



City of Industry Property and Housing Management Authority

Regular Meeting Agenda
DECEMBER 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

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.*

-
-
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 November 8, 2017

RECOMMENDED ACTION: Ratify the Register of Demands for November 8, 2017.

5.2 Consideration of the Register of Demands for December 13, 2017

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

5.3 Consideration and discussion of a formal proposal for the Affordable Housing Project submitted by National Community Renaissance ("CORE") pursuant to the Exclusive Negotiating Agreement

RECOMMENDED ACTION: Discuss and provide comments to CORE on their proposal, direct staff to prepare a Disposition and Development Agreement ("DDA"), and recommend that the City Council approve the DDA with CORE for the Affordable Housing Project.

6. Adjournment. Next regular meeting: Wednesday, January 10, 2018 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 November 8, 2017

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
160	INDUSTRY PROPERTY & HOUSING	75,221.88

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
BofA	BANK OF AMERICA CHECKING	75,221.88

APPROVED PER CITY MANAGER

**Industry Property and Housing Management Authority
Board Meeting
November 8, 2017**

Check	Date		Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking				
21085	10/06/2017		THE MORROW LAW FIRM	\$10,000.00
	Invoice	Date	Description	Amount
	JULY 2017-IPHMA	08/08/2017	PROFESSIONAL SVC - JULY 2017	\$5,000.00
	AUG 2017 - IPHMA	09/05/2017	PROFESSIONAL SVC - AUGUST 2017	\$5,000.00
21086	10/13/2017		L A COUNTY TAX COLLECTOR	\$58.81
	Invoice	Date	Description	Amount
	9840084	10/01/2017	PENALTY FEE - 14063 PROCTOR AVE	\$29.43
	9840085	10/01/2017	PENALTY FEE - 16218 TEMPLE AVE	\$29.38
21087	10/18/2017		ROWLAND WATER DISTRICT	\$174.14
	Invoice	Date	Description	Amount
	2018-00000429	09/27/2017	08/16-09/20/17 SVC - 17217 CHESTNUT	\$75.73
	2018-00000430	09/27/2017	08/16-09/20/17 SVC - 17229 CHESTNUT	\$98.41
21088	10/24/2017		CITY OF INDUSTRY-PETTY CASH	\$88.00
	Invoice	Date	Description	Amount
	11/24/17-IPHMA	10/24/2017	REIMBURSE PETTY CASH FOR 8/22/17	\$88.00
21089	10/26/2017		WALNUT VALLEY WATER DISTRICT	\$241.00
	Invoice	Date	Description	Amount
	2780061	10/11/2017	08/31-09/28/17 SVC - 22002 (22036) VALLEY BLVD	\$53.72
	2784399	10/12/2017	09/01-10/02/17 SVC - 20137 WALNUT DR	\$187.28
21090	11/08/2017		ABORTA-BUG PEST CONTROL	\$1,650.00
	Invoice	Date	Description	Amount
	21726	09/21/2017	SEPTEMBER 2017 PEST SVC - 20137 WALNUT DR. S	\$75.00
	21727	09/21/2017	SEPTEMBER 2017 PEST SVC - 17217 & 17229	\$150.00
	21841	10/09/2017	OCTOBER 2017 PEST SVC - 15652 NELSON AVE	\$75.00
	21842	10/09/2017	OCTOBER 2017 PEST SVC - 15702 NELSON AVE	\$75.00
	21843	10/09/2017	OCTOBER 2017 PEST SVC - 15714 NELSON AVE	\$75.00
	21844	10/09/2017	OCTOBER 2017 PEST SVC - 15722 NELSON AVE	\$75.00

**Industry Property and Housing Management Authority
Board Meeting
November 8, 2017**

Check	Date		Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking				
21845	10/09/2017		OCTOBER 2017 PEST SVC - 15730 NELSON AVE	\$75.00
21846	10/09/2017		OCTOBER 2017 PEST SVC - 15736 NELSON AVE	\$75.00
21862	10/11/2017		OCTOBER 2017 PEST SVC - 16200 E. TEMPLE AVE	\$300.00
21863	10/11/2017		OCTOBER 2017 PEST SVC - 16212 TEMPLE AVE	\$75.00
21864	10/11/2017		OCTOBER 2017 PEST SVC - 16242 TEMPLE AVE	\$75.00
21865	10/11/2017		OCTOBER 2017 PEST SVC - 16238 TEMPLE AVE	\$75.00
21866	10/11/2017		OCTOBER 2017 PEST SVC - 16229 TEMPLE AVE	\$75.00
21867	10/11/2017		OCTOBER 2017 PEST SVC - 16227 TEMPLE AVE	\$75.00
21868	10/11/2017		OCTOBER 2017 PEST SVC - 16224 TEMPLE AVE	\$75.00
21869	10/11/2017		OCTOBER 2017 PEST SVC - 16220 TEMPLE AVE	\$75.00
21870	10/11/2017		OCTOBER 2017 PEST SVC - 16218 TEMPLE AVE	\$75.00
21871	10/11/2017		OCTOBER 2017 PEST SVC - 16217 TEMPLE AVE	\$75.00
21091	11/08/2017		HOME DEPOT CREDIT SERVICE	\$260.02
Invoice	Date	Description	Amount	
4012383	09/26/2017	NEW FAUCET	\$260.02	
21092	11/08/2017		IPHMA - PAYROLL ACCOUNT	\$1,000.00
Invoice	Date	Description	Amount	
OCT-17	10/31/2017	REIMBURSE PAYROLL - OCTOBER 2017	\$1,000.00	
21093	11/08/2017		KLINE'S PLUMBING, INC.	\$175.00
Invoice	Date	Description	Amount	
10499	10/10/2017	EMERGENCY PLUMBING SVC - 16224 TEMPLE AVE	\$175.00	
21094	11/08/2017		L A COUNTY TAX COLLECTOR	\$45,192.38
Invoice	Date	Description	Amount	
8940 149 012 17	10/01/2017	PROP TAX FY 17/18 - 16217 TEMPLE AVE	\$2,505.07	
8940 149 029 17	10/01/2017	PROP TAX FY 17/18 - 16227 TEMPLE AVE	\$3,085.48	
8940 149 031 17	10/01/2017	PROP TAX FY 17/18 - 14063 PROCTOR AVE	\$2,346.03	
8940 149 034 17	10/01/2017	PROP TAX FY 17/18 - 15652 E. NELSON	\$1,699.87	
8940 149 035 17	10/01/2017	PROP TAX FY 17/18 - 16242 TEMPLE AVE	\$3,287.49	

**Industry Property and Housing Management Authority
Board Meeting
November 8, 2017**

Check	Date		Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking				
8940 149 036 17	10/01/2017	PROP TAX FY 17/18 - 20137 S WALNUT ST		\$1,139.84
8940 149 038 17	10/01/2017	PROP TAX FY 17/18 - 15714 E. NELSON AVE		\$1,819.18
8940 149 042 17	10/01/2017	PROP TAX FY 17/18 - 16000 E. TEMPLE AVE UNIT A		\$2,341.28
8940 149 043 17	10/01/2017	PROP TAX FY 17/18 - 16000 E. TEMPLE AVE UNIT D		\$2,341.28
8940 149 044 17	10/01/2017	PROP TAX FY 17/18 - 16000 E. TEMPLE AVE UNIT C		\$2,341.28
8940 149 045 17	10/01/2017	PROP TAX FY 17/18 - 16000 E. TEMPLE AVE UNIT B		\$2,564.87
8940 149 046 17	10/01/2017	PROP TAX FY 17/18 - 17229 CHESTNUT		\$3,328.58
8940 149 047 17	10/01/2017	PROP TAX FY 17/18 - 22036 E. VALLEY BLVD		\$2,543.55
8940 149 049 17	10/01/2017	PROP TAX FY 17/18 - 17217 CHESTNUT		\$3,332.65
8940 149 050 17	10/01/2017	PROP TAX FY 17/18 - 16229 TEMPLE AVE		\$3,072.81
8940 149 053 17	10/01/2017	PROP TAX FY 17/18 - 15736 E. NELSON AVE		\$1,698.23
8940 149 033 17	10/01/2017	PROP TAX FY 17/18 - 16218 TEMPLE AVE		\$1,687.38
8940 149 051 17	10/01/2017	PROP TAX FY 17/18 - 15702 NELSON AVE		\$4,057.51
21095	11/08/2017		MERRITT'S ACE HARDWARE	\$327.73
Invoice	Date	Description	Amount	
101078	09/29/2017	NEW SCREEN DOORS	\$327.73	
21096	11/08/2017		SATSUMA LANDSCAPE & MAINT.	\$10,754.80
Invoice	Date	Description	Amount	
0917EHNHCS	09/27/2017	SEPTEMBER 2017 LANDSCAPE MAINTENANCE	\$10,754.80	
21097	11/08/2017		SPIVEY, BERT	\$300.00
Invoice	Date	Description	Amount	
10/19/17	10/19/2017	PARTIAL REFUND - OCTOBER 2017 RENT	\$300.00	
21098	11/08/2017		THE MORROW LAW FIRM	\$5,000.00
Invoice	Date	Description	Amount	
10/8/17-IPHMA	10/08/2017	PROFESSIONAL SVC - SEPTEMBER 2017	\$5,000.00	

**Industry Property and Housing Management Authority
Board Meeting
November 8, 2017**

Check	Date	Payee Name	Check Amount
-------	------	------------	--------------

IPHMA.CHK - IPHMA BofA Checking

Checks	Status	Count	Transaction Amount
	Total	14	\$75,221.88

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY*

ITEM NO. 5.2

INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY

AUTHORIZATION FOR PAYMENT OF BILLS

Board Meeting December 13, 2017

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
160	INDUSTRY PROPERTY & HOUSING	31,456.17

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
BofA	BANK OF AMERICA CHECKING	31,456.17

APPROVED PER CITY MANAGER

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

Check	Date		Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking				
21099	11/09/2017		FERRERO, JOHN, P.	\$1,600.00
	Invoice	Date	Description	Amount
	10/31/17	10/31/2017	REFUND - RENT OVERPAYMENT NOV & DEC 2017	\$1,600.00
21100	11/09/2017		INDUSTRY PUBLIC UTILITIES	\$143.46
	Invoice	Date	Description	Amount
	2018-00000474	10/19/2017	08/21-10/19/17 SVC - 14063 PROCTOR	\$143.46
21101	11/09/2017		LA PUENTE VALLEY COUNTY	\$920.97
	Invoice	Date	Description	Amount
	2018-00000475	10/19/2017	08/21-10/19/17 SVC - 15652 NELSON	\$187.27
	2018-00000476	10/19/2017	08/21-10/19/17 SVC - 15702 NELSON	\$31.02
	2018-00000477	10/19/2017	08/21-10/19/17 SVC - 15714 NELSON	\$201.19
	2018-00000478	10/19/2017	08/21-10/19/17 SVC - 15722 NELSON	\$215.11
	2018-00000479	10/19/2017	08/21-10/19/17 SVC - 15730 NELSON	\$154.79
	2018-00000480	10/19/2017	08/21-10/19/17 SVC - 15736 NELSON	\$131.59
21102	11/09/2017		ROWLAND WATER DISTRICT	\$157.94
	Invoice	Date	Description	Amount
	2018-00000481	10/25/2017	09/20-10/17/17 SVC - 17217 CHESTNUT	\$69.25
	2018-00000482	10/25/2017	09/20-10/17/17 SVC - 17229 CHESTNUT	\$88.69
21103	11/09/2017		SO CALIFORNIA EDISON COMPANY	\$47.72
	Invoice	Date	Description	Amount
	2018-00000483	10/26/2017	09/01-10/03/17 SVC - 15722 NELSON AVE	\$47.72
21104	11/09/2017		WALNUT VALLEY WATER DISTRICT	\$163.20
	Invoice	Date	Description	Amount
	WALNUT DR-17/18	10/01/2017	ASSESSMENT/SPECIAL TAX - FY 17/18	\$28.00
	VALLEY BVD-17/18	10/01/2017	ASSESSMENT/SPECIAL TAX - FY 17/18	\$135.20
21105	11/14/2017		SO CALIFORNIA EDISON COMPANY	\$34.30

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

Check	Date		Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking				
	Invoice	Date	Description	Amount
	2018-00000532	11/02/2017	10/03-11/01/17 SVC - 15722 NELSON AVE	\$34.30
21106	11/14/2017		SOCALGAS	\$9.26
	Invoice	Date	Description	Amount
	2018-00000533	11/03/2017	10/02-11/01/17 SVC - 15722 NELSON AVE	\$9.26
21107	11/14/2017		WALNUT VALLEY WATER DISTRICT	\$53.73
	Invoice	Date	Description	Amount
	2807060	11/02/2017	09/28-11/01/17 SVC - 22002 (22036) VALLEY BLVD-	\$53.73
21108	11/29/2017		INDUSTRY PUBLIC UTILITY	\$72.46
	Invoice	Date	Description	Amount
	2018-00000593	11/14/2017	10/16-11/10/17 SVC - 16000 E TEMPLE AVE C	\$72.46
21109	11/29/2017		WALNUT VALLEY WATER DISTRICT	\$272.03
	Invoice	Date	Description	Amount
	2809364	11/08/2017	10/03-11/02/17 SVC - 20137 WALNUT DR	\$272.03
21110	12/13/2017		ABORTA-BUG PEST CONTROL	\$900.00
	Invoice	Date	Description	Amount
	21926	10/19/2017	OCTOBER 2017 PEST SVC - 20137 WALNUT DR	\$75.00
	21927	10/19/2017	OCTOBER 2017 PEST SVC - 17217 & 17229	\$150.00
	22062	11/08/2017	NOVEMBER 2017 PEST SVC - 15652 NELSON AVE	\$75.00
	22063	11/08/2017	NOVEMBER 2017 PEST SVC - 15702 NELSON AVE	\$75.00
	22064	11/08/2017	NOVEMBER 2017 PEST SVC - 15714 NELSON AVE	\$75.00
	22065	11/08/2017	NOVEMBER 2017 PEST SVC - 15722 NELSON AVE	\$75.00
	22066	11/08/2017	NOVEMBER 2017 PEST SVC - 15730 NELSON AVE	\$75.00
	22067	11/08/2017	NOVEMBER 2017 PEST SVC - 15736 NELSON AVE	\$75.00
	22123	11/17/2017	NOVEMBER 2017 PEST SVC - 20137 WALNUT DR	\$75.00
	22122	11/17/2017	NOVEMBER 2017 PEST SVC - 17217 & 17229	\$150.00

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

Check	Date		Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking				
21111	12/13/2017		AIR-BREE, INC	\$330.08
	Invoice	Date	Description	Amount
	1171010660	10/10/2017	THERMOSTAT REPLACEMENT	\$330.08
21112	12/13/2017		ASTRA INDUSTRIAL SERVICES, INC	\$53.42
	Invoice	Date	Description	Amount
	00159276	11/14/2017	SUPPLIES - 16218 & 16229 TEMPLE AVE	\$97.78
	00158851	10/20/2017	SUPPLIES - 16227 TEMPLE AVE	\$67.86
	CM-00155497	04/28/2017	CREDIT - 16212 TEMPLE AVE	(\$112.22)
21113	12/13/2017		CITY OF INDUSTRY	\$280.80
	Invoice	Date	Description	Amount
	11/09/17	11/09/2017	TRANSFER - PAYROLL PARS ERROR	\$280.80
21114	12/13/2017		HOME DEPOT CREDIT SERVICE	\$619.96
	Invoice	Date	Description	Amount
	3015499-I	11/06/2017	SUPPLIES - 16212 TEMPLE AVE	\$62.88
	9020032	10/31/2017	SUPPLIES - 16212 TEMPLE AVE	\$488.70
	0594317	10/30/2017	SUPPLIES - 15702 NELSON AVE	\$68.38
21115	12/13/2017		IPHMA - PAYROLL ACCOUNT	\$3,000.00
	Invoice	Date	Description	Amount
	NOV-17	12/04/2017	REIMBURSE PAYROLL - NOVEMBER 2017	\$3,000.00
21116	12/13/2017		JANUS PEST MANAGEMENT	\$98.00
	Invoice	Date	Description	Amount
	192347	10/12/2017	QUARTERLY PEST SVC - 22036 VALLEY BLVD	\$98.00
21117	12/13/2017		KLINE'S PLUMBING, INC.	\$1,475.00
	Invoice	Date	Description	Amount
	10535	11/21/2017	EMERGENCY PLUMBING SVC - 16212 TEMPLE AVE	\$1,475.00

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

Check	Date		Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking				
21118	12/13/2017		LOWE'S/SYNCHRONY BANK	\$91.66
	Invoice	Date	Description	Amount
	23573065-IPH	11/01/2017	SUPPLIES - 15702 NELSON AVE	\$91.66
21119	12/13/2017		SATSUMA LANDSCAPE & MAINT.	\$16,132.18
	Invoice	Date	Description	Amount
	1017EHNHCS	10/31/2017	OCTOBER 2017 LANDSCAPE MAINTENANCE	\$16,132.18
21120	12/13/2017		THE MORROW LAW FIRM	\$5,000.00
	Invoice	Date	Description	Amount
	OCT 2017-IPHMA	11/12/2017	PROFESSIONAL SVC - OCTOBER 2017	\$5,000.00

Checks	Status	Count	Transaction Amount
	Total	22	\$31,456.17

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY*

ITEM NO. 5.3



INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY

MEMORANDUM

TO: Industry Property and Housing Management Authority
FROM: Paul J. Philips, Executive Director *Paul J. Philips*
STAFF: Tim D'Zmura, Planning Consultant *T.D.*
DATE: December 13, 2017
SUBJECT: **Consideration and discussion of formal proposal for the affordable housing project submitted by National Community Renaissance (CORE) pursuant to the Exclusive Negotiating Agreement (ENA)**

Proposal

On October 11th, 2017, the Industry Property and Housing Management Authority (IPHMA) provided additional direction to the developer so that they could develop and submit, according to the terms contained in the Exclusive Negotiating Agreement (ENA), a more formal proposal for the affordable housing project for the IPHMA's consideration.

Staff Analysis

Pursuant to the ENA approved by the IPHMA on September 13, 2017, National Community Renaissance (CORE), the developer, submitted a more formal proposal for the project on December 1, 2017. The proposal includes the following items:

- ✓ The unit mix, proposed income targeting, proposed rents, and preliminary cost estimates.
- ✓ A proposed schedule for development of the development in the project areas.
- ✓ 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.

The next step in the process is for the City to enter into a Development and Disposition Agreement (DDA) with the developer that formally establishes the contractual relationship between the two parties for the project.

Recommendation

It is recommended that the IPHMA (1) review & provide comments to CORE on their proposal, (2) direct staff to prepare a Development and Disposition Agreement (DDA) for the project incorporating the proposal, and (3) recommend that the City Council approve the DDA with CORE for the affordable housing project.

Attachments

- Formal Proposal from National Community Renaissance of California (CORE)

December 5, 2017

City of Industry Property and Housing Management Authority
Attn: Tim D'Zmura, PE, CBO, AICP
15625 East Stafford Street
City of Industry, CA 91744

Subject: ENA Submittal - Industry Workforce Housing Community

Dear Mr. D'Zmura:

National Community Renaissance (National CORE) is pleased to present our development proposal for collaboration with the City of Industry Property and Housing Management Authority to develop 25 detached, single-family affordable homes and approximately 4,500 square feet of community recreational space on 3.86 acres of land owned by the Industry Property and Housing Management Authority located 20249 E. Walnut Drive.

For the proposed development National CORE, a 501(c) (3) not for-profit public benefit corporation, will serve as the developer. National CORE's breadth of experience includes mixed-income, mixed use, deeply affordable, and market rate developments, as well as new construction and rehabilitation of both family and senior affordable communities. Our developments have been recognized and awarded distinctions for their commitment to quality and superior design features. Our mission is to develop high quality housing and to preserve it for the longest period possible.

Our submittal includes:

- Project summary
- Site plan
- Development cost summary
- Milestone schedule

We thank you for your partnership in this important project.

Sincerely,



Steven A. PonTell, Chief Executive Officer

NATIONAL
COMMUNITY



RENAISSANCE

NATIONAL COMMUNITY RENAISSANCE



PROJECT SUMMARY

The National CORE team proposes to develop the E. Walnut Drive site with a cohesive residential community consisting of 25 single-family detached homes and approximately 4,500 square feet of community recreational space on 3.86 acres of land owned by the Industry Property and Housing Management Authority. The overall density of the combined site would be 6.5 dwelling units per acre.

The two-story homes range in size from 1,602 SF to 1,949 square feet in floor area. Three different plans are proposed consisting of three and four bedroom units with Traditional, Spanish, and English Cottage-style architecture.

Access to the homes would be provided by a new private street accessed from Walnut Drive. Each of the units would have a two-car garage. Access to the garages is provided via stub alleys. Eleven open parking spaces would be provided along the north property line, providing a buffer to State Route-60.

In addition to the generous private yards provided for each home, this workforce housing community contains a variety of onsite community amenities for residents including a tot lot playground, shaded barbeque picnic area, and community gardens.

Table 1: Community Unit Mix			
Quantity	Type	Size	Amenities
15	Plan 1: 3-bedroom, 2.5-bath	1,602 SF	2-car garage, private enclosed yard
10	Plan 2: 4-bedroom, 3-bath	1,949 SF	2-car garage, private enclosed yard
Community recreation facilities include a tot lot playground, group picnic area with shade structure and community gardens.			



FIRE REQUIREMENTS for LANDSCAPE

- FIRE ACCESS WALKWAYS SHALL BE A LEVEL SOLID SURFACE, UNOBSTRUCTED BY TREES OR SHRUBS AND SHALL CONSIST OF A SURFACE THAT LEADS ITSELF TO SAFE USE DURING BUILDING EVACUATION, FIREFIGHTING AND RESCUE EFFORTS.
- KEY BOXES AND KEY SWITCHES (KNOX DEVICES) SHALL BE PROVIDED WHERE NECESSARY TO ENSURE THAT IMMEDIATE ACCESS FOR FIREFIGHTING, RESCUE AND OTHER EMERGENCY PURPOSES IS POSSIBLE.
- TREES THAT ARE PLANTED ALONG THE FIRE ACCESS ROADWAY SHALL NOT IMPEDE THE REQUIRED VERTICAL CLEARANCE OF 13'-6". THE TREES SHOULD BE A TYPE THAT THE NATURAL GROWTH PATTERN WOULD ALLOW THE REQUIRED VERTICAL CLEARANCE WITHOUT RELIANCE ON REGULAR MAINTENANCE OF THE TREE CANOPIES.

TREE SURVEY NOTE:

NO TREES PROPOSED TO BE PROTECTED-IN-PLACE OR RELOCATED DUE TO SITE GRADING FOR PROPOSED STREETS AND RESIDENTIAL LOTS.

STREET TREE PLANTING NOTE:

- ALL STREET TREES WITHIN 8' OF ANY HARDSCAPE WILL BE INSTALLED WITH DEEP ROOT BARRIERS.
- LANDSCAPE PLAN TO BE REVIEWED BY THE STREET TREE COORDINATOR.

WATER EFFICIENT LANDSCAPING NOTE:

- THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS OF THE CITY OF ORANGE GUIDELINES FOR WATER EFFICIENT LANDSCAPES.
- THE ESTIMATED APPLIED WATER USE ALLOWED FOR THE LANDSCAPE AREA SHALL NOT EXCEED THE MAWA CALCULATION.

IRRIGATION CONCEPT STATEMENT:

IRRIGATION ZONES: IRRIGATION HYDRO-ZONES SHALL HAVE PLANTS GROUPED WITH SIMILAR WATERING REQUIREMENTS.
 DEPTH OF IRRIGATION LINES: ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 18" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 24" MIN.
 BACKFLOW PREVENTOR: BACKFLOW PREVENTOR SHALL BE A REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTOR (RBP) OR EQUAL TYPE AS APPROVED BY WATER SURVEYOR AND SCREENED WITH LANDSCAPING FROM PUBLIC VIEW.
 IRRIGATION EMITTERS: ALL SHRUB AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM. ALL TREES SHALL BE IRRIGATED USING BUBBLER AND/OR DRIP IRRIGATION SYSTEM. ALL GROUNDCOVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM.
 IRRIGATION CONTROLLER: CONTROLLER SHALL BE AUTOMATIC WITH MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF AND OVER WATERING. SMART CONTROLLER WEATHER TRACKING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.
 CLASS OF IRRIGATION PIPE: ALL MAINLINE SHALL BE CLASS 315 PVC. ALL LATERAL LINES SHALL BE CLASS 200 PVC.
 THE IRRIGATION DESIGN SHALL COMPLY WITH THE CRITERIA OF CITY OF ORANGE WATER CONSERVATION POLICIES AND REQUIREMENTS.

HYDROZONE 2 - WATER CONSERVING SHRUB PALETTE

PLANT NAME	SIZE	WUCOLS
ARBUSUS UNEDUS	1 1/2 GAL	Low
FELODIA SELMONIANA	1 1/2 GAL	Low
HYDRANGEA ARBORESCENS	1 1/2 GAL	Low
FRAXINUS CALIFORNICA	1 1/2 GAL	Medium
FRAXINUS CALIFORNICA	1 1/2 GAL	Low
MEDESA SATIVUS	1 1/2 GAL	Low
AGAVE SPP.	1 1/2 GAL	Low
BACCHARIS TINNIFIDA	1 1/2 GAL	Low
CELANOTHUS SPP.	1 1/2 GAL	Low
IMPATIENS LANCEA	1 1/2 GAL	Low
LEUCODERMIS SPP.	1 1/2 GAL	Low
WESTRINGIA FRUTICOSA	1 1/2 GAL	Low
SMALL SHRUBS	1 1/2 GAL	Low
ALICE SPP.	1 GAL	Low
DAUNY SPP.	1 GAL	Low
MULBERRIA ROBINA	1 GAL	Low
SEER GRASS	1 GAL	Low
GRASS	1 GAL	Low

BIO-RETENTION BASIN

EROSION CONTROL / BIO-RETENTION BASIN SEED MIX:

- Perennial ryegrass - 50% (City of Orange, State Green)
- Medicinal lupine - Fertilizer grade
- California barley - Fertilizer grade
- Medicinal lupine - Fertilizer grade

Available from: S&S SEEDS, INC. 825-664-0203

PROPOSED SHRUB LIST

PLANT NAME	SIZE	WUCOLS
ARBUSUS UNEDUS	1 1/2 GAL	Low
FELODIA SELMONIANA	1 1/2 GAL	Low
HYDRANGEA ARBORESCENS	1 1/2 GAL	Low
FRAXINUS CALIFORNICA	1 1/2 GAL	Medium
FRAXINUS CALIFORNICA	1 1/2 GAL	Low
MEDESA SATIVUS	1 1/2 GAL	Low
AGAVE SPP.	1 1/2 GAL	Low
BACCHARIS TINNIFIDA	1 1/2 GAL	Low
CELANOTHUS SPP.	1 1/2 GAL	Low
IMPATIENS LANCEA	1 1/2 GAL	Low
LEUCODERMIS SPP.	1 1/2 GAL	Low
WESTRINGIA FRUTICOSA	1 1/2 GAL	Low
SMALL SHRUBS	1 1/2 GAL	Low
ALICE SPP.	1 GAL	Low
DAUNY SPP.	1 GAL	Low
MULBERRIA ROBINA	1 GAL	Low
SEER GRASS	1 GAL	Low
GRASS	1 GAL	Low

HYDROZONE 1 - ENHANCED SHRUB PALETTE - SUN EXPOSURE

PLANT NAME	SIZE	WUCOLS
ARBUSUS UNEDUS	1 1/2 GAL	Low
FELODIA SELMONIANA	1 1/2 GAL	Low
HYDRANGEA ARBORESCENS	1 1/2 GAL	Low
FRAXINUS CALIFORNICA	1 1/2 GAL	Medium
FRAXINUS CALIFORNICA	1 1/2 GAL	Low
MEDESA SATIVUS	1 1/2 GAL	Low
AGAVE SPP.	1 1/2 GAL	Low
BACCHARIS TINNIFIDA	1 1/2 GAL	Low
CELANOTHUS SPP.	1 1/2 GAL	Low
IMPATIENS LANCEA	1 1/2 GAL	Low
LEUCODERMIS SPP.	1 1/2 GAL	Low
WESTRINGIA FRUTICOSA	1 1/2 GAL	Low
SMALL SHRUBS	1 1/2 GAL	Low
ALICE SPP.	1 GAL	Low
DAUNY SPP.	1 GAL	Low
MULBERRIA ROBINA	1 GAL	Low
SEER GRASS	1 GAL	Low
GRASS	1 GAL	Low

HYDROZONE 1 - ENHANCED SHRUB PALETTE - SHADE EXPOSURE

PLANT NAME	SIZE	WUCOLS
ARBUSUS UNEDUS	1 1/2 GAL	Low
FELODIA SELMONIANA	1 1/2 GAL	Low
HYDRANGEA ARBORESCENS	1 1/2 GAL	Low
FRAXINUS CALIFORNICA	1 1/2 GAL	Medium
FRAXINUS CALIFORNICA	1 1/2 GAL	Low
MEDESA SATIVUS	1 1/2 GAL	Low
AGAVE SPP.	1 1/2 GAL	Low
BACCHARIS TINNIFIDA	1 1/2 GAL	Low
CELANOTHUS SPP.	1 1/2 GAL	Low
IMPATIENS LANCEA	1 1/2 GAL	Low
LEUCODERMIS SPP.	1 1/2 GAL	Low
WESTRINGIA FRUTICOSA	1 1/2 GAL	Low
SMALL SHRUBS	1 1/2 GAL	Low
ALICE SPP.	1 GAL	Low
DAUNY SPP.	1 GAL	Low
MULBERRIA ROBINA	1 GAL	Low
SEER GRASS	1 GAL	Low
GRASS	1 GAL	Low

PROPOSED PLANT LIST

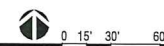
THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL LIST OF THE PROPOSED TREES AND SHRUBS BUT MAY VARY SLIGHTLY DURING THE DETAILED PLANTING PLAN PREPARATION.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
TREES:				
E. WALNUT DRIVE SOUTH (public r.o.w. - under overhead power lines)				
	LAGERSTROEMIA X HYBRID 'TUSCARORA'	CRAPPE TREE	24" BOX	MEDIUM
PROJECT ENTRY DRIVE - EAST & WEST (private)				
	TABEBUIA IPE	PINK TRUMPET TREE	36" BOX	MEDIUM
COLLECTOR DRIVE (private)				
	CINNAMOMUM CAMPHORA	CAMPHOR	36" BOX	MEDIUM
MOTORCOURTS				
	ARBUTUS X MARINA	STRAWBERRY TREE	24" BOX	LOW
	ERIBOTRYA DEFLEXA	BRONZE LOQUAT	15 GAL.	LOW
	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	MEDIUM
WALNUT DRIVE LANDSCAPE SETBACK:				
	PINUS ELДАРICA	AFGHAN PINE	24" BOX	LOW
	PLATANUS X A. 'BLOODGOOD'	PLANE TREE	24" BOX	MEDIUM
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX	MEDIUM
FREEWAY BUFFER:				
	PLATANUS X A. 'BLOODGOOD'	PLANE TREE	24" BOX	MEDIUM
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX	MEDIUM
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	LOW
	SCHINUS MOLLE	CALIFORNIA PEPPER	24" BOX	MEDIUM
PERIMETER SCREEN:				
	PINUS ELДАРICA	AFGHAN PINE	24" BOX	LOW
	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	MEDIUM
TRASH ENCLOSURE SCREEN:				
	PRUNUS 'BRIGHT & TIGHT'	COMPACT CAROLINA CHERRY	15 GAL.	MEDIUM
COMMON AREA				
Medium - Large:				
	JACARANDA ACUTIFOLIA	JACARANDA	36" BOX	MEDIUM
	MELALEUCA QUINQUENERVIA	CAJUPUT TREE	24" BOX	MEDIUM
	PISTACIA CHINENSIS	CHINESE PISTACHE	36" BOX	MEDIUM
	PLATANUS X A. 'BLOODGOOD'	PLANE TREE	36" BOX	MEDIUM
	PYRUS C. 'CHANTICLEER'	FLOWERING PEAR	24" BOX	MEDIUM
	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	MEDIUM
	ULMUS PARVIFOLIA 'ALLEE'	CHINESE ELM	36" BOX	MEDIUM
Small / Accent:				
	BRANHEA ARMATA	MEXICAN BLUE PALM	24" BOX	LOW
	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	15 gal.	MEDIUM
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	LOW
	MAGNOLIA G. 'LITTLE GEM'	SOUTHERN MAGNOLIA	24" BOX	MEDIUM
	PODOCARPUS 'ICEE BLUE'	'ICEE BLUE' YELLOW-WOOD	15 gal.	MEDIUM
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	LOW



CITY OF INDUSTRY, CA

CONCEPTUAL LANDSCAPE PLAN and PLANT PALETTE - L1





1A | Spanish



Note: Artist's conception; colors, materials and application may vary.

1C | Cottage



1B | Traditional

PLAN 1
Front Elevations

INDUSTRY WORKFORCE HOUSING COMMUNITY

CITY OF INDUSTRY, CA



0 2 4 8
1.3

DESIGN REVIEW

© 2017 WILLIAM HEZMALMULCH ARCHITECTS, INC. dba WHA | 2017387 | 12-01-17



DEVELOPMENT COST SUMMARY

National CORE has presented a development budget for 25 detached single-family homes which consists of fifteen 3-bedroom homes and ten 4-bedroom homes. Development costs include all design, engineering, home construction, onsite costs, offsite costs, school fees, utility connections, insurance and warranties. Per prior discussions with IPHMA staff we have not included a budget for developer impact fees.

The homes will meet all current building and energy codes therefore will be very efficient to operate as rental housing and budget-friendly for residents to maintain the homes. To accommodate the City of Industry's current and upcoming Regional Housing Needs Allocation, a minimum of two homes will be available to households earning 50% of Area Median Income (AMI) which qualifies as very-low income, and a minimum of two homes will be available to households earning 80% AMI which qualifies as low income. We understand that IPHMA desires to own and operate the homes upon completion of construction and a direct investment will ensure the affordability of the homes long term. Based on that understanding, we did not include any third party private construction financing or permanent mortgages. The amount of financing that the IPHMA will need to provide is approximately \$11.225 million.

National CORE
City of Industry
Single Family Detached
Rental Housing
12/5/2017

Use: Single Family Detached
Site size: Sq. Ft. 168,142 Acres: 3.86 units per acre: 6.5

<u>Unit Type</u>	Plan 1	Plan 2	Total	per sq. ft.	
No. of Bedrooms	3 Bedroom	4 Bedroom			
Sq. Ft.	1,602	1,949			
No. of Units	15	10	25	43,520	
Sales Price	\$0	\$0	\$0	\$0.00	\$0

<u>Development Costs:</u>		Plan 1	Plan 2	Total	Per sq. ft.	per unit
Land	168,142 sq. ft. @			\$ -	\$ -	\$ -
Holding costs					\$ -	\$ -
Total land acquisition costs				\$ -	\$ -	\$ -
Hard Costs:						
	sq. ft. \$/sq. ft.					
Home construction incl new energy code req	43,520 \$ 100.21	\$ 160,530	\$ 195,302	\$ 4,360,971	\$ 4,360,971	\$ 174,439
On-site work	168,142 \$ 12.45	\$ 83,740	\$ 83,740	\$ 2,093,498	\$ 48.10	\$ 83,740
Off-site work	168,142 \$ 2.37	\$ 15,956	\$ 15,956	\$ 398,895	\$ 9.17	\$ 15,956
Subtotal - Hard Costs		\$ 260,226	\$ 294,997	\$ 6,853,364	\$ 157.48	\$ 274,135
Expedited Construction Schedule Cost	5% of hard costs	13,011	14,750	\$ 342,668	\$ 7.87	\$ 13,707
Construction Contingency	5% of hard costs	13,011	14,750	\$ 342,668	\$ 7.87	\$ 13,707
Total - hard costs		\$ 286,249	\$ 324,497	\$ 7,538,700	\$ 173.22	\$ 301,548
Soft Costs:						
architecture/entitlement/engineering/soils/staking	6.00% of hard costs	\$ 17,175	\$ 19,470	\$ 452,322	\$ 10.39	\$ 18,093
fees & permits	\$0.00 per sq. ft.	\$ -	\$ -	\$ -	\$ -	\$ -
school fees	\$2.97 per sq. ft.	\$ 4,758	\$ 5,789	\$ 129,254	\$ 2.97	\$ 5,170
utility connections & capacity fees	\$4.60 per sq. ft.	\$ 7,362	\$ 8,957	\$ 200,000	\$ 4.60	\$ 8,000
consultants	\$4,000 per home	\$ 4,000	\$ 4,000	\$ 100,000	\$ 2.30	\$ 4,000
legal & accounting	\$1,600 allowance	\$ 1,600	\$ 1,600	\$ 40,000	\$ 0.92	\$ 1,600
financing - points, appraisal, etc.	0.00% of loan amount of \$0	\$ -	\$ -	\$ -	\$ -	\$ -
financing - interest	0.00% 0% outstanding	\$ -	\$ -	\$ -	\$ -	\$ -
commissions & selling	0.00% of sales	\$ -	\$ -	\$ -	\$ -	\$ -
marketing	\$0 allowance	\$ -	\$ -	\$ -	\$ -	\$ -
property taxes/escrow/title	0.00% of sales	\$ -	\$ -	\$ -	\$ -	\$ -
wrap insurance	\$8,000 per home	\$ 8,000	\$ 8,000	\$ 200,000	\$ 4.60	\$ 8,000
construction management	12.00% of hard costs	\$ 34,350	\$ 38,940	\$ 904,644	\$ 20.79	\$ 36,186
warranty	1.50% of hard costs	\$ 4,294	\$ 4,867	\$ 113,081	\$ 2.60	\$ 4,523
general & administrative	3.00% of hard costs	\$ 8,587	\$ 9,735	\$ 226,161	\$ 5.20	\$ 9,046
Subtotal - soft costs		\$ 90,126	\$ 101,357	\$ 2,365,462	\$ 54.35	\$ 94,618
Contingency	5.00% of soft costs	\$ 4,506	\$ 5,068	\$ 118,273	\$ 2.72	\$ 4,731
Total Soft Costs	53.06% of hard costs	\$ 94,632	\$ 106,425	\$ 2,483,735	\$ 57.07	\$ 99,349
Total development costs excluding Developer Fee		\$ 380,881	\$ 430,922	\$ 10,022,435	\$ 230.29	\$ 400,897
Developer Fee	12.00% of development costs	\$ 45,706	\$ 51,711	\$ 1,202,692	\$ 27.64	\$ 48,108

Total Cost:	\$ 426,587	\$ 482,633	\$ 11,225,128	\$ 257.93	\$ 449,005
Total Sales:	0	0	\$ -	\$ -	\$ -
Net Proceeds:	\$ (426,587)	\$ (482,633)	\$ (11,225,128)	\$ (257.93)	\$ (449,005)

CITY FINANCING REQUIRED: \$ 11,225,128

RENT SCHEDULE

Project Name: City of Industry - 25 Single Family Rental Homes
County: Los Angeles
Developer: National CORE
of Dwelling Units: 25
Gross Building Area: 43,520

Unit Type	AMI	Number of Units	Home Square Footage	Monthly Net Rent	Total Annual Rent	Total # of Bedrooms
3 Bedroom	VERY LOW	1	1,602	\$639	\$7,668	3
3 Bedroom	LOW	14	1,602	\$700	\$117,600	42
	Subtotal:	15			\$125,268	45
4 Bedroom	VERY LOW	1	1,949	\$666	\$7,992	4
4 Bedroom	LOW	9	1,949	\$700	\$75,600	36
	Subtotal:	10			\$83,592	40
RENTAL REVENUE		Total:	25		208,860	85

OPERATING EXPENSES

Project Name:
Project Name: City of Industry - 25 Single Family Rental Homes
Developer: National CORE
Number of Dwelling Units: 25
Gross Building Area: 43,520

Description	Monthly	Per Unit	Unit/Month
1. Management			
Management Fee	\$ -	\$ -	\$ -
Management Total:	\$ -	\$ -	\$ -
2. Administration			
Marketing/Credit Checks	\$ 3,000	\$ 250.00	\$ 10.00
Audit / File Mgmt (Compliance)	\$ -	\$ -	\$ -
Legal	\$ 1,500	\$ 125.00	\$ 5.00
Office Expenses	\$ 5,000	\$ 416.67	\$ 16.67
Other	\$ 1,000	\$ 83.33	\$ 3.33
Administration Total:	\$ 10,500	\$ 791.67	\$ 31.67
3. Salaries and Benefits			
Manager/Asst. Manager	\$ -	\$ -	\$ -
Main Personnel	\$ -	\$ -	\$ -
Leasing Commissions	\$ -	\$ -	\$ -
Case Manager	\$ -	\$ -	\$ -
Housekeepers	\$ -	\$ -	\$ -
Payroll Txns, Ins & Wkr. Comp.	\$ -	\$ -	\$ -
Salaries and Benefits Total:	\$ -	\$ -	\$ -
4. Maintenance			
General Maintenance	\$ 3,600	\$ 300.00	\$ 12.00
Repairs Contract	\$ 6,000	\$ 500.00	\$ 20.00
Exterminating	\$ 3,600	\$ 300.00	\$ 12.00
Fire Protection/ Security	\$ -	\$ -	\$ -
Elevator	\$ -	\$ -	\$ -
Grounds Contract	\$ 12,000	\$ 1,000.00	\$ 40.00
Equipment Maintenance	\$ -	\$ -	\$ -
Maintenance Total:	\$ 25,200	\$ 2,100.00	\$ 84.00
5. Utilities Not Paid by Tenants			
Electricity and Gas	\$ -	\$ -	\$ -
Water/Sewer	\$ -	\$ -	\$ -
Trash Removal	\$ -	\$ -	\$ -
Utilities Total:	\$ -	\$ -	\$ -
6. Insurance			
Property & Liability Insurance	\$ 25,000	\$ 2,083.33	\$ 83.33
Insurance Total:	\$ 25,000	\$ 2,083.33	\$ 83.33
7. Tax and Reserves			
Real Estate Taxes	\$ -	\$ -	\$ -
Replacement Reserves	\$ 25,000	\$ 2,083.33	\$ 83.33
Taxes and Reserves Total:	\$ 25,000	\$ 2,083.33	\$ 83.33
8. Other			
Transit Passes	\$ -	\$ -	\$ -
Licenses/ Permits	\$ -	\$ -	\$ -
Social Services	\$ -	\$ -	\$ -
Other	\$ 300	\$ 25.00	\$ 1.00
Other Total:	\$ 300	\$ 25.00	\$ 1.00
Operating Expenses Total:	\$ 86,000	\$ 7,083.33	\$ 283.33

CASH FLOW ANALYSIS

Project Name: City of Industry - 25 Single Family Rental Homes
 Developer: National CORE
 Number of Dwelling Units: 25
 Gross Building Area: 43,520

Assumptions

Residential Income Infl. Rate:	2.50%	Laundry Inc/Month/Unit:	0
Laundry & Misc. Infl. Factor:	2.50%	Laundry, Misc Inc/Year:	0
Operating Expense Infl. Factor:	3.50%	Unit Operating Exp:	2,440
Real Estate Infl. Factor:	2.00%	Unit Property Taxes:	0
Vacancy Rate:	5.00%	Unit Social Services:	0
Number of Units:	25	Unit Replacement Reserve:	1,000

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
Revenue																	
Gross Rental Income	208,860	214,082	219,434	224,919	230,542	236,306	242,214	248,269	254,476	260,838	267,358	274,042	280,893	287,916	295,114	302,492	310,054
Laundry & Miscellaneous	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross Income	208,860	214,082	219,434	224,919	230,542	236,306	242,214	248,269	254,476	260,838	267,358	274,042	280,893	287,916	295,114	302,492	310,054
Vacancy	-10,443	-10,704	-10,972	-11,246	-11,527	-11,815	-12,111	-12,413	-12,724	-13,042	-13,368	-13,702	-14,045	-14,396	-14,756	-15,125	-15,503
Effective Gross Income	198,417	203,377	208,462	213,673	219,015	224,491	230,103	235,855	241,752	247,796	253,991	260,340	266,849	273,520	280,358	287,367	294,551
Expense																	
Operating Expense	61,000	63,135	65,345	67,632	69,999	72,449	74,985	77,609	80,325	83,137	86,047	89,058	92,175	95,401	98,740	102,196	105,773
Property Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Expense Total	86,000	88,135	90,345	92,632	94,999	97,449	99,985	102,609	105,325	108,137	111,047	114,058	117,175	120,401	123,740	127,196	130,773
NOI Before Debt Service	112,417	115,242	118,117	121,042	124,016	127,042	130,118	133,246	136,426	139,659	142,944	146,282	149,674	153,119	156,618	160,171	163,778
Debt Service																	
1st Mortgage Debt Service	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CASH AVAILABLE AFTER DEBT SERVICE																	
Available Cash Flow	112,417	115,242	118,117	121,042	124,016	127,042	130,118	133,246	136,426	139,659	142,944	146,282	149,674	153,119	156,618	160,171	163,778

CASH FLOW ANALYSIS

Project Name: City of Industry - 2
 Developer: National CORE
 Number of Dwelling Units: 25
 Gross Building Area: 43,520

Assumptions

Residential Income Infl. Rate: 2.50%
 Laundry & Misc. Infl. Factor: 2.50%
 Operating Expense Infl. Factor: 3.50%
 Real Estate Infl. Factor: 2.00%
 Vacancy Rate: 5.00%
 Number of Units: 25

	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Revenue													
Gross Rental Income	317,805	325,750	333,894	342,241	350,797	359,567	368,557	377,771	387,215	396,895	406,818	416,988	427,413
Laundry & Miscellaneous	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross Income	317,805	325,750	333,894	342,241	350,797	359,567	368,557	377,771	387,215	396,895	406,818	416,988	427,413
Vacancy	-15,890	-16,288	-16,895	-17,112	-17,540	-17,978	-18,428	-18,889	-19,361	-19,845	-20,341	-20,849	-21,371
Effective Gross Income	301,915	309,463	317,199	325,129	333,258	341,589	350,129	358,882	367,854	377,050	386,477	396,139	406,042
Expense													
Operating Expense	109,475	113,307	117,273	121,377	125,625	130,022	134,573	139,283	144,158	149,203	154,426	159,830	165,425
Property Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Services	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Expense Total	134,475	138,307	142,273	146,377	150,625	155,022	159,573	164,283	169,158	174,203	179,426	184,830	190,425
NOI Before Debt Service	167,440	171,156	174,927	178,752	182,632	186,567	190,556	194,599	198,696	202,847	207,051	211,308	215,617
Debt Service													
1st Mortgage Debt Service	0	0	0	0	0	0	0	0	0	0	0	0	0
CASH AVAILABLE AFTER DEBT SERVICE													
Available Cash Flow	167,440	171,156	174,927	178,752	182,632	186,567	190,556	194,599	198,696	202,847	207,051	211,308	215,617

Los Angeles County 2017 Household Incomes

	1	2	3	4	5	6	7	8
Extremely Very Low								
Median Income	45350	51850	58300	64800	70000	75150	80350	85550
Moderate Income								

Los Angeles County 4-Person Area Median Income: \$64,800	Extremely Low	18950	21650	24350	27050	29250	32960	37140	41320
	Very Low Income	31550	36050	40550	45050	48700	52300	55900	59500
	Low Income *	50500	57700	64900	72100	77900	83650	89450	95200
	Median Income	45350	51850	58300	64800	70000	75150	80350	85550
	Moderate Income	54450	62200	70000	77750	83950	90200	96400	102650
*Low income exceeding median income is due to HUD adjustments to the Very Low-Income income limit to account for high housing costs.									

	AMI	50%	80%	120%
3 Bedroom		810	972	1782
4 Bedroom		875	1050	1925

Per State regulations (Section 50053), 30% is the product of 30% times 30% of the area median income adjusted for family size appropriate to the unit.
 Per State regulations (Section 50053), 50% is the product of 30% times 50% of the area median income adjusted for family size appropriate to the unit.
 Per State regulations (Section 50053), 80% is the product of 30% times 60% of the area median income adjusted for family size appropriate to the unit.
 Per State regulations (Section 50053), 120% is the product of 30% times 110% of the area median income adjusted for family size appropriate to the unit.

50093 Definition of Low income families



HACoLA Utility Allowance Schedule

(Effective 07-01-2017)

Los Angeles County		Single Family Unit Size								Multi Family Unit Size								SRO		
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	Single Room Occupancy
Heating	Gas	8	11	14	18	25	30	35	42	48	6	8	11	13	18	21	24	28	31	6
	Electric	12	18	25	33	46	54	60	69	77	9	13	18	23	32	38	43	49	57	9
Cooking	Gas	3	5	6	7	9	11	12	13	15	3	5	6	7	9	11	12	13	15	2
	Electric	5	6	8	10	13	15	17	18	20	5	6	8	10	13	15	17	18	20	3
Water Heating	Gas	5	8	10	12	16	20	23	27	31	5	8	10	12	16	20	23	27	31	4
	Electric	9	13	16	20	25	29	34	40	46	9	13	16	20	25	29	34	40	46	7
Other: Basic Electric		15	19	22	28	34	42	50	57	65	15	19	22	28	34	42	50	57	65	12
Water		19	25	31	43	54	65	77	89	100	54	59	65	77	88	100	112	123	135	40
Trash		28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	21
Air Conditioning		8	11	16	21	28	34	39	45	50	6	9	11	15	21	25	29	33	37	4
Appliances		Range: 5		Refrigerator: 8																

ALL ELECTRIC SCHEDULE

Los Angeles County		Single Family Unit Size								Multi Family Unit Size								SRO		
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	Single Room Occupancy
Heating	Electric	10	14	19	25	34	41	48	56	64	8	11	14	18	25	30	35	40	46	8
Cooking	Electric	4	6	7	9	11	13	15	16	18	4	6	7	9	11	13	15	16	18	3
Water Heating	Electric	8	11	14	17	22	25	29	33	37	8	11	14	17	22	25	29	33	37	6
Other: Basic Electric		15	19	22	28	32	38	45	52	59	15	19	22	28	32	38	45	52	59	12
Water		19	25	31	43	54	65	77	89	100	54	59	65	77	88	100	112	123	135	40
Trash		28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	21
Air Conditioning		7	11	16	21	28	34	39	44	50	6	9	12	15	21	25	29	33	36	4
Appliances		Range: 5		Refrigerator: 8																

HUD regulations mandate that utility allowance amounts be determined based on the lower of the unit size or family's voucher size for Tenant based voucher participants. For Certificated based participants, the utility allowance is based on the unit size only.

**Industry Workforce Housing Community
Milestone Schedule**

