closed by the Department of the Navy in 1996. A specific plan/reuse plan, prepared by PlaceWorks, was adopted by the cities of Tustin and Irvine to guide future redevelopment of the 1,600-acre base property. In 2002, the Navy auctioned most of the existing military housing through an internet bidding process. Lennar Communities and William Lyon Homes together acquired all three parcels. Given our knowledge and history with planning for the base, we were hired to be part of the master-developer team. PlaceWorks was the lead consultant working with the cities and a team of architects, landscape architects, and engineers to develop the project vision and conceptual site plans, meet affordable housing criteria, implement requirements of the specific plan, and process necessary entitlements through Tustin and Irvine.



The Villages of Columbus incorporates over 200 affordable housing units, ranging from transitional units operated by Jamboree Housing and other providers to for-sale very low and low income units. Affordable housing is distributed proportionately throughout the project and cannot be distinguished from market-rate housing. PlaceWorks led the implementation program for affordable housing, including the density bonus application and approvals. We were responsible for overall team coordination, tracking schedules, city staff interface, compliance with city standards and requirements, entitlement submittals, and monitoring conditions of approval.







## Oakcrest Terrace

22744 East Park Drive • Yorba Linda, CA 92887

New Construction (Multi-Family)



The affordable housing community of Oakcrest Terrace features 69 beautiful apartment homes located in the Savi Ranch neighborhood of Yorba Linda. The onsite 3,700 square foot community center includes a computer lab, meeting space and an afterschool program. Designed to provide affordable housing options for the local workforce, seniors, veterans and families, Savi Ranch offers residents a neighborhood where they can live, work and play. With a walkability score of 87, Oakcrest Terrace is located near public transit, restaurants, grocery stores, schools, parks and more.

### Total Units (69 Units)

- 15 1-Bedroom (2) @ 30% AMI; (6) @ 45% AMI; (5) @ 50% AMI; (2) @ 60% AMI
- 33 2-Bedroom (4) @ 30% AMI; (12) @ 45% AMI; (2) @ 50% AMI; (2) @ 60% AMI
- 21 3-Bedroom (2) @ 30% AMI; (7) @ 45% AMI; (6) @ 50% AMI; (5) @ 60% AMI; (1) Manager's Unit

### Role

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

### Financing Sources

Citibank Permanent Loan  
Raymond James LIHTC Equity- 9%  
City of Yorba Linda  
Citibank Subordinate Debt  
FHLB AHP

### Onsite Amenities

Basketball Half-Court  
Community Center  
Computer Center  
Laundry Facilities  
Tot lot



### Information about the Services Provider

Believing that both *people* and *place* matter in achieving community-wide well-being, Hope through Housing concentrates on direct services, partnerships, and other resources right in the neighborhoods that need them most. At the individual level, our goal is to see all people thrive—whether that means helping children do well in school, improving families' financial situations, providing supportive services to individuals with special needs, or making it possible for seniors to age with dignity in their own homes. These individual successes add up, influencing the community's quality of life and enabling real change in neighborhoods of poverty, crime, blight, and isolation.



4661 Plumosa Dr. • Yorba Linda, California 92886

## Arbor Villas



### Acquisition/Rehab (Family)

National CORE partnered with the City of Yorba Linda to transform a dilapidated and neglected apartment complex into a clean and beautiful community. Arbor Villas provides award-winning affordable housing for Orange County families in one of Southern California's most expensive housing markets.

**Total Units: 67 2-Bedroom**

**Affordability: 100% Affordable**

- 40%, 50%, 60% AMI
- Completed in 1999

#### Role:

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

#### Financing Sources:

- City of Yorba Linda RDA Loan
- FHLB AHP
- Permanent Bank Loan

#### Onsite Amenities:

- Gated Community
- Community Center
- BBQ Area
- Tot Lot
- Swimming and Wading Pool
- Community Garden
- Laundry Facility

#### Awards

- 1999 Apartment Association of Orange County Tribute Award  
*Most Improved Community of the Year*

#### Social Services

HOPE partners with the YMCA of Orange County to provide onsite afterschool programming at Arbor Villas.

#### Programs Offered

At Arbor Villas, children and youth grades K-7 have a safe place to go in the critical afternoon hours between 3:00 and 6:00. The afterschool program is located on site.

- Homework assistance
- Project-based learning activities
- Daily recreation and nutrition education

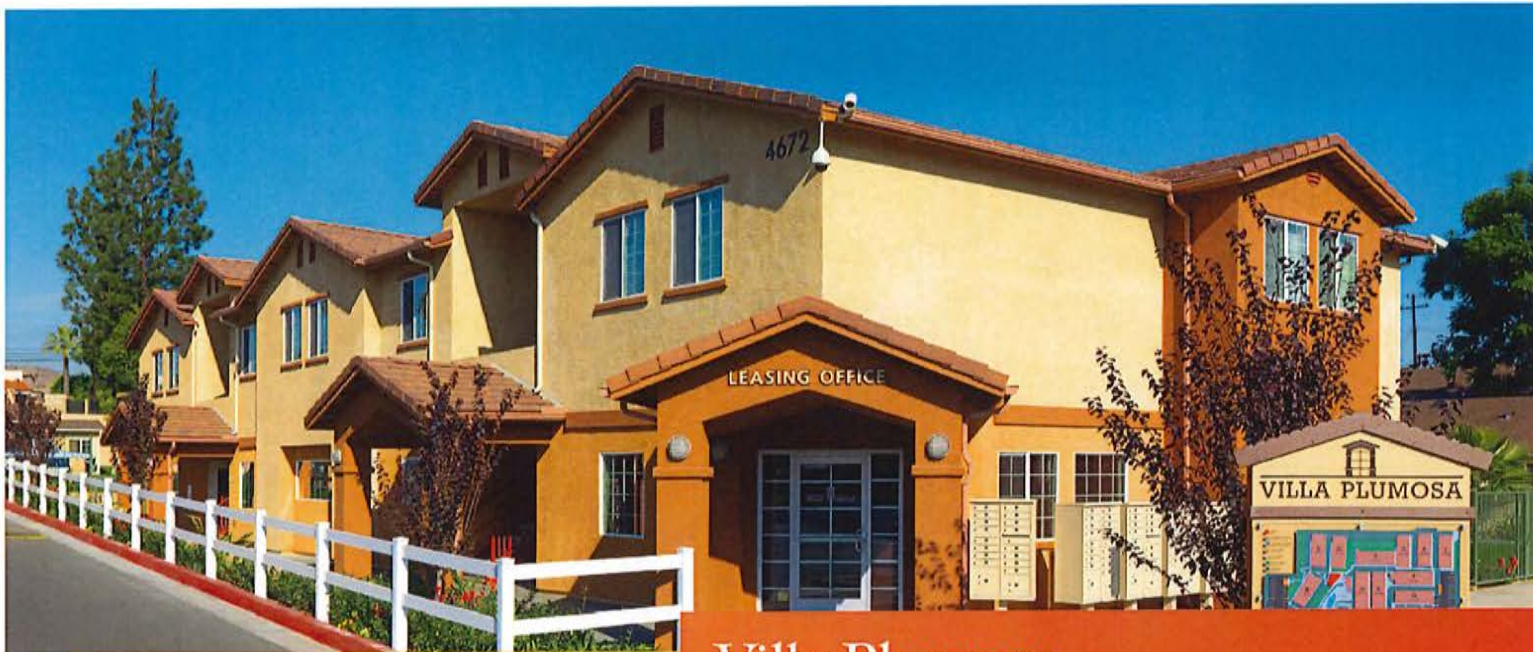
#### Impact on Participants

- **96% of parents say that the program has many interesting activities for their child**
- **76% of students say they are more interested in school because of the things they learn at the afterschool program**



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and communities.*

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



4672 Plumosa Drive • Yorba Linda, California 92886

## Villa Plumosa



### Acquisition/Rehab (Family)

Prior to acquisition by National CORE, Villa Plumosa was in poor condition and had suffered years of deferred maintenance. National CORE partnered with the City of Yorba Linda to comprehensively renovate the property and construct a new community center that houses an onsite afterschool program.

#### Total Units: 76

- 52 2-Bedroom • 24 3-Bedroom

#### Affordability: 100% Affordable

- 30%, 45%, 50% and 60% AMI Completed in 2009

#### Role

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

#### Financing Sources

- LIHTC - 9%
- City of Yorba Linda RDA Loan
- FHLB AHP
- Permanent Loan

#### Onsite Amenities

- Gated Community
- Community Center
- Computer Lab
- TV Room
- Swimming Pool
- Tot Lot
- Laundry Facilities



#### Social Services

HOPE partners with the YMCA of Orange County to provide onsite afterschool programming at Villa Plumosa.

#### Programs Offered

At Villa Plumosa, children and youth grades K-7 have a safe place to go in the critical afternoon hours between 3:00 and 6:00. The afterschool program is located on site.

- Homework assistance
- Project-based learning activities
- Daily recreation and nutrition education

#### Impact on Participants

- **96% of parents say that the program has many interesting activities for their child**
- **76% of students say they are more interested in school because of the things they learn at the afterschool program**



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# Downey View

8314 2nd Street • Downey, CA 90241

New Construction (Family)



A six-story, state-of-the-art apartment complex, Downey View is a central element of the Downtown Downey Specific Plan, which was designed to create a lively urban community of affordable and market-rate housing, office space, retail establishments and restaurants. Downey View replaced an outdated telephone service building with an urban-infill, transit-oriented development complete with rooftop garden.

#### Total Units: 50

- 35 2-Bedroom
- 15 3-Bedroom

#### Affordability: 100% Affordable

- 30%, 45%, 50% AMI

**Owner, Developer, General Contractor,  
Property Manager, Supportive Services Provider**  
National CORE

#### Architect

Towaga Smith Martin

#### Financing Sources

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

#### Onsite Amenities

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



**Total Development Costs (TDC): \$19,522,994**

**TDC/Unit: \$390,560**

**Completion time: 18 Months**

**Completion date: 12/4/14**

#### Sustainable Features:

LEED Silver Certified, including gray water filtration system, energy star appliances, roof top garden, LED lighting, energy efficient windows, water saving features

#### Information about the Services Provider

Believing that both *people* and *place* matter in achieving community-wide well-being, Hope through Housing concentrates on direct services, partnerships, and other resources right in the neighborhoods that need them most. At the individual level, our goal is to see all people thrive—whether that means helping children do well in school, improving families' financial situations, providing supportive services to individuals with special needs, or making it possible for seniors to age with dignity in their own homes. These individual successes add up, influencing the community's quality of life and enabling real change in neighborhoods of poverty, crime, blight, and isolation.



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# Marv's Place

Walk Score: 90

143 Mar Vista Avenue • Pasadena, CA 91106

New Construction (Formerly Homeless)



Marv's Place provides 20 units of much needed affordable housing for formerly homeless families in the greater Los Angeles region. Supportive services are provided onsite to offer families the tools and resources they need to end their cycle of homelessness and lead stable, productive lives. The development is designed in an elegant Mediterranean style. The three story building surrounds a central recreational courtyard creating privacy and community for the families who live there.

#### Total Units: 20

- 10 1-Bedroom
- 10 2-Bedroom

#### Role

Owner • Developer • Property Manager

#### Financing Sources

- Private Construction Loan
- City of Pasadena
- Pasadena HOME
- First 5 LA Loan
- First 5 LA Grant
- Los Angeles County Community Development Commission
- LIHTC Equity – 9%

#### Onsite Amenities

- Bicycle Storage
- Community Room with Kitchen
- Computer Center
- Enclosed Parking Structure
- Furnished Units
- Laundry Facilities
- Onsite Social Services Staff
- Tot Lot



#### Social Services

Onsite social services are provided by Union Station Homeless Services. Union Station is committed to helping homeless men, women, and children rebuild their lives. Services they provide include outreach, intake/assessment, care coordination and navigation, meals, employment development, benefits enrollment, and referrals to medical and mental health services.



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4115 Kingsley Street • Montclair, CA 91763

## San Emi



### New Construction (Special Needs)

San Emi is an 18-unit apartment community designed and built specifically for adults with developmental disabilities, and includes onsite services provided by United Cerebral Palsy. San Emi is part of a larger neighborhood campus of four National CORE communities serving more than 600 adult, family and senior residents in Montclair.

#### Total Units: 18 .

- 17 1-Bedroom
- 1 2-Bedroom (Manager's Unit)

#### Affordability: 100% Affordable

- Completed in 2014

#### Role

Owner • Developer • Property Manager  
Supportive Services Provided by United Cerebral Palsy of Los Angeles, Ventura and Santa Barbara Counties (UCPLA)

#### Financing Sources

- LIHTC – 9% / Raymond James Tax Credit Funds, Inc.
- HUD Section 811 Funds
- The City of Montclair
- FHLB AHP Funds / Wells Fargo Bank, N.A.

#### Onsite Amenities

- Community Center with Computer Lab
- Laundry Facilities
- Outdoor Community Lounge
- Gated Community
- All units designed for comfortable accommodation of wheelchair users, including roll-in showers
- Energy-efficient windows, water-efficient landscaping and fixtures



#### Onsite Services

CORE partners with United Cerebral Palsy of Los Angeles, Ventura and Santa Barbara Counties (UCPLA) to provide high-quality programs and services onsite to San Emi residents.

#### Case Management

- UCPLA works with residents to develop and implement an individualized service plan, goal plan or independent living plan.

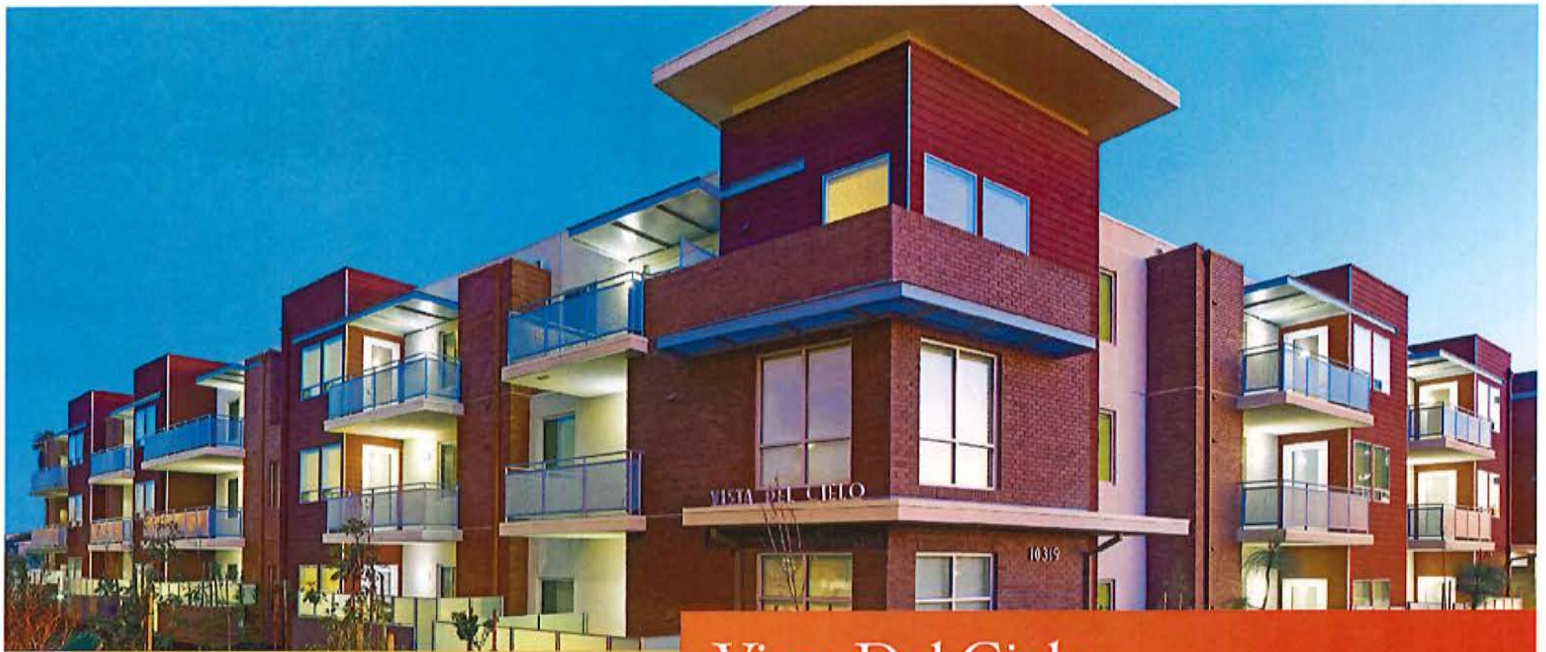
#### Service Coordination

- Provides residents with information about available services in the community
- Assists residents to access services through referral and advocacy
- Organizes community-building and other enrichment activities for residents
- Offers individualized assistance, counseling and advocacy to residents, including assistance in accessing education, securing employment, securing benefits, gaining skills or improving health and wellness



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10319 Mills Avenue • Montclair, California 91763

## Vista Del Cielo



### New Construction (Family)

Vista Del Cielo, the third phase of National CORE's partnership with the City of Montclair to revitalize the San Antonio Gateway area, turned a run-down shopping center into an award-winning, 50-unit affordable apartment community. The family-friendly property features a playground, swimming pool, and community center that hosts afterschool programs provided in conjunction with the city.

#### Total Units: 50

- 11-Bedroom • 34 2-Bedroom • 15 3-Bedroom

#### Affordability: 100% Affordable

- 30%, 45%, 50% and 60% AMI
- Completed in 2011

#### Role

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

#### Financing Sources

- LIHTC - 9%
- City of Montclair RDA Loan
- County of San Bernardino HOME Loan
- Permanent Loan

#### Onsite Amenities

- Community Room
- Learning Center
- Laundry Facility
- Controlled access gates
- Swimming pool
- Playground
- Energy Star appliances
- Patios and/or balconies

#### Awards

- 2012 Apartment Assoc. of the Greater Inland Empire  
*Lease Up Community of the Year*



#### Social Services

HOPE partners with the City of Montclair to provide onsite afterschool programming, providing children and youth in grades K-8 with a safe place to be in the afternoon.

#### Programs Offered

- Homework assistance helps children master subjects that are difficult for them
- Project based learning activities support in-school learning
- A healthy snack and recreation helps combat childhood obesity
- Caring adults provide support and encouragement for students

#### Impact on Participants

- **87%** of children say that HOPE's afterschool programs help them do better in school
- **96%** of parents say that the afterschool programs offer their children many interesting activities



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and communities.*

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



10355 Mills Avenue • Montclair, California 91763

## San Marino



### New Construction (Senior)

San Marino's award-winning 84 apartment home community offers its senior residents a diverse array of social services catered to their individual needs. The property's first-of-its-kind financing model for California seniors combined tax credits with a HUD 202 grant that serves as a model for the industry.

#### Total Units: 84

- 84 1-Bedroom

#### Affordability: 100% Affordable

- 50% and 60% AMI
- Completed in 2009

#### Role

Owner • Developer • Property Manager  
Supportive Services Provider

#### Financing Sources

- City of Montclair RDA
- LIHTC – 4%
- Permanent Bank Loan
- HUD 202 Funds
- Developers Equity

#### Onsite Amenities

- Community Center
- Senior Wellness Program
- Laundry Facilities
- Outdoor Community Area

#### Awards

- Southern California Assoc. of Non Profit Housing  
*2010 Senior Housing Project of the Year Hon. Mention*
- 2010 National Assoc. of Homebuilders  
*Best Creative Financing of an Affordable Housing Community*
- 2010 National Assoc. of Redevelopment Officials  
*Award of Merit in Housing and Community Development*
- 2013 Apartment Assoc. of the Greater Inland Empire  
*Senior Community of the Year*



#### Social Services

HOPE's *Connections to Care* program ensures that seniors have basic needs met, continue to exercise their mind and body, and remain socially connected.

#### Programs Offered

- "Dignity Grocery Store," Emergency Food Vouchers, and a community vegetable garden maintained in conjunction with The Incredible Edible Garden ensure residents receive nutritious fruits, vegetables and staples.
- Cooking classes
- One-on-one computer literacy instruction

#### Impact on Participants

- **Regular physical care and health education significantly reduces episodes of hospital readmission and advancement of chronic illnesses.**
- **Food fresh from the local farmers market allows residents access to these higher cost yet essential foods.**



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and communities.*

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



10410 Pradera Avenue • Montclair, California 91763

## San Antonio Vista

### New Construction (Family)

San Antonio Vista was the first phase of National CORE's partnership with the City of Montclair to revitalize the area known as the San Antonio Gateway. National CORE transformed a neighborhood plagued with blight, crime, and sub-standard living conditions into an award-winning community of 75 newly constructed two and three bedroom family townhome apartments and flats.

#### Total Units: 75

- 50 2-Bedroom
- 25 3-Bedroom

#### Affordability: 100% Affordable

- 30%, 45%, 50%, 60% AMI
- Completed in 2007

#### Role

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

#### Financing Sources

- LIHTC - 9%
- County of San Bernardino HOME Loan
- City of Montclair RDA Loan
- Permanent Loan

#### Onsite Amenities

- Playground
- Computer Lab
- Laundry Facility
- Swimming Pool
- Community Resource Center

#### Awards

- 2009 Apartment Assoc. of the Greater Inland Empire *Community of the Year*
- 2012 Apartment Assoc. of the Greater Inland Empire *Community of the Year*



#### Social Services

San Antonio Vista's Community Resource Center offers a state of the art computer laboratory, a library and reading room equipped with books for children and adults, and hosts an afterschool program attended by children and youth living on the property.

#### Programs Offered

- Computer classes for adults
- *After School and Beyond* program

#### Impact on Participants

- **96%** of parents say that the afterschool program has many interesting activities for their child
- **76%** of students say they are more interested in school because of the things they learn at the afterschool program



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and communities.*

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