City of Industry Property and Housing Management Authority

Special Meeting Agenda
AUGUST 22, 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 (Agenda Items Only):*** *During public comments, if you wish to address the Authority during this Special Meeting, under Government Code Section 54954.3(a), you may only address the Authority concerning any item that has been described in the notice for the Special Meeting.*

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 Presentations from housing developers who submitted responses to the Request for Qualifications/Proposals for Affordable Housing Design Build Opportunity Sites.

RECOMMENDED ACTION: Provide direction to staff.

6. Adjournment. Next regular meeting: Wednesday, September 13, 2017 at 5:00 p.m.

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY

ITEM NO. 5.1

CITY OF INDUSTRY

P.O. Box 3366 • 15625 E. Stafford St. • City of Industry, CA 91744-0366 • (626) 333-2211 • FAX (626) 961-6795

MEMORANDUM

TO: Industry Property and Housing Management Authority

FROM: Paul J. Philips, Executive Director

STAFF: Tim D'Zmura, Planning Consultant

DATE: August 22, 2017

SUBJECT: **Consideration of Developer Qualifications/Proposals for Affordable Housing Design Building Opportunity Sites**

Proposal

The Industry Property and Housing Management Authority (IPHMA) has received four statements of qualifications and proposals from housing developers in response to a Request for Qualifications/Proposals (RFQ/P) for Affordable Housing Design Build Opportunity Sites.

Staff Analysis

On June 16, 2017, staff, on behalf of the IPHMA, issued a RFQ/P for Affordable Housing Design Build Opportunity Sites. A total of four proposals were received prior to the submission deadline on July 18, 2017 from developers interested in working with the IPHMA in developing affordable housing at the two sites identified in the RFQ/P. The following developers submitted proposals:

- National Community Renaissance of California
- New Economics for Women
- Partnership Housing Incorporated
- Sunjoint Development, LLC

On August 14, 2017, Sunjoint Development, LLC informed the City that it was withdrawing its qualifications/proposal from consideration. The remaining three developers will provide a presentation on their qualifications and site specific proposals. The following format has been established for the presentations:

- 45 minutes total for each developer
    - 25 for presentation from the developer on their qualifications and specific

proposal
    - 15 minutes for questions & answers
    - 5 minutes allotted for transition between presentations

The order of presentations was assigned at random. The order is as follows:

- 5:00 PM - Partnership Housing Incorporated
- 5:45 PM - New Economics for Women
- 6:30 PM - National Community Renaissance of California

At the conclusion of the presentations, it is suggested that the IPHMA rate and rank the developers according to the criteria contained on pages 7-9 of the RFQ/P. Developers receiving a score of 80 points or higher will be eligible for placement on the pre-qualified list.

Recommendation

It is recommended that the IPHMA

- receive presentations from housing developers who submitted responses to the RFQ/P for Affordable Housing Design Build Opportunity Sites
- rate and rank the three developers
- determine which developers should be included on pre-qualified list for development of affordable housing sites in the City

Additionally, if the IPHMA determines that an appropriate development strategy has been received for one of the sites, it is recommended that the IPHMA direct staff to prepare an Exclusive Negotiating Agreement (ENA) with the selected developer for the the IPHMA's for consideration at a future meeting.

Attachments

- Exhibit A: Developer Scoring Sheets
- Exhibit B: RFQ/P for Affordable Housing Design Build Opportunity Sites
- Exhibit C: RFQ/P for Affordable Housing Design Build Opportunity Sites – Questions and Answers
- Exhibit D: Partnership Housing Incorporated Qualifications/Proposal
- Exhibit E: New Economics for Women Qualifications/Proposal
- Exhibit F: National Community Renaissance of California Qualifications/Proposal

Request for Qualifications/Proposals for Affordable Housing Design Build Opportunity Sites Proposals
Submission Deadline: July 18, 2017

Developer: _____ Partnership Housing Incorporated _____

Reviewer: _____

Criteria Categories	Criteria (see detailed list of criteria pp. 7-9 of the RFQ/P)	Possible Points	Points Awarded
Experience and Capacity	✓ Development Team Experience – organization, resumes, past experience, references, example fast track project ✓ Portfolio Summary – recent housing projects, collaboration w/public sector entities ✓ Financial Capacity – stable income/net income for three years, explanations of variations, cash assets, contingent liabilities, access to capital	60	
Development Strategy	✓ Development Strategy – project description, site plan, unit matrix, budget & schedule, innovative scheduling, innovative financing	40	
Total Points		100	

Comments: _____
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_____

Reviewer's Initials: _____ **Date**: _____

Request for Qualifications/Proposals for Affordable Housing Design Build Opportunity Sites Proposals
Submission Deadline: July 18, 2017

Developer: _____ New Economics for Women_____

Reviewer: _____

Criteria Categories	Criteria (see detailed list of criteria pp. 7-9 of the RFQ/P)	Possible Points	Points Awarded
Experience and Capacity	✓ Development Team Experience – organization, resumes, past experience, references, example fast track project ✓ Portfolio Summary – recent housing projects, collaboration w/public sector entities ✓ Financial Capacity – stable income/net income for three years, explanations of variations, cash assets, contingent liabilities, access to capital	60	
Development Strategy	✓ Development Strategy – project description, site plan, unit matrix, budget & schedule, innovative scheduling, innovative financing	40	
Total Points		100	

Comments: _____
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_____

Reviewer's Initials: _____ **Date**: _____

Request for Qualifications/Proposals for Affordable Housing Design Build Opportunity Sites Proposals
Submission Deadline: July 18, 2017

Developer: _____ National Community Renaissance of California_____

Reviewer: _____

Criteria Categories	Criteria (see detailed list of criteria pp. 7-9 of the RFQ/P)	Possible Points	Points Awarded
Experience and Capacity	✓ Development Team Experience – organization, resumes, past experience, references, example fast track project ✓ Portfolio Summary – recent housing projects, collaboration w/public sector entities ✓ Financial Capacity – stable income/net income for three years, explanations of variations, cash assets, contingent liabilities, access to capital	60	
Development Strategy	✓ Development Strategy – project description, site plan, unit matrix, budget & schedule, innovative scheduling, innovative financing	40	
Total Points		100	

Comments: _____
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_____

Reviewer's Initials: _____ **Date**: _____

CITY OF INDUSTRY
PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REQUEST FOR QUALIFICATIONS / PROPOSALS
FOR AFFORDABLE HOUSING DESIGN BUILD OPPORTUNITY SITES

Submission Deadline:
July 18, 2017 at 4:00 p.m.

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SUMMARY
Request for Qualifications / Proposals

DATE ISSUED:	**June 16, 2017**
DESCRIPTION:	The City of Industry Property and Housing Management Authority ("IPHMA") is seeking Statements of Qualifications and Development Strategies from housing developers interested in building housing on City and/or IPHMA owned land.
DEADLINE FOR SUBMISSION:	Responses must be received via the City of Industry PlanetBids Vendor Portal by **July 18, 2017** at **4:00 p.m**. (Pacific Standard Time).
SUBMISSION DELIVERY	All proposals must be submitted via PlanetBids.
TECHNICAL ASSISTANCE:	All questions related to this Request for Qualifications and Proposals shall be submitted via the City of Industry PlanetBids Vendor Portal no later than **July 6, 2017 at 4:00 p.m.** Responses to questions will be published on PlanetBids by **July 10, 2017.**

I. OVERVIEW

The IPHMA is issuing this Request for Qualifications/Proposals (RFQ/P) with the goal of compiling a list of pre-qualified housing developers for selected properties, which have been identified as potential affordable housing opportunity sites.

The purpose of the pre-qualified list is to shorten the time to match a site with a qualified developer. Responders to this RFQ/P are required to submit at least one development strategy to be placed on the pre-qualified list. The IPHMA will have the ability to enter into an Exclusive Negotiating Agreement (ENA) if an appropriate development strategy is received. Both the qualified list and the ability to enter into an ENA will expedite the development of these sites.

The goal of this RFQ/P is to consider the development of housing units on these sites. However, we are soliciting development strategies that cover a variety of housing types. Again, a prequalified list would allow the IPHMA to move quickly to match developers with potential sites.

II. BACKGROUND

The City of Industry's 2013-2021 Housing Element Update was approved by the City Council in the Spring of 2014. Industry's previous housing elements were unique in that housing was not proposed. In 1992, the State Legislature adopted Senate Bill 1718, which allowed the City to prepare a Housing Element that "makes no provision for new housing or meeting its share of regional housing needs …" To receive this exemption, the City contributed 20 percent of its redevelopment tax increment to the Los Angeles County Housing Authority for the purpose of constructing/maintaining affordable housing within a fifteen mile radius of the City. Since 1992, this program dedicated approximately $240 million to the Los Angeles County Housing Authority. These funds were leveraged with an additional $1.5 billion in funding for the production, rehabilitation, and preservation of housing. The City of Industry's funding program has resulted in the construction and rehabilitation of more than 8,700 housing units, of which 6,700 units are deed restricted and affordable to low income households. This has arguably been one of the most successful housing programs in the State of California.

With the elimination of redevelopment, the exemption described above has also sunset.

This RFQ/P invites developers to submit information that will enable them to be selected as qualified developers for housing. Qualified developers are those who have a proven track record of successful completion of the development process from initial community engagement through project design, financing and development. Qualified developers must bring passion and creativity, and a vision for how to produce housing units as quickly as possible. Developers are encouraged to utilize energy-efficient construction methods and materials, and propose innovative projects.

What makes this a RFQ/P?

Interested developers must respond with site-specific strategies. Only one development strategy is required to be submitted for a developer to be deemed responsive to this RFQ/P. However, we encourage developers to respond with as many Development Strategies as they feel represent the range of housing types that their firm is qualified to produce.

Based on a specific development strategy, the IPHMA may directly enter into an ENA with a developer for a site on this initial list. This ability to enter directly into an ENA is what makes this both a Request for Qualifications and a Request for Proposals.

The proposed term for the list of pre-qualified developers will be two years from the time of approval by the IPHMA. The IPHMA may issue a future RFQ/P to add additional firms to the list.

The selection of firms for the pre-qualified list will be based on two parts:

A. Experience and Capacity (up to 60 points). Developers will provide evidence of development team experience, financial capacity, prior history of providing community benefits, and detailed information of at least five recent developments completed by the developer.
B. Development Strategies (up to 40 points). Developers will select one or more of the sites listed in Exhibit B to use as the basis of an exercise in creating an affordable housing strategy.

Development Strategies will include one or more of the following types of affordable housing:

- Single Family Housing
- Innovative Housing Types such as Micro Housing, Stacked Modular Housing and other types of Manufactured Housing

III. RFQ/P SCHEDULE

Date (2017)	Time (PST)	Milestone
June 16, 2017		Issuance of RFQ/P
July 6, 2017	4:00 p.m.	Deadline for receipt of Questions, Inquiries and Clarifications
July 10, 2017	Close of business	Responses to questions posted on PlanetBids website for all developers
July 18, 2017	4:00 p.m.	Submission Deadline via the City of Industry PlanetBids Vendor Portal

Interviews with selected developers may be scheduled after the Submission Deadline, with a final review by the IPHMA Commission.

IV. EVALUATION CRITERIA

A) Developer Threshold Requirements

Submissions must meet the following minimum threshold requirements in order for the developer to be eligible for inclusion on the list of pre-qualified housing developers.

Threshold Requirements:

1) The submissions must be received by the determined deadline.
2) The submissions must include all the required information and executed forms.
3) The developer must not be subject to any adverse findings. These include, but are not limited to:
    a) Out-of-compliance with City of Industry business practices;
    b) Arson conviction or pending case;
    c) Harassment conviction or pending case;
    d) City, state, federal or private mortgage foreclosure proceedings or arrears;
    e) In remedial foreclosure; sale of tax lien or substantial tax arrears;
    f) Defaults under any federal, state or city-sponsored program;
    g) Federal Debarment - debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded by any Federal department or agency from doing business with the Federal Government;
    h) A record of substantial building code violations or litigation against properties owned and/or managed by the developer or by any entity or individual that comprises the developer;
    i) Past or pending voluntary or involuntary bankruptcy proceedings;
    j) In ligation with the City of Industry; and
    k) Conviction for fraud, bribery or grand larceny.

Submissions that meet the threshold requirements will be evaluated and ranked based on the Selection Criteria and Submission Scoring described below.

B) Selection Criteria

This RFQ/P will select successful developers with a proven ability to design housing that enhances the existing neighborhood.

Reviewers of this RFQ/P are looking for development strategies that result in the ability to:

1) Develop one or more of the sites for potential housing units;
2) Build units as quickly as possible; and
3) Use the lowest amount of IPHMA subsidy per unit as possible.

Qualified developers should demonstrate their ability to:

1) lead a team that will successfully design and build housing in Industry; and
2) "think outside the box" and expedite the current typical schedule for housing units.

V. SUBMISSION SCORING

A maximum of 100 points may be awarded to a developer responding to this RFQ/P.

Of the 100 points, a maximum of 60 points will be awarded to developers on their experience and capacity.

Of the 100 points, a maximum of 40 points will be awarded for the Development Strategy or Strategies that are proposed. Each Development Strategy will be scored separately and the highest score will be used for the final Capacity and Experience Criteria score.

Developers that achieve a score of 80 points or higher will be placed on the pre-qualified list.

A. Experience and Capacity (60 points maximum)

1) Development Team Experience

The proposed development team will be evaluated on the experience of the individual team members including the Developer and the Construction Manager. Provide the following:

- Description of the Applicant's organization, including mission and legal status.
- Firm resumes for each team member that list the experience for each specified Housing Type. Individual resumes for all key staff.
- A narrative on the past experience working together for all team members.
- For any developer that is submitting a development strategy that includes housing, submit firm resumes for select service providers that the developer has worked with in the past five years.

- At least three references (name, title, email and phone number).
- Describe one example of a project in which the time from conception to completion was shortened by strategic decisions on the part of the developer, and describe that strategy and the result.

2) Portfolio Summary

Include information for a minimum of 3 recent housing projects, including projects in collaboration with public sector entities, in which the development team and proposed associates have participated.

Provide a one or two page narrative project description for each project that includes a general overview of the scope of the project and its location.

Provide the following for each project:

- Project Type
- Location
- Team members, including architect, contractor, property manager and service provider, if any
- Financing sources
- Total development cost and cost per unit
- Length of time to complete and actual completion date.
- Description of unique challenges (if any)
- Sustainable features

Include pictures of the completed projects to highlight architectural design for each project description.

3) Financial Capacity

Document stable income and net income over a three-year period; provide detailed explanations of any interruptions in that stability; provide any explanations of any extraordinary expenses; and include a summary schedule that presents side-by-side columns of the three years of audited income statements for comparative purposes.

Document stable and adequate cash and cash equivalent assets as equity resources and consistent avoidance of an over-leveraged financial position; include a summary schedule that presents three years of balance sheets in side-by-side columns for comparative purposes.

Explain any material contingent liabilities and relevant financial arrangements whether noted or not in “Notes to Audited Financial Statements” that are reasonably important to judging financial capability.

Show the ability to access capital appropriate to the size and type of developments that could be proposed.

Include the documentation, explanations, summary schedules and audited financial statements for the last three (3) audits of the developer.

For developers which consolidate limited partnership interests in their audited financial statements, the summary financial information should reflect the 'stand alone' financials of the developer.

B. Development Strategy (40 points maximum)

Each developer must submit a Development Strategy for one or more of the properties listed in Exhibit B. Each development strategy will be scored up to a maximum of 40 points. The highest development strategy score will be added to the Capacity and Experience Criteria for a maximum score of 100 points. Each development strategy response should not exceed 15 pages.

Submit the applicable documentation:

1. Narrative project description.
2. Conceptual site plan (does not need to be professionally produced).
3. Unit matrix, include unit quantity, type and size
4. Development Budget and Schedule, including assumptions.
5. Innovative approaches for achieving rapid delivery of units
6. Innovative approaches to financing

The IPHMA anticipates that the sites may require entitlements changes in order to accommodate housing development and supportive uses.

VI. SELECTION AND NEGOTIATION PROCESS

All submissions in response to this RFQ/P will be reviewed based on the requirements and evaluation criteria described herein, including consistency with the goals and objectives of this RFQ/P. In addition, submissions will be reviewed for completeness, developer and team experience, as well as the ability of the developer to finance, undertake, and complete the proposed type of project.

Upon receipt of submissions, the IPHMA will review the submissions and may recommend a short list of developers to interview. At its discretion, the IPHMA may contact references and industry sources, investigate previous projects and current commitments, interview some or all of the development team members, and take any other information into account in its evaluation of the responses. The IPHMA reserves the right to request clarification or additional information from developers and to request that development teams make presentations to the IPHMA.

If the composition of the development team changes, the developer will be required to notify the IPHMA of these changes and, at its sole discretion, the IPHMA will determine whether this revised development team meets the requirements of the RFQ/P.

Final Approval Process

Once the IPHMA makes its recommendation, the selected qualified list of Developers and/or any recommendations to enter into an agreement must be approved by the IPHMA. If a Developer is selected for a specific parcel, the IPHMA will prepare an agreement in cooperation with the Developer.

SUBMISSION REQUIREMENTS

Proposers must submit one (1) one electronic copy in a single PDF file to via PlanetBids no later than **July 18, 2017 at 4:00 pm.**

All submissions shall include the required forms and disclosures listed in the forms section. All forms that require signature(s) shall be signed by a principal or officer authorized to represent and commit on behalf of the Developer.

Refer all questions, inquiries and request for clarification regarding this RFQ/P via the City of Industry PlanetBids Vendor Portal. All inquiries must be received no later than **July 6, 2017 at 4:00 pm.** All questions and answers will be posted to PlanetBids no later than **July 10, 2017.**

VII. REAL ESTATE AND OTHER DISCLOSURES

This information is applicable only to Developers who are selected to enter into an Exclusive Negotiating Agreement with the City for a specific site.

Additional Reports:
Should any selected Developer desire additional surveys or any other types of inspections, an independent surveyor and/or inspectors may be employed by the Developer at its own expense.

Land Use and Zoning:
Developers will be responsible for all entitlements required.

Environmental:
Selected Developers shall be responsible for meeting all the requirements of the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA), as applicable, including the completion of all environmental assessments to determine project feasibility.

Section 504, Americans with Disability Act (ADA) and Prevailing Wage Requirements:
All housing developments shall comply with all applicable City, State and Federal accessibility laws and agreements, including but not limited to the Fair Housing Act, Section 504 of The Rehabilitation Act of 1973 and the Americans with Disabilities Act. All projects shall comply with prevailing wage requirements.

VIII. CONDITIONS

The IPHMA reserves the right to request additional information from developers, reject any and all submissions, waive any irregularities in the submission requirements, or cancel this RFQ/P. By their submission, developers acknowledge and agree to the terms and conditions of this RFQ/P and to the accuracy of the information they submit in response. All submission packages become the property of the IPHMA and will not be returned.

ATTACHMENTS
Additional detail and requirements regarding Section V. Submission Scoring

Proposed Development Team

a. Provide information regarding the organizations incorporating the proposed ownership and Developer, including the official name of the organizations, address and the names and titles of the proposer's principals, the name and address of the person who is authorized to receive notices, make decisions and represent the proposer. Indicate the form of legal entity of the proposed ownership (e.g., individual, limited partnership, nonprofit corporation, general partnership, joint venture, for profit corporation, Limited Liability Company, etc.) and any relationship the development organization(s) may have with a parent corporation, subsidiaries, joint ventures or other entities.
b. Provide information on the history, mission, programs, track record and roles and responsibilities of the Developer as it relates to housing development. Provide the same information for key members of the development team, if applicable.
c. Include an organizational chart indicating the ownership structure and its parties. If the ownership entity and/or Developer will consist of more than one entity, include a detailed description of the roles, responsibilities and authorities of each entity.
d. Provide the name, title, address, telephone and fax number, email address and resumes for key members of the proposed development team.
e. Submit one copy of the Articles of Incorporation, partnership, or other business organizational documents (as appropriate) filed with the California Secretary of the State for each entity within the ownership structure, other than the limited partner, if any.
f. Provide proof of good standing and authorization to do business in California for each entity within the proposed ownership structure, except for the limited partner, if any.
g. Provide Secretary of State Corporate Number, a copy of your organization's by-laws and a current list of the Board of Directors.
h. Provide a brief description of the number of years of housing development experience for the Developer and proposed development team. Indicate the number of years of affordable housing development experience.
i. Describe the Developer's local presence.
j. In addition to housing development, describe other programs that are part of the Developer's portfolio.

Financial Capacity

Submit the documentation, explanations, summary schedules and audited financial statements for the last three (3) consecutive years (2014, 2015, 2016) of all parties in the proposed ownership structure (or related parties and/or affiliates that will provide financial resources and/or guarantees), other than the limited partner, if any.

Format of Development Budget and Schedule

Provide the development sources and uses and the construction budget, development schedules should show the following major milestones and sub tasks:

a. Financing
b. Entitlements and Permits
c. Design
d. Bid Process and Contractor Selection
e. Construction
f. Leasing
g. Stabilized Occupancy

Affordable Housing Opportunity Sites RFQ/P
Exhibit A: General RFQ/P Information

A. Costs Incurred by Developer

All costs of submission preparation shall be borne by the Developer. The IPHMA shall not, in any event, be liable for any pre-contractual expenses incurred by Developers in the preparation the submissions. Submissions shall not include any such expenses as part of the proposed budget.

B. Accuracy and Completeness

The submission must set forth accurate and complete information as required in this RFQ/P. Unclear, incomplete, and/or inaccurate documentation may not be considered. Falsification of any information may result in disqualification.

If the Developer knowingly and willfully submits false performance or other data, the IPHMA reserves the right to reject that submission. If it is determined that a contract was awarded as a result of false performance or other data submitted in response to this RFQ/P, the IPHMA reserves the right to terminate the contract.

Unnecessarily elaborate or lengthy submissions or other presentations beyond those needed to give a sufficient, clear response to all the RFQ/P requirements are not desired.

C. Withdrawal of Submissions

Submissions may be withdrawn by written request of the authorized signatory on the Developer's letterhead at any time prior to the submission deadline. The firm may thereafter submit a new submission before the submission date. Submissions may not be re-submitted after the submission date.

D. General IPHMA Reservations

The IPHMA reserves the right to extend the submission deadline should this be in the interest of the IPHMA. Developers have the right to revise their submissions in the event that the deadline is extended.

The IPHMA reserves the right to withdraw this RFQ/P at any time without prior notice. The IPHMA makes no representation that any contract will be awarded to any Developer responding to the RFQ/P. The IPHMA reserves the right to reject any or all submissions. If an inadequate number of submissions is received or the submissions received are deemed non-responsive, not qualified or not cost effective, the IPHMA may at its sole discretion reissue the RFQ/P or execute a sole-source contract with a Developer.

The IPHMA shall review and rate submitted submissions. The Developer may not make any changes or additions after the deadline for receipt of submissions. The IPHMA reserves the right to request additional information or documentation, as it deems

necessary. The IPHMA reserves the right to issue future RFQ/Ps to add firms to the requalified list.

The IPHMA reserves the right to verify all information in the submission. If the information cannot be verified, and if the errors are not willful, the IPHMA reserves the right to reduce the rating points awarded.

The IPHMA reserves the right to require a pre-award interview and/or site inspection. The IPHMA reserves the right to waive minor defects in the submission.

If the selection of the Developer is based in part on the qualifications of specific key individuals named in the submission, the IPHMA must approve in advance any changes in the key individuals or the percentage of time they spend on the project. The IPHMA reserves the right to have the Developer replace any project personnel.

E. Contract Negotiations

The IPHMA reserves the right to make a contract award contingent upon the satisfactory completion by the Developer of certain special conditions. The contract offer of the IPHMA may contain additional terms or terms different from those set forth herein.

As part of the negotiation process, the IPHMA reserves the right to:

- Fund all or portions of a Developer's submission and/or require that one Developer collaborate with another for the provision of specific services, either prior to execution of an agreement or at any point during the life of the agreement;
- Elect to contract directly with one or more of any identified collaborators; and/or require all collaborators identified in the submission to become co-signatories to any contract with the IPHMA.
- There may be covenants and deed restrictions in regards to the conveyance of the property.

F. Standing of Developer

Regardless of the merits of the submission submitted, a Developer may not be selected if it has a history of contract non-compliance with a public entity or any other funding source, poor past or current contract performance with a public entity or any other funding source, or current disputed or disallowed costs with a public entity or any other funding source.

Developers/Organizations that have been sanctioned because of non-compliance with Single Audit Act requirements for managing grant funds will be eligible to apply; however, they will not be eligible to receive any funding, if awarded under this RFQ/P process, until this sanction is removed.

The IPHMA will enter into an agreement only with entities that are in good standing with the California Secretary of State and the City of Industry.

G. Proprietary Interests of the IPHMA

The IPHMA reserves the right to retain all submitted submissions which shall then become the property of the IPHMA and a matter of public record. Any department or agency of the City has the right to use any or all ideas presented in the submission without any change or limitation. Selection or rejection of a submission does not affect these rights. All submissions will be considered public documents, subject to review and inspection by the public at the IPHMA's discretion, in accordance with the Public Records Act.

Developers must identify all copyrighted material, trade secrets or other proprietary information claimed to be exempt from disclosure under the California Public Records Act (California Government Code Sections 6250 et seq.) In the event such an exemption is claimed, the submission must state: "(Name of Developer) shall indemnify the IPHMA and the City, and hold it and its officers, employees and agents harmless from any claim or liability and defend any action brought against the IPHMA and /or the City for its refusal to disclose copyrighted material, trade secrets or other proprietary information to any person making a request thereof." Failure to include such a statement shall constitute a waiver of the Developer's right to exemption from disclosure.

H. Discount Terms

Proposers agree to offer the IPHMA any discount terms that are offered to its best customers for the goods and services to be provided herein, and apply such discount to payments made under this agreement, which meet the discount terms.

I. Americans with Disabilities Act

Any contract awarded pursuant to this RFQ/P shall be subject to the following:

The Developer/Consultant hereby certifies that it will comply with the Americans with Disabilities Act 42, U.S.C. Section 12101 et seq., and its implementing regulations. The Developer/Consultant will provide reasonable accommodations to allow qualified individuals with disabilities to have access to and to participate in its programs, services and activities in accordance with the provisions of the Disabilities Act. The Developer/Consultant will not discriminate against persons with disabilities or against persons due to their relationship to or association with a person with a disability. Any subcontract entered into by the Developer/Consultant, relating to this Contract, to the extent allowed hereunder, shall be subject to the provisions of this paragraph.

J. Child Support Assignment Orders

Any contract awarded pursuant to this RFQ/P shall be subject to the following:

Developer/Consultant shall comply with the Child Support Compliance Act of 1998 of the State of California Employment Development Department. Developer/Consultant assures that to the best of its knowledge it is fully complying with the earnings assignment orders of all employees, and is providing the names of all new employees to

the New Hire Registry maintained by the Employment Development Department as set forth in subdivision (1) of the Public Contract Code 7110.

K. Development Policies and Requirements

Labor Requirements for Development

This RFQ/P includes the information on laws that affect development projects. This section highlights requirements related to prevailing wage, which would apply to a project that could develop as a result of this RFQ/P.

Local Hiring Program Requirements

Selected Developers must comply with Federal Section 3. Contractors and others engaged in construction and rehabilitation are encouraged to hire and train the maximum feasible number of employees from the community.

Developers are also encouraged to consider employment programs for the homeless or formerly homeless, as a resource for potential employees.

L. Supplemental Information Related to the RFQ/P Process

Contact AFTER RFQ/P Submission

During the period immediately following the deadline to submit submissions and continuing until a recommendation has been submitted to the IPHMA, developers are not to contact City staff, the City Council, and any Commissioners on this specific matter. Any such contact may result in the immediate disqualification of any respondent from consideration. All questions or request for clarification or additional information shall be submitted via PlanetBids.

Amendments to the RFQ/P

Any amendments to this RFQ/P shall be effected in writing and issued by IPHMA staff. If this RFQ/P is amended, then all terms and conditions which are not modified remain unchanged.

All interested proposers shall acknowledge receipt of any amendment to this solicitation by including a statement in its submission that it has received the amendment (the amendment number, if any, should be identified).

Restriction on Disclosure of Data

Prospective firms who include data or information in their submissions that they do not want disclose to the public for any purpose or used by the IPHMA except for evaluation purposes, shall mark the title page with the following legend:

“This submission includes data that shall not be disclosed outside the IPHMA and shall not be duplicated, used or disclosed – in whole or part – for any purpose other than to evaluate this submission, subject to the California Public Record Act. If, however, a contract is awarded to this prospective firm as a result of, or in connection with, the submission of this data, the IPHMA shall have the right to duplicate, use or disclose the

data to the extent provided in the resulting contract. This restriction does not limit the IPHMA's right to use information contained in this data if it is obtained from another source without restriction. The data subject to this restriction are contained in sheets (insert numbers or other identification of sheets)."

Mark each sheet of data Developer wishes to restrict with the following legend:

"Use or disclosure of data contained on this sheet is subject to the restriction on the title page of this submission."

Submission Preparation Expenses
The IPHMA will not in any event be liable for any pre-contractual expenses incurred by the prospective firm. The prospective firm shall not include any such expenses as a part of the price proposed in response to this RFQ/P. Pre-contractual expenses are defined as expenses incurred by the prospective firm in (1) preparing the submission in response to this RFQ/P; (2) submitting and delivering the submission to the IPHMA; (3) discussing and/or negotiating with the IPHMA on any matter related to this RFQ/P; or (4) any other expenses incurred by the prospective offer or prior to the date of award, if any, of a proposed contract.

Misunderstandings
All questions related to this Request for Qualifications and Proposals shall be submitted in writing via PlanetBids no later than July 6, 2017 at 4:00 pm. Responses to questions will be published on PlanetBids by July 10, 2017. The IPHMA's decision shall be final in any matter of interpretation of the documents.

Late Submissions
It is the responsibility of each proposer responding to this solicitation to ensure that its submission is received by the IPHMA prior to the time specified in this RFQ/P. Any submission received by the IPHMA after the exact time specified for receipt is "late" and shall be date and time stamped and not considered for inclusion on the pre-qualified list.

Right to Reject Any or All Submissions
This RFQ/P is not a contract offer, a request for technical services or an agreement to construct any project that may be proposed or otherwise submitted and does not commit the IPHMA to create a pre-qualified list, to enter into any exclusive negotiating agreement, disposition and development agreement, ground lease, or any other agreement, or to accept any part of any submission, including, without limitation, a selected submission, or to pay any costs incurred in submission of any submission.

Should this process result in an Exclusive Negotiating Agreement, the execution of such agreement does not constitute a contract, agreement or promise that such agreement will lead to a Disposition and Development Agreement or Ground Lease, or that the IPHMA will agree to build or have built any proposed project.

Affordable Housing Opportunity Sites RFQ/P
Exhibit B: LIST OF PROPERTIES & PROFILES

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.

Previously identified as a conceptual location for 10 single family units.

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.

Previously identified as conceptual location for 10 single family units in combination with E Walnut Drive South #2.

3) 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.

Previously identified as a conceptual location for 10 single family units in combination with E Walnut Drive South #1.

1.) The RFQ/P under proposed Development Strategies states: "Development Strategies will include one or more of the following types of affordable housing: *Single Family Housing *Innovative Housing Types such as Micro Housing, Stacked Modular Housing and other types of Manufactured Housing" Does this mean the City of industry is not accepting proposals from multifamily developers?
The City welcomes proposals from all developers for the IPHMA's consideration.

2.) How much subsidy does the City have available to contribute to new development? Also, what are the covenants / regulations attached to using that subsidy?
No specific subsidy source or subsidy amount has been identified at this time. However, the City is open to considering proposals which include City participation.

3.) The three sites contain language such as "Previously identified as a conceptual location for 10 single family units". Is the City's desired development type on these sites single family detached housing? Can only single-family housing or manufactured housing/modular housing be proposed?
In the past, single family detached residential has been considered at each location. The City is open to proposals which consider this fact, consistency with existing residential development in the City and consistency/compatibility with existing uses that abut the subject properties.

4.) We are interested in one or more sites listed in the RFP. Is the City open to more units than 10 single-family, or is single family the priority and goal? If the City is open to more, what is the maximum allowable density you would deem reasonable to pursue given the surrounding uses for all three sites?
10 units at each site is the tentative desirable project. However, no maximum allowable density limitations have been established at this time.

5.) Please confirm whether the zoning for the site is Industrial/Industrial Commercial Overlay/ or Commercial.
Existing zoning at the properties is Industrial (I). The IPHMA anticipates that re-zoning may be required in order to accommodate housing development and supportive uses.

6.) I would like to submit a package but I cannot find the forms to fill out. What do I attach to the cost file, response file and general attachments? The printable 21 page attachment does not include forms or signature pages.
Thank you for considering submitting a proposal. There are currently no forms required for this submittal.

7.) Questions related to development financing for each site: Does the City anticipate these homes for sale or will they be held by Developer for lease? Given the affordability goals, will City help to provide what the area median income (AMI) caps would be for each contemplated (or required) for each single-family home, with specifics on whether they are contemplated or required for each site? Does the City anticipate providing soft-second or gap financing for each affordable purchaser? Will the City subsidize the development of each affordable home, and if so, by how much?
The Industry Property and Housing Authority (IPHA) desires to maintain ownership of the properties and structures when the construction is complete.

8.) Questions relating to the development of potential site design and total development costs for each affordable housing site: Will City of Industry have any ability to waive traditional development fees to achieve its affordable housing goals? Will City of Industry fast track its permit process for each development? Are there Green Code requirements for the construction of each home? This can potentially and extraordinarily impact total development costs so we want to ask up front. Any density bonus because of the deed restrictions on the project? Zoning changes are likely required. We see that the lot sizes for a subdivision could yield lots potentially larger than 10,000 per lot. How did the City come up with its conceptual yields on single family units?
The City is open to considering proposals which include a City contribution including bu not limited to waiver/subsidy of development fees. The City is open to considering fast track options. Building & Safety services in the City are provided by Los Angeles County (additional information regarding applicable codes may be found here: http://www.cityofindustry.org/city-hall/departments/development-services/los-angeles-county-building-and-safety
Also, see responses to Questions #3 and #5.

9.) The Walnut lots have a double-sided billboard on it, or on what appears to be the lot. Can you share lease terms on that billboard?
For purposes of this stage in the planning process, assume that the bill boards will remain in place.

10.) Each of the sites are "Previously identified as a conceptual location for 10 single family units." Assuming a General Plan Amendment/Zone Change is supported, would the City support accommodating more than 10 units on each site?
See responses to Questions #4

11.) The RFP/Q denotes that one of the lots is owned by the City, whereas the other is owned by IPHMA. Is there any difference in the development requirements based upon that difference in ownership that can be shared with bidders at this time?
For purposes of this stage in planning process, assume no difference in the requirements.

12.) Will City of Industry have any ability to waive traditional development fees to achieve its affordable housing goals? Will City of Industry fast track its permit process for each development? Are there Green Code requirements for the construction of each home? This can potentially and extraordinarily impact total development costs so we want to ask up front. Can we get density bonus because of the deed restrictions on the project? What is zoning /density for these lots? We see that the lot sizes for a subdivision could yield lots potentially larger than 10,000 per lot. How did the City come up with its conceptual yields on single family units for each of the three lots? Yes, the City will consider waiving development fees and fast tracking plan checks and permits. The City adopted the LA County Green Code. The City is considering changing the zoning but does not have any development standards at this time.

SUBMITTAL FOR

THE CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY

REQUEST FOR QUALIFICATIONS AND PROPOSALS

22036 Valley Blvd.

20137 E. Walnut

20249 E. Walnut

SUBMITTED BY:

Partnership Housing Inc.

8739 Artesia Blvd.

Bellflower, CA 90706

July 18, 2017

Partnership Housing

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IV. **ADDITIONAL FORMS**.....

Partnership Housing Inc.
Submittal for Request for Qualifications and Proposals

City of Industry

Section I

Cover Letter

8739 Artesia Boulevard · Bellflower, CA 90706 · Office (310) 323-HOME (4663) · Fax (310) 323-0789

Partnership Housing

July 18, 2017

City of Industry
Property and Housing Management Authority
(IPHMA)
15651 Stafford Street
City of Industry, CA 91744

Dear IPHMA,

This letter is to respectfully submit the proposal in response to the Request for Qualifications and Proposal(RFQ/P) for the development of affordable single family housing in the City of Industry. Partnership Housing (PHI) is a 501c(3) non-profit and is a Community Housing Development Organization (CHDO) that operates exclusively to support and benefit Habitat for Humanity of Greater Los Angeles (Habitat LA). PHI seeks to eliminate poverty housing throughout the Southern California by working with economically disadvantaged people to help them create a better human habitat in which to live and work, the primary goal being to provide decent, affordable housing to low-income and moderate-income individuals and families.

PHI looks forward to building and enhancing the relationship with the City of Industry on the development of 22036 Valley Blvd, 20137 E. Walnut and 20249 E. Walnut. This opportunity to provide affordable home ownership opportunities are getting rare and we appreciate the City's decision to serve this population of home buyers.

PHI serves hardworking families earning between thirty to one hundred and twenty percent of the Area Median Income. PHI has several projects with several municipalities including, but not limited to new construction, rehab and repair work. We pride ourselves on working hand in hand with the needs of cities.

We appreciate your time and partnership with this opportunity. In addition, we are confident these efforts will create a ripple effect throughout the City of Industry, helping to revitalize neighborhoods throughout.

Please do not hesitate to contact me at (310) 323-4663 or dsmien@habitatla.org with any questions or concerns.

Thank you again in advance for your consideration of our request.

Sincerely,

Darrell Simien
Real Estate Officer

8739 Artesia Boulevard · Bellflower, CA 90706 · Office (310) 323-HOME (4663) · Fax (310) 323-0789

Partnership Housing Inc.
Submittal for Request for Qualifications and Proposals

City of Industry

Section II

Experience and Capacity

8739 Artesia Boulevard · Bellflower, CA 90706 · Office (310) 323-HOME (4663) · Fax (310) 323-0789

Partnership Housing Inc.
Submittal for Request for Qualifications and Proposals

City of Industry

Section II a.

Development Team Experience

8739 Artesia Boulevard · Bellflower, CA 90706 · Office (310) 323-HOME (4663) · Fax (310) 323-0789

Partnership Housing Inc. Overview

Partnership Housing (PHI) is a Community Housing Development Organization (CHDO). PHI operates exclusively to support Habitat for Humanity of Greater Los Angeles (Habitat LA). PHI is a 501 (c)3 non-profit corporation that was formed in 2011 to compliment Habitat LA's efforts to expand the affordable housing options available to the hard working, low income families it serves. PHI's mission is to provide affordable housing opportunities to families in need. PHI has an independent board of directors and leadership team that supplement Habitat LA's goals.

PHI has successfully developed affordable housing by leveraging federal HOME CHDO funds. By leveraging these funds, PHI has obtained other City and State funds, real estate, and banking financing for our developments. In addition, with the participation of Habitat LA, PHI developments have also received donations and volunteer services for the successful completion of these developments.

PHI and Habitat LA follow federal, state and local procurement and hiring guidelines, with a preference given to local contractors. PHI and Habitat LA has successfully managed over $5 million dollars in federal, state and local government funds, and carries full time staff with an extensive knowledge in affordable housing.

Below are some of our most notable accolades from PHI and Habitat LA:

- Built and rehabilitated over 790 homes in Los Angeles County.
- Engaged over 10,000 volunteers annually in the cause of affordable housing.
- Since its beginning, both PHI and Habitat LA has successfully managed over $60 million dollars in government funding.

Erin Rank is the principal authorizing representative to receive notes and execute on behalf of Partnership Housing Incorporated. Ms. Rank contact information is:

Partnership Housing Inc.
Attn: Erin Rank, Executive Director
8739 Artesia Blvd,
Bellflower, CA 90706

Partnership Housing Statement of Experience

Partnership Housing Inc. (PHI) is a California, 501 (3) non-profit corporation that was incorporated on June 23, 2011. Since that time, PHI has developed 20 affordable homeownership units in Los Angeles County that leveraged federal HOME CHDO funds.

PHI works with Habitat for Humanity of Greater Los Angeles (Habitat LA) to expand the affordable housing options available to the hard working, low-income families. PHI, can offer for-sale affordable homes to very-low income families earning 30% of the area median income to market rate home buyers. This allows PHI further financing flexibility and increases the financial viability of an affordable housing development.

In 2014, PHI partnered with the City of Lynwood to develop its first project. Utilizing federal HOME CHDO funds, PHI built four affordable homes, which were sold to low-income, first-time home buyers. Since then, we have built multiple developments in other cities. Many of PHI's developments included permanent relocation of existing tenants. PHI has worked in partnership with cities and relocation consultants (i.e. Overland, Pacific and Cutler) to guarantee the legal, fair treatment and compensation of existing tenants who were permanently relocated. Currently, we are finishing projects in partnership with cities of Montebello, Downey and Bellflower.

In addition to the successful construction of these affordable housing developments, PHI and Habitat LA are experts at the selling of these affordable homes. We have a pipeline of over 1,000 families ready to purchase an affordable home. Through our network of Federal, State, County, and City partners, we will assist our buyers in leveraging any financing programs available to increase the affordability of their home (i.e MCC, WISH, and Calhome programs). By the time the homes are completed and receive certificate of occupancy, we have already opened escrow with our buyers to complete the purchase of their home. In addition, we will work closely with the City to verify the qualifications of all of our buyers to guarantee they qualify under any and all regulations.

PHI construction partner, Habitat LA, is the largest Habitat for Humanity affiliate west of the Mississippi. Habitat LA is one of seven affiliates worldwide that has received the "Affiliate of Distinction" award for exceeding the global organizations best practice standards. Habitat LA has constructed 275 new homes in the Los Angeles area and have 14 homes under construction and over 100 homes in development.

Habitat LA has also rehabilitated and repaired 359 homes through a combination of the HUD's Neighborhood Stabilization Program 2 (NSP2), Habitat LA's Home Repair program, and through various partnerships with local municipalities. Habitat LA takes

pride in rehabilitating homes to high standard of construction. With each rehabilitation project, it is Habitat LA's goal to deliver the family a quality and energy efficient home that will not become burdensome on the owner.

PHI prides itself on being the "great equalizer" as it relates to providing affordable homeownership opportunities to families.

Partnership Housing

Partnership Housing Inc.
Geographic Service Area, per Bylaws, includes, but is not limited to, Los Angeles County and the cities within the County.

8739 Artesia Boulevard · Bellflower, CA 90706 · Office (310) 323-HOME (4663) · Fax (310) 323-0789

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: MAY 2 6 2014

PARTNERSHIP HOUSING INC
C/O MARK VAN LUE
17700 S FIGUEROA ST
GARDENA, CA 90248

Employer Identification Number:
45-0667570
DLN:
17053289324032
Contact Person:
MARC KENNEDY ID# 52413
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
509(a)(3)
Form 990 Required:
Yes
Effective Date of Exemption:
June 23, 2011
Contribution Deductibility:
Yes
Addendum Applies:
Yes

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Sincerely,

Tamera Ripperda

Director, Exempt Organizations

Enclosure: Publication 4221-PC

Letter 947

Erin Garrity Rank

562.708.2929 • e-mail: erank@habitatla.org

Professional Profile

A highly motivated professional with over 25 years of experience managing nonprofit operations. Experience includes developing and implementing innovative programs with proven results; staff management and training, marketing, fund raising, developing public affairs campaigns, coordinating with local, state and federal regulatory and legislative bodies, developing community awareness programs and media presentations; leading conferences and developing site-specific programs.

Areas of Impact

- Advocacy
- Community Engagement
- Community Development
- Event Planning
- Fiscal Management
- Grant Writing
- Marketing/Communications
- Personnel Management
- Program Development
- Project Management
- Public Affairs
- Recruitment and Training

Career Highlights

- Manage non-profit corporation with $31.5 million annual budget for regional residential real estate developer.
- Managed growth of an all-volunteer organization to fully staffed corporation, including a 700% increase in production, 30% reduction in direct costs, 60% decrease in production time, and 1000% increase in in-kind donations.
- Successfully secured over $50 million in grants for nonprofit agencies in the areas of education, low-income housing, welfare-to-work, at-risk youth and cultural programs.
- Negotiated contracts with 6 high school districts to provide counseling services to youth referrals in private practice.
- Created and implemented county-wide youth development program for middle and high school-aged youth.

Employment History

Habitat for Humanity of Greater Los Angeles, President & CEO. Direct all company operations in construction, real estate, homeowner relations, operations, human resources, fund raising, marketing and communications. Developing the first Habitat energy efficient, environmentally friendly neighborhood. Chosen as nationwide pilot project for More Than Houses capital campaign, two-time host of the Jimmy and Rosalynn Carter Work Project (1995 and 2007) and an Affiliate of Distinction by Habitat for Humanity International.

Los Angeles County Friday Night Live - Managed regional office of state wide peer-based youth development program. Responsible for staff and volunteer management, program development and fund raising. Provided leadership and training in areas of alternative activities, community action, media advocacy and HIV/AIDS, tobacco, alcohol and other drug abuse prevention. Member of Statewide Advisory Council.

Education

Master of Arts, Counseling Psychology, Pepperdine University, Malibu, California
Bachelor of Arts, Psychology, University of Missouri, Columbia, Missouri

Affiliations and Accolades

Leadership Long Beach Class of 1998
Youth Outreach United Board of Directors
Habitat for Humanity Southern California Affiliates Association, President
Habitat for Humanity International U.S. Council, Vice-Chair
Housing CA Board of Directors, Vice Chair

Darrell C. Simien Jr.
2927 Silva Street, Lakewood, CA • (310) 629-3606 • dcsimien@hotmail.com

PROFESSIONAL EXPERIENCE

Habitat for Humanity, Los Angeles **September 2016 to present**
VICE PRESIDENT OF REAL ESTATE AND FORWARD PLANNING

As the Vice President of Real Estate and Forward Planning, I direct the overall management and administration of Habitat LA's Real Estate Department. I am responsible for developing real estate strategies through collaborative business planning, as well as executing and implementing those strategies.

• Provide administrative and operational leadership of the Real Estate Department, which is comprised of the Real Estate Acquisition & Representation, Real Estate Project Management, Real Estate Disposition, Real Estate Property Management, Real Estate Finance, Real Estate Programs and Real Estate Investment.
• Oversee the development or rehabilitation of our company-owned properties, the identification of traditional and non-traditional funding sources for the development of our company-owned properties, and the acquisition, development, and disposition of land and existing buildings.
• Oversee the analysis and evaluation of property acquisition, development or rehabilitation proposals.
• Oversee the pre-development and disposition activities of all new housing developments, including entitlements, design, mapping, financing, BRE submittal, marketing, and escrow.
• Oversee the management and growth of the Habitat LA's HOA management program.
• Oversee the management of Habitat LA's mortgage portfolio. Analyze and evaluate portfolio performance to minimize mortgage delinquencies and provide superior customer service.
• Oversee the development and management of Habitat LA's real estate assistance program.
• Prepare annual departmental budgets and projections, including analysis of variances in budget, performance reports, and cost projections; educate senior management on the statistical findings and the significance of the analytical results as they relate to our company's real estate strategy, goals and objectives.
• Analyze industry best practices to ensure Habitat LA is maintaining a competitive edge in its real estate development and management strategies.

Partnership Housing, Inc., Los Angeles **September 2013 to present**
REAL ESTATE OFFICER

Manage real estate development activities and day-to-day operations of this Community Housing Development Organization (CHDO). Manage and create partnerships with Cities, non-profits, developers, and construction companies in creating new housing and mixed-use developments within regulatory rules. Expand scope of work to incorporate non-traditional development features including, but not limited to, outdoor performance space, rooftop gardens, live-work space, and community art features.

Habitat for Humanity, Los Angeles **October 2013 to September 2016**
DIRECTOR OF REAL ESTATE DEVELOPMENT

Director of all of Habitat for Humanity of Greater Los Angeles real estate development activities, including project due diligence, acquisition, financing, contract negotiation, close out, and disposition. Evaluate and negotiate new development site acquisition opportunities and/or acquisition of existing properties. Manage the project development process, which includes overseeing the governmental entitlement process, determining economic feasibility for affordability, securing project financing from both public and private sources, developing financial pro formas, establishing time and cost schedules, and working with local community groups during the planning and development process. Leverage current and create new relationships with community stakeholders to increase Habitat for Humanity of Greater Los Angeles real estate development profile and generate development opportunities to enhance community impact.

Also, manage Habitat for Humanity of Greater Los Angeles' current communities, property management, and home owner associations (HOA), including reviewing HOA budgets and financial statements, community upkeep and maintenance, and dispute resolution.

Also, manage Habitat for Humanity of Greater Los Angeles' mortgage portfolio of over 200 mortgages. Ensure proper receipt of all mortgage payments. Maintain low delinquency ratio amongst first mortgages. Annual review of impound accounts.

Also, manage Habitat for Humanity of Greater Los Angeles' warranty/repair program for current and future home buyers. Ensure that home rehabilitation program brings properties from acquisition to disposition of rehabilitated homes.

Represent Habitat for Humanity at public events with donors, community organizations, and government officials.

Habitat for Humanity, Los Angeles **January 2010 to October 2013**
PROJECT MANAGER

Company lead for all new real estate development projects and complex redevelopment projects in Southern California. Manage the construction team and sub-contractors on multiple projects with a combined budget of over $30 million. Create and maintain project budgets and schedules for all projects. Create and implement the design palette, including finishes and paint color, for housing units. Manage the bidding process and negotiate directly with contractors and vendors to maximize the value of the awarded contract. Utilize experience and knowledge to assist other departments with analysis and interpretation of local, State, and Federal regulations concerning project budget and construction. Spearhead competitive market analysis, marketing/strategic planning, and production tracking focused on maintaining superior performance and regulatory compliance. Coordinate the entitlement process for developments, including zone changes and Planning Commission applications. Represent Habitat for Humanity at public events with donors, community organizations, and government officials.

SoCal Property Services, California/Arizona February 2007 to October 2009
SENIOR PROJECT MANAGER/PRINCIPAL

Ensured the effective evaluation, preservation, and security of over 200 REO/foreclosure residential and commercial properties per month, including ordering supplies, job bidding, contract negotiations, job scheduling and managing subcontractors & vendors. Company representative and lead negotiator with community agencies, including City Councils, Planning & Building departments, and Redevelopment Agencies. Negotiate new contracts with lenders and title companies to provide superior foreclosed asset management and to increase market value. Create and manage Request for Proposals for capital improvements and maintenance for asset portfolio. Conducted competitive market analysis, product research, marketing plan, and sales plan for assets. Revived delayed and abandoned assets, re-negotiating vital deal points with contractors and re-positioned properties to reflect evolving markets. Set and monitored performance timelines and ensured critical paths were maintained and successful.

Hughes Development, Los Angeles/Texas February 2005 to December 2006
DIRECTOR OF DEVELOPMENT

Director of all commercial and residential development projects on the project slate, from project conception to project completion. Ensured the consistent performance of up to ten project managers and outside consultants, including architects, engineers, contractors, and lawyers. Lead negotiator for company acquisitions, service provider contracts, and material purchases. Primary asset manager, managing company assets in various states. Controlled project budgets, organizational profits/losses, and overall expenditures while enforcing compliance with goals and standards. Liaised with the public, charitable organizations, and community leaders on a national level. Provided representation in major events, serving as a key speaker and member of community and national boards.

The Long Beach Housing Development Co. • January 1999 to January 2005
PROJECT MANAGER

Manager of complex real estate development projects, including large scale and small scale commericial, mixed-use, single-family and multi-family projects as assigned. Managed the pre-development and development teams on as many as seven concurrent projects with a combined budget of over $45 million, including general contractors, architects, engineers, and environmental consultants. Spearheaded competitive market analysis, marketing/strategic planning, and production tracking focused on maintaining superior performance and regulatory compliance. Provided analysis and interpretation of local, State, and Federal regulations concerning project budget and construction, including Federal Housing and Urban Development guidelines, California Redevelopment Law, and Federal HOME regulations. Coordinated and completed the entitlement process for developments, including zone changes and Planning Commission applications. Liaised with legal teams to create homeowner's association development and implementation, including the creation of CC & R's with legal counsel and management of initial association meetings.

The City of Long Beach • April 1997 to January 1999
COMMUNITY DEVELOPMENT ANALYST

Supervisor of the City of Long Beach First-Time Home Buyer Programs. Managed the administration staff and monitored program performance, ensuring program goals are met. Direct and manage program funding sources including Redevelopment Set-Aside, Federal HOME funds, Federal HUD funds, State CalHome Funds, State BEGIN funds, affordable housing bond allocations, tax credits, and private lending institutions. Developed and implemented marketing plan for the programs to be included in the City of Long Beach first-time homebuyer informational packet. Represented the City and presented information to professional and public groups, elected officials, boards, commissions, and committees.

- Created and maintained the City of Long Beach HUD $1 Home Program.
- Created and maintained the City of Long Beach Interest Rate Reduction Program.
- Created and maintained the City of Long Beach Homebuyer Education Program in partnership with Los Angeles Neighborhood Housing Services.
- Created and maintained the CalHome Second Mortgage Program, successfully applying for and receiving $3,000,000 of CalHome funds..
- Created and maintained the Community Development interactive web page.
- Revised and established the City of Long Beach Down Payment Assistance Program.

EDUCATION

Master of Fine Arts, 2000
University of Southern California
Los Angeles, CA

Bachelor of Arts, 1995
University of California, Los Angeles
Los Angeles, CA

Partnership Housing Incorporated Leadership Structure

Partnership Housing

Contact information for key members of development team

Erin Rank
Executive Director
Partnership Housing Incorporated
8739 Artesia Blvd,
Bellflower, CA 90706
310-323-4663
erank@habitatla.org

Darrell Simien
Real Estate Officer
Partnership Housing Incorporated
8739 Artesia Blvd,
Bellflower, CA 90706
dsimien@habitatla.org

3392175

ENDORSED - FILED
in the office of the Secretary of State
of the State of California

JUN 2 3 2011

ARTICLES OF INCORPORATION
OF
PARTNERSHIP HOUSING, INC.
a California Nonprofit Public Benefit Corporation

I

The name of this corporation is PARTNERSHIP HOUSING, INC.

II

A. This corporation is a nonprofit public benefit corporation and is not organized for the private gain of any person. It is organized under the California Nonprofit Public Benefit Corporation Law for charitable purposes.

B. Purposes. The Corporation is organized and shall be operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, or the corresponding provision or provisions of any subsequent United States Internal Revenue law or laws (the "Code"). Within the scope of the foregoing purposes, the Corporation is organized and shall be operated exclusively to support and benefit Habitat for Humanity of Greater Los Angeles, Inc., a California nonprofit corporation which: (i) is exempt from federal income taxation under Section 501(c)(3) of the Code; (ii) is not a private foundation within the meaning of Section 509(a) of the Code; and (iii) seeks to eliminate poverty housing throughout the greater Los Angeles area and around the world by working with economically disadvantaged people to help them create a better human habitat in which to live and work, the primary goal being to provide decent, affordable housing to low-income individuals and families. The Corporation shall support and benefit Habitat for Humanity of Greater Los Angeles, Inc. by, among other things, carrying out the mission set forth in Habitat for Humanity's International Affiliated Covenant and, more specifically, increasing the supply of affordable housing units in Los Angeles County, California. The Corporation has a primary purpose to provide decent and affordable housing to low-income and moderate-income individuals and families.

III

The name and address in the State of California of this corporation's initial agent for service of process is:

Mark Van Lue
17700 S. Figueroa Street
Gardena, CA 90248

IV

A. This corporation is organized exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

B. Notwithstanding any other provision of these articles, this corporation shall not carry on any other activities not permitted to be carried on (i) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or (ii) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

C. No substantial part of the activities of this corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation, and this corporation shall not participate or intervene in any political campaign (including the publishing or distribution of statements) on behalf of or in opposition to any candidate for public office.

V

A. The property of this corporation is irrevocably dedicated to charitable purposes and no part of the net earnings or assets of this corporation shall inure to the benefit of (or be distributable to) any director or officer of this corporation or other private person, except that this corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of its charitable purposes.

B. Upon the dissolution or winding up of this corporation, its assets remaining after payment, or provision for payment, of all debts and liabilities of this corporation shall be distributed to Habitat For Humanity Of Greater Los Angeles for charitable purposes. In the alternative, Habitat For Humanity Of Greater Los Angeles may designate a nonprofit fund, foundation or corporation which is organized and operated exclusively for charitable purposes and which has established its tax exempt status under Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, to receive such assets. In the event that Habitat For Humanity Of Greater Los Angeles does not accept any asset of this corporation on dissolution or designate a recipient, then any such assets shall be distributed to a nonprofit fund, foundation or corporation which is organized and operated exclusively for charitable purposes and which has established its tax exempt status under Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

Dated: June 22, 2011

Joseph P Buchman

Joseph P Buchman, Incorporator

BYLAWS

OF

PARTNERSHIP HOUSING, INC.

ARTICLE ONE

NAME, PURPOSES, POWERS AND OFFICES

Section 1.1. Name. The name of this corporation (the "Corporation") is Partnership Housing, Inc.

Section 1.2. Purposes. The Corporation is organized and shall be operated exclusively for charitable and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, or the corresponding provision or provisions of any subsequent United States Internal Revenue law or laws (the "Code"). Within the scope of the foregoing purposes, the Corporation is organized and shall be operated exclusively to support and benefit Habitat for Humanity of Greater Los Angeles, Inc., a California nonprofit corporation which: (i) is exempt from federal income taxation under Section 501(c)(3) of the Code; (ii) is not a private foundation within the meaning of Section 509(a) of the Code; and (iii) seeks to eliminate poverty housing throughout the greater Los Angeles area and around the world by working with economically disadvantaged people to help them create a better human habitat in which to live and work, the primary goal being to provide decent, affordable housing to low-income individuals and families. The Corporation shall support and benefit Habitat for Humanity of Greater Los Angeles, Inc. by, among other things, carrying out the mission set forth in Habitat for Humanity's International Affiliated Covenant and, more specifically, increasing the supply of affordable housing units in Los Angeles County, California. The Corporation has a primary purpose to provide decent and affordable housing to low-income and moderate-income individuals and families.

Section 1.3. Powers. The Corporation is a nonprofit corporation and shall have all of the powers, duties, authorizations and responsibilities as provided in the California Business and Professions Code; provided, however, the Corporation shall neither have nor exercise any power, nor engage directly or indirectly in any activity, that would invalidate its status as a corporation that is exempt from federal income tax as an organization described lli Section 501 (c)(3) of the Code.

Section 1.4. Offices. The Corporation may have, in addition to its registered office, offices at such places, both within and without the State of California, as the Board of Directors may from time to time determine or as the activities of the Corporation may require.

ARTICLE TWO

BOARD OF DIRECTORS

Section 2.1. General Powers; Delegation. The activities, property and affairs of the Corporation shall be managed by its Board of Directors, who may exercise all such powers of the Corporation and do all such lawful acts and things as are permitted by statute, by the Certificate of Formation or by these Bylaws. In furtherance of the foregoing, each director shall fulfill his or her duties in a manner consistent with the job description of directors of the Corporation set forth in Exhibit A to these Bylaws.

Section 2.2. Number and Qualifications. The initial Board of Directors of the Corporation shall consist of three (3) directors. Thereafter, the Board of Directors shall consist of such number of directors not less than three (3) as shall be determined from time to time by the Board of Directors of Habitat for Humanity of Greater Los Angeles, Inc.; however, that no decrease in number shall have the effect of shortening the term of any incumbent director. At least one-third of the directors of the Board of Directors of the Corporation shall be individuals who are residents of low income neighborhoods, low-income community residents, or elected representatives of low-income neighborhood organizations.

Section 2.3. Term of Office. The initial directors of the Corporation shall be those persons named in the Certificate of Formation as the initial directors, and they shall hold office until their successors are chosen and qualified pursuant to Section 2.4 of these Bylaws, or until their respective earlier deaths, resignations, retirements, disqualifications or removals from office. Thereafter, each director shall hold office for a one-year term until the next annual meeting immediately following such director's election and until such director's successor is chosen and qualified, or until such director's earlier death, resignation, retirement, disqualification or removal from office. Directors may serve any number of consecutive terms.

Section 2.4. Election. The entire Board of Directors of the Corporation shall be elected by the Board of Directors of Habitat for Humanity of Greater Los Angeles, Inc. Such elections shall take place at the annual meeting of the Board of Directors of Habitat for Humanity of Greater Los Angeles, Inc., unless required to be held earlier because of vacancies.

Section 2.5. Filling of Vacancies. Any vacancy occurring in the Board of Directors resulting from the death, resignation, retirement, disqualification or removal from office of any director shall be filled in the manner by which such director was elected. Any director elected to fill a vacancy shall hold office until the next annual meeting of the Board of Directors of the Corporation, and until such director's successor is chosen and qualified, or until such director's earlier death, resignation, retirement, disqualification or removal from office.

Section 2.6. Removal. Any director may be removed, either for or without cause, by the affirmative vote of Board of Directors of Habitat for Humanity of Greater Los Angeles, Inc., if notice of the intention to act upon such matter shall have been given to the director proposed to be removed.

Section 2.7. Place of Meetings. Meetings of the Board of Directors shall be held at such places, within or without the State of California, as may from time to time be fixed by the Board of Directors or as shall be specified or fixed in the respective notices or waivers of notice thereof.

Section 2.8. Annual Meetings. The annual meeting of the Board of Directors of the Corporation shall be held after the annual meeting of the Board of Directors of Habitat for Humanity of Greater Los Angeles, Inc., at such date and time as established by the Board of Directors and stated in the notice of meeting. At such annual meeting, the Board of Directors shall elect the officers of the Corporation, and shall transact such other business as may come before the meeting. Written or printed notice stating the place, day and hour of each annual meeting of the Board of Directors shall be delivered not less than ten (10) no more than sixty (60) days before the date of such meeting to each trustee entitled to vote at such meeting.

Section 2.9. Regular Meetings. Regular meetings of the Board of Directors shall be held at such times and places as may be fixed from time to time by resolution adopted by the Board and communicated by notice to all directors. Except as otherwise provided by statute, by the Certificate of Formation or by these Bylaws, any and all business may be transacted at any regular meeting.

Section 2.10. Special Meetings. Special meetings of the Board of Directors may be called by the President upon not less than three (3) nor more than sixty (60) days' notice to each director. Special meetings shall be called by the President or Secretary in like manner and on like notice on the written request of two (2) or more directors. Except as otherwise provided by statute, by the Certificate of Formation or by these Bylaws, neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Board of Directors need be specified in the notice or waiver of notice of such meeting.

Section 2.11. Quorum and Manner of Acting. At all meetings of the Board of Directors the presence of a majority of the number of directors then in office shall be necessary and sufficient to constitute a quorum for the transaction of business, except as otherwise provided by statute, by the Articles of Incorporation or by these Bylaws. Directors present by proxy may not be counted toward a quorum. The act of a majority of the directors present in person or by proxy at a meeting at which a quorum is present shall be the act of the Board of Directors unless the act of a greater number is required by statute, by the Certificate of Formation or by these Bylaws, in which case the act of such greater number shall be requisite to constitute the act of the Board. A director may vote in person or by proxy executed in writing by the director. No proxy shall be valid after three (3) months from the date of its execution. Each proxy shall be revocable unless expressly provided therein to be irrevocable and unless otherwise made irrevocable by law. If a quorum shall not be present at any meeting of the directors, the directors present thereat may adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present. At any such adjourned meeting at which a quorum shall later be present, any business may be transacted which might have been transacted at the meeting as originally convened.

Section 2.12. Advisory Directors. Advisory directors not having and exercising the authority, responsibility, or duties of a director in the management of the Corporation may be designated by a resolution adopted by the directors.

Section 2.13. No Compensation. Directors shall not receive compensation for their services as directors or as members of a standing or special committee of the Board, but may receive reimbursement for expenses incurred on behalf of the Corporation or in attending meetings of the Board of Directors (if, and to the extent, authorized by a resolution adopted by the directors) and may receive compensation for serving the Corporation in any other capacity (if, and to the extent, authorized by a resolution adopted by the directors).

ARTICLE THREE

COMMITTEES

Section 3.1. General. The Board of Directors, by resolution adopted by a majority of the directors in office, may designate one or more committees which to the extent provided in said resolution, shall have and exercise the authority of the Board of Directors in the management of the Corporation. Each such committee shall consist of two (2) or more persons, a majority of whom are directors. The designation of such committees and the delegation thereto of authority shall not operate to relieve the Board of Directors, or any individual director, of any responsibility imposed on the Board or such director by law.

Section 3.2. Advisory Boards or Committees. Advisory boards or committees not having and exercising the authority, responsibility or duties of the Board of Directors in the management of the Corporation may be designated by a resolution adopted by the directors. Except as otherwise provided in such resolution, members of each such advisory board or committee need not be directors of the Corporation. The President shall appoint the members of such advisory boards or committees. Any member thereof may be removed by the President whenever in the President's judgment the best interests of the Corporation shall be served by such removal.

Section 3.3. Term of Office. Each member of a committee of directors or advisory board or committee created pursuant to this Article Three shall continue as such until the next annual meeting of the directors of the Corporation and until such member's successor is appointed, unless the board or committee is sooner terminated, or unless such member is removed from such board or committee or shall cease to qualify as a member thereof.

Section 3.4. Chair. Unless otherwise designated by these Bylaws, one or more members of each directors' committee or advisory board or committee created pursuant to this Article Three shall be appointed chair, or co-chair, by the person or persons authorized to appoint the members thereof.

Section 3.5. Vacancies. Vacancies in the membership of any committee of directors or advisory board or committee created pursuant to this Article Three may be filled by appointments made in the same manner as provided in the case of the original appointments.

Section 3.6. Quorum; Manner of Acting. Unless otherwise provided in the resolution of the Board of Directors designating a committee of directors or advisory board or committee created pursuant to this Article Three, a majority of the whole board or committee shall constitute a quorum, and the act of the majority of the members present at a meeting at which a quorum is present shall be the act of the board or committee.

Section 3.7. Rules. Each committee of directors or advisory board or committee created pursuant to this Article Three may adopt rules for its own government not inconsistent with these Bylaws or with rules adopted by the Board of Directors.

ARTICLE FOUR

NOTICES

Section 4.1. Manner of Giving Notice. Whenever, under the provisions of any statute, the Certificate of Formation or these Bylaws, notice is required to be given to any member of the Board of Directors or committee member of the Corporation, and no provision is made as to how such notice shall be given, it shall not be construed to require personal notice, but any such notice may be given in writing by hand delivery, by facsimile transmission, by electronic mail or other form of electronic communication if permitted by the California Business and Professions Code, or by mail, postage prepaid, addressed to such trustee or committee member at such person's address as it appears on the records of the Corporation. Any notice required or permitted to be given by mail shall be deemed to be delivered at the time when the same shall be thus deposited in the United States mails, as aforesaid. Any notice required or permitted to be given by facsimile transmission or electronic mail or other form of electronic communication shall be deemed to be given upon successful transmission of such facsimile or electronic mail or other form of electronic communication.

Section 4.2. Waiver of Notice. Whenever any notice is required to be given to any director or committee member of the Corporation under the provisions of any statute, the Certificate of Formation or these Bylaws, a waiver thereof in writing signed by the person or persons entitled to such notice, whether signed before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

ARTICLE FIVE

OFFICERS, EMPLOYEES AND AGENTS: POWERS AND DUTIES

Section 5.1. Officers. The elected officers of the Corporation shall include a Chair of the Board, a President/CEO, a Treasurer/CFO, and a Secretary. The Board of Directors may also appoint an Executive Director. The Executive Director may appoint such other officers, including a Deputy Director, a General Counsel, and one or more Assistant Secretaries (collectively, "Appointive Officers"), as he or she shall deem necessary or advisable, such officers to have the authority and perform the duties prescribed, from time to time, by the Executive Director. Any two or more offices may be held by the same person, except the offices of President and Secretary.

Section 5.2. Election. So far as is practicable, all elected officers shall be elected by the Board of Directors at each annual meeting thereof.

Section 5.3. Compensation. The elected officers of the Corporation shall not receive compensation for services in their capacities as such. The compensation, if any, of the Executive

Director shall be fixed from time to time by the Board of Directors of the Corporation. The compensation, if any, of the Appointive Officers shall be fixed from time to time by the Executive Director of the Corporation.

Section 5.4. Term of Office; Removal; Filling of Vacancies. Each elected officer of the Corporation shall hold office until such officer's successor is chosen and qualified in such officer's stead at the next annual meeting of the Board of Directors or until such officer's earlier death, resignation, retirement, disqualification or removal from office. The Executive Director and each Appointive Officer shall hold office at the pleasure of the Board of Directors without the necessity of periodic reappointment. Any officer or agent may be removed at any time by the Board of Directors whenever in its judgment the best interests of the Corporation will be served thereby. If the office of the Executive Director or any elected officer becomes vacant for any reason, the vacancy shall be filled by the Board of Directors. If the office of any Appointive Officer becomes vacant for any reason, the vacancy shall be filled by the Executive Director.

Section 5.5. President. The President shall be the chief executive officer of the Corporation and shall in general supervise the business and affairs of the Corporation. The President shall attend all meetings of the Board of Directors. The President shall be a non-voting member of each standing committee. The President may sign, with the Secretary or any other proper officer of the Corporation authorized by the Board of Directors, any deeds, mortgages, bonds, contracts, or other instruments which the Board of Directors have authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors or by the Bylaws or by statute to some other officer or agent of the Corporation. In general the President shall perform all duties incident to the office of President and such other duties as may be prescribed by the Board of Directors from time to time.

Section 5.6. Vice Presidents. Each Vice President, if any, shall generally assist the President and shall have such powers and perform such duties and services as shall from time to time be prescribed or delegated to such office by the President or the Board of Directors.

Section 5.7. Secretary. The Secretary shall see that notice is given of all annual and special meetings of the Board of Directors and shall keep and attest true records of all proceedings at all meetings of the Board. The Secretary shall have charge of the corporate seal and shall have authority to attest any and all instruments of writing to which the same may be affixed. The Secretary shall keep and account for all books, documents, papers and records of the Corporation, except those for which some other officer or agent is properly accountable. The Secretary shall generally perform all duties usually appertaining to the office of secretary of a corporation. In the absence or disability of the Secretary, the duties of such office shall be performed and the powers may be exercised by the Assistant Secretaries, if any, in the order of their seniority, unless otherwise determined by the Secretary, the President or the Board of Directors.

Section 5.8. Assistant Secretaries. Each Assistant Secretary, if any, shall generally assist the Secretary and shall have such powers and perform such duties and services as shall from time to time be prescribed or delegated to such office by the Secretary, the President or the Board of Directors.

Section 5.9. Additional Powers and Duties. In addition to the foregoing specially enumerated duties, services and powers, the several elected and appointed officers of the Corporation shall perform such other duties and services and exercise such further powers as may be provided by statute, the Certificate of Formation or these Bylaws, or as the Board of Directors may from time to time determine or as may be assigned by any competent superior officer.

ARTICLE SIX

CONTRACTS, CHECKS, DEPOSITS AND FUNDS

Section 6.1. Contracts. The Board of Directors may authorize any officer or officers, or agent or agents, of the Corporation, in addition to the officers so authorized by these Bylaws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Corporation, and such authority may be general or confined to specific instances.

Section 6.2. Checks, Drafts or Orders for Payment. All checks, drafts or orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Corporation shall be signed by such officer or officers, or agent or agents, of the Corporation and in such manner as shall from time to time be determined by resolution of the Board of Directors. In the absence of such determination, such instruments shall be signed by such officer or officers, or agent or agents, of the Corporation and in such manner as shall from time to time be determined by resolution of the Board of Directors.

Section 6.3. Deposits. All funds of the Corporation shall be deposited from time to time to the credit of the Corporation in such banks, trust companies or other depositories as the Board of Directors or its designee may select or as may be selected in accordance with procedures established by the Board.

Section 6.4. Conflicts of Interest. No contract (other than a wholly gratuitous transfer of assets or promise to transfer assets to the Corporation) of any kind (including, but not limited to, a loan, lease, agreement of sale or purchase, pledge, guarantee, assumption of liability, bailment, or consignment) may be entered into by and between the Corporation and any of the following: (i) a director, officer, committee member, or employee of the Corporation (hereinafter an "Insider"); or (ii) any corporation, partnership, trust, sole proprietorship or any other entity (hereinafter an "Entity") in which an interest is owned or held, directly or indirectly, by or for the benefit of an Insider, unless (a) the transaction is approved in accordance with Section 22.230 of the California Business and Professions Code; and (b) if one or more of the parties to the contract or transaction is a "disqualified person" with respect to the Corporation within the meaning of Section 4958 of the Internal Revenue Code, either (x) such transaction is reviewed and approved in accordance with the "rebuttable presumption safe harbor" provisions set forth in the regulations promulgated under Section 4958 of the Code or (y) the Board of Directors or any committee thereof determines that such procedures are not necessary for the transaction involved and records its specific findings for making such determination. All Insiders shall, as a condition of qualifying and continuing to qualify as a director, officer, committee member or employee of the Corporation, annually sign a conflict of interest statement in the form attached to these Bylaws as Exhibit 8.

ARTICLE SEVEN

ACTIONS WITHOUT MEETINGS

Section 7.1. Unanimous Consent. Any action required or permitted to be taken at any meeting of the directors or the members of a committee may be taken without a meeting if a consent in writing setting forth the action to be taken shall be signed by all of the directors or all of the committee members, as the case may be. Such consent shall have the same force and effect as a unanimous vote, and may be stated as such in any document.

Section 7.2. Other Action Without a Meeting. Any action required or permitted to be taken at any meeting of directors or committee members may be taken without a meeting, if a consent or consents in writing, setting forth the action so taken, shall be signed by a sufficient number of directors Or committee members, as the case may be, as would be necessary to take that action at a meeting at which all persons entitled to vote on the action were present and voted. Prompt notice of the taking of any action by the directors or the members of a committee without a meeting by less than unanimous written consent shall be given to those directors or committee members who did not consent in writing to the action. Every written consent signed by less than all the directors or committee members entitled to vote with respect to the action that is the subject of the consent shall bear the date of signature of each person who signs the consent. No written consent signed by less than all the directors or committee members entitled to vote with respect to the action that is the subject of the consent shall be effective to take such action unless, within sixty (60) days after the date of the earliest dated consent delivered to the Corporation in the manner required by law, a consent or consents signed by not less than the minimum number of directors or committee members that would be necessary to take the action that is the subject of the consent are delivered to the Corporation by delivery to its registered office, registered agent, or principal place of business, or by delivery to an officer or agent of the Corporation having custody of the books in which proceedings of meetings are recorded. Delivery shall be by hand or certified or registered mail, return receipt requested. Delivery to the Corporation's principal place of business shall be addressed to the President or principal executive officer of the Corporation. A telegram, telex, cablegram or similar transmission by a director or committee member, or a photographic, photostatic, facsimile or similar reproduction of a writing signed by a director or committee member, shall be regarded as signed by the director or committee member for purposes of this Section 7.2.

ARTICLE EIGHT

MISCELLANEOUS

Section 8.1. Dividends Prohibited. No part of the net income of the Corporation shall inure to the benefit of any private individual and no dividend shall be paid and no part of the income of the Corporation shall be distributed to its directors or officers. Notwithstanding the foregoing, the Corporation may pay compensation in a reasonable amount to its officers for services rendered and may compensate and reimburse its directors as provided in Section 2.12 of Article Two hereof.

Section 8.2. Loans to Officers and Directors Prohibited. No loans shall be made by the Corporation to its officers or to its directors. Any directors voting for or assenting to the making of any loan to a director or officer which is prohibited by the California Business and Professions Code, and any officer participating in the making thereof, shall be jointly and severally liable to the Corporation for the amount of such loan until repayment thereof.

Section 8.3. Fiscal Year. The fiscal year of the Corporation shall be fixed by resolution of the Board of Directors.

Section 8.4. Seal. The Corporation's seal, if any, shall be in such form as shall be adopted and approved from time to time by the Board of Directors. The seal may be used by causing it, or a facsimile thereof, to be impressed, affixed, imprinted or in any manner reproduced.

Section 8.5. Meetings By Telephone or Other Remote Communications Technology. Subject to the provisions of applicable law and these Bylaws regarding notice of meetings, members of the Corporation, members of the Board of Directors or members of any committee designated by such Board may, unless otherwise restricted by statute, by the Certificate of Formation or by these Bylaws, participate in and hold a meeting by using conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other, or by using any other suitable electronic communications system, including video conferencing technology or the Internet (but only if, in the case of such other suitable communications system, each person entitled to participate in the meeting consents to the meeting being held by means of that system, and the system provides access to the meeting in a manner or using a method by which each person participating in the meeting can communicate concurrently with each other participant). Participation in a meeting pursuant to this Section 8.5 shall constitute presence in person at such meeting, except when a person participates in the meeting for the express purpose of objecting to the transaction of any business on the ground that the meeting was not lawfully called or convened.

Section 8.6. Gender. Words of either gender used in these Bylaws shall be construed to include the other gender, unless the context requires otherwise.

Section 8.7. Invalid Provisions. If any part of these Bylaws shall be held invalid or inoperative for any reason, the remaining parts, so far as is possible and reasonable, shall remain valid and operative.

Section 8.8. Headings. The headings used in these Bylaws are for convenience only and do not constitute matter to be construed in the interpretation of these Bylaws.

ARTICLE NINE

AMENDMENTS

These Bylaws may be amended or repealed, or new bylaws may be adopted, at any meeting of the Board of Directors at which a quorum is present by the affirmative vote of the number of directors in office, provided notice of the proposed amendment, repeal or adoption be contained in the notice of such meeting; and provided further, that written notice of any meeting of the Board of Directors one of the purposes of which is to consider the amendment or repeal of these

Bylaws, or the adoption of new Bylaws, shall be mailed or sent to the Executive Director of the Habitat for Humanity of Greater Los Angeles, Inc. in the same manner as notice of such meeting is to be provided to a director of the Corporation. Notwithstanding the preceding provisions, the foregoing notice requirements shall not prohibit the Board of Directors from adopting the proposed amendment, effecting the proposed repeal or adopting the proposed new bylaws, as the case may be, in a modified form which is not identical to that described or set forth in the notice of such meeting.

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The undersigned, being the duly elected and qualified Secretary of the Corporation, hereby certifies that the foregoing Bylaws of the Corporation were duly adopted by the Board of Directors of the Corporation on the 27th day of April, 2012.

Betty Monroy, Secretary

Exhibit A

Statement of Individual Board Member Responsibilities
Partnership Housing, Inc.

General Expectations

Know the organization's mission, purposes, goals, policies, programs, services, strengths, staff and needs.

Suggest possible nominees to the board who are clearly women and men of achievement and distinction who can make significant contributions to the work of the board and the organization's progress.

Serve in leadership positions or undertake special assignments willingly and enthusiastically when asked.

Avoid prejudiced judgments on the basis of information received from individuals and urge those with grievances to follow established policies and procedures though their supervisors. Follow trends in the organization's field of interest.

Bring a sense of humor to the board's deliberations.

Prepare for and participate in board and committee meetings.

Ask timely and substantive questions at board and committee meetings consistent with your conscience and convictions, while supporting the majority decision on issues decided by the board.

Maintain confidentiality of the board's executive sessions, and speak for the board or organization only when authorized to do so.

Avoid asking for special favors of the staff, including special requests for extensive information without at least prior consultation with the appropriate persons.

Avoid Conflicts

Serve the organization as a whole rather than any special interest group or constituency.

Avoid even the appearance of a conflict of interest that might embarrass the board or the organization, and disclose any possible conflicts to the board in a timely fashion.

Maintain independence and objectivity and do what a sense of fairness, ethics and personal integrity dictate even though not necessarily obliged to do so by law, regulation, or custom.

Never accept (or offer) favors or gifts from (or to) anyone who does business with the organization.

Fiduciary Responsibilities

Exercise prudence with the board in the control and transfer of funds.

Faithfully read and understand the organization's financial statements and otherwise help the board fulfill its fiduciary responsibility.

Fund Raising

Give an annual gift according to personal means.

Assist the development committee and staff by implementing fund-raising strategies through personal influence with others (corporations, individuals, foundations, faith communities).

Planning

Involve yourself in the planning of the organization's goals and the actions needed to accomplish the goals.

Policies and Standing Rules

Help develop and maintain policies and standing rules necessary to provide a framework for the and staff to work within. Policies and standing rules should provide financial controls and should help define the role of board, staff and volunteers. Policies and standing rules should not address the day to day operations of the organization.

Exhibit B

Partnership Housing, Inc.

CONFLICTS OF INTEREST STATEMENT FOR BOARD MEMBERS, COMMITTEE MEMBERS, OFFICERS AND EMPLOYEES OF PARTNERSHIP HOUSING, INC.

No board member, board committee member, officer or employee (an "Insider"), or any member of an Insider's family, should accept any gift, entertainment, service, loan, or promise of future benefits from any persons who either personally or whose employees might benefit or appear to benefit from such Insider's connection with Partnership Housing, Inc., unless the facts of such benefit, gift, service or loan are disclosed in good faith and are authorized by the board. Insiders are expected to work out for themselves the most gracious method of declining gifts, entertainment, and benefits that do not meet this standard.

No Insider should perform, for any personal gain, services to Partnership Housing, Inc. supplier of goods or services, as employee, consultant, or in any other capacity which promises compensation of any kind, unless the fact of such transaction or contracts are disclosed in good faith, and the Board of Directors or a committee thereof authorities such a transaction. Similar association by a family member of the Insider or by any other close relative may be inappropriate.

No Insider or any member of an Insider's family should have any beneficial interest in, or substantial obligation to any Partnership Housing, Inc. supplier of goods or services or any other organization that is engaged in doing business with or serving Partnership Housing, Inc. unless it has been determined by the Board of Directors, on the basis of full disclosure of the facts, that such interest does not give rise to a conflict of interest.

This policy is not intended to apply to gifts and/or similar entertainment of nominal value that are clearly in keeping with good business ethics and do not obligate the recipient.

Any matter of question or interpretation that arises relating to this policy should be referred to the President for decision and/or for referral to the Board of Directors for decision, where appropriate.

I have received and read the foregoing Conflict of Interest Statement of Partnership Housing, Inc. and understand fully the facts requiring any possible question of violation.

(Date) (Signature)

Alex Padilla
California Secretary of State

Business Search - Entity Detail

The California Business Search is updated daily and reflects work processed through Monday, July 10, 2017. Please refer to document Processing Times for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity. Not all images are available online.

C3392175 PARTNERSHIP HOUSING, INC.

Registration Date:	06/23/2011
Jurisdiction:	CALIFORNIA
Entity Type:	DOMESTIC NONPROFIT
Status:	ACTIVE
Agent for Service of Process:	DARRELL SIMIEN 8739 ARTESIA BLVD. BELLFLOWER CA 90706
Entity Address:	8739 ARTESIA BLVD. BELLFLOWER CA 90706
Entity Mailing Address:	8739 ARTESIA BLVD. BELLFLOWER CA 90706

A Statement of Information is due EVERY ODD-NUMBERED year beginning five months before and through the end of June.

Document Type	File Date	PDF
SI-COMPLETE	06/29/2017	
SI-COMPLETE	06/04/2015	
REGISTRATION	06/23/2011	

Indicates the information is not contained in the California Secretary of State's database.

- If the status of the corporation is "Surrender," the agent for service of process is automatically revoked. Please refer to California Corporations Code section 2114 for information relating to service upon corporations that have surrendered.
- For information on checking or reserving a name, refer to Name Availability.
- If the image is not available online, for information on ordering a copy refer to Information Requests.
- For information on ordering certificates, status reports, certified copies of documents and copies of documents not currently available in the Business Search or to request a more extensive search for records, refer to Information Requests.
- For help with searching an entity name, refer to Search Tips.
- For descriptions of the various fields and status types, refer to Frequently Asked Questions.

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Partnership Housing

Partnership Housing Inc.

State of California Entity Number

C3392175

8739 Artesia Boulevard · Bellflower, CA 90706 · Office (310) 323-HOME (4663) · Fax (310) 323-0789

Partnership Housing Inc.
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Partnership Housing

Habitat for Humanity of Greater Los Angeles Resume

Partnership Housing Incorporated (PHI) has contracted with Habitat for Humanity of Greater Los Angeles (Habitat LA) to provide our general contracting and property disposition needs.

Below is a list of developments PHI has contracted Habitat LA to provide both general contracting and property disposition on:

Project Name	Address	City	# of Units	Type	New or Rehab	Affordable (Buyers under 80% AMI)	Year Complete(d)
Ramona	8801-8811 Ramona Ave	Bellflower	6	Townhome	New	Yes	Late 2017
Elm Vista	9303 Elm Vista Dr.	Downey	6	Townhome	New	Yes	Later 2017
Colegrove	1304-1316 Colegrove Avenue	Montebello	4	Townhome	New	Yes	2017
Magnolia	3305 Magnolia Ave.	Lynwood	4	Townhome	New	Yes	2016

Habitat LA is a California Non-Profit Corporation that was formed on July 1, 1990. Since that time, Habitat LA has developed, constructed, and rehabilitated over 750 homes in Los Angeles County. Habitat LA's current State Contractor's License Number (Class B) is 907613.

Habitat for Humanity Inc. is currently the largest private home builder in the United States and the Greater Los Angeles affiliate is consistently in the top 1% of affiliates in national production. Habitat LA has:

- Highly trained and experienced staff.
- A high degree of efficiency and cost containment in our building methodology.
- An in-house mortgage lending and buyer education process with proven success, especially with low- and very low-income buyers.
- Financial security through our mortgage assets and retail operations.
- Commitment to "green" and sustainable building technologies.
- Capacity to build complex developments on multiple sites simultaneously.

Accomplishments

- Built, rehabilitated and repaired over 750 homes in Los Angeles County.

- Issued over 200 in-house mortgages to low and very-low income buyers with a less than 1% mortgage default rate in over 20 years. Mortgage revenue helps build future homes.

- Engaged over 10,000 volunteers annually in the cause of affordable housing.

- Successfully managed over $70 million dollars in government funding.

- Funded and/or built over 480 additional homes internationally.

- Selected to host two Jimmy Carter Work Projects – the marquee annual building event for Habitat for Humanity International - drawing thousands of people from around the world to build homes in locations demonstrating a great need for decent housing (1995/2007).

Habitat LA is an ideal contractor of for-sale affordable housing because

- We are a developer, builder, advocate and lender.

- We have in-house real estate and property management professionals to provide "Dirt to Drapes" service to our buyers.

- We utilize volunteer labor and in-kind donations to reduce costs.

- We have a professional and experienced full-time staff.

- We involve the community in our projects.

- We leverage the city's investment by bringing together resources from faith groups, corporations, community groups, local government, state government and the federal government.

- We provide education and support to all of our homeowners before and after the sale.

By combining all of these factors, PHI, with Habitat LA, is able to achieve a much greater level of affordability at a lower cost to local government.

Partnership Housing Inc.
Submittal for Request for Qualifications and Proposals

City of Industry

Section II b.

Portfolio Summary

8739 Artesia Boulevard · Bellflower, CA 90706 · Office (310) 323-HOME (4663) · Fax (310) 323-0789

Partnership Housing

Ramona Street Cost and Time Saving Strategies

Our development in partnership with the City of Bellflower has been a great success in leveraging an underutilized city asset (land) and funding (HOME CHDO funds) to create a six-unit affordable home ownership development. With this development, we broke ground in August 2016 with an 18-month schedule for completion. This schedule would allow our construction partner, Habitat for Humanity of Greater Los Angeles (Habitat LA), to provide volunteer opportunities to assist in the construction of the homes. The volunteer opportunities engage the community to integrate our developments into the fabric of the City and it helps reduce the labor costs of the construction as a whole. Habitat LA's team of site superintendents and construction staff are well trained in maximizing their volunteer force to keep the projects on schedule.

Due to the heavy rain we had over the Winter of 2016, the 18-month schedule was in jeopardy. Instead of a April 2018 finish, we were looking at a June 2018 finish. This was not ideal for many reasons, but in particular Partnership Housing and Habitat LA successfully raised subsidies for the home buyers to increase the affordability of the home. However, to utilize these subsidies, the homes have to be completed by December 2017. This means that we had to shorten the schedule by 6-months.

To achieve this deadline and maximize these subsidies, we had to gather the development team to review the project. We had to find areas where timelines could be shortened and where activities could occur concurrently. Working with the site superintendent and the project manager, we reviewed all of the remaining activity schedules. With the review, we were able to find areas we can shorten and increase construction efficiencies to achieve the deadline. With the review, we came up with:

1) Sub-contracting out activities that have a longer timeline when doing them with volunteers. These items include drywall hanging and finishing, flooring, siding, and exterior painting. This will have the job four months in the schedule. With the shortened timeframe, the costs of the sub-contract cancel out the costs of the normal timeframe with volunteers. Thus, the cost difference of the sub-contract is negligible.
2) Use of pre-built members. Partnership Housing and Habitat LA have events where volunteer groups will pre-build walls for projects. These walls are kept in storage prior to use on a site. In addition, Habitat LA's construction staff will pre-cut wood members for items such as the stairs. This activity reduces costs and time because there is less construction waste and the pre-built members need just to be installed versus constructed on site. This saves the job two months.
3) Parallel construction tracts have also been implemented on the site. Typically, the finish hard scape would be completed near the end of construction. However, to guarantee that the new December 2017 deadline is met, the hard scape has been initiated and is occurring concurrent with the

construction activities on the units themselves. This takes some extra coordination with Habitat LA's team, the sub-contractors, and the hard scape contractors, but Habitat LA's superintendent and project manager manages the various timeframes expertly. This saves the project another 2 months.

With these adjustments to the schedule, Partnership Housing and Habitat LA will shave off six months of construction time without burdening the budget with overages and keep the subsidies to increase the affordability of the homes for the future homeowners.

Ramona

General Scope and Overview:

This development is in partnership with the City of Bellflower. The partnership with the City was the first of its kind for Partnership Housing Incorporated. When complete, six new affordable homes will be created for the community.

Project Information:

Project Cost:	**$1,740,881**
Cost per unit	**$290,147**
Financing Sources:	**Private donations, Faith-based donations, City of Bellflower, HOME Funds**
Team Members:	**Partnership Housing Inc., Habitat for Humanity of Greater Los Angeles & City of Bellflower**
Location Identity:	**8801-8811 Ramona Avenue Bellflower, CA 90706**
Product Type:	**Townhome**
No of Units:	**6 Total Units,**
Unit Detail:	**3 bed, 2 bath, 2-car garage, 1,278 sf of living space**
Length of time to complete:	**14 Month construction**
Actual Completion Date:	**12/2017**

Sustainable and/or Unique Features: **The is home has many sustainable features such as a drought tolerant yard, energy efficient heating system, insulation using recycled denim, low-flush plumbing fixtures and has a solar ready system.**

Partnership Housing

Magnolia Grove

General Scope and Overview:

This development was in partnership with the City of Lynwood and the County of Los Angeles. As the center of our Lynwood Neighborhood Revitalization Initiative, this development provided seven new affordable homes to the community. In addition, the revitalization efforts included refurbishing two churches, one local market, and over twenty single-family homes in the community.

Project Information:

Project Cost:	**$1,245,199**
Cost per unit	**$311,300**
Financing Sources:	**Private donations, Faith-based donations, County of Los Angeles, HOME Funds, City of Lynwood**
Team Members:	**Partnership Housing Inc., Habitat for Humanity of Greater Los Angeles & City of Lynwood**
Location Identity:	**3303 Magnolia Avenue Lynwood, CA 90262**
Product Type:	**Townhome**
No of Units:	**4 Units**
Unit Detail:	**3 bed, upto 2.5 baths, 2-car garage, upto 1,345 sf of living space**
Length of time to complete:	**18 Month construction**
Actual Completion Date:	**5/2016**

Sustainable and/or Unique Features: **The is home has many sustainable features such as a drought tolerant yard, energy efficient heating system, insulation using recycled denim, low-flush plumbing fixtures and has a solar ready system.**

Partnership Housing

Montebello

General Scope and Overview:
This development was in partnership with the City of Montebello. The construction of these homes was a first for Partnership Housing Incorporated that could serve the community of Southeast Los Angeles County. This development provided six new affordable homes to the community.

Project Information:

Project Cost:	**$1,681,842**
Cost per unit	**$420,461**
Financing Sources:	**Private donations, Faith-based donations, HOME Funds, City of Montebello**
Location Identity:	**1304-1316 Colegrove Avenue Montebello, CA 90640**
Team Members:	**Partnership Housing Inc, Habitat for Humanity of Greater Los Angeles & City of Montebello**
Product Type:	**Townhouse**
No of Units:	**4 Units**
Unit Detail:	**3 bed, 2 baths, 2-car garage, upto 1,250 sf of living space**
Length of time to complete:	**12 Month construction**
Actual Completion Date:	**6/2017**

Sustainable and/or Unique Features: **The is home has many sustainable features such as a drought tolerant yard, energy efficient heating system, insulation using recycled denim, low-flush plumbing fixtures and has a solar ready system.**

Partnership Housing

Partnership Housing Inc.
Submittal for Request for Qualifications and Proposals

City of Industry

Section II c.

Financial Capacity

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Habitat for Humanity of Greater Los Angeles
City of Industry - Property & Housing Management Authority
RFQ - Financial Capacity
3 Year Statement of Activities

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Revenue, gains, and other support:	6/30/2016	6/30/2015	6/30/2014	Notes
Contributions	4,638,063	4,769,695	3,840,706	
Government grants	604,568	200,000	1,001,667	See Note (1)
NSP program service grants	-	-	17,828,791	See Note (2)
Sales of homes	3,397,064	1,775,695	16,587,000	See Note (2)
ReStores - donations and sales revenue	7,878,885	6,848,274	5,555,098	See Note (3)
Mortgage loan discount amortization	652,889	614,833	529,389	
In-kind contributions (non-governmental)	863,899	1,841,917	1,461,549	
Special events, net of direct expenses	621,992	393,674	-	See Note (4)
Other income	822,924	503,319	467,852	
Total Revenue, Gains, & Other Support	**19,480,284**	**16,947,407**	**47,272,052**	
		-		
Expenses:				
Cost of homes sold and program support	16,049,725	15,848,764	37,510,535	See Note (2)
Management and general	922,455	913,625	1,526,174	
Fundraising	844,041	489,830	622,319	
Relocation Costs of Organizational Headquarters	-	-	179,578	
Total Expenses	**17,816,221**	**17,252,219**	**39,838,606**	
Change in Net Assets	**1,664,063**	**(304,812)**	**7,433,446**	See Note (5)
Net Assets, Beginning of Year	**17,417,441**	**17,722,254**	**10,288,808**	
Net Assets, End of Year	**19,081,504**	**17,417,442**	**17,722,254**	

Habitat for Humanity™
Greater Los Angeles

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2015 2017

Notes to Statement of Activities for Last Three Fiscal Years (FY: 16| 15| 14)

Note (1): **Government grants** vary from year to year due to the nature of the grants received from the federal entity. In these years the governments grant being recognized was from a grant from the State of California "Calhome" program to provide down payment assistance to low income families. As we deliver this type of help throughout the years the amount of funds deployed varies from year to year depending on our pool of eligible applicants.

Note (2): **NPS Program Service Grants:** This was a large government grant issued to Habitat to acquire & rehab properties throughout select target areas, known as the Neighborhood Stabilization Program. In our FYE 6/30/14 we finished this grant and recognized the final revenue from the grant. The completion of this grant in FYE 6/30/14 also had a snowball effect on the rest of our financial activity for this fiscal year as we sold a lot more homes than we normally do causing our Sales of Homes to be high for this fiscal year. Naturally it also caused our Cost of homes for this fiscal year to be unusually high as we sold several units.

Note (3): **ReStores – Donations & Sales**: We have been able to increasingly improve the performance of our ReStores which provide truly unrestricted revenues to further the mission of the affiliate. This growth is expected to be sustained as we plan to open more ReStores in the coming fiscal years.

Note (4): **Special Events:** Beginning in FYE 6/30/15 we began to host our annual Builder's Ball Gala which proved to be a success after being dormant for several fiscal years. This fundraising event is our biggest event of the year bringing in people from different walks of life for an evening dedicated to furthering our mission with all of our community & business partners. We anticipate this event to be a continuing part of our fundraising efforts in the coming fiscal years.

Note (5): **Change in Net Assets:** Change in Net Assets varies from year to year as it heavily depends on our home sale schedule. There may be years in which the affiliate mainly constructs homes that will be sold in subsequent fiscal years but may also deliver units throughout the year that affect Cost of Homes.

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Habitat for Humanity of Greater Los Angeles
City of Industry - Property & Housing Management Authority
RFQ - Financial Capacity
3 Year Statement of Financial Position

[illegible]

ASSETS	6/30/2016	6/30/2015	6/30/2014	Notes
Cash and cash equivalents	2,040,054	3,861,041	5,224,546	See Note (1)
Program service grants receivable, net of allowance for doubtful accounts	-	-	-	
Unconditional promises to give, net of unamortized discount	3,222,865	2,456,123	1,157,213	See Note (2)
Mortgage notes receivable, net of unamortized discount	11,995,713	11,695,523	11,591,158	
Prepaid expenses	249,237	455,012	239,614	
Inventories	1,041,473	550,250	815,075	
Construction in process	6,234,655	4,832,795	4,453,452	See Note (3)
Finished homes held for sale	-	563,995	633,096	
Property and equipment, net of accumulated depreciation and amortization	4,458,312	4,594,586	4,631,953	
Investments	-	-	21,509	
Deposits and other assets	541,963	540,730	355,094	
Total Assets	**29,784,272**	**29,550,055**	**29,122,649**	
LIABILITIES AND NET ASSETS				
Bank line of credit	952,275	1,213,527	978,625	
Accounts payable	505,385	419,053	576,067	
Accrued expenses	670,623	505,630	483,918	
Deposits and impounds	47,441	157,521	153,668	See Note (4)
Deferred revenue	1,403,251	1,392,791	594,639	See Note (5)
Capital leases payable	6,928	19,646	11,035	
Notes payable - government agencies	34,860	377,287	-	
Notes payable - Habitat International	3,004,019	3,785,290	4,560,737	
Notes payable - other	4,079,986	4,261,867	4,043,706	
Total Liabilities	**10,702,768**	**12,132,612**	**11,400,395**	
Net Assets:				
Unrestricted	16,868,439	13,624,915	16,468,330	
Temporarily restricted	2,213,065	3,792,528	1,253,924	
Total Net Assets	**19,081,504**	**17,417,443**	**17,722,254**	
Total Liabilities & Net Assets	**29,784,272**	**29,550,055**	**29,122,649**	

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2015--2017

Notes to Statement of Financial Position for Last Three Fiscal Years (FY: 16| 15| 14)

Note (1): **Cash & Cash Equivalents:** Cash has been steadily declining in the past three fiscal years but it is mainly due to the use of restricted cash for their intended purposes. For example we had cash in trust for issuing down payment assistance to low income families from the CalHome program that we used throughout the years. We also had to expend cash held for the purpose of acquiring rehab properties under a loan we got known as the Capital Magnet Fund. These two items are the main driver on the decline of cash balances along with our use of cash from day to day operations and home building expenses.

Note (2): **Unconditional Promises to Give:** Our pledges have increased over the past fiscal years as we secure more multiyear pledges to be realized over the next 3-5 years depending on the pledge. In order to provide accurate balances we discount the multiyear pledges at year end in order to provide a safeguard mechanism in the event of non-payment which is rare in most cases. The increase in pledges indicates a strong performance from our development department in securing funding for our various programs and homes.

Note (3): **Construction in Process:** Constriction on process has seen a steady increase as we are now building more multi-unit projects that take a little longer to build due to our Habitat model of using volunteers and partner family sweat equity to construct our homes. As we engage in more multi-unit projects in our pipeline which will sell in later fiscal years we anticipate this account to continue growing at a steady pace.

Note (4): **Deposits & Impounds:** The amounts held in trust from our partner families have declined over the years as we outsourced the majority of the loan servicing for our mortgage portfolio to AmeriNat. In doing so it eliminates the need for Habitat LA to hold these funds in trust. Currently we only service a small portion of our portfolio.

Note (5): **Deferred Revenue:** The balance of deferred revenue is mainly driven by the amount of cash we have on hand related mainly to the CalHome down payment assistance program. As we deliver this assistance we can then recognize the grant revenue. Most of these grants will be completed by the end of FYE 6/30/17.

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Habitat for Humanity®
Greater Los Angeles

CONSOLIDATED FINANCIAL STATEMENTS
AS OF AND FOR THE YEAR ENDED
JUNE 30, 2015

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Rossi LLP rossillp.com
Certified Public Accountants
Consultants

INDEPENDENT AUDITOR'S REPORT

To The Board of Directors
Habitat for Humanity of Greater Los Angeles, Inc.
Bellflower, California

Report on the Financial Statements

We have audited the accompanying consolidated financial statements of Habitat for Humanity of Greater Los Angeles, Inc. ("HFHGLA") (a California Not-for-Profit Organization), which comprise the consolidated statement of financial position as of June 30, 2015, and the related consolidated statements of activities, functional expenses, and cash flows for the year then ended, and the related consolidated notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of HFH GLA as of June 30, 2015, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Report on Summarized Comparative Information

We have previously audited the HFHGLA's 2014 financial statements, and our report dated April 29, 2015, expressed an unmodified opinion on those audited financial statements. In our opinion, the summarized comparative information presented here in as of and for the year ended June 30, 2014 is consistent, in all material respects, with the audited financial statements from which it has been derived.

Supplementary information

The supplementary information included on pages 22 - 25 is presented for purposes of additional analysis and is not a required part of the financial statements. Such information has been subjected to the procedures applied in the audit of the financial statements, and we did not become aware of any material modifications that should be made to such information.

Rossi LLP

September 18, 2015
Long Beach, California

HABITAT FOR HUMANITY OF GREATER LOS ANGELES, INC.
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

As of June 30,	2015	2014
ASSETS		
Cash and cash equivalents	$ 3,862,646	$ 5,224,546
Program service grants receivable	70,400	-
Unconditional promises to give, net of unamortized discount	2,460,623	1,157,213
Mortgage notes receivable, net of unamortized discount	11,695,523	11,591,158
Prepaid expenses	455,012	239,614
Inventories	550,250	815,075
Construction in process	6,665,814	4,453,452
Finished homes held for sale	563,995	633,096
Property and equipment, net of accumulated depreciation and amortization	4,594,586	4,631,953
Investments	-	21,508
Deposits and other assets	540,730	355,034
Total assets	$ 31,459,579	$ 29,122,649
LIABILITIES AND NET ASSETS		
Bank line of credit	$ 1,213,527	$ 978,625
Accounts payable	434,376	576,067
Accrued expenses	508,056	483,918
Deposits and impounds	167,521	151,668
Deferred revenue	1,463,190	594,639
Capital leases payable	19,646	11,035
Notes payable - governmental agencies	1,010,879	-
Notes payable - Habitat International	3,785,290	4,560,737
Notes payable - other	4,261,867	4,043,706
Total liabilities	12,852,352	11,400,395
Commitments		
Net assets:		
Unrestricted	15,751,667	16,468,330
Temporarily restricted	2,855,560	1,253,924
Total net assets	18,607,227	17,722,254
Total liabilities and net assets	$ 31,459,579	$ 29,122,649

The accompanying notes are an integral part of these financial statements

HABITAT FOR HUMANITY OF GREATER LOS ANGELES, INC.
CONSOLIDATED STATEMENTS OF ACTIVITIES AND CHANGES IN NET ASSETS
YEAR ENDED JUNE 30, 2015, WITH COMPARATIVE TOTALS FOR JUNE 30, 2014

For the year ended June 30, 2015	Unrestricted	Temporarily restricted	Totals	Prior year-totals
Revenue, gains, and other support:				
Contributions	$ 2,260,845	$ 2,508,850	$ 4,769,695	$ 3,840,706
Government grants	-	200,000	200,000	1,001,667
NSP program service grants	-	-	-	17,828,791
Sales of homes	1,775,695		1,775,695	16,587,000
ReStores - donations and sales revenue	6,848,274	-	6,848,274	5,555,098
Mortgage loan discount amortization	614,833	-	614,833	529,389
In-kind contributions	419,036	1,422,881	1,841,917	1,461,549
New markets tax credits - amortized revenue	133,192	-	133,192	88,796
Other income	127,147	3,062	130,209	379,056
Net assets released from restrictions:				
Satisfaction of program/donor restrictions	2,533,157	(2,533,157)	-	-
Total revenue, gains, and other support	14,712,179	1,601,636	16,313,815	47,272,052
Expenses:				
Cost of homes sold and program support	14,025,386	-	14,025,386	37,510,535
Management and general	913,625	-	913,625	1,526,174
Fundraising	489,830	-	489,830	622,319
Total functional expenses	15,428,842	-	15,428,842	39,659,028
Relocation costs of organizational headquarters	-	-	-	179,578
Total expenses	15,428,842	-	15,428,842	39,838,606
Change in net assets	(716,663)	1,601,636	884,973	7,433,446
Net assets, beginning of year	16,468,330	1,253,924	17,722,254	10,288,808
Net assets, end of year	$ 15,751,667	$ 2,855,560	$ 18,607,227	$ 17,722,254

The accompanying notes are an integral part of these financial statements

HABITAT FOR HUMANITY OF GREATER LOS ANGELES, INC.
CONSOLIDATED STATEMENTS OF FUNCTIONAL EXPENSES
YEAR ENDED JUNE 30, 2015, WITH COMPARATIVE TOTALS FOR JUNE 30, 2014

For the year ended June 30, 2015	Cost of homes transferred & program support	Management & general	Fundraising	Totals	Prior year-totals
Cost of homes sold - construction costs	$ 2,005,776	$ -	$ -	$ 2,005,776	$ 19,784,784
Cost of homes sold - mortgage discount expense	518,220	-	-	518,220	7,121,340
Cost of goods sold - ReStores	3,696,319	-	-	3,696,319	3,020,925
Salaries	3,259,941	496,088	277,965	4,033,994	3,785,452
Payroll taxes and benefits	819,993	96,703	62,163	978,859	826,551
Americorp	127,369	1,875	2,625	131,869	133,355
Bad debt expense	42,016	-	-	42,016	64,000
Bank fees and charges	47,530	8,089	5,705	61,324	72,868
Home repair	81,722	-	-	81,722	402,526
RNLA program contract expense	10,821	-	-	10,821	124,031
Build events and community programs	174,164	24,940	34,712	233,816	257,745
Contributions to other non-profit organizations	46	-	-	46	1,557
Depreciation	187,349	31,455	17,998	236,802	343,963
Facilities - rent / lease costs	654,683	1,147	461	656,291	658,832
Insurance	99,628	1,349	794	101,771	70,555
Interest and amortization of loan fees	354,594	1,787	-	356,381	291,977
Office and other	623,198	85,797	38,047	747,042	587,292
Professional and outside services	589,700	149,558	43,212	782,470	1,041,260
Real estate - closing and development	112,281	-	-	112,281	202,157
Telephone	101,993	12,718	7,636	122,347	119,101
Tithes	(5,925)	(7,405)	(10,367)	(23,697)	231,400
Travel	42,502	6,223	6,812	55,537	78,010
Utilities and facility maintenance	277,496	3,301	2,067	282,864	202,356
Vehicles	203,970	-	-	203,970	236,991
	$ 14,025,386	$ 913,625	$ 489,830	$ 15,428,841	$ 39,659,028

The accompanying notes are an integral part of these financial statements

HABITAT FOR HUMANITY OF GREATER LOS ANGELES, INC.
CONSOLIDATED STATEMENTS OF CASH FLOWS

For the year ended June 30,	2015	2014
Operating activities:		
Change in net assets	$ 884,973	$ 7,433,446
Adjustments to reconcile change in net assets to net cash and cash equivalents provided by (used in) operating activities:		
Origination of non-interest bearing mortgages, net	(300,170)	(8,328,655)
Discount on origination of non-interest bearing mortgages	11,033	5,310,388
Forgiveness / transfer of notes payable, government agencies and related accrued interest to homeowners	1,010,879	(248,757)
Provision for doubtful grants receivable	-	-
In-kind contributions of property, construction costs, and other assets	(955,000)	(400,000)
Mortgage discount amortization	(614,833)	(529,389)
Provision for contributions receivable	42,016	64,000
Loss on termination of development project	-	-
Depreciation	296,802	343,964
(Increase) decrease in assets:		
Program service grants receivable	(70,400)	362,403
Contributions receivable	(1,345,426)	(513,271)
Prepaid expenses	(215,398)	3,487
Inventories	264,825	(172,372)
Construction in process, net of non-cash items	(1,257,362)	(2,324,952)
Finished homes held for sale, net of non-cash reacquistion of properties	69,101	16,823,851
Deposits and other assets (except loan fees)	(164,696)	(6,845)
Increase (decrease) in liabilities:		
Accounts payable	(141,691)	(170,055)
Accrued expenses, net of accrued capitalized interest and forgiven interest	22,138	(137,108)
Deposits and impounds	5,853	(56,087)
Deferred revenue	868,551	(17,970,431)
Net cash and cash equivalents provided by (used in) operating activities	(1,848,805)	(516,383)
Investing activities:		
Proceeds from sale of investments	21,608	10,751
Acquisition of property and equipment	(186,137)	(1,533,490)
Mortgage payments received	799,605	650,912
Net cash and cash equivalents provided by (used in) investing activities	634,976	(871,827)
Financing activities:		
Net proceeds (payments) on line of credit	234,902	59,716
Payment of loan fees	(21,000)	(21,000)
Cash proceeds from notes payable	640,760	3,108,200
Principal payments on notes payable	(1,198,046)	(1,371,945)
Payments on capital leases	(4,687)	(8,957)
Net cash and cash equivalents provided by (used in) financing activities	(348,071)	1,766,014
Net change in cash and cash equivalents	(1,361,900)	377,804
Cash and cash equivalents, beginning of the year	5,224,546	4,846,742
Cash and cash equivalents, end of the year	$ 3,862,646	$ 5,224,546

The accompanying notes are an integral part of these financial statements

As of and for the year ended June 30, 2015

NOTE 1

ORGANIZATION AND PURPOSE

Habitat for Humanity of Greater Los Angeles, Inc. ("HFH GLA" or the "Organization") is an ecumenical Christian not-for-profit organization whose purpose is to make affordable home ownership possible for low-income, hardworking families and individuals throughout greater Los Angeles. Through volunteer labor and tax-deductible donations of money and materials, HFH GLA builds, renovates and repairs simple, sustainable and affordable homes with the help of the homeowner (partner) families and individuals. Habitat for Humanity ("HFH") houses are sold to the partner homeowners at no profit and financed with affordable, no-interest loans issued by HFH GLA or by a partner banking institution who offers zero equivalency mortgages to the partner homeowners. HFH is not a give-away program. In addition to a down payment and monthly mortgage payments, first-time homeowners who meet the selection criteria invest up to 500 hours of their own labor ("sweat equity") into the building of their homes.

HFH GLA is an affiliate of Habitat for Humanity International, Inc. ("Habitat International"). Although Habitat International assists with information resources, technical support, and national partnerships, HFH GLA is an independently operated and governed entity.

HFH GLA strives to effectively address the growing housing crisis with comprehensive and creative strategies through its different housing initiatives, including new construction, rehabilitating existing homes, home repairs, the WaterWise program, disaster relief and global builds. Currently, HFH GLA operates retail stores (the "Restores") which principally sell donated building materials to the public. Proceeds from Restore sales are used towards the Organization's mission.

NOTE 2

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Principles of consolidation:

The accompanying consolidated financial statements as of and for the years ended June 30, 2015 and 2014, include the activities of Partnership Housing, Inc., a wholly controlled subsidiary. Partnership Housing, Inc. was formed as a Community Housing Development Organization (CHDO) to be able to offer not only affordable homeownership opportunities but also affordable housing opportunities while maximizing the use of public funds available for the overall mission of eliminating substandard housing in the Greater Los Angeles Area. All material intercompany accounts and transactions have been eliminated in consolidation.

Basis of financial statement presentation:

HFH GLA's financial statements are prepared in accordance with accounting principles generally accepted in the United States of America ("US GAAP"). The Financial Accounting Standards Board ("FASB") has established the FASB Accounting Standards Codification ("ASC") as the sole source of authoritative accounting to be applied by nongovernmental entities in the preparation of financial statements in conformity with US GAAP.

In preparing these financial statements, HFH GLA evaluated the period from June 30, 2015 through September 18, 2015, the date that the financial statements were available to be issued, for subsequent events requiring recognition or disclosure in the accompanying financial statements.

As of and for the year ended June 30, 2015

Use of estimates:

The preparation of financial statements in conformity with US GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from these estimates and assumptions, and such differences may be material to the financial statements.

Net assets:

In accordance with ASC 958-205, *Not-for-Profit Entities - Presentation of Financial Statements*, HFH GLA's net assets, revenues, gains, expenses, and losses are classified as permanently restricted, temporarily restricted, and unrestricted based on the existence or absence of donor-imposed restrictions.

- *Unrestricted net assets* – Net assets that do not contain donor restrictions or the donor-imposed restrictions have expired due to the Organization's fulfillment of the restrictions and/or by the passage of time.

- *Temporarily restricted net assets* – Net assets that contain donor-imposed restrictions that permit Habitat to use or expend the donated net assets as specified and are satisfied either by the passage of time and/or by actions of Habitat.

- *Permanently restricted net assets* – Net assets that contain donor-imposed stipulations that neither expire by passage of time nor can be fulfilled or otherwise removed by actions of the Organization.

Contributions:

In accordance with ASC 958-605, *Not-for-Profit Entities - Revenue Recognition*, unconditional promises to give are recorded as contributions based on their fair value when the underlying promises are received, based on management's estimate of the present value of future cash flows expected to be received by the Organization. Subsequent changes in these estimates are recorded as an allowance for uncollectible promises to give.

Donor restricted contributions for which the restrictions expire during the same fiscal year in which the contributions are made are recorded as temporarily restricted net assets and released within the same year as an increase in temporarily restricted net assets and as a satisfaction of program restrictions.

Conditional promises to give are not recognized until they become unconditional; that is, when the conditions on which they depend are substantially met.

In-kind contributions and services:

Donated services are recognized as contributions in accordance with ASC 958-605 if the services (a) create or enhance nonfinancial assets or (b) require specialized skills, are performed by people with those skills, and would otherwise need to be purchased by the Organization.

A substantial number of volunteers have made significant contributions of their time to HFH GLA's program and supporting services. The value of this contributed time is not reflected in the financial statements since it does not require a specialized skill.

Donations of construction materials, property and equipment are recorded as in–kind contributions at their estimated fair value at the date of donation. Such donations are reported as

increases in unrestricted net assets unless the donor has restricted the donated asset to a specific purpose.

Government funding:

HFH GLA receives funds from various government agencies ("Agencies") for pre-development costs associated with the development of land acquired for construction projects pursuant to "loan agreements." The Agencies provide funding to HFH GLA generally interest-free, with specified covenants and provisions that the property be used for low-income housing for the term of the note agreement. If HFH GLA complies with the provisions of the agreement, the note is forgiven by the agency when the property is sold to a qualified home buyer. At the date of property closing, the covenants and provisions of the note agreement transfer from HFH GLA to the qualified home buyer. Subsequent to the property's sale, if a covenant or provision is violated, the note is due and payable for the face amount of the note by the home buyer.

Home sales and cost of homes transferred:

Revenue is recognized from the sale of homes when title passes to eligible purchasers. HFH GLA generally recognizes home sale revenue based on the sum of the cash down payment, the face value of the non-interest bearing mortgage receivable, and the value of any government funding, such as notes payable forgiven and/or transferred to the homeowner at the time of sale.

Cost of homes sold consists of land cost, capitalized home construction costs and certain other related costs associated with the sale of a home. Cost of homes sold is considered a program expense in the statement of functional activities.

NSP program:

HFH GLA was awarded approximately $34.8 million in NSP funds through agreements with the City of Norwalk, Habitat International, and the City of Long Beach. Funding received under these grants was in the form of direct reimbursement for eligible activities performed (such as land acquisition, construction costs, and/or provision of loans to eligible purchasers of distressed or foreclosed homes in targeted census tracts); under the agreement with Habitat International in the form of a developer fee; and under the agreement with the City of Long Beach as a program delivery fee.

HFH GLA reports NSP funds and cost reimbursements as deferred revenue and recognizes the revenue when the related housing unit is sold to a qualified purchaser. Additionally, the Organization reports developer's fees as deferred revenue and recognizes the revenue at the time the housing unit is sold.

Retail stores:

HFH GLA operates ReStores to sell new and used home furnishings, and building and home improvement materials to the general public. ReStore revenue is classified as public support in the consolidated statement of activities, and cost of goods sold and operating expenses are reported as program expenses. ReStore revenue consists of cash receipts plus the estimated fair market value of donated goods, and cost of goods sold is the fair market value of the donated goods plus the cost of purchased items. ReStore revenue is classified as public support in the statement of activities. Cost of goods sold is reported as a program expense in the statement of functional expenses.

Fair value of financial instruments:

The Organization's financial instruments consist of cash and cash equivalents, unconditional

promises to give, accounts receivable, mortgage notes receivable, investments, accounts payable, and certain notes payable, which are stated at cost or settlement value which approximates fair value.

Concentration of credit risk:

Financial instruments that potentially subject the Organization to concentration of credit risk are primarily cash and cash equivalents and mortgage notes receivable. While the concentration of credit risk of mortgage notes receivable is diversified through numerous different borrowers, the borrowers are concentrated in Los Angeles County.
HFH GLA maintains its cash balances with various financial institutions. During the year, HFH GLA has maintained deposits at financial institutions in excess of the Federal Deposit Insurance Corporation ("FDIC") maximum insured deposit limit of $250,000 for all accounts combined at any one financial institution. However, HFH GLA has not experienced any loss in such accounts to date and does not anticipate nonperformance by any of the financial institutions.

Concentration of grants and revenue:

During the year ended June 30, 2014, HFH GLA reported $15,770,585 of Habitat International NSP2 revenue and $2,058,206 of City of Long Beach NSP2 revenue, or 34% and 4%, respectively, of total support and revenue.

Cash and cash equivalents:

For purposes of the statements of financial position and the statements of cash flows, HFH GLA considers all highly liquid investments purchased with an initial maturity of three months or less to be cash equivalents.

Mortgage notes receivable:

Mortgage notes receivable primarily consist of non-interest bearing residential home loans made to qualified borrowers that are secured by a deed of trust, payable in monthly installments over the term of the note, generally ranging from 20 to 30 years. The mortgage note receivable must be probable of collection, fixed and determinable, not conditional on future events occurring and HFH GLA must have fulfilled all of its obligation to the home buyer, other than normal warranty claims, before the note is reportedly in HFH GLA's financial statements. These non-interest bearing mortgages are discounted based upon prevailing market rates for low income housing at the inception of each mortgage.

Additionally, the Organization enters into second, third and fourth trust deed mortgage notes receivable that have fixed and determinable repayment terms, generally due in 30 years. These mortgage notes receivable have been discounted and reported in the accompanying financial statements.

Homes may be encumbered with a trust deed in favor of either HFH GLA or a local government agency to ensure compliance with the terms of HFH's homeownership programs. These mortgage notes receivable are referred to as "silent". HFH GLA does not record a value for these silent mortgage notes receivable in its financial statements.

Allowance for mortgage receivable losses:

HFH GLA uses established lending criteria to ensure that only families who meet the Organization's financial and credit criteria are approved to be partner families, and receive a non-interest bearing mortgage loan from HFH GLA. This includes a thorough review of each prospective homeowner's credit report and scores, sources of income and financial history.

As of and for the year ended June 30, 2015

HFH GLA regularly reviews its mortgage receivables and monitors the accounts for delinquencies. As of the date of these financial statements, there are no mortgages subject to foreclosure proceedings. HFH GLA believes that losses resulting from non-payment of mortgage notes receivable are not reasonably probable, and accordingly, no allowance for mortgage notes receivable has been recorded at June 30, 2015 and 2014.

Inventories:

Inventories primarily consist of building materials, which are used in the construction of homes, and donated materials that are sold in the ReStores. Inventories are stated at lower of cost or market with cost determined by the first-in, first-out (FIFO) method. ReStore inventories are reported at estimated selling price, since the fair value is not reasonably determinable until the goods are sold.

Construction-in -process and finished homes held for sale:

Construction-in-process represents costs incurred to build or rehabilitate single-family homes and condominiums for eventual sale to HFH GLA partner families. In the event a development is no longer deemed to be probable, the costs previously capitalized are expensed. The Organization's projects consist of new single-family home and condominium developments and major rehabilitations of existing homes acquired by HFH GLA. Since the purpose and mission of HFH GLA is to build affordable housing for low-income families, the Organization does not generally write down the value of construction-in-process to estimated sales value, because any excess cost over sales value is a component of program services. Projects are classified as construction-in-process until the build/ rehabilitation project is substantially completed, at which time it is reclassified as "finished homes held for sale."

Property and equipment:

Expenditures which materially increase property lives are capitalized. The cost of maintenance and repair is charged to expense as incurred. When depreciable property is retired or otherwise disposed of, the related cost and accumulated depreciation are removed from the accounts and any gain or loss is reflected in the statements of activities.

Depreciation is provided using the straight line method over the estimated useful lives of the assets as follows:

Autos and trucks	3-5 years
Construction equipment	7 years
Furniture and equipment	5-7 years
Computer software and hardware	3-5 years
Leasehold improvements	3-10 years

Investments:

During the years ended June 30, 2015 and 2009, HFH GLA established restricted bank accounts as part of New Markets Tax Credits ("NMTC") transactions (see Note 19). The terms of the agreement required that the restricted bank account be used to pay certain legal, accounting, and administrative costs associated with the NMTC transaction and that the bank account be administered by a third-party.

Deposits and impounds:

Generally, after a home receives its certificate of occupancy, the family who has committed to purchase the home is allowed to reside in the home prior to close of escrow. HFH GLA generally follows a policy in which any interim payments received are credited to the buyer's future mortgage, thus resulting in a reduction of the mortgage at the time of sale. Accordingly, HFH GLA records interim rent payments as a deposit liability until the home is sold.

As of and for the year ended June 30, 2015

HFH GLA collects monthly payments from homeowners for property taxes and insurance, referred to as impounds, and records a liability until the amounts are remitted to the appropriate third party.

Retirement plan:

HFH GLA adopted a 401(k) plan (the "Plan") in May 2000 for the benefit of all permanent employees. All full time employees who are over the age of 21 may participate at the first enrollment period after employment commences. During the fiscal years ended June 30, 2015 and 2014, employer contributions to the Plan were $113,284 and $121,779, respectively.

Income taxes:

HFH GLA is a not-for-profit organization that is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code and is exempt from state franchise taxes under Section 23701(d) of the California Revenue and Taxation Code, whereby only unrelated business income, as defined by Section 509(a)(1) of the Internal Revenue Code, is subject to federal income tax. HFH GLA does not believe that during the years ended June 30, 2015 and 2014 that it had unrelated business income and accordingly, no provision for income taxes has been recorded in the accompanying financial statements. A number of the Organization's tax returns remain subject to examination by taxing authorities, including U.S. federal returns for 2012 and later years and state tax returns for 2011 and later years.

HFH GLA follows the provisions of FASB ASC 740, *Income Taxes*. Accordingly, HFH GLA accounts for uncertain tax positions by recording a liability for unrecognized tax benefits resulting from uncertain tax positions taken, or expected to be taken, in its tax returns. HFH GLA recognizes the effect of income tax positions only if those positions are more likely than not of being sustained by the appropriate taxing authorities. HFH GLA does not believe that its financial statements include any uncertain tax positions and accordingly, has not recognized any liability for unrecognized tax benefits in the accompanying financial statements.

Functional expenses:

The Organization allocates expenses related to more than one functional expense classification based on its estimated functional use. Salaries, benefits and other related expenses are allocated based on job function. Directly identifiable expenses are charged to construction and program support, management and general, or fundraising as applicable.

Relocation costs of organizational headquarters:

The Organization reclassified portions of it payroll, legal, repair, and leasehold disposal costs that pertained to the relocation of its headquarters and newest ReStore location in Bellflower. The Organization believes that this reclassification results in a more transparent presentation of its results of operations.

Reclassifications:

Certain amounts reported in previous years, which are not material, have been combined and reclassified to conform to the current-year presentation.

As of and for the year ended June 30, 2015

NOTE 3

SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION

Following is a supplemental disclosure of cash flow information for the years ended June 30, 2015 and 2014:

For the year ended June 30,	2015	2014
Recognition of in-kind contributions and related assets and expenses	$ 1,841,917	$ 1,461,549
Non-cash acquisition of property through financing	13,298	3,150,000
Interest paid	$ 356,381	$ 291,977

NOTE 4

UNCONDITIONAL PROMISES TO GIVE

Unconditional promises to give consist of the following:

As of June 30,	2015	2014
Unconditional promises to give, gross	$ 2,668,178	$ 1,221,213
Less: unamortized discount	(107,555)	-
Less: allowance for doubtful accounts	(100,000)	(64,000)
Unconditional promises to give, net	$ 2,460,623	$ 1,157,213

Unconditional promises to give which are due more than twelve (12) months from the date of donation are discounted using an interest rate of approximately 2.50%. At June 2015, HFH GLA had $1,518,410 of unconditional promises to give due in excess of one year. As of June 30, 2015 and 2014, the allowance for doubtful unconditional promises to give was $100,000 and $64,000, respectively.

NOTE 5

MORTGAGE NOTES RECEIVABLE

Mortgage notes receivable consist of non-interest bearing loans secured by real estate and payable in monthly installments over 20 to 30 years. These non-interest bearing mortgages have been discounted based upon prevailing market interest rates for low income housing at the inception of each mortgage and range from 3.41% to 8.30% per annum. During the fiscal year ended June 30, 2015, HFH GLA imputed a discount interest rate of 3.88% to 4.38% for loans originated during that year. HFH GLA imputed a discount rate of 4.16% to 4.49% for loans originated during the year ended June 30, 2014. The Organization recognizes the discount as interest income over the term of the mortgage using the effective interest method.

Mortgage notes receivable, second and third trust deeds, consist of non-interest bearing loans secured by trust deeds. During the fiscal year ended June 30, 2013, HFH GLA modified the payment terms of new second and third mortgage notes receivable to include fixed and determinable repayment terms. These second and third mortgages payment terms require a balloon payment upon the earlier of the sale or transfer of the property or 30 years. The mortgages are discounted using an interest rate of prime plus 2%. HFH GLA imputed a discount rate of 5.25% for second and third trust deed loans originated during the fiscal years ended June 30, 2015 and 2014.

Mortgage notes receivable, junior lien position, consist of sixteen (16) mortgages originated with funds received from the California Department Housing and Community Development ("CalHome"). These mortgages have a term of 30 years, bear no interest, and require no payments, unless the homeowner sells the home prior to the end of the 30-year term. At the end of 30 years, the homeowner is required to repay the

As of and for the year ended June 30, 2015

principal amount of the loan in full. HFH GLA imputed a 7% discount rate based upon prevailing market interest rates of junior lien mortgages for these notes.

HFH GLA at times pledges various mortgage notes receivable as collateral to secure various notes payable and obligations to its creditors. These arrangements may restrict the Organization's ability to sell, transfer or re-pledge these mortgages to other entities.

Mortgage notes receivable and the related discount are summarized as follows:

As of June 30,	2015	2014
First trust deeds	$ 16,921,693	$ 17,284,815
Second/third/fourth trust deeds	9,000,857	8,629,985
Junior lien position	1,000,000	1,000,000
Discount to present value	(15,227,027)	(15,323,642)
Present value of mortgage notes receivable	$11,695,623	$11,591,158

Scheduled mortgage notes receivable collections are summarized as follows:

Year ending June 30,	
2016	$ 746,861
2017	734,994
2018	724,008
2019	714,660
2020	683,807
Thereafter	22,318,220
Total	$ 25,922,550

Mortgage loan discount amortization revenue for the years ended June 30, 2015 and 2014 was $614,833 and $529,389, respectively.

NOTE 6

INVENTORIES

Inventories consist of the following:

As of June 30,	2015	2014
Building materals for home construction projects	$ 159,989	$ 290,275
Inventory received for sale in special events	60,700	-
ReStore inventory	329,561	524,800
	$ 550,250	$ 815,075

NOTE 7

CONSTRUCTION- IN-PROCESS

Construction- in- process is summarized by project as follows:

As of June 30,	2015	2014
Long Beach	$ 3,175,772	$ 2,362,092
Lynwood	1,833,019	1,073,796
Community Development Commission- L.A.	766,235	440,977
Inglewood	136,411	328,027
Predevelopment and other project costs		248,560
Los Angeles	752,377	-
	$ 6,665,814	$ 4,453,452

Following is a summary of home building activity:

During the year ended June 30, 2015	Number of homes	Cost
Home construction in process, beginning of year	90	$ 4,453,452
Costs incurred on homes during fiscal 2015 - new and existing projects	8	3,926,880
Homes transferred to finished homes	(24)	(1,714,518)
	74	$ 6,665,814

As of and for the year ended June 30, 2015

During the year ended June 30, 2014	Number of homes	Cost
Home construction in process, beginning of year	6	$ 1,728,500
Costs incurred on homes during fiscal 2014 - new and existing projects	91	5,564,322
Write-off of previously capitalized costs due to termination of projects	-	-
Homes transferred to finished homes	(7)	(2,839,370)
	90	$ 4,453,452

NOTE 8

FINISHED HOMES HELD FOR SALE

Finished homes held for sale consist of the following projects:

As of June 30,	2015	2014
Long Beach	$ 290,000	$ -
Long Beach - Rehab	203,722	$ -
Los Angeles - Vermont	70,273	72,097
Long Beach - NSP2	-	284,215
Compton	-	276,784
	$ 563,995	$ 633,096

Following is a summary of finished homes activity:

During the year ended June 30, 2015	Number of homes	Cost
Finished homes, beginning of year	3	$ 633,096
Costs transferred to Finished Homes from construction in process	6	1,749,828
Homes transferred to new owners	(6)	(1,818,929)
	3	$ 563,995

During the year ended June 30, 2014	Number of homes	Cost
Finished homes, beginning of year	54	$ 17,456,947
Costs transferred to Finished Homes from construction in process	7	2,839,370
Homes transferred to new owners	(58)	(19,663,221)
	3	$ 633,096

NOTE 9

PROPERTY AND EQUIPMENT, NET

Property and equipment consist of the following:

As of June 30,	2015	2014
Autos and trucks	$ 237,769	$ 211,391
Land and building	4,194,119	4,194,119
Construction equipment	13,265	13,265
Furniture and equipment	55,670	55,670
Computer software and hardware	254,579	245,579
Leasehold improvements	840,797	673,623
Total	5,596,199	5,393,647
Less: accumulated depreciation	(1,001,613)	(761,694)
Property and equipment, net	$ 4,594,586	$ 4,631,953

Depreciation expense for the years ended June 30, 2015 and 2014 was $236,802 and $343,963, respectively.

As of and for the year ended June 30, 2015

NOTE 10

DEPOSITS AND OTHER ASSETS

Deposits and other assets consist of the following:

As of June 30,	2015	2014
Deposits	$ 125,624	$ 140,937
Loan fees	178,017	31,350
Beneficial interest in charitable remainder trusts	186,109	182,047
Other receivables	52,080	700
	$ 540,730	$ 355,034

Included within other assets at June 30, 2015 and 2014 are beneficial interests in charitable remainder trusts, summarized as follows.

Under a 1998 unitrust agreement, HFH GLA receives 50% of the value of the trust at the time of the donor's and his income beneficiary's death. Assets held under the trust were $209,783 and $214,225 at June 30, 2015 and 2014, respectively. Based on the donor and beneficiary life expectancy and the use of a 6% discount rate, the present value of future benefits expected to be received by the Organization were estimated to be $75,045 and $73,346 at June 30, 2015 and 2014, respectively.

Under a 2002 unitrust agreement, HFH GLA receives 100% of the value of the trust at the time of the donor's death. Assets held under the trust were $96,026 and $102,214 as of June 30, 2015 and 2014, respectively. Based on a donor and beneficiary life expectancy and the use of a 5% discount rate, the present value of future benefits expected to be received by the Organization was estimated to be $71,956 and $74,899 at June 30, 2015 and 2014, respectively.

Under a 2002 charitable remainder insurance trust agreement, HFH GLA receives 50% of the value of the trust at the time of the donor's and his income beneficiary's death. Assets held under the trust were $106,675 and $101,055, at June 30, 2015 and 2014, respectively. Based on a donor and beneficiary life expectancy and the use of a 5% discount rate, the present value of future benefits expected to be received by the Organization were estimated to be $38,108 and $33,802, respectively.

NOTE 11

BANK LINES OF CREDIT

On or about February 11, 2008 the Organization entered into a revolving line-of-credit agreement (the "Credit Agreement") for borrowings not to exceed $1,500,000, until the lender cancels the Organization's right to borrow. Under the Credit Agreement, interest is payable at the Wall Street Journal Prime Rate and is subject to certain covenants. Minimum monthly payments of accrued interest and fees are due each month and the Organization may prepay principal at any time without penalty. Should the lender cancel the Credit Agreement, the outstanding balance on the cancellation date will be payable in 48 equal monthly principal installments. Indebtedness under the Credit Agreement is secured by substantially all of the Organization's personal property. As of June 30, 2015 and 2014, the Organization owed $1,213,527 and $978,625, respectively, on this line of credit. Interest expense incurred under this Credit Agreement was $37,472 and $37,753, during the years ended June 30, 2015 and 2014, respectively.

NOTE 12

NOTES PAYABLE - GOVERNMENTAL AGENCIES

HFH GLA is awarded grants by governmental agencies, generally in the form of a loan to finance, in part, the acquisition and/or development of specific housing projects. The grant / loan agreements usually require a written Disposition and Development Agreement ("DDA") between HFH GLA and the city. These loans are secured by deeds of trust on the development

property, and are generally non-interest bearing with a maturity date of the earlier of one to two years or the sale/transfer of the property. No payments of interest of principal are due during the loan term except in the case of an "Event of Default" as defined in the loan agreement. Upon project completion, if HFH GLA sells/transfers the property to a qualified buyer, the proportionate amount of debt owed by HFH GLA on the property is forgiven as to HFH GLA, but remains a lien on the property that transfers to the home owner as a mortgage. Accordingly, at the date the property sale/transfer and fulfillment of the terms of the loan agreement occur, the debt owed is recorded as additional home sale proceeds by HFH GLA.

As set forth herein, the terms and conditions of notes payable – governmental agencies do not require HFH GLA to remit payments on the obligation. Accordingly, the Organization does not believe a table setting forth scheduled debt payments would be meaningful.

The following is a summary of HFH GLA's notes payable – governmental agencies:

As of June 30,	2015	2014
City of Lynwood	$ 633,592	$ -
City of Long Beach	377,287	-
	$ 1,010,879	$ -

NOTE 13

NOTES PAYABLE - HABITAT INTERNATIONAL

Flex CAP program loans through Habitat International which provide funding to HFH GLA, secured by mortgage notes receivable. Pursuant to the loan and security agreements entered into with Habitat International, HFH GLA has agreed to certain covenants and financial covenants, including but not limited to: at all times maintain minimum net assets of $250,000; have at least ten (10) mortgage loans in its performing mortgage pool; own free and clear of all liens and encumbrances at least 40% of the total of mortgage loans in the performing mortgage pool; that mortgage notes receivable pledged have aggregate mortgage payments equal to or greater than 105% of the quarterly payment; and assigned and pledged mortgage notes receivable aggregate values must be equal to or greater than, 125% of the outstanding note balance. The Flex Cap loans were refinanced in June 2014 with interest at 4.75% per annum, quarterly principal and interest payments of $68,094 through June 30, 2024, and secured by mortgage notes receivable with aggregate principal balance of $6,822,614.

At June 30, 2015, management believes that the Organization was in compliance with the terms and conditions of the FlexCap Note program.

Capital Magnet Fund Sub-Award loans through Habitat International are to be used solely for the development, preservation, rehabilitation or purchase of affordable housing units for low-income families in Los Angeles County. The loan agreement requires monthly interest payments at 2.00% per annum and annual principal payments of $600,000, commencing June 30, 2015 through June 30, 2018.

Funds received under Self-Help Homeownership Opportunity Program ("SHOP") are to be used solely and exclusively for eligible expenses paid or incurred in connection with the construction or rehabilitation of low-income quality residential dwellings. Draws made by HFH GLA are allocated 75% to grant revenue and 25% to loans payable. The loan tranche of the SHOP funds requires equal monthly payments over 48 months, with imputed interest at 6.00% per annum.

As of and for the year ended June 30, 2015

The following is a summary of outstanding Habitat International notes payable:

June 30,	2015	2014
Flex CAP 3	$ 1,985,290	$ 2,158,200
Capital Magnet Fund	1,800,000	2,400,000
SHOP loans	-	6,348
Less: discount	-	(3,811)
Net loan	-	2,537
	$ 3,785,290	$ 4,560,737

The following table summarizes the scheduled maturities of notes payable, Habitat International:

For the year ending June 30,	
2016	$ 781,273
2017	790,038
2018	799,227
2019	208,860
2020	218,959
Thereafter	986,933
Total	$ 3,785,290

NOTE 14

NOTES PAYABLE – OTHER

Note Payable California Bank & Trust entered into on October 1, 2013 and maturing August 31, 2020 for borrowings of $3,150,000 which provided funding to purchase the new headquarters facility in the city of Bellflower, California. The note is secured by a first deed of trust with interest at 4.94% per annum with a monthly principal and interest payment of $18,430 through July 31, 2020, and a onetime payment of $2,645,677 due on August 31, 2020. Pursuant to the loan and security agreement, HFH GLA is required to maintain a debt service coverage ratio of greater than 1.25 evaluated annually at year-end. The balance due on the note was $3,025,918 and $3,093,706, at June 30, 2015 and 2014, respectively.

Note Payable Tomato Bank, N.A. entered into on August 16, 2013 with an original maturity date of September 1, 2014 for borrowings of $950,000 to finance the purchase of properties located in Long Beach, California. The note is secured by a first deed of trust on the acquired properties with interest ranging between 7.0% to 8.0% per annum. The note was extended, subsequent to the balance sheet date, with a maturity date of September 1, 2016, and a fixed interest rate of 6.0% per annum. The Organization established a payment reserve of $80,800 at the date of extension. The note contains covenants including, but not limited to, restrictions on HFH GLA's ability to: (1) sell, transfer, mortgage, assign, pledge, lease, grant a security interest in, or encumber the collateralized asset, (2) engage in any business activities substantially different than those in which HFH GLA is presently engaged in, (3) cease operations, liquidate, merge, transfer, acquire or consolidate with any other entity, and (4) loan, invest in or advance money or assets to any other person, enterprise or entity, purchase, create or acquire any interest in any other enterprise or entity. The balance due on the note was $935,949 and $950,000, at June 30, 2015 and 2014, respectively.

The following table summarizes the scheduled maturities of notes payable, other:

For the year ending June 30,	
2016	$ 1,306,071
2017	74,141
2018	77,947
2019	81,948
2020	2,721,760
Thereafter	-
Total	$ 4,261,867

As of and for the year ended June 30, 2015

NOTE 15

RESTORES

The following is a summary of revenue and cost of goods sold for the ReStores:

For the year ended June 30,	2015	2014
Fair market value of goods donated	$ 3,811,116	$ 3,138,851
Cash sales of donated and purchased items	3,403,256	2,902,763
Purchased inventory	(366,098)	(486,516)
ReStores - gross sales revenue	6,848,274	5,555,098
Cost of goods sold	(3,696,319)	(3,020,925)
Gross margin on ReStores - donations and sales	$ 3,151,955	$ 2,534,173

NOTE 16

RELATED PARTY TRANSACTIONS

HFH GLA remits a discretionary portion of its unrestricted contributions (excluding in-kind contributions) to Habitat International on an annual basis (the "Tithe"). The Tithe is used to construct homes in economically depressed areas around the world. In addition, HFH GLA receives significant pass-through funding on behalf of domestic and international HFH affiliates. In general, this pass-through funding is credited towards the Tithe. These pass-through funds generally do not permit HFH GLA variance power as to which affiliates the funds are designated for; accordingly, the Organization does not recognize contribution revenue upon receipt of the funds and does not record an expense upon the disbursement of these funds to other affiliates.

For the years ended June 30, 2015 and 2014, Tithes due Habitat International were $18,257 and $168,849, respectively. Included in accounts payable are $23,092 and $174,020 due to Habitat International.

NOTE 17

NEW MARKETS TAX CREDIT TRANSACTION

In April 2015, the Organization became an investor in HFHI NMTC Leverage Lender 2013-1, LLC (Leverage Lender) for $1,436,986 along with three (3) other Habitat Affiliates, of which Habitat NMTC Management, LLC was the managing member. U.S. Bancorp Community Development Corporation (USBCDC) structured the transaction in order to qualify for New Markets Tax Credits that would afford USBCDC the ability to provide funding for low-income housing construction by the members of the Leverage Lender. Through a series of transactions the Organization obtained a loan from HFHI NMTC Sub-CDE I, LLC ("CDE I") in an amount of $2,104,359 with interest at 0.682930% per annum, payable in semi-annual payments of interest only through May 5, 2024, at which time the Organization shall make semi-annual principal payments in amounts sufficient to amortize the loan over twenty-one (21) years. The closing costs and structuring fees associated with this transaction were $146,667, which are being amortized over seven (7) years. Additionally, a cash reserve fund was established in the amount of $105,647 for compliance costs over the estimated life of the 2015 NMTC Transaction or seven (7) years. As a result of the 2015 NMTC transaction, the Organization received $415,059 of net cash to invest in the construction of low-income housing projects. This amount represents the net profit the Organization expects to realize on the 2015 NMTC transaction.

The loan payable to CDE I is a below market rate loan. Furthermore, the cash flows of the 2015 NMTC Transaction are structured such that the Organization will not be obligated to fund any cash flow for repayment of the debt due to CDE I. For financial statement presentation purposes, the Organization has netted the investment in

As of and for the year ended June 30, 2015

Leverage Lender with its loan payable to CDE I based on a right of offset because of the economic substance of the 2015 NMTC Transaction. Accordingly, the Organization's financial statements report only the net asset value of the NMTC transaction, after offsetting the discounted note payable CDE, transaction costs and investment in LLC.

The Organization recorded net deferred revenue of $668,291 from the 2015 NMTC transaction, which it will amortize over seven (7) years, the expected life of the transaction. Accordingly, at June 30,2015, the Organization reported deferred revenue of $668,291, associated with the 2015 NMTC transaction.

Previously, in December 2008, the Organization entered into a NMTC transaction involving USBCDC, its related entities and agents ("2008 NMTC transaction"). The Organization acquired a 50% membership interest in HFHI – SA Leverage II, L.L.C. (the "LLC") in exchange for a capital contribution of $2,420,299. The LLC was owned 50% by an affiliate of Habitat International, and managed by a third party. The LLC was formed to provide financing for the borrower's equity investment in a community development entity – MBS-UI Sub-CDE VIII, L.L.C ("CDE"). As a component of the 2008 NMTC transaction, the Organization received a loan of $3,430,000 from the CDE under a loan and security agreement ("Agreement"). The Organization was obligated under the Agreement and related promissory note to pay interest on the borrowings at a rate of 0.706% per annum with a maturity date of December 18, 2023. The Organization imputed a fair value rate of interest of approximately 4.0% on the Note Payable to CDE, resulting in a discount of approximately $1,010,000 of the note payable at December 18, 2008. This discount, net of the 2008 NMTC transaction costs of $388,000, resulted in a net amortizable discount approximately equal to the cash flow received by the Organization.

Furthermore, the LLC entered into an option agreement with USBCDC and the sole member (the "2008 Fund") of MBS-UI Investment Fund VIII, LLC to put the ownership interest in the 2008 Fund for $1,000 commencing on June 15, 2015 and continuing for 3 months. The option to put the ownership interest in the 2008 Fund was exercised on or about June 18, 2015, thereby effectively terminating this transaction.

The Organization recorded net deferred revenue of $621,570 to reflect the revenue the Organization would receive from the NMTC transaction over its term, and amortized the net deferred revenue over 7 years. The Organization amortized and reported as revenue, $133,192 and $88,796 for each of the years ended June 30, 2015 and 2014, respectively. Deferred revenue related to the NMTC transaction, was $0 and $133,192 at June 30, 2015 and 2014, respectively.

The 2008 NMTC transaction provided the Organization, from an economic perspective, a right of offset of the loan payable to the CDE and the loan receivable from the Borrower. Accordingly, the Organization's financial statements report only the net asset value of the NMTC transaction, after offsetting the discounted note payable CDE, transaction costs and investment in LLC.

NOTE 18

COMMITMENTS AND CONTINGENCIES

HFH GLA leases ReStore facilities under non-cancellable operating leases. Rent expense for the years ended June 30, 2015 and 2014 under these leases was $390,071 and $442,551, respectively. Subsequent to year end, the Organization renewed one of its ReStore facility operating leases through July 2024.

In addition, HFH GLA leased a warehouse for building materials inventory under a non-

cancellable operating lease through August 2014. Rent expense for the years ended June 30, 2015 and 2014 under this lease was $14,443 and $210,881, respectively.

HFH GLA leases various vehicles under non-cancellable operating leases through December 2015. Vehicle rental expense for the year ended June 30, 2015 and 2014 was $120,835 and $137,159, respectively.

Future minimum rental payments under the non-cancellable operating leases are as follows:

Year ending June 30,	Building lease	Equipment leases
2016	$ 244,620	$ 63,645
2017	259,512	64,272
2018	259,512	66,200
2019	275,316	68,186
2020	275,316	-
Thereafter	1,226,481	-
Total	$ 2,540,757	$ 262,303

NOTE 19

TEMPORARILY RESTRICTED NET ASSETS

Temporarily restricted net assets at June 30, 2015 and 2014 consist of amounts restricted by donor-imposed stipulations as follows:

As of June 30,	2015	2014
Delta Airlines	$ 600,000	$ -
Home Repair Program	524,013	178,685
Campaign Ask FY2015	477,925	-
Culver City - Globe Ave	476,971	486,994
Charitable remainder trusts	188,109	182,047
11720-22 Compton Blvd.	158,062	-
1236 W 101 St. Delta	126,443	-
Family Invest Program	123,750	112,500
1232 W 101St St.	61,250	-
1917 E 126Th St.	34,823	-
Lions Club of Long Beach	25,000	-
Pfaffinger Foundation Grant	17,124	17,124
Inglewood - FCB	14,046	14,046
Student Leaders Program	10,000	10,000
Long Beach - Thrivent	-	242,312
Other	22,065	10,216
Total	$ 2,855,560	$ 1,253,924

NOTE 20

LEGAL CONTINGENCIES

The Organization is subject to various claims which might arise in the normal course of its activities. In the opinion of management, the ultimate disposition of any such claims will not have a material adverse effect on the financial position, liquidity or changes in net assets of the Organization.

HABITAT FOR HUMANITY OF GREATER LOS ANGELES, INC.
CONSOLIDATING STATEMENT OF FINANCIAL POSITION

As of June 30	Habitat for Humanity - Greater Los Angeles	Partnership Housing, Inc.	Subtotal	Elimination	Consolidated	2014
ASSETS						
Cash and cash equivalents	$ 3,861,041	$ 1,605	$ 3,862,646		$ 3,862,646	$ 5,224,546
Program service grants receivable		70,400	$ 70,400		70,400	-
Unconditional promises to give, net of unamortized discount	2,456,123	158,525	2,614,648	$ (154,025)	2,460,623	1,157,213
Mortgage notes receivable, net of unamortized discount	11,695,523	-	11,695,523		11,695,523	11,591,158
Prepaid expenses	455,012	-	455,012		455,012	239,614
Inventories	550,250	-	550,250		550,250	815,075
Construction in process	4,832,795	1,833,019	6,665,814		6,665,814	4,453,452
Finished homes held for sale	563,995	-	563,995		563,995	633,095
Property and equipment, net of accumulated depreciation and amortization	4,594,586	-	4,594,586		4,594,586	4,631,953
Investments	-	-	-		-	21,508
Deposits and other assets	540,730	-	540,730		540,730	355,034
Total assets	$ 29,550,055	$ 2,063,549	$ 31,613,604	$ (154,025)	$ 31,459,579	$ 29,122,649
LIABILITIES AND NET ASSETS						
Bank line of credit	$ 1,213,527	$ -	$ 1,213,527		$ 1,213,527	$ 978,625
Accounts payable	419,053	169,348	588,401	$ (154,025)	434,376	576,067
Accrued expenses	505,630	426	506,056		506,056	483,918
Deposits and impounds	157,521	-	157,521		157,521	151,668
Deferred revenue	1,392,791	70,399	1,463,190		1,463,190	594,639
Capital leases payable	19,646	-	19,646		19,646	11,035
Notes payable - governmental agencies	377,287	633,592	1,010,879		1,010,879	-
Notes payable - Habitat International	3,785,290	-	3,785,290		3,785,290	4,560,737
Notes payable - other	4,261,867	-	4,261,867		4,261,867	4,043,706
Total liabilities	12,132,612	873,765	13,006,377	(154,025)	12,852,352	11,400,395
Commitments						
Net assets:						
Unrestricted	13,624,915	1,189,784	14,814,699		14,814,699	16,242,545
Temporarily restricted	3,792,528	-	3,792,528		3,792,528	1,479,709
Total net assets	17,417,443	1,189,784	18,607,227		18,607,227	17,722,254
Total liabilities and net assets	$ 29,550,055	$ 2,063,549	$ 31,613,604	$ (154,025)	$ 31,459,579	$ 29,122,649

The accompanying notes are an integral part of these financial statements

HABITAT FOR HUMANITY OF GREATER LOS ANGELES, INC.
CONSOLIDATING STATEMENT OF ACTIVITIES

	Habitat for Humanity- Greater Los Angeles			Partnership Housing, Inc.			Elimination			Consolidated			
For the year ended June 30, 2015	Unrestricted	Temporarily restricted	Totals	Unrestricted	Temporarily restricted	Totals	Unrestricted	Temporarily restricted	Totals	Unrestricted	Temporarily restricted	Totals	Prior year-totals
Revenue, gains, and other support:													
Contributions	$ 2,260,845	$ 2,508,850	$ 4,769,695	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,260,845	$ 2,508,850	$ 4,769,695	$ 3,840,706
Government grants	-	200,000	200,000	-	-	-	-	-	-	-	200,000	200,000	1,001,367
NSP program service grants	-	-	-	-	-	-	-	-	-	-	-	-	17,828,791
Sales of homes	838,727	936,968	1,775,695	-	-	-	-	-	-	838,727	936,968	1,775,695	16,567,000
ReStores - donations and sales revenue	6,848,274	-	6,848,274	-	-	-	-	-	-	6,848,274	-	6,848,274	5,555,093
Mortgage loan discount amortization	614,833	-	614,833	-	-	-	-	-	-	614,833	-	614,833	529,389
In-kind contributions	419,036	1,422,881	1,841,917	1,820,555.00	-	1,820,555	(1,820,555)	-	(1,820,555)	419,036	1,422,881	1,841,917	1,461,549
New markets tax credits - amortized revenue	133,192	-	133,192	-	-	-	-	-	-	133,192	-	133,192	88,796
Other income	760,739	3,062	763,801	19,500	-	19,500	(653,092)	-	(653,092)	127,147	3,062	130,209	379,066
Net assets released from restrictions:							-	-					
Satisfaction of program/donor restrictions	2,533,157	(2,533,157)	-	-	-	-	-	-	-	2,533,157	(2,533,157)	-	-
Total revenue, gains, and other support	14,408,803	2,538,604	16,947,407	1,840,055	-	1,840,055	(2,473,647)	-	(2,473,647)	13,775,211	2,538,604	16,313,815	47,272,062
Expenses:													
Cost of homes sold and program support	15,848,764	-	15,848,764	650,271	-	650,271	(2,473,647)	-	(2,473,647)	14,025,388	-	14,025,388	37,510,535
Management and general	913,624	-	913,624	-	-	-	-	-	-	913,624	-	913,624	1,525,174
Fundraising	489,830	-	489,830	-	-	-	-	-	-	489,830	-	489,830	622,319
Total functional expenses	17,252,218	-	17,252,218	650,271	-	650,271	(2,473,647)	-	(2,473,647)	15,428,842	-	15,428,842	39,658,028
Relocation costs of organizational headquarters	-	-	-	-	-	-			-	-	-	-	179,578
Total expenses	17,252,218	-	17,252,218	650,271	-	650,271	(2,473,647)	-	(2,473,647)	15,428,842	-	15,428,842	39,838,606
Change in net assets	(2,843,416)	2,538,604	(304,812)	1,189,784	-	1,189,784	-	-	-	(1,653,631)	2,538,604	884,973	7,433,446
Net assets, beginning of year	16,468,330	1,253,924	17,722,254	-	-	-	-	-	-	16,468,330	1,253,924	17,722,254	10,288,808
Net assets, end of year	$ 13,624,914	$ 3,792,528	$ 17,417,442	$ 1,189,784	$ -	$ 1,189,784	$ -	$ -	$ -	$ 14,814,698	$ 3,792,528	$ 18,607,227	$ 17,722,254

The accompanying notes are an integral part of these financial statements

HABITAT FOR HUMANITY OF GREATER LOS ANGELES, INC.
CONSOLIDATING STATEMENT OF FUNCTIONAL EXPENSES

	Habitat for Humanity-Greater Los Angeles			Partnership Housing, Inc.			Subtotal			Eliminations			Consolidated				
For the year ended June 30, 2015	Cost of homes transferred & program support	Management & general	Fundraising	Cost of homes transferred & program support	Management & general	Fundraising	Cost of homes transferred & program support	Management & general	Fundraising	Cost of homes transferred & program support	Management & general	Fundraising	Cost of homes transferred & program support	Management & general	Fundraising	Totals	Prior year-totals
Cost of homes sold - construction costs	$ 2,010,275	$ -	$ -	$ 948,593	$ -	$ -	$ 2,958,868	$ -	$ -	$ (953,092)	$ -	$ -	$ 2,005,776	$ -	$ -	$ 2,005,776	$ 16,784,784
Cost of homes sold - mortgage discount expense	518,223	-	-	-	-	-	518,223	-	-	-	-	-	518,223	-	-	518,223	7,121,340
Cost of goods sold - ReStores	3,956,319	-	-	-	-	-	3,956,319	-	-	-	-	-	3,956,319	-	-	3,956,319	3,703,625
Salaries	3,258,763	486,085	277,665	1,185	-	-	3,259,941	486,085	277,665	-	-	-	3,259,941	486,085	277,665	3,023,691	3,785,452
Payroll taxes and benefits	819,880	96,703	62,183	113	-	-	819,993	96,703	62,183	-	-	-	819,993	96,703	62,183	978,879	928,551
Americorps	127,369	1,875	2,625	-	-	-	127,369	1,875	2,625	-	-	-	127,369	1,875	2,625	131,869	133,855
Bad debt expense	42,016	-	-	-	-	-	42,016	-	-	-	-	-	42,016	-	-	42,016	64,000
Bank fees and charges	47,530	8,089	5,705	-	-	-	47,530	8,089	5,705	-	-	-	47,530	8,089	5,705	61,324	72,868
Home repair	81,722	-	-	-	-	-	81,722	-	-	-	-	-	81,722	-	-	81,722	402,626
RNLA program contract expense	10,821	-	-	-	-	-	10,821	-	-	-	-	-	10,821	-	-	10,821	124,031
Build events and community programs	1,994,719	24,940	34,712	-	-	-	1,994,719	24,940	34,712	(1,820,655)	-	-	174,184	24,940	34,712	233,836	267,745
Contributions to other nonprofit organizations	45	-	-	-	-	-	45	-	-	-	-	-	45	-	-	45	1,557
Depreciation	157,349	31,455	17,595	-	-	-	157,349	31,455	17,595	-	-	-	157,349	31,455	17,595	206,399	343,953
Facilities - rent / lease costs	554,683	1,147	461	-	-	-	554,683	1,147	461	-	-	-	554,683	1,147	461	556,291	558,832
Insurance	99,629	1,349	794	-	-	-	99,629	1,349	794	-	-	-	99,629	1,349	794	101,772	73,655
Interest and amortization of loan fees	354,594	1,787	-	-	-	-	354,594	1,787	-	-	-	-	354,594	1,787	-	356,381	251,977
Office and other	522,542	85,793	38,047	357	-	-	523,199	85,793	38,047	-	-	-	523,199	85,793	38,047	647,039	587,292
Professional and public services	589,701	149,556	43,212	-	-	-	589,701	149,556	43,212	-	-	-	589,701	149,556	43,212	782,471	1,341,293
Real estate - closing and development	112,281	-	-	-	-	-	112,281	-	-	-	-	-	112,281	-	-	112,281	202,157
Telephone	101,993	12,718	7,635	-	-	-	101,993	12,718	7,635	-	-	-	101,993	12,718	7,635	122,347	119,101
Titles	(5,925)	(7,405)	(10,367)	-	-	-	(5,925)	(7,405)	(10,367)	-	-	-	(5,925)	(7,405)	(10,367)	(23,697)	231,400
Travel	42,502	6,223	6,812	-	-	-	42,502	6,223	6,812	-	-	-	42,502	6,223	6,812	55,537	78,010
Utilities and facility maintenance	277,496	3,301	2,067	-	-	-	277,496	3,301	2,067	-	-	-	277,496	3,301	2,067	282,864	202,356
Vehicles	203,970	-	-	-	-	-	203,970	-	-	-	-	-	203,970	-	-	203,970	255,591
	$ 15,848,764	$ 913,624	$ 489,830	$ 950,271	$ -	$ -	$ 16,499,035	$ 913,624	$ 489,830	$ (2,473,647)	$ -	$ -	$ 14,025,388	$ 913,624	$ 489,830	$ 15,428,842	$ 39,869,023

The accompanying notes are an integral part of these financial statements

HABITAT FOR HUMANITY OF GREATER LOS ANGELES, INC.
CONSOLIDATING STATEMENT OF CASH FLOWS

For the year ended June 30,	Habitat for Humanity-Greater Los Angeles	Partnership Housing, Inc.	Subtotal	Elimination	Consolidated	2014
Operating activities:						
Change in net assets	$ (304,811)	$ 1,189,784	$ 884,973		$ 884,973	$ 7,433,445 x
Adjustments to reconcile change in net assets to net cash and cash equivalents provided by (used in) operating activities:	-		-		-	
Origination of non-interest bearing mortgages, net	(300,170)	-	(300,170)		(300,170)	(8,328,655) x
Discount on origination of non-interest bearing mortgages	11,033	-	11,033		11,033	5,310,388
Forgiveness / transfer of notes payable, government agencies and related	1,010,879		1,010,879		1,010,879	
accrued interest to homeowners	-	-	-		-	(248,757)
Provision for doubtful grants receivable	-	-	-		-	-
In-kind contributions of property, construction costs, and other assets	878,019	(1,833,019)	(955,000)		(955,000)	(400,000)
Mortgage discount amortization	(614,833)	-	(614,833)		(614,833)	(529,389)
Provision for contributions receivable	42,016	-	42,016		42,016	64,000
Loss on termination of development project	-	-	-		-	-
Depreciation	236,802	-	236,802		236,802	343,964
(Increase) decrease in assets:	-		-		-	
Program service grants receivable	-	(70,400)	(70,400)		(70,400)	362,403
Contributions receivable	(1,186,901)	(158,525)	(1,345,426)		(1,345,426)	(513,271)
Prepaid expenses	(215,398)	-	(215,398)		(215,398)	3,487
Inventories	264,825	-	264,825		264,825	(172,372)
Construction in process, net of non-cash items	(1,257,362)	-	(1,257,362)		(1,257,362)	(2,324,952)
Finished homes held for sale, net of non-cash reacquisition of properties	69,101	-	69,101		69,101	16,823,851
Deposits and other assets (except loan fees)	(164,696)	-	(164,696)		(164,696)	(6,845)
Increase (decrease) in liabilities:	-		-		-	
Accounts payable	(311,039)	169,348	(141,691)		(141,691)	(170,055)
Accrued expenses, net of accrued capitalized interest and forgiven interest	21,712	426	22,138		22,138	(137,108)
Deposits and impounds	5,853	-	5,853		5,853	(58,087)
Deferred revenue	798,152	70,399	868,551		868,551	(17,970,431)
Net cash and cash equivalents provided by (used in) operating activities	(1,016,818)	(631,987)	(1,648,805)		(1,648,805)	(515,383)
Investing activities:						
Proceeds from sale of investments	21,508	-	21,508		21,508	10,751
Acquisition of property and equipment	(186,137)	-	(186,137)		(186,137)	(1,533,490)
Mortgage payments received	799,605	-	799,605		799,605	650,912
Net cash and cash equivalents provided by (used in) investing activities	634,976	-	634,976		634,976	(871,827)
Financing activities:						
Net proceeds (payments) on line of credit	234,902	-	234,902		234,902	59,716
Payment of loan fees	(21,000)	-	(21,000)		(21,000)	(21,000)
Cash proceeds from notes payable	7,168	633,592	640,760		640,760	3,108,200
Principal payments on notes payable	(1,198,046)	-	(1,198,046)		(1,198,046)	(1,371,945)
Payments on capital leases	(4,687)	-	(4,687)		(4,687)	(8,957)
Net cash and cash equivalents provided by (used in) financing activities	(981,663)	633,592	(348,071)		(348,071)	1,766,014
Net change in cash and cash equivalents	(1,363,505)	1,605	(1,361,900)		(1,361,900)	377,804
Cash and cash equivalents, beginning of the year	5,224,546	-	5,224,546		5,224,546	4,846,742
Cash and cash equivalents, end of the year	$ 3,861,041	$ 1,605	$ 3,862,646		$ 3,862,646	$ 5,224,546

The accompanying notes are an integral part of these financial statements

Habitat for Humanity®
Greater Los Angeles

CONSOLIDATED FINANCIAL STATEMENTS
AS OF AND FOR THE YEAR ENDED
JUNE 30, 2016

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Rossi LLP rossillp.com
Certified Public Accountants
Consultants

INDEPENDENT AUDITOR'S REPORT

To The Board of Directors
Habitat for Humanity of Greater Los Angeles, Inc.
Bellflower, California

Report on the Financial Statements

We have audited the accompanying consolidated financial statements of Habitat for Humanity of Greater Los Angeles, Inc. ("Habitat LA") (a California Not-for-Profit Organization), which comprise the consolidated statement of financial position as of June 30, 2016, and the related consolidated statements of activities, functional expenses, and cash flows for the year then ended, and the related consolidated notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the consolidated financial position of Habitat LA as of June 30, 2016, and the consolidated changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Report on Summarized Comparative Information

We have previously audited the Habitat LA's 2015 financial statements, and our report dated September 18, 2015, expressed an unmodified opinion on those audited financial statements. In our opinion, the summarized comparative information presented here in as of and for the year ended June 30, 2015 is consistent, in all material respects, with the audited financial statements from which it has been derived.

Supplementary information

The supplementary information included on pages 21 - 24 is presented for purposes of additional analysis and is not a required part of the financial statements. Such information has been subjected to the procedures applied in the audit of the financial statements, and we did not become aware of any material modifications that should be made to such information.

Rossi LLP

October 25, 2016
Long Beach, California

HABITAT FOR HUMANITY OF GREATER LOS ANGELES, INC.
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

As of June 30,	2016	2015
ASSETS		
Cash and cash equivalents	$ 2,080,309	$ 3,862,646
Program service grants receivable	-	70,400
Unconditional promises to give, net of unamortized discount	3,216,431	2,460,623
Mortgage notes receivable, net of unamortized discount	11,995,713	11,695,523
Prepaid expenses	249,237	455,012
Inventories	1,041,473	550,250
Construction in process	7,966,705	6,665,814
Finished homes held for sale	-	563,995
Property and equipment, net of accumulated depreciation and amortization	4,458,312	4,594,586
Deposits and other assets	541,963	540,730
Total assets	$ 31,550,143	$ 31,459,579
LIABILITIES AND NET ASSETS		
Bank line of credit	$ 952,275	$ 1,213,527
Accounts payable	510,710	434,376
Accrued expenses	670,623	505,630
Deposits and impounds	47,900	157,947
Deferred revenue	1,401,251	1,463,190
Capitalized lease obligations payable	6,928	19,646
Notes payable - governmental agencies	1,701,441	1,010,879
Notes payable - Habitat International	3,004,019	3,785,290
Notes payable - other	4,079,986	4,261,867
Total liabilities	12,375,133	12,852,352
Commitments		
Net assets:		
Unrestricted	16,961,945	15,751,667
Temporarily restricted	2,213,065	2,855,560
Total net assets	19,175,010	18,607,227
Total liabilities and net assets	$ 31,550,143	$ 31,459,579

The accompanying notes are an integral part of these financial statements

HABITAT FOR HUMANITY OF GREATER LOS ANGELES, INC.
CONSOLIDATED STATEMENTS OF ACTIVITIES AND CHANGES IN NET ASSETS
YEAR ENDED JUNE 30, 2016, WITH COMPARATIVE TOTALS FOR JUNE 30, 2015

For the year ended June 30, 2016	Unrestricted	Temporarily restricted	Totals	Prior year-totals
Support and revenue:				
Contributions	$ 1,891,438	$ 1,774,197	$ 3,665,635	$ 4,298,242
In-kind contributions	627,369	236,530	863,899	1,760,229
Sales of homes	5,238,172		5,238,172	1,775,695
ReStore sales	3,938,504	-	3,938,504	3,518,053
ReStore value of donated goods received	3,940,381	-	3,940,381	3,696,319
Government grants	61,818	542,750	604,568	200,000
Special events, net	621,992	-	621,992	393,674
Mortgage loan discount amortization	652,889	-	652,889	614,833
Other income (loss)	324,905	(18,098)	306,807	263,401
Net assets released from restrictions:				
Satisfaction of program/donor restrictions	3,177,874	(3,177,874)	-	-
Total revenue, gains, and other support	20,475,342	(642,495)	19,832,847	16,520,446
Expenses:				
Cost of homes sold and program support	17,498,565	-	17,498,565	14,232,019
Management and general	922,455	-	922,455	913,624
Fundraising	844,041	-	844,041	489,830
Total functional expenses	19,265,061	-	19,265,061	15,635,473
Total expenses	19,265,061	-	19,265,061	15,635,473
Change in net assets	1,210,281	(642,495)	567,786	884,973
Net assets, beginning of year	15,751,664	2,855,560	18,607,224	17,722,254
Net assets, end of year	$ 16,961,945	$ 2,213,065	$ 19,175,010	$ 18,607,227

The accompanying notes are an integral part of these financial statements

HABITAT FOR HUMANITY OF GREATER LOS ANGELES, INC.
CONSOLIDATED STATEMENTS OF FUNCTIONAL EXPENSES
YEAR ENDED JUNE 30, 2016, WITH COMPARATIVE TOTALS FOR JUNE 30, 2015

For the year ended June 30, 2016	Cost of homes transferred & program support	Management & general	Fundraising	Totals	Prior year-totals
Cost of homes sold - construction costs	$ 4,305,106	$ -	$ -	$ 4,305,106	$ 1,983,032
Cost of homes sold - mortgage discount expense	1,622,804	-	-	1,622,804	518,220
Cost of goods sold - ReStore	381,685	-	-	381,685	366,098
Value of donated items sold - ReStore	3,940,381	-	-	3,940,381	3,696,319
Salaries	3,326,543	536,706	518,862	4,382,111	4,033,994
Payroll taxes and benefits	804,052	98,150	91,738	993,940	978,859
Americorp	91,167	-	-	91,167	131,869
Bad debt expense	124,963	-	-	124,963	42,016
Bank fees and charges	57,585	9,506	14,528	81,619	61,324
Home repair	474,814	-	-	474,814	92,543
Build events and community programs	95,531	10,839	31,163	137,533	256,560
Contributions to other non-profit organizations	-	-	-	-	46
Depreciation	175,571	28,001	16,022	219,594	236,802
Facilities - rent / lease costs	266,220	-	-	266,220	656,291
Insurance	116,868	10,210	6,189	133,267	101,772
Interest and amortization of loan fees	344,743	-	-	344,743	356,381
Office and other	276,762	88,098	48,386	413,246	587,575
Professional and outside services	429,664	96,199	65,063	590,926	782,470
Real estate - closing and development	83,574	-	-	83,574	112,281
Telephone	97,149	21,305	14,031	132,485	122,347
Tithes	12,204	7,511	21,594	41,309	(23,697)
Travel	37,934	14,639	15,681	68,254	55,537
Utilities and facility maintenance	194,151	1,291	784	196,226	282,864
Vehicles	239,094	-	-	239,094	203,970
	$ 17,498,565	$ 922,455	$ 844,041	$ 19,265,061	$ 15,635,473

The accompanying notes are an integral part of these financial statements

HABITAT FOR HUMANITY OF GREATER LOS ANGELES, INC.
CONSOLIDATED STATEMENTS OF CASH FLOWS

For the year ended June 30,	2016	2015
Operating activities:		
Change in net assets	$ 567,786	$ 884,973
Adjustments to reconcile change in net assets to net cash and cash equivalents provided by (used in) operating activities:		
Origination of non-interest bearing mortgages, net	(516,414)	(289,137)
Forgiveness / transfer of notes payable, government agencies and related accrued interest to homeowners	(559,438)	1,010,879
In-kind contributions- value of donated land	-	(955,000)
Mortgage discount amortization	(652,889)	(614,833)
Provision for unconditional promises to give	124,963	42,016
Loss (gain) on long-term assets	(2,300)	-
Depreciation	219,594	236,802
(Increase) decrease in assets:		
Program service grants receivable	70,400	(70,400)
Contributions receivable	(880,771)	(1,345,426)
Prepaid expenses	205,775	(215,398)
Inventories	(491,223)	264,825
Construction in process, net of non-cash items	(60,891)	(1,257,362)
Finished homes held for sale	563,995	69,101
Deposits and other assets (except loan fees)	(1,236)	(164,696)
Increase (decrease) in liabilities:		
Accounts payable	76,334	(141,691)
Accrued expenses, net of accrued capitalized interest and forgiven interest	164,993	22,138
Deposits and impounds	(110,047)	5,853
Deferred revenue	(61,938)	868,551
Net cash and cash equivalents provided by (used in) operating activities	(1,333,306)	(1,648,805)
Investing activities:		
Proceeds from sale of investments	-	21,508
Acquisition of property and equipment	(83,320)	(186,137)
Proceeds from sale of equipment	2,300	-
Mortgage payments received	869,113	799,605
Net cash and cash equivalents provided by (used in) investing activities	788,093	634,976
Financing activities:		
Net proceeds (payments) on line of credit	(261,252)	234,902
Payment of loan fees	-	(21,000)
Cash proceeds from notes payable	210,000	640,760
Principal payments on notes payable	(1,173,152)	(1,198,046)
Payments on capitalized lease obligations payable	(12,718)	(4,687)
Net cash and cash equivalents provided by (used in) financing activities	(1,237,122)	(348,071)
Net change in cash and cash equivalents	(1,782,337)	(1,361,900)
Cash and cash equivalents, beginning of the year	3,862,646	5,224,546
Cash and cash equivalents, end of the year	$ 2,080,309	$ 3,862,646

The accompanying notes are an integral part of these financial statements

As of and for the year ended June 30, 2016

NOTE 1

ORGANIZATION AND PURPOSE

Habitat for Humanity of Greater Los Angeles, Inc. ("Habitat LA" or the "Organization"), is a nonprofit organization whose vision is a world where everyone has a decent place to live. Through volunteer labor and tax-deductible donations of money and materials, Habitat LA builds, renovates and repairs simple, sustainable and affordable homes in partnership with homeowner (partner) families and individuals. Habitat for Humanity ("HFH") houses are sold to the partner homeowners at no profit and financed with affordable loans, issued by Habitat LA or by partner banking institutions. HFH is not a give-away program. In addition to a down payment and monthly mortgage payments, partner homeowners who meet the selection criteria invest up to 500 hours of their own labor ("sweat equity") into the building of their homes.

Habitat LA is an affiliate of Habitat for Humanity International, Inc. ("Habitat International") a housing ministry with ecumenical Christian roots. Given that, the Organization welcomes people of all faiths and beliefs as partners in improving our world. Although Habitat International assists with information resources, technical support, and national partnerships, Habitat LA is an independently operated and governed entity.

Habitat LA strives to effectively address the growing housing crisis with comprehensive and creative strategies through its different housing initiatives, including new construction, rehabilitating existing homes, home repairs, neighborhood revitalization, disaster relief and global builds. Currently, Habitat LA operates retail stores (the "ReStores") which principally sell donated building materials to the public. Proceeds from ReStore sales are used towards the Organization's mission.

NOTE 2

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Principles of consolidation:

The accompanying consolidated financial statements as of and for the years ended June 30, 2016 and 2015, include the activities of Partnership Housing, Inc., a wholly controlled subsidiary. Partnership Housing, Inc. was formed as a Community Housing Development Organization (CHDO) to be able to offer not only affordable homeownership opportunities but also affordable housing opportunities while maximizing the use of public funds available for the overall mission of eliminating substandard housing in the Greater Los Angeles Area. All material intercompany accounts and transactions have been eliminated in consolidation.

Basis of financial statement presentation:

Habitat LA's financial statements are prepared in accordance with accounting principles generally accepted in the United States of America ("US GAAP"). The Financial Accounting Standards Board ("FASB") has established the FASB Accounting Standards Codification ("ASC") as the sole source of authoritative accounting to be applied by nongovernmental entities in the preparation of financial statements in conformity with US GAAP.

In preparing these financial statements, Habitat LA evaluated the period from June 30, 2016 through October 25, 2016, the date that the financial statements were available to be issued, for subsequent events requiring recognition or disclosure in the accompanying financial statements.

As of and for the year ended June 30, 2016

Use of estimates:

The preparation of financial statements in conformity with US GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from these estimates and assumptions, and such differences may be material to the financial statements.

Net assets:

In accordance with ASC 958-205, *Not-for-Profit Entities - Presentation of Financial Statements*, Habitat LA's net assets, revenues, gains, expenses, and losses are classified as permanently restricted, temporarily restricted, and unrestricted based on the existence or absence of donor-imposed restrictions.

- *Unrestricted net assets* – Net assets that do not contain donor restrictions or the donor-imposed restrictions have expired due to the Organization's fulfillment of the restrictions and/or by the passage of time.

- *Temporarily restricted net assets* – Net assets that contain donor-imposed restrictions that permit Habitat to use or expend the donated net assets as specified and are satisfied either by the passage of time and/or by actions of Habitat.

- *Permanently restricted net assets* – Net assets that contain donor-imposed stipulations that neither expire by passage of time nor can be fulfilled or otherwise removed by actions of the Organization.

Contributions:

In accordance with ASC 958-605, *Not-for-Profit Entities - Revenue Recognition*, unconditional promises to give are recorded as contributions based on their fair value when the underlying promises are received, based on management's estimate of the present value of future cash flows expected to be received by the Organization. Subsequent changes in these estimates are recorded as an allowance for uncollectible promises to give.

Donor restricted contributions for which the restrictions expire during the same fiscal year in which the contributions are made are recorded as temporarily restricted net assets and released within the same year as an increase in temporarily restricted net assets and as a satisfaction of program restrictions.

Conditional promises to give are not recognized until they become unconditional; that is, when the conditions on which they depend are substantially met.

In-kind contributions and services:

Donated services are recognized as contributions in accordance with ASC 958-605 if the services (a) create or enhance nonfinancial assets or (b) require specialized skills, are performed by people with those skills, and would otherwise need to be purchased by the Organization.

A substantial number of volunteers have made significant contributions of their time to Habitat LA's program and supporting services. The value of this contributed time is not reflected in the financial statements since it does not require a specialized skill.

Donations of construction materials, property and equipment are recorded as in-kind contributions at their estimated fair value at the date of donation. Such donations are reported as

increases in unrestricted net assets unless the donor has restricted the donated asset to a specific purpose.

Government funding:

Habitat LA receives funds from various government agencies ("Agencies") for pre-development costs associated with the development of land acquired for construction projects pursuant to "loan agreements." The Agencies provide funding to Habitat LA generally interest-free, with specified covenants and provisions that the property be used for low-income housing for the term of the note agreement. If Habitat LA complies with the provisions of the agreement, the note is forgiven by the agency when the property is sold to a qualified home buyer. At the date of property closing, the covenants and provisions of the note agreement transfer from Habitat LA to the qualified home buyer. Subsequent to the property's sale, if a covenant or provision is violated, the note is due and payable for the face amount of the note by the home buyer.

Home sales and cost of homes transferred:

Revenue is recognized from the sale of homes when title passes to eligible purchasers. Habitat LA generally recognizes home sale revenue based on the sum of the cash down payment, the face value of the non-interest bearing mortgage receivable, and the value of any government funding, such as notes payable forgiven and/or transferred to the homeowner at the time of sale.

Cost of homes sold consists of land cost, capitalized home construction costs and certain other related costs associated with the sale of a home. Cost of homes sold is considered a program expense in the statement of functional activities.

Retail stores:

Habitat LA operates ReStores that sell new and used home furnishings, construction and home improvement materials to the general public. ReStore revenue is classified as public support in the consolidated statement of activities, and cost of goods sold and operating expenses are reported as program expenses. ReStore revenue consists of cash receipts plus the estimated fair market value of donated goods, and cost of goods sold is the estimated fair market value of the donated goods plus the cost of purchased items. ReStore revenue is classified as public support in the statement of activities. Cost of goods sold is reported as a program expense in the statement of functional expenses.

Fair value of financial instruments:

The Organization's financial instruments consist of cash and cash equivalents, unconditional promises to give, accounts receivable, mortgage notes receivable, investments, accounts payable, and certain notes payable, which are stated at cost or settlement value which approximates fair value.

Concentration of credit risk:

Financial instruments that potentially subject the Organization to concentretion of credit risk are primarily cash and cash equivalents and mortgage notes receivable. While the concentration of credit risk of mortgage notes receivable is diversified through numerous different borrowers, the borrowers are concentrated in Los Angeles County.

Habitat LA maintains its cash balances with various financial institutions. During the year, Habitat LA has maintained deposits at financial institutions in excess of the Federal Deposit Insurance Corporation ("FDIC") maximum insured deposit limit of $250,000 for all accounts combined at any one financial institution.

However, Habitat LA has not experienced any loss in such accounts to date and does not anticipate nonperformance by any of the financial institutions.

As of June 30, 2016 and 2015 a concentration of business and credit risk exists due to one and two donors comprising twenty-three (23%) and forty (40%) percent, respectively, of the unconditional promises to give.

***Cash and cash equivalents*:**

For purposes of the statements of financial position and the statements of cash flows, Habitat LA considers all highly liquid investments purchased with an initial maturity of three months or less to be cash equivalents.

Mortgage notes receivable:

Mortgage notes receivable primarily consist of non-interest bearing residential home loans made to qualified borrowers that are secured by a deed of trust, payable in monthly installments over the term of the note, generally ranging from 20 to 30 years. The mortgage note receivable must be probable of collection, fixed and determinable, not conditional on future events occurring and Habitat LA must have fulfilled all of its obligations to the home buyer, other than normal warranty claims, before the note is reported in Habitat LA's financial statements. Non-interest bearing mortgages that meet the forgoing recognition criteria are discounted based upon prevailing market rates for low income housing at the inception of each mortgage.

Additionally, the Organization may enter into second, third and fourth trust deed mortgage notes receivable that have fixed and determinable repayment terms, generally due in 30 years, that are not conditional on future events occurring and for which Habitat LA has fulfilled all of its obligations to the home buyer. Mortgage notes receivable that meet the foregoing criteria are discounted based upon prevailing market rates for low income housing at the inception of each mortgage and are reported in the accompanying financial statements.

Homes may be encumbered with a trust deed in favor of either Habitat LA or a local government agency to ensure compliance with the terms of Habitat LA's homeownership programs. These mortgage notes receivable are referred to as "silent". Habitat LA does not record a value for these silent mortgage notes receivable in its financial statements.

Allowance for mortgage receivable losses:

Habitat LA uses established lending criteria to ensure that only families who meet the Organization's financial and credit criteria are approved to be partner families, and receive a non-interest bearing mortgage loan from Habitat LA. This includes a thorough review of each prospective homeowner's credit report and scores, sources of income and financial history.

Habitat LA regularly reviews its mortgage receivables and monitors the accounts for delinquencies. As of the date of these financial statements, there are no mortgages subject to foreclosure proceedings. Habitat LA believes that losses resulting from non-payment of mortgage notes receivable are not reasonably probable, given that the mortgage notes receivable are secured by property with fair values that exceed the carrying value of the mortgage note receivable. Accordingly, no allowance for mortgage notes receivable has been recorded at June 30, 2016 and 2015.

Inventories:

Inventories primarily consist of building materials, which are used in the construction of homes, and donated materials that are sold in the ReStores. Inventories are stated at lower of cost or market with cost determined by the first-in, first-out

(FIFO) method. ReStore inventories are reported at estimated selling price, since the fair value is not reasonably determinable until the goods are sold.

Construction-in -process and finished homes held for sale:

Construction-in-process represents costs incurred to build or rehabilitate single-family homes and condominiums for eventual sale to Habitat LA partner families. In the event a development is no longer deemed to be probable, the costs previously capitalized are expensed. The Organization's projects consist of new single-family home and condominium developments and major rehabilitations of existing homes acquired by Habitat LA. Since the purpose and mission of Habitat LA is to build affordable housing for low-income families, the Organization does not generally write down the value of construction-in-process to estimated sales value, because any excess cost over sales value is a component of program services. Projects are classified as construction-in-process until the build/ rehabilitation project is substantially completed, at which time it is reclassified as "finished homes held for sale."

Property and equipment:

Expenditures which materially increase property lives are capitalized. The cost of maintenance and repair is charged to expense as incurred. When depreciable property is retired or otherwise disposed of, the related cost and accumulated depreciation are removed from the accounts and any gain or loss is reflected in the statements of activities.

Depreciation is provided using the straight line method over the estimated useful lives of the assets as follows:

Autos and trucks	3-5 years
Construction equipment	7 years
Furniture and equipment	5-7 years
Computer software and hardware	3-5 years
Leasehold improvements	3-10 years

Investments:

Habitat LA established restricted bank accounts as part of its New Markets Tax Credits ("NMTC") Transactions (see Note 19). The terms of the agreement required that the restricted bank account be used to pay certain legal, accounting, and administrative costs associated with the NMTC Transaction and that the bank account be administered by a third-party.

Deposits and impounds:

Habitat LA generally follows a policy in which any interim payments received prior to the close of escrow are credited to the buyer's future mortgage, thus resulting in a reduction of the mortgage at the time of sale. Accordingly, Habitat LA records interim rent payments as a deposit liability until the home is sold.

Habitat LA collects monthly payments from homeowners for property taxes and insurance, referred to as impounds, and records a liability until the amounts are remitted to the appropriate third party.

Retirement plan:

Habitat LA adopted a 401(k) plan (the "Plan") in May 2000 for the benefit of all permanent employees. All full time employees who are over the age of 21 may participate at the first enrollment period after employment commences. During the fiscal years ended June 30, 2016 and

2015, employer contributions to the Plan were $87,753 and $113,284, respectively.

Income taxes:

Habitat LA is a not-for-profit organization that is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code and is exempt from state franchise taxes under Section 23701(d) of the California Revenue and Taxation Code, whereby only unrelated business income, as defined by Section 509(a)(1) of the Internal Revenue Code, is subject to federal income tax. Habitat LA does not believe that during the years ended June 30, 2016 and 2015 that it had unrelated business income and accordingly, no provision for income taxes has been recorded in the accompanying financial statements. A number of the Organization's tax returns remain subject to examination by taxing authorities, including U.S. federal returns for 2013 and later years and state tax returns for 2012 and later years.

Habitat LA follows the provisions of FASB ASC 740, *Income Taxes*. Accordingly, Habitat LA accounts for uncertain tax positions by recording a liability for unrecognized tax benefits resulting from uncertain tax positions taken, or expected to be taken, in its tax returns. Habitat LA recognizes the effect of income tax positions only if those positions are more likely than not of being sustained by the appropriate taxing authorities. Habitat LA does not believe that its financial statements include any uncertain tax positions and accordingly, has not recognized any liability for unrecognized tax benefits in the accompanying financial statements.

Functional expenses:

The Organization allocates expenses related to more than one functional expense classification based on its estimated functional use. Salaries, benefits and other related expenses are allocated based on job function. Directly identifiable expenses are charged to construction and program support, management and general, or fundraising as applicable.

Special event revenues, net of direct costs

The Organization conducts special events in which a portion of the gross proceeds paid by the participant represents payments for the direct costs of the benefits received by the participant at the event. Unless a verifiable, objective means exists to demonstrate otherwise, the fair value of meals and entertainment provided at special events is measured at the actual cost to the Organization. The direct costs of the special events, which ultimately benefits the donor rather than the Organization, are recorded as direct costs, along with the costs of organizing and operating the events. Total direct costs of events were $435,981 and $159,467 for the years ended June 30, 2016 and 2015, respectively.

Reclassifications:

Certain amounts reported in previous years, which are not material, have been combined and reclassified to conform to the current-year presentation.

NOTE 3

SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION

Following is a supplemental disclosure of cash flow information for the years ended June 30, 2016 and 2015:

For the year ended June 30,	2016	2015
Recognition of in-kind contributions and related assets and expenses	$ 663,899	$ 1,841,917
Non-cash acquisition of property through financing	-	13,298
Interest paid	$ 344,743	$ 356,381

As of and for the year ended June 30, 2016

NOTE 4

UNCONDITIONAL PROMISES TO GIVE

Unconditional promises to give consist of the following:

As of June 30,	2016	2015
Unconditional promises to give, gross	$ 3,498,409	$ 2,668,178
Less: unamortized discount	(107,978)	(107,555)
Less: allowance for doubtful accounts	(175,000)	(100,000)
Unconditional promises to give, net	$ 3,216,431	$ 2,460,623

Unconditional promises to give which are due more than twelve (12) months from the date of donation are discounted using an interest rate of approximately 2.50%. At June 2016, Habitat LA had $1,518,410 of unconditional promises to give due in excess of one year.

NOTE 5

MORTGAGE NOTES RECEIVABLE

Mortgage notes receivable consist of non-interest bearing loans secured by real estate and payable in monthly installments over 20 to 30 years. These non-interest bearing mortgages have been discounted based upon prevailing market interest rates for low income housing at the inception of each mortgage and range from 3.41% to 8.30% per annum. During the fiscal year ended June 30, 2016, Habitat LA imputed a discount interest rate of 3.88% to 4.38% for loans originated during that year. Habitat LA imputed a discount rate of 4.16% to 4.49% for loans originated during the year ended June 30, 2015. The Organization recognizes the discount as interest income over the term of the mortgage using the effective interest method.

Mortgage notes receivable, second and third trust deeds, consist of non-interest bearing loans secured by trust deeds. During the fiscal year ended June 30, 2013, Habitat LA modified the payment terms of new second and third mortgage notes receivable to include fixed and determinable repayment terms. These second and third mortgages payment terms require a balloon payment upon the earlier of the sale or transfer of the property or 30 years. The mortgages are discounted using an interest rate of prime plus 2%. Habitat LA imputed a discount rate of 5.25% for second and third trust deed loans originated during the fiscal years ended June 30, 2016 and 2015.

Mortgage notes receivable, junior lien position, consist of sixteen (16) mortgages originated with funds received from the California Department Housing and Community Development ("CalHome"). These mortgages have a term of 30 years, bear no interest, and require no payments, unless the homeowner sells the home prior to the end of the 30-year term. At the end of 30 years, the homeowner is required to repay the principal amount of the loan in full. Habitat LA imputed a 7% discount rate based upon prevailing market interest rates of junior lien mortgages for these notes.

Habitat LA at times pledges various mortgage notes receivable as collateral to secure various notes payable and obligations to its creditors. These arrangements may restrict the Organization's ability to sell, transfer or re-pledge these mortgages to other entities.

Mortgage notes receivable and the related discount are summarized as follows:

As of June 30,	2016	2015
First trust deeds	$ 18,805,215	$ 16,921,693
Second/third/fourth trust deeds	10,387,142	9,000,857
Junior lien position	1,000,000	1,000,000
Discount to present value	(18,196,944)	(15,227,027)
Present value of mortgage notes receivable	$11,995,713	$11,695,523

As of and for the year ended June 30, 2016

Scheduled mortgage notes receivable collections are summarized as follows:

Year ending June 30,	
2017	$ 744,766
2018	730,569
2019	717,901
2020	684,909
2021	644,587
Thereafter	23,669,925
Total	$ 27,192,657

Mortgage loan discount amortization revenue for the years ended June 30, 2016 and 2015 was $652,889 and $614,833, respectively.

NOTE 6

INVENTORIES

Inventories consist of the following:

As of June 30,	2016	2015
Building materals for home construction projects	$ 569,298	$ 159,989
Inventory received for sale at special events	47,844	60,700
ReStore inventory	424,333	329,561
	$ 1,041,473	$ 550,250

NOTE 7

CONSTRUCTION- IN-PROCESS

Construction- in- process is summarized by project as follows:

As of June 30,	2016	2015
Long Beach	$ 3,932,734	$ 3,175,772
Los Angeles	1,196,050	752,377
Community Development Commission- L.A.	630,090	768,235
Montebello	770,400	-
Downey	938,909	-
Lakewood	319,529	-
Inglewood	248,993	136,411
Lynwood		1,833,019
	$ 7,966,705	$ 6,665,814

Following is a summary of home building activity:

During the year ended June 30, 2016	Number of homes	Cost
Home construction in process, beginning of year	74	$ 6,665,814
Costs incurred on homes during fiscal 2016 - new and existing projects	35	3,031,769
Homes transferred to finished homes	(5)	(1,730,878)
	104	$ 7,966,705

During the year ended June 30, 2015	Number of homes	Cost
Home construction in process, beginning of year	90	$ 4,453,452
Costs incurred on homes during fiscal 2014 - new and existing projects	8	3,926,880
Homes transferred to finished homes	(24)	(1,714,518)
	74	$ 6,665,814

NOTE 8

FINISHED HOMES HELD FOR SALE

Finished homes held for sale consist of the following projects:

As of June 30,	2016	2015
Long Beach	$ -	$ 290,000
Long Beach - Rehab	-	$ 203,722
Los Angeles - Vermont	-	70,273
	$ -	$ 563,995

As of and for the year ended June 30, 2016

Following is a summary of finished homes activity:

During the year ended June 30, 2016	Number of homes	Cost
Finished homes, beginning of year	3	$ 563,995
Costs transferred to Finished Homes from construction in process	5	1,730,878
Homes transferred to new owners	(8)	(2,294,873)
	0	$ -

During the year ended June 30, 2015	Number of homes	Cost
Finished homes, beginning of year	3	$ 633,096
Costs transferred to Finished Homes from construction in process	6	1,749,828
Homes transferred to new owners	(6)	(1,818,929)
	3	$ 563,995

NOTE 9

PROPERTY AND EQUIPMENT, NET

Property and equipment consist of the following:

As of June 30,	2016	2015
Autos and trucks	$ 226,397	$ 237,769
Land and building	4,719,723	4,194,119
Construction equipment	13,265	13,265
Furniture and equipment	55,670	55,670
Computer software and hardware	254,579	254,579
Leasehold improvements	393,513	840,797
Total	5,663,147	5,596,199
Less: accumulated depreciation	(1,204,835)	(1,001,613)
Property and equipment, net	$ 4,458,312	$ 4,594,586

Depreciation expense for the years ended June 30, 2016 and 2015 was $219,594 and $236,802, respectively.

NOTE 10

DEPOSITS AND OTHER ASSETS

Deposits and other assets consist of the following:

As of June 30,	2016	2015
Deposits	$ 123,314	$ 125,524
Loan fees	156,267	178,017
Beneficial interest in charitable remainder trusts	167,011	185,109
Other receivables	95,371	52,080
	$ 541,963	$ 540,730

Included within other assets at June 30, 2016 and 2015 are beneficial interests in charitable remainder trusts, summarized as follows.

Under a 1998 unitrust agreement, Habitat LA receives 50% of the value of the trust at the time of the donor's and his income beneficiary's death. Assets held under the trust were $209,783 and $214,225 at June 30, 2016 and 2015, respectively. Based on the donor and beneficiary life expectancy and the use of a 6% discount rate, the present value of future benefits expected to be received by the Organization were estimated to be $72,825 and $75,045 at June 30, 2016 and 2015, respectively.

Under a 2002 unitrust agreement, Habitat LA receives 100% of the value of the trust at the time of the donor's death. Assets held under the trust were $96,026 and $102,214 as of June 30, 2016 and 2015, respectively. Based on a donor and beneficiary life expectancy and the use of a 5% discount rate, the present value of future benefits expected to be received by the Organization was estimated to be $58,124 and $71,956 at June 30, 2016 and 2015, respectively.

As of and for the year ended June 30, 2016

Under a 2002 charitable remainder insurance trust agreement, Habitat LA receives 50% of the value of the trust at the time of the donor's and his income beneficiary's death. Assets held under the trust were $106,675 and $101,055, at June 30, 2016 and 2015, respectively. Based on a donor and beneficiary life expectancy and the use of a 5% discount rate, the present value of future benefits expected to be received by the Organization were estimated to be $36,062 and $38,108, respectively.

NOTE 11

BANK LINES OF CREDIT

On or about February 11, 2008 the Organization entered into a revolving line-of-credit agreement (the "Credit Agreement") for borrowings not to exceed $1,500,000, until the lender cancels the Organization's right to borrow. Under the Credit Agreement, interest is payable at the Wall Street Journal Prime Rate (3.50%) and is subject to certain covenants. Minimum monthly payments of accrued interest and fees are due each month and the Organization may prepay principal at any time without penalty. Should the lender cancel the Credit Agreement, the outstanding balance on the cancellation date will be payable in 48 equal monthly principal installments. Indebtedness under the Credit Agreement is secured by substantially all of the Organization's personal property. As of June 30, 2016 and 2015, the Organization owed $952,275 and $1,213,527, respectively, on this line of credit. Interest expense incurred under this Credit Agreement was $37,472 and $37,753, during the years ended June 30, 2016 and 2015, respectively.

NOTE 12

NOTES PAYABLE - GOVERNMENTAL AGENCIES

Habitat LA is awarded grants by governmental agencies, generally in the form of a loan to finance, in part, the acquisition and/or development of specific housing projects. The grant / loan agreements usually require a written Disposition and Development Agreement ("DDA") between Habitat LA and the city. These loans are secured by deeds of trust on the development property, and are generally non-interest bearing with a maturity date of the earlier of one to two years or the sale/transfer of the property. No payments of interest of principal are due during the loan term except in the case of an "Event of Default" as defined in the loan agreement. Upon project completion, if Habitat LA sells/transfers the property to a qualified buyer, the proportionate amount of debt owed by Habitat LA on the property is forgiven as to Habitat LA, but remains a lien on the property that transfers to the home owner as a mortgage. Accordingly, at the date the property sale/transfer and fulfillment of the terms of the loan agreement occur, the debt owed is recorded as additional home sale proceeds by Habitat LA.

As set forth herein, the terms and conditions of notes payable – governmental agencies do not require Habitat LA to remit payments on the obligation. Accordingly, the Organization does not believe a table setting forth scheduled debt payments would be meaningful.

The following is a summary of Habitat LA's notes payable – governmental agencies:

As of June 30,	2016	2015
City of Downey	$ 981,186	$ -
City of Montebello	752,655	-
City of Lynwood	-	633,592
City of Long Beach	34,860	377,287
City of Bellflower	22,741	-
	$ 1,791,441	$ 1,010,879

As of and for the year ended June 30, 2016

NOTE 13

NOTES PAYABLE - HABITAT INTERNATIONAL

FlexCAP program loans through Habitat International which provide funding to Habitat LA, secured by mortgage notes receivable. Pursuant to the loan and security agreements entered into with Habitat International, Habitat LA has agreed to certain covenants and financial covenants, including but not limited to: at all times maintain minimum net assets of $250,000; have at least ten (10) mortgage loans in its performing mortgage pool; own free and clear of all liens and encumbrances at least 40% of the total of mortgage loans in the performing mortgage pool; that mortgage notes receivable pledged have aggregate mortgage payments equal to or greater than 105% of the quarterly payment; and assigned and pledged mortgage notes receivable aggregate values must be equal to or greater than, 125% of the outstanding note balance. The FlexCAP loans were refinanced in June 2014 with interest at 4.75% per annum, quarterly principal and interest payments of $68,094 through June 30, 2024, and secured by mortgage notes receivable with an aggregate principal balance of $6,822,614.

At June 30, 2016, management believes that the Organization was in compliance with the terms and conditions of the FlexCAP Note program.

Capital Magnet Fund Sub-Award loans through Habitat International are to be used solely for the development, preservation, rehabilitation or purchase of affordable housing units for low-income families in Los Angeles County. The loan agreement requires monthly interest payments at 2.00% per annum and annual principal payments of $600,000, commencing June 30, 2015 through June 30, 2018.

The following is a summary of outstanding Habitat International notes payable:

June 30,	2016	2015
FlexCAP 3	$ 1,804,019	$ 1,985,290
Capital Magnet Fund	1,200,000	1,800,000
Net loan	-	-
	$ 3,004,019	$ 3,785,290

The following table summarizes the scheduled maturities of notes payable, Habitat International:

For the year ending June 30,	
2017	$ 790,038
2018	799,227
2019	208,860
2020	218,959
2021	229,547
Thereafter	757,388
Total	$ 3,004,019

NOTE 14

NOTES PAYABLE – OTHER

Note Payable California Bank & Trust entered into on October 1, 2013 and maturing August 31, 2020 for borrowings of $3,150,000 which provided funding to purchase its headquarter facilities in the city of Bellflower, California. The note is secured by a first deed of trust with interest at 4.94% per annum with a monthly principal and interest payment of $18,430 through July 31, 2020, and a onetime payment of $2,645,677 due on August 31, 2020. Pursuant to the loan and security agreement, Habitat LA is required to maintain a debt service coverage ratio of greater than 1.25 evaluated annually at year-end. The balance due on the note was $2,955,063 and $3,093,706, at June 30, 2016 and 2015, respectively.

Note Payable Royal Business Bank, entered into on August 16, 2013 with an original maturity date of September 1, 2014 for borrowings of $950,000 to finance the purchase of a property located in Long Beach, California. The note is secured by a

first deed of trust on the acquired properties with interest ranging between 7.0% to 8.0% per annum. The note was extended, subsequent to the balance sheet date, with a maturity date of September 1, 2016, and a fixed interest rate of 6.0% per annum. The Organization established a payment reserve of $80,800 at the date of extension. The note contains covenants including, but not limited to, restrictions on Habitat LA's ability to: (1) sell, transfer, mortgage, assign, pledge, lease, grant a security interest in, or encumber the collateralized asset, (2) engage in any business activities substantially different than those in which Habitat LA is presently engaged in, (3) cease operations, liquidate, merge, transfer, acquire or consolidate with any other entity, and (4) loan, invest in or advance money or assets to any other person, enterprise or entity, purchase, create or acquire any interest in any other enterprise or entity. The balance due on the note was $914,923 and $950,000, at June 30, 2016 and 2015, respectively.

Habitat LA was awarded a grant by Restore Neighborhood Los Angeles ("RNLA") a not-for-profit, in the form of a loan to finance the acquisition and development of a property in the City of Los Angeles. This loan is secured by a deed of trust on the property, and is non-interest bearing, due on sale of the property. Upon the sale of the developed property to a qualified buyer, Habitat LA will remit $35,000 to RNLA from the home sales proceeds and the remaining $175,000 will be forgiven by RNLA. The balance due on the note was $210,000 and $0, at June 30, 2016 and 2015, respectively.

The following table summarizes the scheduled maturities of notes payable, other:

For the year ending June 30,	
2017	$ 989,064
2018	77,947
2019	81,948
2020	85,780
2021	2,845,247
Thereafter	-
Total	$ 4,079,986

NOTE 15

RELATED PARTY TRANSACTIONS

Habitat LA remits a discretionary portion of its unrestricted contributions (excluding in-kind contributions) to Habitat International on an annual basis (the "Tithe"). The Tithe is used to construct homes in economically depressed areas around the world. In addition, Habitat LA receives significant pass-through funding on behalf of domestic and international Habitat affiliates. In general, this pass-through funding is credited towards the Tithe. These pass-through funds generally do not permit Habitat LA variance power as to which affiliates the funds are designated for; accordingly, the Organization does not recognize contribution revenue upon receipt of the funds and does not record an expense upon the disbursement of these funds to other affiliates.

For the year ended June 30, 2016, Habitat LA recorded $753,379 in contributions and pledge payments from members of Habitat LA's Board of Directors or from companies that they or their families represent. All Board members serve as volunteers and have no financial interest in the national organizations.

For the years ended June 30, 2016 and 2015, Tithes due Habitat International were $7,322 and $18,257, respectively. Included in accounts

payable are $9,603 and $23,092 due to Habitat International.

NOTE 16

NEW MARKETS TAX CREDIT TRANSACTIONS

In April 2015, the Organization became an investor in HFHI NMTC Leverage Lender 2013-1, LLC (Leverage Lender) for $1,436,986 along with three (3) other Habitat Affiliates, of which Habitat NMTC Management, LLC was the managing member. U.S. Bancorp Community Development Corporation (USBCDC) structured the transaction in order to qualify for New Markets Tax Credits that would afford USBCDC the ability to provide funding for low-income housing construction by the members of the Leverage Lender. Through a series of transactions the Organization obtained a loan from HFHI NMTC Sub-CDE I, LLC ("CDE I") in an amount of $2,104,359 with interest at 0.682930% per annum, payable in semi-annual payments of interest only through May 5, 2024, at which time the Organization shall make semi-annual principal payments in amounts sufficient to amortize the loan over twenty-one (21) years. The closing costs and structuring fees associated with this transaction were $146,667, which are being amortized over seven (7) years. Additionally, a cash reserve fund was established in the amount of $105,647 for compliance costs over the estimated life of the 2015 NMTC Transaction or seven (7) years. As a result of the 2015 NMTC Transaction, the Organization received $415,059 of net cash to invest in the construction of low-income housing projects. This amount represents the net profit the Organization expects to realize on the 2015 NMTC Transaction.

The loan payable CDE I is a below market interest rate loan. Furthermore, the cash flows of the 2015 NMTC Transaction are structured such that the Organization will not be obligated to fund any cash flow for repayment of the debt due CDE I. For financial statement presentation purposes, the Organization has offset the investment in Leverage Lender with its loan payable to CDE I based on a right of offset because of the economic substance of the 2015 NMTC Transaction. Accordingly, the Organization's financial statements report only the net asset value of the 2015 NMTC Transaction, after offsetting the discounted note payable CDE, transaction costs and investment in LLC.

The Organization recorded net deferred revenue of $668,291 from the 2015 NMTC Transaction, which is being amortized over seven (7) years, the expected life of the transaction. Accordingly, at June 30, 2016 and 2015, the Organization reported deferred revenue of $572,821 and $668,291, respectively, associated with the 2015 NMTC Transaction.

Previously, in December 2008, the Organization entered into a NMTC transaction involving USBCDC, its related entities and agents ("2008 NMTC Transaction"). The Organization acquired a 50% membership interest in HFHI – SA Leverage II, L.L.C. (the "LLC") in exchange for a capital contribution of $2,420,299. The LLC was owned 50% by an affiliate of Habitat International, and managed by a third party. The LLC was formed to provide financing for the borrower's equity investment in a community development entity – MBS-UI Sub-CDE VIII, L.L.C ("CDE"). As a component of the 2008 NMTC Transaction, the Organization received a loan of $3,430,000 from the CDE under a loan and security agreement ("Agreement"). The Organization was obligated under the Agreement and related promissory note to pay interest on the borrowings at a rate of 0.706% per annum with a maturity date of December 18, 2023. The Organization imputed a fair value rate of interest of approximately 4.0% on the Note Payable to CDE, resulting in a discount of approximately $1,010,000 of the note payable at December 18, 2008. This discount, net of the 2008 NMTC Transaction costs of $388,000, resulted in a net amortizable discount

As of and for the year ended June 30, 2016

approximately equal to the cash flow received by the Organization.

Furthermore, the LLC entered into an option agreement with USBCDC and the sole member (the "2008 Fund") of MBS-UI Investment Fund VIII, LLC to put the ownership interest in the 2008 Fund for $1,000 commencing on June 15, 2015 and continuing for 3 months. The option to put the ownership interest in the 2008 Fund was exercised on or about June 18, 2015, thereby effectively terminating this transaction.

The Organization reported as revenue $133,192 for the year ended June 30, 2015 from the 2008 NMTC Transaction. At June 30, 2015, there was no deferred revenue from the 2008 NMTC Transaction.

NOTE 17

COMMITMENTS AND CONTINGENCIES

Habitat LA leases ReStore facilities under non-cancellable operating leases. Rent expense for the years ended June 30, 2016 and 2015 under these leases was $266,220 and $656,291, respectively. One of the Organization's ReStore facility operating leases extends through July 2024.

Habitat LA leases various vehicles under non-cancellable operating leases through December 2015. Vehicle rental expense for the year ended June 30, 2016 and 2015 was $166,188 and $120,835, respectively.

Future minimum rental payments under the non-cancellable operating leases are as follows:

Year ending June 30,	Building leases	Equipment leases
2017	$ 258,271	$ 65,517
2018	259,512	66,200
2019	275,316	68,186
2020	275,316	-
2021	293,172	-
Thereafter	934,550	-
Total	$ 2,296,137	$ 199,903

NOTE 18

TEMPORARILY RESTRICTED NET ASSETS

Temporarily restricted net assets at June 30, 2016 and 2015 consist of amounts restricted by donor-imposed stipulations as follows:

As of June 30,	2016	2015
Home Sponsorships	$ 1,173,857	$ 1,489,317
Community Programs	505,647	703,209
Charitable Remainder Trusts	167,011	185,109
Multi-Year Capital Campaign Funds	366,551	477,925
Total	$ 2,213,066	$ 2,855,560

NOTE 19

LEGAL CONTINGENCIES

The Organization is subject to various claims which might arise in the normal course of its activities. In the opinion of management, the ultimate disposition of any such claims will not have a material adverse effect on the financial position, liquidity or changes in net assets of the Organization.

HABITAT FOR HUMANITY OF GREATER LOS ANGELES, INC.
CONSOLIDATING STATEMENT OF FINANCIAL POSITION

As of June 30	Habitat for Humanity - Greater Los Angeles	Partnership Housing, Inc.	Subtotal	Elimination	Consolidated	2015
ASSETS						
Cash and cash equivalents	$ 2,040,054	$ 40,255	$ 2,080,309	$ -	$ 2,080,309	$ 3,862,646
Program service grants receivable		-	-			70,400
Unconditional promises to give, net of unamortized discount	3,222,865	285,837	3,508,702	(292,271)	3,216,431	2,460,623
Mortgage notes receivable, net of unamortized discount	11,995,713	-	11,995,713	-	11,995,713	11,695,523
Prepaid expenses	249,237	-	249,237		249,237	455,012
Inventories	1,041,473	-	1,041,473		1,041,473	550,250
Construction in process	6,234,655	1,732,050	7,966,705		7,966,705	6,665,814
Finished homes held for sale	-	-	-			563,995
Property and equipment, net of accumulated depreciation and amortization	4,458,312	-	4,458,312		4,458,312	4,594,586
Deposits and other assets	541,963	-	541,963		541,963	540,730
Total assets	$ 29,784,272	$ 2,058,142	$ 31,842,414	$ (292,271)	$ 31,550,143	$ 31,459,579
LIABILITIES AND NET ASSETS						
Bank line of credit	$ 952,275	$ -	$ 952,275	$ -	$ 952,275	$ 1,213,527
Accounts payable	505,385	297,596	802,981	(292,271)	510,710	434,376
Accrued expenses	670,623	459	671,082		670,623	505,630
Deposits and impounds	47,441	-	47,441		47,900	157,947
Deferred revenue	1,401,251	-	1,401,251		1,401,251	1,463,190
Capital leases payable	6,928	-	6,928		6,928	19,646
Notes payable - governmental agencies	34,860	1,666,581	1,701,441		1,701,441	1,010,879
Notes payable - Habitat International	3,004,019	-	3,004,019		3,004,019	3,785,290
Notes payable - other	4,079,986	-	4,079,986		4,079,986	4,261,867
Total liabilities	$ 10,702,768	$ 1,964,636	$ 12,667,404	$ (292,271)	$ 12,375,133	$ 12,852,352
Commitments						
Net assets:						
Unrestricted	$ 16,868,439	$ 93,506	$ 16,961,945		$ 16,961,945	$ 15,751,667
Temporarily restricted	2,213,065	-	2,213,065		2,213,065	2,855,560
Total net assets	$ 19,081,504	$ 93,506	$ 19,175,010		$ 19,175,010	$ 18,607,227
Total liabilities and net assets	$ 29,784,272	$ 2,058,142	$ 31,842,414	$ (292,271)	$ 31,550,143	$ 31,459,579

The accompanying notes are an integral part of these financial statements

HABITAT FOR HUMANITY OF GREATER LOS ANGELES, INC.
CONSOLIDATING STATEMENT OF ACTIVITIES

	Habitat for Humanity- Greater Los Angeles			Partnership Housing, Inc.			Elimination			Consolidated			
For the year ended June 30, 2016	Unrestricted	Temporarily restricted	Totals	Unrestricted	Temporarily restricted	Totals	Unrestricted	Temporarily restricted	Totals	Unrestricted	Temporarily restricted	Totals	Prior year-totals
Support and revenue:													
Contributions	$ 2,863,866	$ 1,774,197	$ 4,638,063	$ -	$ -	$ -	(972,428)	$ -	$ (972,428)	$ 1,891,438	$ 1,774,197	$ 3,665,635	$ 4,298,242
In-kind contributions	627,369	236,530	863,899	534,781	-	534,781	(534,781)	-	(534,781)	627,369	236,530	863,899	1,760,229
Sales of homes	3,397,064	-	3,397,064	2,773,020	-	2,773,020	(936,892)	-	(936,892)	5,233,172	-	5,233,172	1,775,895
ReStore sales	3,938,504	-	3,938,504	-	-	-	-	-	-	3,938,504	-	3,938,504	3,518,053
ReStore value of donated goods received	3,940,381	-	3,940,381	-	-	-	-	-	-	3,940,381	-	3,940,381	3,896,319
Government grants	61,818	542,750	604,568	-	-	-	-	-	-	61,818	542,750	604,568	200,000
Special events, net	621,992	-	621,992	-	-	-	-	-	-	621,992	-	621,992	393,674
Mortgage loan discount amortization	652,889	-	652,889	-	-	-	-	-	-	652,889	-	652,889	614,833
Other income	641,022	(18,098)	622,924	18,684	-	18,684	(534,781)	-	(534,781)	324,905	(18,098)	306,807	263,401
Net assets released from restrictions:							-	-					
Satisfaction of program/donor restrictions	3,177,874	(3,177,874)	-	-	-	-	-	-	-	3,177,874	(3,177,874)	-	-
Total revenue, gains, and other support	20,122,779	(542,495)	19,580,284	3,331,445	-	3,331,445	(2,978,682)	-	(2,978,682)	20,475,342	(542,495)	19,932,847	16,520,446
Expenses:													
Cost of homes sold and program support	16,049,725	-	16,049,725	4,427,722	-	4,427,722	(2,978,682)	-	(2,978,682)	17,498,765	-	17,498,765	14,232,019
Management and general	922,455	-	922,455	-	-	-	-	-	-	922,455	-	922,455	913,624
Fundraising	844,041	-	844,041	-	-	-	-	-	-	844,041	-	844,041	489,830
Total functional expenses	17,816,221	-	17,816,221	4,427,722	-	4,427,722	(2,978,682)	-	(2,978,682)	19,265,061	-	19,265,061	15,635,473
Total expenses	17,816,221	-	17,816,221	4,427,722	-	4,427,722	(2,978,682)	-	(2,978,682)	19,265,061	-	19,265,061	15,635,473
Change in net assets	2,306,558	(542,495)	1,764,063	(1,096,277)	-	(1,096,277)	-	-	-	1,210,281	(542,495)	667,786	884,973
Net assets, beginning of year	14,561,881	2,855,560	17,417,441	1,189,783	-	1,189,783	-	-	-	15,751,664	2,855,560	18,607,224	17,722,254
Net assets, end of year	$ 16,868,439	$ 2,213,065	$ 19,181,504	$ 93,506	$ -	$ 93,506	$ -	$ -	$ -	$ 16,961,945	$ 2,213,065	$ 19,175,010	$ 18,607,227

HABITAT FOR HUMANITY OF GREATER LOS ANGELES, INC.
CONSOLIDATING STATEMENT OF FUNCTIONAL EXPENSES

	Habitat for Humanity Greater Los Angeles			Partnership Housing Inc.			Subtotal			Eliminations			Consolidated				
For the year ended June 30, 2019	Cost of homes transferred & program support	Management & general	Fundraising	Cost of homes transferred & program support	Management & general	Fundraising	Cost of homes transferred & program support	Management & general	Fundraising	Cost of homes transferred & program support	Management & general	Fundraising	Cost of homes transferred & program support	Management & general	Fundraising	Totals	Prior year-totals
Cost of homes sold - construction costs	$ 2,857,579	$ -	$ -	$ 2,517,389	$ -	$ -	$ 5,374,968	$ -	$ -	$ (1,069,862)	$ -	$ -	$ 4,306,103	$ -	$ -	$ 4,306,103	$ 1,953,382
Cost of homes sold - mortgage discount expense	1,622,904	-	-	-	-	-	1,622,904	-	-	-	-	-	1,622,904	-	-	1,622,904	518,220
Cost of goods sold - ReStore	391,895	-	-	-	-	-	391,895	-	-	-	-	-	391,895	-	-	391,895	396,068
Value of donated goods sold - ReStore	3,940,351	-	-	-	-	-	3,940,351	-	-	-	-	-	3,940,351	-	-	3,940,351	3,696,319
Salaries	3,321,886	595,706	615,862	4,678	-	-	3,326,543	595,706	615,862	-	-	-	3,326,543	595,706	615,862	4,538,111	4,033,964
Payroll taxes and benefits	603,626	95,150	91,738	526	-	-	604,052	95,150	91,738	-	-	-	604,052	95,150	91,738	790,940	978,869
Amortization	91,167	-	-	-	-	-	91,167	-	-	-	-	-	91,167	-	-	91,167	131,869
Bad debt expense	124,952	-	-	-	-	-	124,952	-	-	-	-	-	124,952	-	-	124,952	42,016
Bank fees and charges	67,585	9,506	14,528	-	-	-	67,585	9,506	14,528	-	-	-	67,585	9,506	14,528	91,619	81,324
Home repair	474,814	-	-	-	-	-	474,814	-	-	-	-	-	474,814	-	-	474,814	92,543
Build events and community programs	95,631	10,839	31,163	-	-	-	95,631	10,839	31,163	-	-	-	95,631	10,839	31,163	137,633	255,692
Contributions to other non-profit organizations	-	-	-	1,309,920	-	-	1,309,920	-	-	(1,309,920)	-	-	-	-	-	-	45
Depreciation	175,571	28,001	18,022	-	-	-	175,571	28,001	18,022	-	-	-	175,571	28,001	18,022	218,594	205,802
Facilities - rent / lease costs	268,220	-	-	-	-	-	268,220	-	-	-	-	-	268,220	-	-	268,220	669,291
Insurance	116,865	10,210	6,189	-	-	-	116,865	10,210	6,189	-	-	-	116,865	10,210	6,189	133,264	101,772
Interest and amortization of loan fees	344,743	-	-	-	-	-	344,743	-	-	-	-	-	344,743	-	-	344,743	363,381
Office and other	271,921	58,066	48,383	4,841	-	-	276,762	58,066	48,383	-	-	-	276,762	58,066	48,383	383,211	537,575
Professional and outside services	428,696	96,169	65,063	1,268	-	-	429,964	96,169	65,063	-	-	-	429,964	96,169	65,063	590,196	752,471
Real estate - closing and development	93,574	-	-	-	-	-	93,574	-	-	-	-	-	93,574	-	-	93,574	112,281
Telephone	97,149	21,305	14,031	-	-	-	97,149	21,305	14,031	-	-	-	97,149	21,305	14,031	132,485	123,347
Tithes	12,204	7,511	21,594	-	-	-	12,204	7,511	21,594	-	-	-	12,204	7,511	21,594	41,309	129,367
Travel	37,964	14,338	15,851	-	-	-	37,964	14,338	15,851	-	-	-	37,964	14,338	15,851	68,254	56,537
Utilities and facility maintenance	194,151	1,291	784	-	-	-	194,151	1,291	784	-	-	-	194,151	1,291	784	196,226	282,864
Vehicles	239,094	-	-	-	-	-	239,094	-	-	-	-	-	239,094	-	-	239,094	203,970
	$ 16,349,725	$ 922,456	$ 844,041	$ 4,427,722	$ -	$ -	$ 20,477,447	$ 922,456	$ 844,041	$ (2,379,782)	$ -	$ -	$ 17,495,556	$ 922,456	$ 844,041	$ 19,262,053	$ 15,635,472

The accompanying notes are an integral part of these financial statements

HABITAT FOR HUMANITY OF GREATER LOS ANGELES, INC.
CONSOLIDATING STATEMENT OF CASH FLOWS

For the year ended June 30,	Habitat for Humanity-Greater Los Angeles	Partnership Housing, Inc.	Subtotal	Elimination	Consolidated	2015
Operating activities:						
Change in net assets	$ 1,664,063	$ (1,096,277)	$ 567,786	$ -	$ 567,786	$ 884,973
Adjustments to reconcile change in net assets to net cash and cash equivalents provided by (used in) operating activities:						
Origination of non-interest bearing mortgages, net	(516,414)	-	(516,414)		(516,414)	(289,137)
Forgiveness / transfer of notes payable, government agencies and related accrued interest to homeowners	(569,438)	-	(569,438)		(569,438)	1,010,879
In-kind contributions- value of donated land	-	-	-		-	(955,000)
Mortgage discount amortization	(652,889)	-	(652,889)		(652,889)	(614,833)
Provision for unconditional promises to give	124,963	-	124,963		124,963	42,016
Loss (gain) on long-term assets	(2,300)		(2,300)		(2,300)	-
Depreciation	219,594	-	219,594		219,594	238,802
(increase) decrease in assets:	-		-		-	-
Program service grants receivable	-	70,400	70,400		70,400	(70,400)
Cash held in trust	-		-		-	-
Contributions receivable	(753,459)	(127,312)	(880,771)		(880,771)	(1,345,426)
Prepaid expenses	205,775	-	205,775		205,775	(215,398)
Inventories	(491,223)	-	(491,223)		(491,223)	264,825
Construction in process, net of non-cash items	(1,186,453)	1,135,562	(50,891)		(50,891)	(1,257,362)
Finished homes held for sale	563,995	-	563,995		563,995	68,101
Deposits and other assets (except loan fees)	(1,236)	-	(1,236)		(1,236)	(164,695)
Increase (decrease) in liabilities:	-		-		-	-
Accounts payable	(51,914)	128,248	76,334		76,334	(141,691)
Accrued expenses, net of accrued capitalized interest and forgiven interest	164,960	33	164,993		164,993	22,138
Deposits and impounds	(110,047)	-	(110,047)		(110,047)	5,853
Deferred revenue	8,460	(70,399)	(61,939)		(61,939)	888,551
Net cash and cash equivalents provided by (used in) operating activities	(1,373,563)	40,255	(1,333,308)	-	(1,333,308)	(1,646,805)
Investing activities:						
Proceeds from sale of investments	-	-	-		-	21,508
Acquisition of property and equipment	(83,320)	-	(83,320)		(83,320)	(186,137)
Proceeds from sale of equipment	2,300	-	2,300		2,300	-
Mortgage payments received	869,113	-	869,113		869,113	799,605
Net cash and cash equivalents provided by (used in) investing activities	788,093	-	788,093	-	788,093	634,976
Financing activities:						
Net proceeds (payments) on line of credit	(261,252)	-	(261,252)		(261,252)	234,902
Payment of loan fees	-	-	-		-	(21,000)
Cash proceeds from notes payable	210,000	-	210,000		210,000	640,760
Principal payments on notes payable	(1,173,152)	-	(1,173,152)		(1,173,152)	(1,198,046)
Payments on capitalized lease obligations payable	(12,718)	-	(12,718)		(12,718)	(4,687)
Net cash and cash equivalents provided by (used in) financing activities	(1,237,122)	-	(1,237,122)	-	(1,237,122)	(348,071)
Net change in cash and cash equivalents	(1,822,592)	40,255	(1,782,337)	-	(1,782,337)	(1,361,900)
Cash and cash equivalents, beginning of the year	3,862,646	-	3,862,646	-	3,862,646	5,224,546
Cash and cash equivalents, end of the year	$ 2,040,054	$ 40,255	$ 2,080,309	$ -	$ 2,080,309	$ 3,862,646

The accompanying notes are an integral part of these financial statements

Partnership Housing Inc.
Submittal for Request for Qualifications and Proposals

City of Industry

Section III

Development Strategy

8739 Artesia Boulevard · Bellflower, CA 90706 · Office (310) 323-HOME (4663) · Fax (310) 323-0789

Partnership Housing

Partnership Housing Inc.
Submittal for Request for Qualifications and Proposals

City of Industry

Section III a.

Development Strategy
22036 Valley Blvd.

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Partnership Housing Inc.
22036 Valley Blvd. Development Strategy

Partnership Housing Inc. (PHI) is interested in working with the City of Industry to develop the City owned parcel at 22036 Valley Blvd. into an affordable home ownership development targeting low-income, first-time homebuyers. PHI is proposing to utilize its design build process as the method to provide the best overall design for the City based on input from all the stakeholders involved.

The project has a proposed budget of $4,386,134. The budget includes a donation of the property from the City. Also, we would like to request a construction loan of $200,000 from the City and a waiver of typical new construction permit fees.

The sixteen homes will be approximately 1,500 square feet of living space with 3-bedroom and 2-bathroom units throughout (floorplans attached):

Plan A: 3 bed, 2 bath, 2-car attached garage, 1,149 sf
Plan B: 3 bed, 2 bath, 2-car detached garage, 1,163 sf

Each home will also have a two-car garage and private yard. The sixteen homes will be sold to families earning less than 80 percent of the area median income as defined by HUD.

The homes will incorporate the newest building code and will be constructed to LEED energy efficiency standards. PHI will also utilize environmentally-friendly building practices, incorporate sustainable materials, and install new, Energy Star appliances. The development will utilize drought tolerant landscaping to minimize the use of water. In addition, the homes will be prewired for solar power. The owners will be able to apply for free solar through solar non-profits like GRID Alternatives.

This development will transform an underused City asset into a dynamic community of sixteen dedicated City stakeholders and the new homes will enhance the neighborhood tremendously.

Construction
PHI will contract with Habitat for Humanity of Greater Los Angeles to serve as the project's general contractor and will utilize volunteer labor in the home construction process. PHI will also work with the City to provide bidding opportunities to local sub-contractors. Additionally, the families selected to live in the homes will be required to contribute hundreds of hours of volunteer labor ("sweat equity") towards the construction of their home and/or other PHI homes. PHI projects over 100 temporary jobs will be created during the project. Also, over 15,000 volunteer opportunities will be created during the construction of this project.

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In addition to typical Type V construction, Habitat LA is well versed in building homes with alternative materials and methodologies that can decrease the time to build a development and decrease the costs. In Los Angeles, Habitat LA build three net-zero homes. These homes were completely off of the City's power grid. These homes were built with SIP panels. The SIPs (Structural Insulated Panels) were constructed off-site and delivered to the construction site. With the use of these panels, Habitat LA was able to cut the construction schedule by 40% on these projects at the same costs of a typical Type V project.

In addition, PHI and Habitat LA also has relationships with modular home builders and container home builders with an eye on becoming the leader in alternative home construction. With these partnerships, PHI and Habitat LA's designs can be converted easily to take advantage of alternative building types. PHI and Habitat LA is looking for the right City and right project to partner with to implement these new building types

Future Home Owners

The future owners of the development will purchase the property with the assistance of PHI's banking partners, PHI's subordinate financing, and available City/State sources of subordinate financing (i.e. Down Payment Assistance, CalHome, BEGIN and/or WISH). The homes will carry a minimum 30-year affordability restriction. The restriction will require all subsequent buyers to earn less than 80 percent of the Area Median Income. PHI will have either a Right of First Refusal to re-acquire the home and re-sell the property to a qualified buyer earning less than 80 percent of the area median income or an Equity Sharing Agreement that will discourage families looking to "flip" one of these affordable homes.

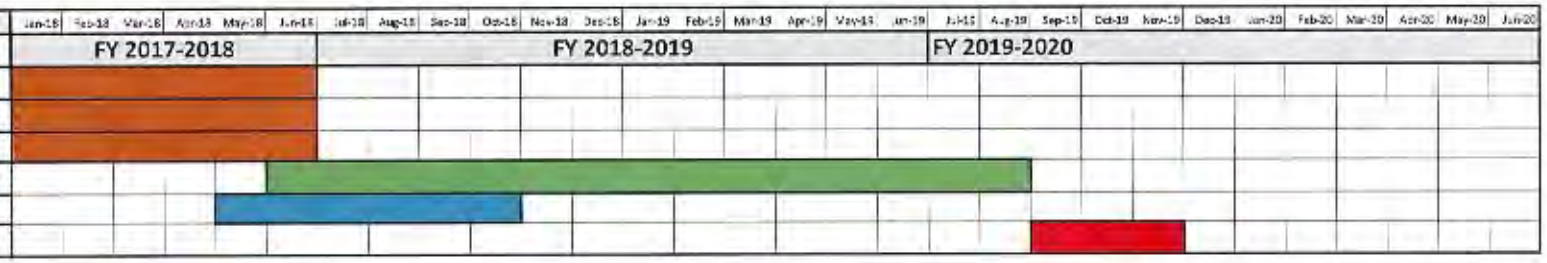
Financing

PHI and Habitat LA finance their projects from a variety of sources. For the Valley Blvd. project, PHI will finance the project with developer equity, institutional financing, deferred developer fee, volunteer labor, gift-in-kind donations, and donated City land. Also, if any public funding source becomes available, they will be applied for. This combination of public and private financing has been used successfully to fund our previous developments.

Total - Development Costs - 22036 Valley Blvd., City of Industry - 16 Units

I.	**Land Assemblage Cost**					
	Land Value - Donated	0	Sq Ft		$0	
	Closing Costs		Allowance		$6,000	
	Total Land Assemblage	**16**	**Units**	**$375 /Unit**		**$6,000**
II.	**Direct Costs**					
	Construction Management	3%	Dir Cost		$84,120	
	Construction Crew		Allowance		$320,000	
	Construction Costs	18,400	Sq. Ft.	$105 /Sq ft	$1,932,000	
	General Conditions	16	Units	$9,500 /Unit	$152,000	
	Off-site Improvements	16	Allowance	$10,000 /Unit	$160,000	
	On-site Improvements	16	Unit	$15,000 /Unit	$240,000	
	Contingency	10%	Costs		$248,400	
	Total Direct Costs	**16**	**Units**	**$196,033 /Unit**		**$3,136,520**
III.	**Indirect Costs**					
	Fees and permits	16	Units	$20,000 /Unit	$320,000	
	Tax and Legal, Accounting	2%	Direct Cost		$62,730	
	Insurance	16	Units	$5,000 /Unit	$80,000	
	Architect (including structural)	4%	Direct Cost		$125,461	
	Engineering	2%	Direct Cost		$62,730	
	Other Consultants		Allowance		$20,000	
	Contingency	10%	Indirect+Fin		$76,692	
	Total Indirect Costs	**16**	**Units**	**$46,726 /Unit**		**$747,614**
IV.	**Closing Costs**					
	End Closing Costs/Sales	16	Units	$6,000 /Unit	$96,000	
	Total Financing Costs	**16**	**Units**	**$6,000 /Unit**		**$96,000**
	Developer's Fee	**16**	**Flat**	**$25,000 /Unit**		**$400,000**
V.	**Total Development Costs**	**16**	**Units**	**$274,133 /Unit**		**$4,386,134**

Address	Units	Start	Finish
22036 Valley Blvd.	**16**	**Jan-18**	**Jun-19**
Financing		Jan-18	Jun-18
Design		Jan-18	Jun-18
Entitlement Permitting		Jan-18	Jun-18
Construction		Jun-18	Aug-19
Home Buyer Selection		May-18	Oct-18
Close of Escrow		Sep-19	Nov-19



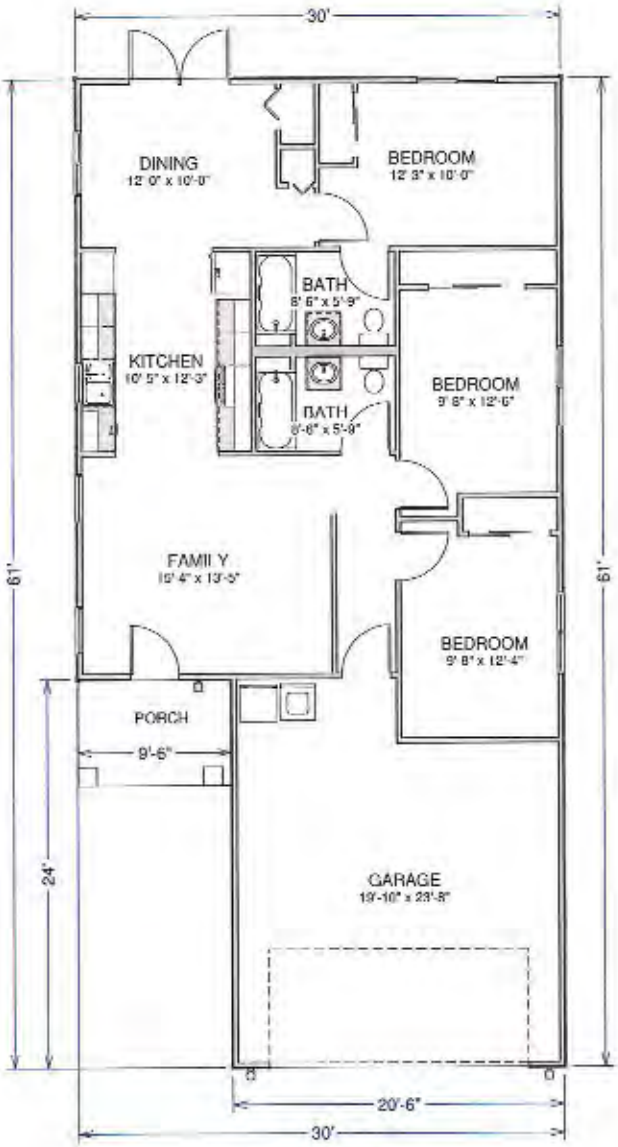
SITE PLAN

JULY 12, 2017 | 22036 VALLEY BLVD | 1" =100'

PLAN A

(30' x 61' Footprint)

FLOOR PLAN



LIVING AREA
1149 sq ft

House Features

- Fully HC accessible
  - Kitchen
  - Bathrooms
  - Doors/path of travel
- Universal Design
  - Door handles
  - Plumbing Fixtures
- Whole House Fan
- Water Conserving Fixtures
  - per Title 24
  - 1 gpf Toilet
- Energy Star
  - Appliances
  - Fans
  - HVAC
  - Lighting
- 2" x 6" Exterior Wall (R-19)
- Low VOC Paint/Adhesives
- Low/No formaldehyde wood products
- 65% of const. waste recycled
- Recycled content
  - Flooring
  - Siding

See Green Communities Checklist for a full list of features

PLAN B

3 bedroom - 2 bath
1163 sq ft
27' x 45' Footprint

FLOOR PLAN

LIVING AREA
1163 sq ft

House Features

- Fully HC accessible
  - Kitchen
  - Bathrooms
  - Doors/path of travel
- Universal Design
  - Door handles
  - Plumbing Fixtures
- Whole House Fan
- Water Conserving Fixtures
  - per Title 24
  - 1 gpf Toilet
- Energy Star
  - Appliances
  - Fans
  - HVAC
  - Lighting
- 2" x 6" Exterior Wall (R-19)
- Low VOC Paint/Adhesives
- Low/No formaldehyde wood products
- 65% of const. waste recycled
- Recycled content
  - Flooring
  - Siding

Partnership Housing Inc.
Submittal for Request for Qualifications and Proposals

City of Industry

Section III b.

Development Strategy
20137 E. Walnut

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Partnership Housing Inc.
21037 E. Walnut Avenue Development Strategy

Partnership Housing Inc. (PHI) is interested in working with the City of Industry to develop the City owned parcel at 21037 E. Walnut Avenue into an affordable home ownership development targeting low-income, first-time homebuyers. PHI is proposing to utilize its design build process as the method to provide the best overall design for the City based on input from all the stakeholders involved.

The project has a proposed budget of $4,809,061. The budget includes a donation of the property from the City. Also, we would like to request a waiver of typical new construction permit fees.

The sixteen homes will be approximately 1,350 square feet of living space with 3-bedroom and 2-bathroom units throughout (floorplans attached):

Plan C: 4 bed, 2 bath, 2-car attached garage, 1,342 sf
Plan B: 3 bed, 2 bath, 2-car attached garage, 1,278 sf

Each home will also have a two-car garage and private yard. The sixteen homes will be sold to families earning less than 80 percent of the area median income as defined by HUD.

The homes will incorporate the newest building code and will be constructed to LEED energy efficiency standards. PHI will also utilize environmentally-friendly building practices, incorporate sustainable materials, and install new, Energy Star appliances. The development will utilize drought tolerant landscaping to minimize the use of water. In addition, the homes will be prewired for solar power. The owners will be able to apply for free solar through solar non-profits like GRID Alternatives.

This development will transform an underused City asset into a dynamic community of sixteen dedicated City stakeholders and the new homes will enhance the neighborhood tremendously.

Construction
PHI will contract with Habitat for Humanity of Greater Los Angeles to serve as the project's general contractor and will utilize volunteer labor in the home construction process. PHI will also work with the City to provide bidding opportunities to local sub-contractors. Additionally, the families selected to live in the homes will be required to contribute hundreds of hours of volunteer labor ("sweat equity") towards the construction of their home and/or other PHI homes. PHI projects over 100 temporary jobs will be created during the project. Also, over 15,000 volunteer opportunities will be created during the construction of this project.

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In addition to typical Type V construction, Habitat LA is well versed in building homes with alternative materials and methodologies that can decrease the time to build a development and decrease the costs. In Los Angeles, Habitat LA build three net-zero homes. These homes were completely off of the City's power grid. These homes were built with SIP panels. The SIPs (Structural Insulated Panels) were constructed off-site and delivered to the construction site. With the use of these panels, Habitat LA was able to cut the construction schedule by 40% on these projects at the same costs of a typical Type V project.

In addition, PHI and Habitat LA also has relationships with modular home builders and container home builders with an eye on becoming the leader in alternative home construction. With these partnerships, PHI and Habitat LA's designs can be converted easily to take advantage of alternative building types. PHI and Habitat LA is looking for the right City and right project to partner with to implement these new building types

Future Home Owners

The future owners of the development will purchase the property with the assistance of PHI's banking partners, PHI's subordinate financing, and available City/State sources of subordinate financing (i.e. Down Payment Assistance, CalHome, BEGIN and/or WISH). The homes will carry a minimum 30-year affordability restriction. The restriction will require all subsequent buyers to earn less than 80 percent of the Area Median Income. PHI will have either a Right of First Refusal to re-acquire the home and re-sell the property to a qualified buyer earning less than 80 percent of the area median income or an Equity Sharing Agreement that will discourage families looking to "flip" one of these affordable homes.

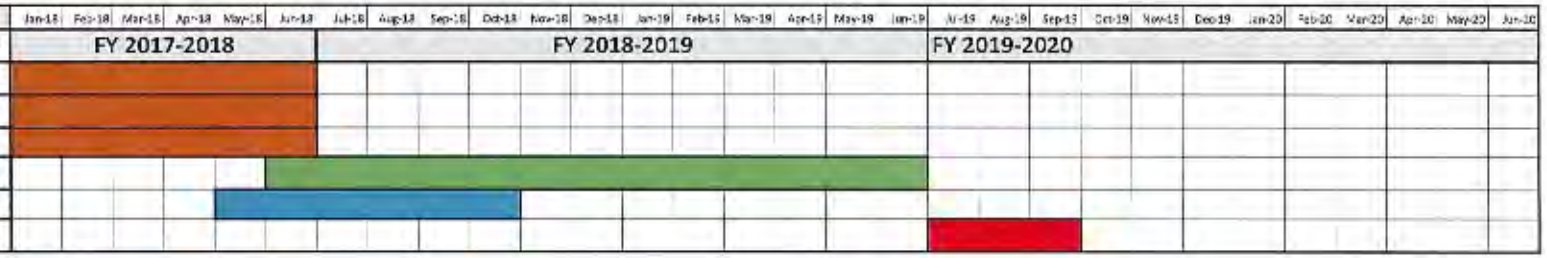
Financing

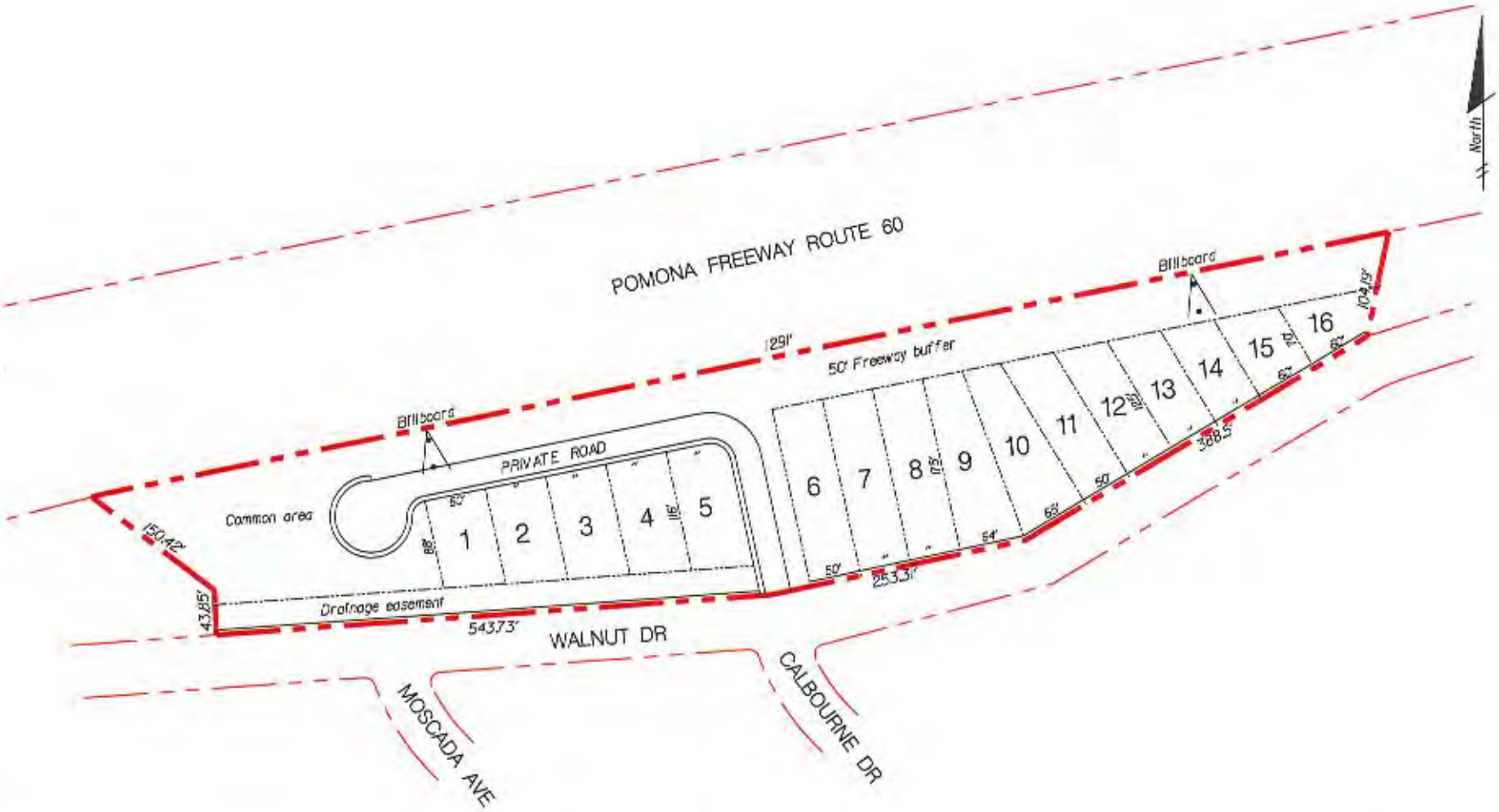
PHI and Habitat LA finance their projects from a variety of sources. For the Walnut Avenue project, PHI will finance the project with developer equity, institutional financing, deferred developer fee, volunteer labor, gift-in-kind donations, and donated City land. Also, if any public funding source becomes available, they will be applied for. This combination of public and private financing has been used successfully to fund our previous developments.

Total - Development Costs - 21037 E. Walnut Avenue, City of Industry - 16 Units

I.	**Land Assemblage Cost**					
	Land Value - Donated	0	Sq Ft		$0	
	Closing Costs		Allowance		$6,000	
	Total Land Assemblage	**16**	**Units**	**$375 /Unit**		**$6,000**
II.	**Direct Costs**					
	Construction Management	3%	Dir Cost		$94,440	
	Construction Crew		Allowance		$320,000	
	Construction Costs	21,600	Sq. Ft.	$105 /Sq ft	$2,268,000	
	General Conditions	16	Units	$9,500 /Unit	$152,000	
	Off-site Improvements	16	Allowance	$8,000 /Unit	$128,000	
	On-site Improvements	16	Unit	$17,500 /Unit	$280,000	
	Contingency	10%	Costs		$282,800	
	Total Direct Costs	**16**	**Units**	**$220,328 /Unit**		**$3,525,240**
III.	**Indirect Costs**					
	Fees and permits	16	Units	$20,000 /Unit	$320,000	
	Tax and Legal, Accounting	2%	Direct Cost		$70,505	
	Insurance	16	Units	$5,000 /Unit	$80,000	
	Architect (including structural)	4%	Direct Cost		$141,010	
	Engineering	2%	Direct Cost		$70,505	
	Other Consultants		Allowance		$20,000	
	Contingency	10%	Indirect+Fin		$79,802	
	Total Indirect Costs	**16**	**Units**	**$48,864 /Unit**		**$781,821**
IV.	**Closing Costs**					
	End Closing Costs/Sales	16	Units	$6,000 /Unit	$96,000	
	Total Financing Costs	**16**	**Units**	**$6,000 /Unit**		**$96,000**
	Developer's Fee	**16**	**Flat**	**$25,000 /Unit**		**$400,000**
V.	**Total Development Costs**	**16**	**Units**	**$300,566 /Unit**		**$4,809,061**

Address	Units	Start	Finish
21037 E. Walnut Avenue	**16**	**Jan-18**	**Jun-19**
Financing		Jan-18	Jun-18
Design		Jan-18	Jun-18
Entitlement Permitting		Jan-18	Jun-18
Construction		Jun-18	Jun-19
Home Buyer Selection		May-18	Oct-18
Close of Escrow		Jul-19	Sep-19





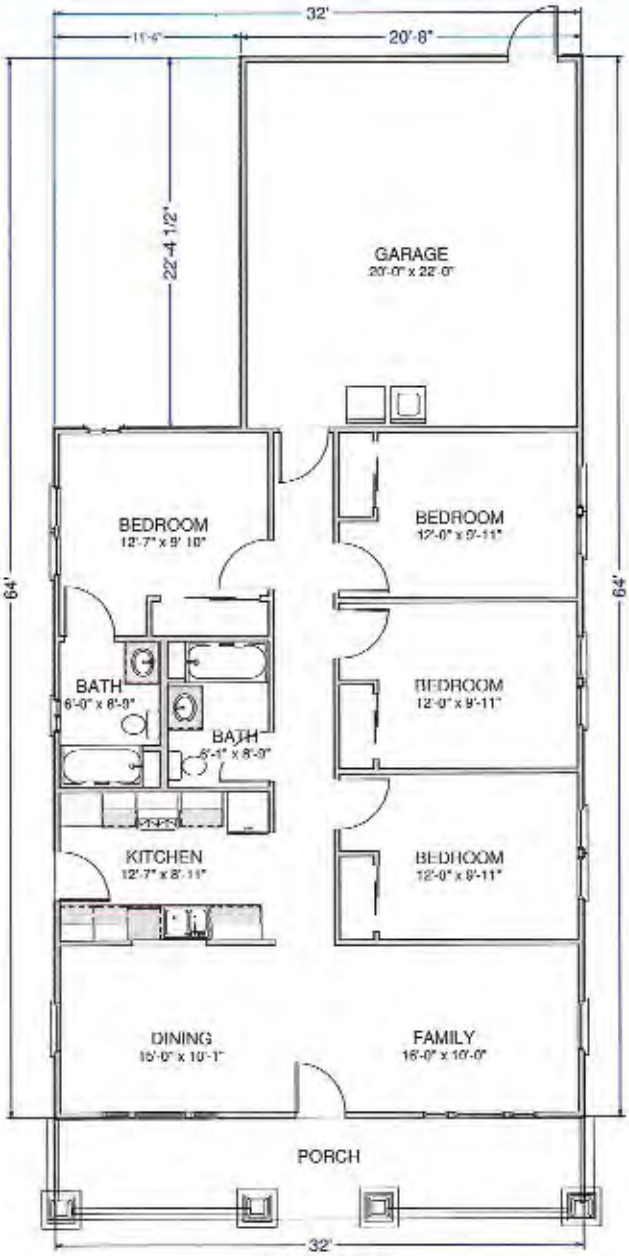
SITE PLAN

JULY 12, 2017 | 20137 – 20249 E WALNUT AVE | 1" =100'

PLAN C

(32' x 64' Footprint)

FLOOR PLAN



LIVING AREA
1342 sq ft

House Features

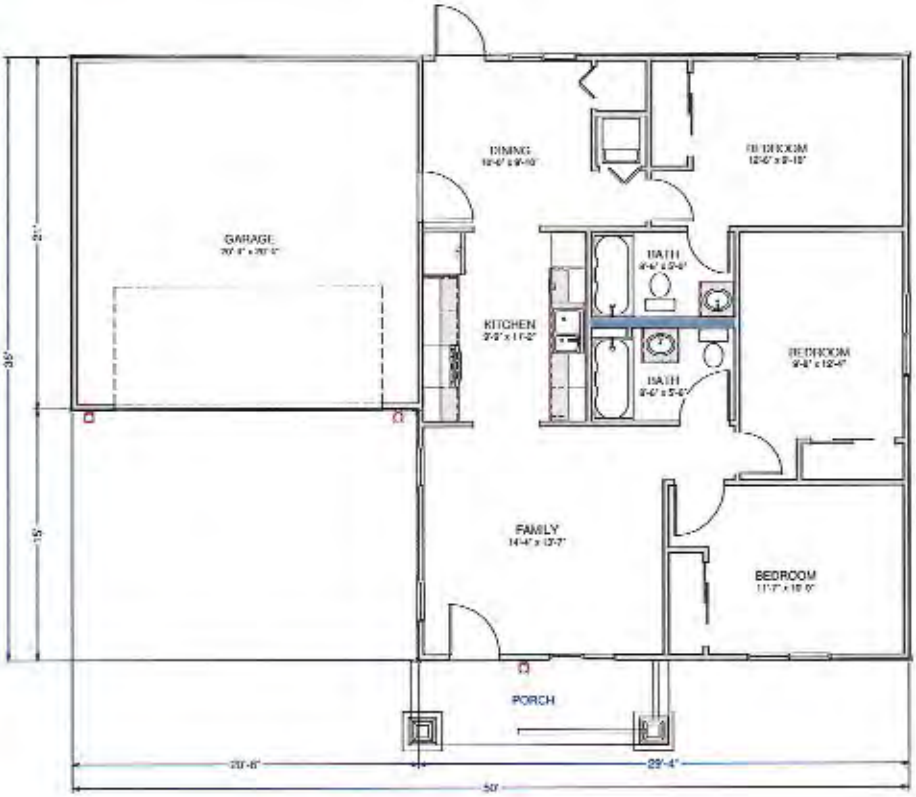
- Fully HC accessible
  - Kitchen
  - Bathrooms
  - Doors/path of travel
- Universal Design
  - Door handles
  - Plumbing Fixtures
- Whole House Fan
- Water Conserving Fixtures
  - per Title 24
  - 1 gpf Toilet
- Energy Star
  - Appliances
  - Fans
  - HVAC
  - Lighting
- 2" x 6" Exterior Wall (R-19)
- Low VOC Paint/Adhesives
- Low/No formaldehyde wood products
- 65% of const. waste recycled
- Recycled content
  - Flooring
  - Siding

See Green Communities Checklist for a full list of features

PLAN D

(50' x 36' Footprint)

FLOOR PLAN



House Features

- Fully HC accessible
  - Kitchen
  - Bathrooms
  - Doors/path of travel
- Universal Design
  - Door handles
  - Plumbing Fixtures
- Whole House Fan
- Water Conserving Fixtures
  - per Title 24
  - 1 gpf Toilet
- Energy Star
  - Appliances
  - Fans
  - HVAC
  - Lighting
- Low VOC Paint/Adhesives
- Low/No formaldehyde wood products
- 65% of const. waste recycled
- Recycled content
  - Flooring
  - Siding

Partnership Housing Inc.
Submittal for Request for Qualifications and Proposals

City of Industry

Section III c.

Affordable Housing Marketing and Outreach Plan

8739 Artesia Boulevard · Bellflower, CA 90706 · Office (310) 323-HOME (4663) · Fax (310) 323-0789

Affordable Housing Marketing and Outreach Plan

City of Industry—Valley Blvd. & Walnut Avenue Housing Development

Introduction

Partnership Housing Inc. (PHI) contracts with Habitat for Humanity of Greater Los Angeles (Habitat LA) for their home sales. Habitat LA is at the forefront of provide affordable homeownership opportunities to qualified homebuyers. Habitat LA was established in 1990. Since its founding, they have built and renovated more than 700 homes locally and more than 400 internationally. They serve low- and very low-income individuals and families that earn between 30 and 80 percent of the Los Angeles Area Median Income. Their Homeownership Program helps people transition from substandard rental housing to affordable, permanent homeownership through the purchase of a Habitat home.

Valley Blvd. and Walnut Ave. Housing Developments

PHI and Habitat LA look forward to working with the City of Industry to provide affordable housing opportunities to a minimum of 32 first time homebuyers earning 30-80% of the area median income. The developments will include;

- Three bedroom, two bath homes with a detached garage & private yards
- Three bedroom, two bath homes with an attached garage & private yards

Affirmative Marketing Procedures

In compliance with **Home Final Rule 24 CFR 92.351** the PHI and Habitat LA will adopt the affirmative marketing procedures and requirements as specified in the HOME Final Rule 92.351 for the Valley Blvd. and Walnut Ave. Housing Developments.

Policy on Nondiscrimination and Accessibility

With respect to the treatment of applicants, PHI and Habitat LA will not discriminate against any individual or family because of race, color, national origin, religion, gender, disability, familial status or presence of children in a household. Reasonable accommodations will be offered to all disabled persons who request accommodations due to disability at any time during the application and determination of eligibility for homeownership. PHI and Habitat LA will use of the Equal Housing Opportunity logotype or slogan in marketing materials.

Training

PHI and Habitat LA shall provide the persons in charge of marketing and reviewing potential applicants for homeownership with all relevant regulations and Fair Housing provisions. All staff shall be required to follow the procedures and policies adopted.

Until all restricted affordable units have been sold, on-site training programs shall include marketing, outreach, data collection, reporting, and record keeping. Persons in charge of

marketing and reviewing potential applicants for homeownership shall annually receive instruction regarding fair housing laws and this project's Affirmative Marketing Plan.

Marketing Process

PHI and Habitat LA will utilize different formats that support the marketing of the housing developments including:

- Flyers
- Postcards
- Advertisement
- Press Release and/or Media Alerts
- Featured Articles
- Editorials
- Inserts in Church Bulletins or City Mailers
- Community Presentations
- Social Media and website
- Constant Contact (email)

Marketing materials will be distributed to community and nonprofit organizations, churches and faith-based organizations, municipal and county agencies, state and federal offices, and schools. In addition, PHI and Habitat LA will mail more than 4,200 post cards to individuals on their interest list.

Outreach

PHI and Habitat LA targets its outreach and marketing efforts within the city its building to ensure that people who work or live in the city have ample opportunity to apply. However, our efforts can extend beyond city limits and all are invited to apply.

- All advertising shall display the Equal Housing Opportunity logo or the phrase "Equal Housing Opportunity."
- Consistent with the resident population this project was designed to serve, the marketing of Ramona Avenue Project will ensure equal access to appropriate size units for all persons in any category protected by federal, state, and local laws governing discrimination.
    - Special marketing outreach consideration will be given to the following underserved populations:
        - African-Americans
        - Hispanics
        - Asians and Pacific Islanders
        - Handicapped and Disabled Persons
        - Veterans and Military households
- Marketing shall include the use of newspapers of general circulation in the City of Industry and surrounding Cities. Habitat LA will place notices in newspapers, specialized publications, and newsletters to reach potential residents. Applications, notices, and all publications will include a Fair Housing and Equal Opportunity Logo, and the Accessibility Logo.

- Local civic and community organizations representative of the ethnic and cultural diversity of the area will be contacted in order to disseminate information about the Development. Groups representing the handicapped and the elderly will also be contacted. Where necessary Habitat LA will create marketing materials in multiple languages in order to better reach potential applicants in the area with language limitations. To further inform the groups least likely to apply for the available housing, a diverse group of local organizations will be contacted with housing information.

Information Sessions

A minimum of four information sessions (2 English and 2 Spanish) and one Pathways to Homeownership workshop will be conducted in the City of Industry during pre-construction and construction of the homes.

Pathways to Homeownership Workshop

The Pathways to Homeownership program was created in response to the thousands of individuals who contact Habitat LA every year about becoming a homeowner. A large percentage of these individuals apply to our homeownership program without meeting the minimum standards. Our goal is to help these individuals gain a greater understanding of the requirements to purchase a home by providing free workshops to help them get on the "path" to homeownership. Pathways to Homeownership workshops include:

- **Understanding Your Credit**: Participants will gain a greater understanding of the impact of credit; Learn tips on minor to moderate credit repair; Understand how to establish credit history; Learn to properly document income and alternative credit references.
- **Financial Literacy**: Participants will learn how to develop a financial plan for their life and learn how to track and evaluate their spending. Participants will be taken step-by-step on how to create a budget including tips on savings and how to stick to it. In addition, participants will develop a savings plan to cover home purchase expenses (down payment and moving expenses).

Community presentations

In addition to the information sessions listed above, PHI and Habitat LA is available to conduct presentations with a minimum of two weeks notice.

Compliance Assessment

PHI and Habitat LA will review the Affirmative Marketing Plan annually and update as needed to ensure compliance until all affordable units are sold. The advertising sources will be included in the review to determine if past sources should be changed or expanded.

PHI and Habitat LA will annually assess the success of affirmative marketing actions for the City of Industry Housing Developments. If the demographic data of the applicants and residents vary greatly from the jurisdiction's population data, advertising efforts and outreach will be targeted to underrepresented groups in an attempt to balance the applicants and residents with the demographics of the jurisdiction.

Record Keeping

PHI and Habitat LA shall establish and maintain an Affirmative Marketing file to hold advertisements, flyers, and other public information documents to demonstrate that the appropriate logo and language have been used. Additionally, the records of its activities in implementing the affirmative marketing plan, including other community outreach efforts and its annual analysis shall be kept. PHI and Habitat LA should supply the City with copies of all marketing information. The City will take the marketing information and maintain a copy of the information in the City's records.

- The City of Industry Housing Development shall keep up-to-date records based on census data, applications, and surveys about community residents, and records about potential homeowner who are eligible as well as those who were ineligible. All records should be kept for a minimum of five years after project closeout.
- Habitat LA shall provide HUD and HOME staff access to any pertinent books, documents, papers or other records of their HOME-assisted properties, as necessary, for determining compliance with civil rights and nondiscrimination requirements.

Partnership Housing Inc.
Submittal for Request for Qualifications and Proposals

City of Industry

Section IV

Additional Forms

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Habitat for Humanity®
Greater Los Angeles

Affiliate of Distinction 2015-2017

Building a Greater Los Angeles

Our Story

Our Mission

Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities and hope.

Habitat for Humanity's Work

- Founded in 1976, Habitat for Humanity International has built, rehabilitated, repaired or improved more than 800,000 homes, serving more than 1 million families worldwide. With more than 1,400 Habitat affiliates in over 70 countries, approximately every five minutes, a Habitat home is completed somewhere in the world.
- Since our founding in 1990, Habitat for Humanity of Greater Los Angeles (Habitat LA) has built and repaired more than 1000 homes locally and internationally.

Habitat for Humanity's Homebuilding Model Works!

- Through volunteer labor, donated building materials, professional services and land, Habitat LA builds and renovates decent, sustainable and affordable homes in partnership with families and individuals selected for homeownership through a rigorous application process.
- Habitat LA homes are sold to qualifying partner homeowners without profit and financed with affordable, zero equivalency loans. The homeowners' monthly mortgage payments are used to build additional Habitat homes.
- Builder Magazine ranked Habitat as the largest private homebuilder in the United States and the 15th largest overall homebuilder on the 2015 Builder 100 list.

A Hand-Up, Not a Hand-Out

- We carefully select families and individuals for each house we build or rehabilitate. Selection is non-discriminatory; race, color, ethnic origin, religion, sex and family composition are not factors.
- Homebuyers must demonstrate need. Homebuyers must be low-income, earning between 30-80% of the area median income for LA County.
- Homebuyers must have good credit (no recent bankruptcies, liens or judgments).
- Homebuyers must attend Habitat LA and HUD homebuyer education workshops and invest up to 500 hours of *sweat equity* into the construction and/or rehabilitation of their home.

> *"By having these families move into Habitat homes, they're contributing to their community, making their community that much better which trickles up and over and down to the other surrounding communities. We are all a part of a greater whole in this community and the more people can share in all of that, the better we all are."*
>
> - Gerry Bross, *Past Chairman of the Board, Habitat LA*

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@HabitatLA | www.habitatla.org

Habitat for Humanity®
Greater Los Angeles
Affiliate of Distinction 2015-2017

BUILDING A GREATER LOS ANGELES

OUR IMPACT

For 25 years, **Habitat for Humanity of Greater Los Angeles** (Habitat LA) has strengthened low-income communities from Long Beach to the mountains and from Montebello to the Ventura County line, covering two-thirds of Los Angeles County. This vast region is comprised of 182 communities, 51 cities, including the City of Los Angeles, and 61 unincorporated areas throughout the County.

Together, over 125,000 volunteers and donors have invested more than 1 million service hours building, renovating and repairing over 700 homes. Together, we've helped nearly 4,000 Angelenos build opportunities for their families and strengthen their communities with decent, sustainable, and affordable housing.

Our Service Area

- 1-3 units
- 4-10 units
- More than 10 units
- New Construction
- Home Repair
- Rehab
- ☆ Target Areas

In 2009, through Habitat LA's Neighborhood Revitalization Initiative (NRI), the city of Lynwood was selected as the first targeted area. Over the next 5 years, Habitat LA invested $24.3 million dollars to revitalize targeted census tracts with high blight, overcrowding, crime, and unemployment.

The investment translated into $163 million in economic impact and created 69 new homeownership opportunities, repaired 25 homes, and renovated key community buildings (ie. churches and markets).

OUR GOALS

By 2020 Habitat LA will invest $100 million to make a transformational impact by helping families, revitalizing neighborhoods across Los Angeles, and creating more access to affordable housing. To date, we are nearly halfway to our goal and we need your support.

Through the campaign we will:

- Target two new initiative areas: The Washington Area Neighborhood in Long Beach and South Los Angeles.
- Partner with 15 cities to improve housing stock.
- Provide 150 new partner homebuyers with affordable financing.
- Build a new home for Habitat LA and training center which will expand our programs and offer job training services.
- Open 2 new ReStore Social Enterprises.

Today, social and economic trends cloud LA's future. As population growth, gentrification, and antiquated zoning restrictions push home prices ever higher, too many of LA's honest, hardworking families find themselves forced into increasingly unaffordable, substandard housing. Combined, these forces undermine family integrity, neighborhood stability and school quality constricting the social mobility of too many low-income Angelenos.

Now is the time to Build a Greater Los Angeles – advancing our communities for generations to come.

For more information, contact Jennifer Wise, VP of Resource Development: jwise@habitatla.org
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Habitat for Humanity®
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BUILDING A GREATER LOS ANGELES

NEIGHBORHOOD REVITALIZATION CASE STUDY: *Lynwood*, CA

DIRECT ECONOMIC IMPACT

Total of $24.3 million invested in construction since 2009

- **48** Rehabilitated Homes: $15,400,000
- **21** New Homes: $7,500,000
- **25** Repaired Homes: $350,000
- Down Payment Assistance Loans: $100,000
- Renovation of Community Buildings: $100,000

- **$29,387,085** in housing value added to the community
- **$367,338** in property taxes generated annually
- Habitat LA engaged over **25,000** volunteers over 6 years, generating **$4.5 million** in donated volunteer labor for Lynwood

INDIRECT ECONOMIC IMPACT

to local businesses, restaurants, and retail that expanded as a result of our investment

$163.1 million with 224 jobs created over the 5 years

For more information, contact Jennifer Wise, VP of Resource Development: jwise@habitatla.org
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Habitat for Humanity
Greater Los Angeles
Affiliate of Distinction 2015-2017

BUILDING A GREATER LOS ANGELES

NEIGHBORHOOD REVITALIZATION CASE STUDY: *Lynwood*, CA

Habitat for Humanity of Greater Los Angeles (Habitat LA) created the Neighborhood Revitalization Initiative in 2009 to address the persistent lack of affordable housing and erosion of the stability in communities. The City of Lynwood was chosen as the first target area and over five years, Habitat LA invested $24.3 million to revitalize targeted census tracts with high blight, overcrowding, crime and unemployment, resulting in an indirect economic impact of $163.1 million.

- Population: **70,790**
- Median household income: **$41,824**
- Homes: **46%** owner occupied, **54%** renters
- People living below poverty line: **23.7%**

OUR IMPACT

PRIOR TO 2009	2009–2014
City's average housing budget annually: $1.08M	Habitat LA invests $23.4M in revitalization
Average home price: $277,400	Average home price: $322,925
Unemployment rate: 16.9%	Unemployment rate: 10.5%
Crime rate average 2004-2008: 473.7* (U.S. average: 301)	Crime rate average 2009-2013: 364.7* (most recent available)
Average household size: 5.02 people (L.A. County average: 3.01 people)	Average household size: 4.4 people
64% of home sales were foreclosure related 37% of mortgages were subprime	Of the 19 permits pulled in the City to build new homes, 14 were pulled by Habitat LA
The City lacked strategy to address crime and blight	Habitat LA established more than 20 city planning groups
Several City officials recently indicted for corruption	The City was named All-American City by the National Civic League

*www.city-data.com/city/Lynwood-California.html

For more information, contact Jennifer Wise, VP of Resource Development: jwise@habitatla.org
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Habitat for Humanity® Greater Los Angeles

You can be a HOMEOWNER!

ELIGIBILITY REQUIREMENTS

- You must be income eligible. *(see chart below)*
- You must have good credit. *(no current judgments, liens or recent bankruptcies)*
- You must be a first time homebuyer.
- You must be able to make a small down payment.
- You must be a U.S. Citizen or Permanent Legal Resident.

INTERESTED?

For more information or to download the eligibility questionnaire, visit our website at www.habitatla.org, call (310)323-4663 or email home@habitatla.org.

We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin.

EQUAL HOUSING OPPORTUNITY

PARTICIPANT ELIGIBILITY INCOME REQUIREMENTS

Household Size	Minimum	Maximum
1	$18,250	$48,650
2	$20,850	$55,600
3	$23,450	$62,550
4	$26,050	$69,450
5	$28,440	$75,050
6	$32,580	$80,600
7	$36,730	$86,150
8	$40,890	$91,700

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HABITAT FOR HEROES
VETERAN HOME REPAIRS

Are you a veteran in need of home repairs? Habitat for Humanity of Greater Los Angeles (Habitat LA) provides repairs and non-cosmetic improvements to low-income veteran households to help alleviate health and safety issues in and around their home. Veteran households include households with a veteran homeowner or a caregiver to a veteran household member. Homeowners pay for repair services through an affordable repayment plan.

ELIGIBILITY REQUIREMENTS*:

- Must own a home within the Habitat LA service area.
- Home must be owner occupied and serve as primary residence of owner(s) and veteran(s).
- Veterans must demonstrate proof of veteran status and honorable discharge.
- Home must be a single-family residence, condominium/townhome or mobile home.
- Multi-family residences (*apartments, duplexes, etc.*) are not eligible.
- Household income must be below current maximum income limits. (*see chart below*)
- Must agree to an affordable one-time payment or zero-interest forgivable loan.
- Must be willing to partner with Habitat LA by investing a minimum of 24 *sweat equity* volunteer hours.
- Homeowners must be a U.S. Citizen or Permanent Legal Resident.

*For a complete list of eligibility requirements and repairs offered visit us at www.habitatla.org or call 310-323-4663.

2016 INCOME GUIDELINES

Household Size	1	2	3	4	5	6
Maximum Annual Income	$48,650	$55,600	$62,550	$69,450	$75,050	$80,600

INTERESTED?

Applying is easy! If you meet the eligibility requirements, applications are available at www.habitatla.org or by calling 310-323-4663. Program funds are limited so apply today!

WE SERVE. WE HONOR. WE BUILD.

Habitat for Humanity®
Greater Los Angeles

www.habitatla.org

EQUAL HOUSING OPPORTUNITY

4/16

Habitat for Humanity® Greater Los Angeles

Habitat for Humanity of Greater Los Angeles Project Sites

- 1 - 3 units
- 4 - 10 units
- More than 10 units

Project Site Type

- Future Builds *94 units total*
- New Construction *247 units total*
- Repair *156 units total*
- Rehab *137 units total*

Project Sites 1992 - June 2016

Map produced by GreenInfo Network
Updated Version June 2016
www.greeninfo.org
GreenInfo Network

CITY OF INDUSTRY
PROPERTY AND HOUSING MANAGEMENT AUTHORITY (IPHMA)

AFFORDABLE HOUSING DESIGN BUILD OPPORTUNITY SITES RFQ/P

SUBMISSION OF QUALIFICATIONS/PROPOSAL
FROM

NEW ECONOMICS FOR WOMEN

RFQ/P SITES

1) **FAURE AVENUE - 22036 Valley Blvd.**
2) **E. WALNUT DRIVE SOUTH #1 – 20137 E. Walnut**
3) **E. WALNUT DRIVE SOUTH #2 – 20249 E. Walnut**

July 18, 2017

LOS ANGELES COUNTY

CITY OF INDUSTRY
PROPERTY AND HOUSING MANAGEMENT AUTHORITY
(IPHMA)

AFFORDABLE HOUSING DESIGN BUILD OPPORTUNITY SITES RFQ/P

FAURE AVENUE – 22036 Valley Blvd.

SUBMISSION OF QUALIFICATIONS / PROPOSAL FROM NEW ECONOMICS FOR WOMEN

July 18, 2017

Table of Contents

A. EXPERIENCE AND CAPACITY

1. Development Team Experience

a. Description of Organization (including mission & legal status, awards, calendar of sponsorship activities)

b. Firm Resumes for each team member that list the experience for each specified Housing Type and Key Staff Resumes.

c. Narrative on past experience working together for all team members. Firm Resumes for select service providers developer has worked with in past five years for Development strategy that includes housing

d. At least three references (name, title, email and phone number)

e. Description of one example of a project in which time from conception to completion was shortened by strategic decisions on Developer's part, and description of strategy and result

2. Portfolio Summary

Information for minimum of 3 recent housing projects (Property Profiles)

3. Financial Capacity

a. Financial capacity summary schedules and audited financial statements for last3 audits of Developer

b. “Stand alone” Financials (see audits)

B. DEVELOPMENT STRATEGY

1. Narrative Project Description

2. Conceptual Site Plan

3. Unit Matrix, include unit quantity, type and size

4. Development Budget and Schedule, including assumptions

5. Innovative Approaches for Achieving Rapid Delivery of Units

6. Innovative Approaches to Financing

C. ATTACHMENTS

1. Proposed Development Team

a. Information regarding the organizations incorporating proposed ownership and Developer

b. Information on the history, mission, programs, track record and roles and responsibilities of Developer as it relates to housing development

c. Organizational chart indicating ownership structure and its parties

d. Name, title, address, telephone and fax number, email address and resumes for key members of proposed development team

e. One copy of Articles of Incorporation, partnership, or other business organizational documents filed with the California Secretary of State for each entity within the ownership structure other than the limited partner

f. Proof of good standing and authorization to do business in California for each entity within proposed ownership structure

g. Secretary of State Corporate Number, organization’s bylaws and a current list of the Board of Directors

h. Brief description of number of years of housing development experience for Developer and proposed development team

i. Description of Developer’s local presence

j. In addition to housing development, description of other programs that are part of Developer’s portfolio

D. FINANCIAL CAPACITY

See Item A.3.

New Economics for Women®

Who We Are

New Economics for Women (NEW) was established in 1985 as the first Latina-operated community economic development nonprofit organization in the United States.

Our Mission and Vision

NEW's mission is to build economic mobility for Latinas and their families through wealth creation, housing, education, entrepreneurship, and civic engagement. **Our vision** is to empower generations of Latinas and their families to thrive.

Our Outcomes

NEW's investment in people, places, and policy has resulted in over a quarter of a billion dollars in public and private investment into the creation of over 1600 units of affordable multifamily housing, built and rehabilitated 110 affordable single-family homes for first time buyers, built more than 100,000 square feet of commercial, community, public school, health clinic space, and created two high-performing public charter elementary schools. As of 2016, NEW has created over $143 million in real property investments and asset development for our client families.

NEW also engages in **social enterprise initiatives** designed to deliver complex human services to women and their families in economic crisis. NEW applies an innovative community asset-building methodology that motivates women and children to reflect, reassess, redirect, and reinvent their family dynamics in order to construct a family legacy of generational economic mobility. NEW uniquely engages in a multi-generational approach with all programs and services to create whole family transformation that results in increased family cohesion and economic empowerment of families.

As a result of NEW's strategic investments, our housing and programs help families out of the crisis brought by extreme poverty to (a) get stable, (b) gain knowledge, and (c) grow their assets over time. Utilizing our ***Whole Family Transformation*** model (a multi-generation approach), NEW provides and partners with other social service and educational entities to provide wrap around health, education, parenting, legal, and mental health counseling to its client families. In 2016, NEW served more than 15,000 individuals. In NEW's Family Source Centers alone, NEW assisted 1,242 families increase their income totaling $1.8 million and assisted 478 youth with their educational pursuits.

New Economics for Women
303 South Loma Drive, Los Angeles, CA 90017
PH: 213.483.2060 FX: 213.483.7848 E-mail: **media@neworg.us**
www.neweconomicsforwomen.org

New Economics for Women
2017 Calendar of Sponsorship Opportunities

A Very Canadian SoulCycle Ride for NEW **April 1, 2017**

Canadians Abroad of Southern California partnered with NEW to present an exclusive Saturday afternoon cycling class at the Santa Monica SoulCycle studio in support of NEW's programs and activities! This private event was sold out with every bike occupied on Saturday morning spin class! **Thank you Canadians Abroad and SoulCycle!**

Viacommunity Day **April 28, 2017**

Our partners at Paramount sent 50 of their most creative staff to repaint our Van Nuys FamilySource Center with murals They applied their professional set-design creativity to kick-off their Viacom Community Day at our site! **Thank you Paramount!**

Look Good, Feel Good J. Jill Event **May 11, 2017**

The women's clothing designer J. Jill hosted a "Look Great, Feel Good" fundraising event with NEW at their Santa Monica and Valencia Town Center J. Jill store locations. Customers enjoyed a 30% off their entire purchase and J. Jill donated 30% of sales to NEW, raising thousands of dollars for our La Posada At-Risk Women's Housing Programs! **Thank you J.Jill!**

Moms Helping Moms 5K Run/Walk and Stroller Roll **May 13, 2017**

NEW partnered with Aztlan Athletics to host our First Annual Moms Helping Moms 5K Run/Walk. This Run/Walk was an outstanding family gathering at the Los Angeles Historic Park for a Saturday 5K (3.1 miles) to encourage the value of healthy outdoor activity and exercise among women. NEW hosted special race categories including "***Fastest Parent with Stroller***" and "***Fastest Siblings under 18 Years of Age*** ". Over 300 runners participated, 50% of whom were children and youth aged 17 and younger! Thank you to our two dozen sponsors for an incredible community event!

Small Sites Build Day **May 16, 2017**

NEW celebrated our new construction project of four single-family homes among 300 community members including the 3rd, 4th, and 5th grade classrooms of NEW Academy Canoga Park Charter Elementary School for science and engineering lessons on-site! We were able to set our four modular houses on this special day and engage with our neighbors to build community in Canoga Park, Los Angeles! Thank you to our multiple sponsors for a successful public community event!

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New Economics for Women
2017 Calendar of Sponsorship Opportunities

Grand Opening of Santa Cecilia Apartments **Summer 2017**

NEW seeks "**Mariachi Mavens"** to join NEW and McCormack Baron Salazar to celebrate the grand opening of 80 affordable large family rentals in a mixed-use building at 1st Street and Boyle Ave in the Boyle Heights Community of Los Angeles. Santa Cecilia is located just across the street from the Metro Gold Line Mariachi Plaza Station. Come enjoy mariachi music with us to celebrate NEW's second transit-oriented development.

Grand Opening of Taylor Yard Senior Housing Apartments **Summer 2017**

NEW and McCormack Baron Salazar will celebrate the grand opening of 108 affordable senior housing units at Taylor Yard Transit Village, a mixed-use, multi-generational transit-oriented development in the Cypress Park community of Los Angeles. NEW seeks "**Champions of Senior Citizens**" as supporters of this grand opening event!

CREATE Family Conference **October 7, 2017**

This all-day event is part of NEW's global movement to eliminate poverty. As one of the largest conferences of its kind, more than 300 families will gather to gain valuable insights on family relationships and financial capability. The CREATE Family Conference is a bicultural experience offered free of charge to families from NEW's housing developments and service areas throughout Southern California. NEW partners with the California Council on Economic Education (CCEE) to bring asset development programming. NEW seeks "**I Am Change Champions**" as sponsors of the event to cover costs for each family participant.

Holiday with a Heart Events **December, 2017**

Come be a part of a magical experience with our families at our Holiday events! Be a **Santa** or an **Elf** as we serve over 600 low-income families each year with toys for children at least four holiday events. NEW seeks sponsorship from committed donors who can cover the cost of toys, food, snow machines, Santa costumes, photography, and other elements to create hopeful, memorable moments for our youngest clients.

Contact Executive Director Maggie Cervantes at mcervantes@neworg.us for Sponsorship Opportunities!

New Economics for Women
303 South Loma Drive, Los Angeles, CA 90017
PH: 213.483.2060 FX: 213.483.7848 E-mail: **media@neworg.us**
www.neweconomicsforwomen.org

KEY STAFF CONTACT LIST

New Economics for Women

Maggie Cervantes
New Economics for Women
303 S. Loma Drive
Los Angeles, CA 90017
213-483-2060 x304 Office
213-483-7848 Fax
mcervantes@neworg.us

Executive Director

Leticia Andueza
New Economics for Women
303 S. Loma Drive
Los Angeles, CA 90017
213-483-2060 x310 Office
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landueza@neworg.us

Associate Executive Director

Alicia Matricardi
New Economics for Women
303 S. Loma Drive
Los Angeles, CA 90017
213-484-1008 x301 Office
amatricardi@neworg.us

General Counsel and Director of Real Estate

Cheryl Bates
New Economics for Women
303 S. Loma Drive
Los Angeles, CA 90017
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Project Manager

Romeo Reyes
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rreyes@neworg.us

Director of Accounting

Sandra Eng
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Los Angeles, CA 90017
213-483-2060 x307 Office
213-483-7848 Fax
seng@neworg.us

Records Manager

Beatriz O. Stotzer
New Economics for Women
303 S. Loma Drive
Los Angeles, CA 90017
213-483-2060 x302 Office
213-483-7848 Fax
bstotzer@neworg.us

Board Vice President

MAGGIE CERVANTES

Maggie Cervantes has served as the Executive Director of New Economics for Women (NEW) since 1992. Her leadership has resulted in significant milestones for NEW including the opening of La Posada and the creation of other housing sites dedicated to helping low-income women and their families become economically independent.

During her tenure, Ms. Cervantes has leveraged a $96,000 grant for NEW into its existing success as a $120 million economic development corporation. In addition, she has helped design innovative economic literacy programs targeting Latinas and their families in the areas of consumer rights and home ownership. As a result, NEW has received numerous awards for its unique housing and economic programs. Ms. Cervantes is also the co-founder of NEW Academy, a non-profit organization operating charter schools with an emphasis on science and art.

Ms. Cervantes brings a depth and breath of experience in community development and Latina community organizing. Leaving an incredible mark on the Latino community, she began her community activism as the founder and president of Comision Femenil at Loyola Marymount University and went on to become the National President of Comision Femenil Mexicana Nacional, the organization that founded NEW. Her major accomplishments have included participation in briefing sessions by the Mexican government on the North American Free Trade Agreement, co-hosting three women from Russia and Yugoslavia to discuss feminism and diversity, conducting outreach and advocacy on Latina issues in the areas of redistricting, reproductive rights and political empowerment.

Ms. Cervantes' local community involvement includes serving on the Union Bank Community Advisory Board and Asset Policy Initiative of California.

An East Los Angeles native, Ms. Cervantes is a graduate of East Los Angeles Community College with an A.A. degree, a graduate of Loyola Marymount University with a B.A. in Chicano Studies, a graduate of University of California, Riverside holding a Master's degree in Public Administration, and Master's degree in Psychology from University of Santa Monica. She is also a graduate of the Bank of America's Development Training Institute, UCLA Anderson School of Management, and Executive Education Program for Latino Leaders and the National Hispana Leadership Institute. She recently completed a second Master's degree in field of Psychology from the University of Santa Monica.

RESUME

MAGDALENA CERVANTES
3211 Stockbridge Ave.
Los Angeles, CA 90032

Telephone H:(323) 227-0878
B:(323) 483-2060

EDUCATION

Master of Administration, National Hispanic Fellowship Program in Public Administration, University of California, Riverside 1984.

Bachelor of Arts, Chicano Studies, Loyola Marymount University, 1981.

Associate of Arts, Liberal Studies, East Los Angeles Community College, 1979.

EXPERIENCE

Executive Director — April 1992 to Present
New Economics for Women
Los Angeles, California

Responsible for the administration and management of NEW, a nonprofit economic development coporation focusing on needs of single parent families. Duties include developing resources, financial planning, staff development, program planning, and directing development of housing and support services for NEW's affordable housing developments.

Administrative Analyst II — December 1986 to March 1992
City Administrative Officer
City of Los Angeles
Los Angeles, California

Served as liaison analyst assigned to the departments of Transportation, Environmental Affairs and Management-Employee Services. Responsible for fiscal, budgetary and administrative matters relating to department activities including formulating recommendations on proposed budget items; researching the functions, activities, personnel requirements and anticipated workloads involved in department programs; and, recommending the approval, denial or modification of departmental requests. Required to orally present written recommendations to the Mayor and City Council on department activities.

Past assignments include: budget liaison to the Department of General Services and the Bureau of Accounting and oversight responsibility for the Venice Community Projects Program including monitoring and working with various city departments to expedite capital improvement projects.

Management Assistant May 1985 to November 1986
Occupational Health and Benefits
Section, Human Resources Division
City of Los Angeles, Department of Water and Power
Los Angeles, California

Assisted staff on occupational heath testing programs including training, report writing and contract review. Responsible for seeking placement of employees injured on duty, submitting 198586 Medical Services Expenditure Program and 1986-86 Workers' Compensation Expenditure Program, statistical analysis on the Drug Screening Program, and review of legislation affecting health services.

Administrative Assistant August 1984 to November 1984
East Los Angeles Health Task Force
Los Angeles, California

Assisted Executive Director in overall administration of agency. Functioned as Personnel Officer preparing and presenting recommendations on personnel policies and procedures. Supervised clerical staff. Serve as Project Director responsible for Senior Citizens Support Program. Served as agency representative at civic functions.

COMPUTER SKILLS
Computer literate

COMMUNITY VOLUNTEER ACTIVITIES
See attached page.

AWARDS AND CERTIFICATES
Bank Of America National Development Training Institute Fellowship Program in Community Development, Graduate 1998
National Hispana Leadership Program, 1990 (includes: Certificate from the Harvard School of Government Mid-Management Program, May 1990, Certificate from the Center of Creative Leadership, San Diego, August 1990)
MALDEF Leadership Program, Class IX, 1988
National Hispanic Field Service Fellowship in Public Administration, 1982-84.

REFERENCES
Upon request.

Magdalena Cervantes

Community Activities and Honors

1980-1981	Founder and f irst President of Comision Femenil, Loyola Marymount University student chapter
April 1980	Conference Co-Coordinator, Californios for Fair Representation
1981-82	Corresponding Secretary, Comision Femenil Mexicana Nacional
1982-84	Awarded National Hispanic Fellowship in Public Administration while attending graduate school at UC Riverside
1984-85	Member, Hispanic Consumer Advisory Panel, Southern California Gas Company
1984-89	Vice President, Membership Chair, Historian, Legislative Chair, Chapter Representative to national board, Comision Femenil de Los Angeles
1985	Mentor, Puente Project of East Los Angeles Community College - mentored Latina student
1986	Member, Hispanic Affiliates Program, Los Angeles Department of Water and Power
1988	Volunteer, Southwest Voter Registration Drive in East Los Angeles
1988	Graduate, Mexican American Legal and Education Fund Leadership Development Program, Class IX
1989	Participant, Meeting with State Legislators on Latina issues
1989-90	Southwest Regional Chair, Comision Femenil Mexicana Nacional
1990	Graduate, National Hispana Leadership Institute (inlcudes one week training at Center for Creative Leadership and one week at Harvard School of Government in Mid-Managment Program)
1990	Secretary, Professional Hispanics in Energy
1990-91	Affirmative Action Chair, National Women's Political Caucus, Los Angeles Metro Region
1990-92	President, Comision Femenil Mexicana Nacional

1990-present	Board member, childwatch, Adolescent Pregnancy Prevention Coalition
1991	Member, Los Angeles Latino Leaders Coalition on Redistricting
1992	Coordinator, National Hispanic Leadership Agenda Testimony in Los Angeles, Housing and Health Issues.
1998	Honoree, Woman's History Month, Comision Femenil de Los Angeles, Honored for Work in Community Development .

LOS ANGELES TIMES Los Angeles Times THURSDAY, NOVEMBER 19, 19

Nuestro Tiempo

A Bilingual Section / Una Sección Bilingüe

■ Maggie Cervantes is determined to turn an old downtown hotel, at 4th Street and Columbia Avenue, into a home for 60 teen-age mothers and their children. Cervantes, 34, is executive director of the nonprofit development group New Economics for Women, which has received a $4-million grant from the Los Angeles Community Redevelopment Agency to renovate the Hotel Cortez. Many teen-age mothers "don't have the supportive services that they need," Cervantes said, adding that many come from abusive families. The teen-agers will get training in parenting skills and child care so they can attend high school. "We're trying to break the cycle of poverty and abuse," said Cervantes, who is originally from East L.A. and who for the past two years was president of Comisión Femenil Mexicana Nacional.

Maggie Cervantes

■ **Maggie Cervantes** está empeñada en convertir un viejo hotel del centro urbano, en el cruce de la Calle 4 y la Avenida Columbia, en un hogar para 60 madres adolescentes y sus hijos. Cervantes, de 34 años de edad, es directora ejecutiva del grupo no lucrativo de desarrollo New Economics for Women, que ha recibido una subvención de $4 millones de la Agencia de Desarrollo Comunitario de Los Angeles para renovar el hotel Cortez. Múchas madres adolescentes "no tienen los servicios de apoyo que necesitan", explicó Cervantes, al agregar que muchas de ellas han sido blanco de abusos por sus parientes. Las adolescentes recibirán capacitación sobre cómo ser mejores madres, así como servicios de cuidados infantiles que les permitan cursar estudios de escuela secundaria. "Tratamos de romper el ciclo de pobreza y abuso", afirmó Cervantes, quien es oriunda del Este de Los Angeles y presidió por dos años la Comisión Femenil Mexicana Nacional.

—NANCY ZUBIRI

City of Los Angeles
State of California

RESOLUTION

WHEREAS,

Maggie Cervantes

HAS SERVED AS PRESIDENT OF COMISION FEMENIL MEXICANA NACIONAL FROM 1990-1992 AND ACTIVELY WORKED FOR THE BETTERMENT OF LATINAS AND THEIR FAMILIES NATIONWIDE; AND

WHEREAS, CFMN HAS A LONG STANDING COMMITMENT SPANNING OVER TWENTY YEARS TO IMPROVE THE QUALITY OF LIFE FOR CHILDREN AND YOUTH. UNDER MAGGIE'S LEADERSHIP CFMN SPEARHEADED SEMANA DE LA NIÑA (WEEK OF THE YOUNG GIRL) AND HOSTED A SERIES OF EVENTS THAT PROMOTED AND ADDRESSED CHILDREN AND YOUTH ISSUES; AND

WHEREAS, HER MAJOR ACCOMPLISHMENTS HAVE INCLUDED PARTICIPATION IN BRIEFING SESSIONS BY THE MEXICAN GOVERNMENT ON A POSSIBLE FREE TRADE AGREEMENT BETWEEN MEXICO AND THE UNITED STATES, CO-HOSTING THREE WOMEN FROM THE NEWLY FORMED COMMONWEALTH TO DISCUSS FEMINISM AND DIVERSITY; AND

WHEREAS, SHE CONTINUED TO STRENGTHEN THE RELATIONSHIP BETWEEN CFMN AND ITS CHAPTERS AND TO CONDUCT OUTREACH AND ADVOCACY ON LATINA ISSUES IN THE AREAS OF REDISTRICTING, REPRODUCTIVE RIGHTS AND POLITICAL EMPOWERMENT; AND

WHEREAS, MAGGIE JOINED THE NATIONAL WOMEN'S POLITICAL CAUCUS AND SERVED AS CHAIR OF THE AFFIRMATIVE ACTION COMMITTEE TO INSURE ECONOMIC EQUITY FOR WOMEN; AND

WHEREAS, AS A MEMBER OF THE LOS ANGELES LATINO LEADERS COALITION ON REDISTRICTING, SHE TESTIFIED BEFORE THE STATE SENATE AND THE SPECIAL MASTER COURT ON ISSUES RELATED TO THE LATINO COMMUNITY; AND

WHEREAS, MAGGIE HAS DEDICATED HERSELF TO IMPROVING THE QUALITY OF LIFE FOR THE LATINO COMMUNITY WHILE COORDINATING THE NATIONAL HISPANIC LEADERSHIP AGENDA TESTIMONY IN LOS ANGELES ON HOUSING AND HEALTH ISSUES; AND

WHEREAS, SHE HAS BEEN AN ADVOCATE ON BEHALF OF THE NEEDS OF ADOLESCENTS. MAGGIE HAS PROVIDED HOPE FOR MANY YOUNG WOMEN WHO NEED JOB DEVELOPMENT, FAMILY SUPPORT, OPPORTUNITIES FOR PEER SUPPORT AND INTERACTION. SHE SERVED AS A BOARD MEMBER FOR CHILDWATCH, ADOLESCENT PREGNANCY PREVENTION COALITION; AND

WHEREAS, SHE HAS MASTERED HER MANAGEMENT AND ADMINISTRATIVE SKILLS BY PLANNING SUCCESSFUL NETWORKING STRATEGIES WITH ORGANIZATIONS THAT SERVE LATINAS, THEIR FAMILIES AND THEIR WORK ENVIRONMENTS NATIONWIDE; AND

WHEREAS, MAGGIE IS THE EXECUTIVE DIRECTOR OF NEW ECONOMIC FOR WOMEN, A LOS ANGELES BASED NONPROFIT ECONOMIC DEVELOPMENT CORPORATION FOUNDED BY THE LEADERSHIP OF COMISION FEMENIL MEXICANA NACIONAL:

NOW, THEREFORE BE IT RESOLVED THAT BY THE ADOPTION OF THIS RESOLUTION, THE CITY COUNCIL OF THE CITY OF LOS ANGELES TAKES GREAT PLEASURE IN PUBLICLY RECOGNIZING MAGGIE CERVANTES FOR HER LEADERSHIP ROLE IN THE NATION'S LEADING LATINA FEMINIST ORGANIZATION AND HEREBY WISHES HER TREMENDOUS SUCCESS.

RESOLUTION BY

Councilman 14th District

I HEREBY CERTIFY that the foregoing resolution was adopted by the Council of the City of Los Angeles at its meeting held August 26, 1992.

President of the Council

SECONDED BY

Councilman 1st District

ATTEST:

City Clerk

Leticia Andueza

11426 Parker Avenue, Whittier, CA

Leticia.gorbea@gmail.com (213) 923-7747

Experience

Associate Executive Director

New Economics for Women (November 2013 – Present)

- Report to the Executive Director, responsible for enhancing the internal organization processes and infrastructure that allow New Economics for Women to effectively fulfill its mission, as well as engage externally with key constituencies.
- Provide operational and programmatic support to the organization
- Oversee business policies and accounting practices
- Review and analyze financial reports; provide overall financial oversight and monitoring
- Support and advise the Executive Director in decision making
- Lead and support organizational budgeting process
- Manage and oversee Human Resources
- Oversee administrative functions and government-funded educational programs.

Director of Administration/Educational Programs

New Economics for Women (May 2009-November 2013)

- Responsible for the overall administration, coordination and evaluation of the Administration, Human Resources and Technology functions of the organization
- Review and present recommendations to the Executive Director regarding personnel and administrative policies, procedures, and best practices
- Responsible for organization compliance with Federal and State legislation pertaining to all employment matters
- Serve as the Equal Employment Opportunity and Safety Officer
- Responsible for the general supervision of the Administration, Human Resources, and Technology personnel
- Responsible for the overall administration of three government-funded educational programs (after-school, child passenger safety and technology literacy)
- Responsible for the development of partnerships/strategic alliances with key stakeholders to enhance the implementation of community educational programs
- **Ensure program compliance, efficiency and effectiveness**
- Monitor program budgets and lead fundraising activities

Human Resources/Operations Manager

New Economics for Women (October 2004-2009)

- Directed a group of functions for the organization including: Human Resources, Information Technology, and Office Services
- Participated as a member of the senior management team in the development and implementation of organization-wide policies and programs
- Managed department budgets

Intern

City of Montebello, Crime Prevention Bureau (February 2004-June 2004)

- Assisted Crime Analyst with reports and community meetings
- Participated in the day-to-day operations and activities of the City of Montebello, 2004 Graffiti Task Force
- **Conducted research and analysis in concert with the City Administrator's office** surrounding graffiti and gang activity to develop and execute an education campaign for youth

Board of Directors, Secretary

Greenwood Community Association in Action (GCAA) (lanuary 2005-2009)

City of Montebello, CA

- Assured all actions related to and adhered to the mission of the organization
- Governed the organization by establishing policies and objectives
- Ensured the availability of adequate financial resources
- Approved annual budgets
- Administered the operations of the organization's Tutor/Mentor After-School Program

Education

Bachelor of Arts, Public Administration 2004
California State University, Fullerton, CA

New Economics for Women

Alicia Matricardi, Esq.

Alicia Matricardi serves New Economics for Women (NEW) as General Counsel and the Director of Real Estate.

At NEW, Alicia oversees all real estate development activity including site acquisition, securing financing and leading the development team. She has experience in management of NEW's $200M real estate portfolio, as well as direct oversight and supervision of NEW's active participation in the predevelopment and/or construction of another 354 units of housing in the next 2 years alone. She directs NEW's Neighborhood Stabilization Program efforts, including administration of NEW's $24.7M federal allocation of NSP program dollars towards economic investment and transformation of blighted and dilapidated sites throughout Los Angeles and in Denver, Colorado into mixed-use and affordable housing opportunities for working families. Alicia has 10 years of transactional real estate development experience representing developers and commercial entities in all transactional aspects of real estate development. Alicia represents small to publicly-traded organizations in SNDAs, estoppels, lease agreements, development agreements, and contract negotiations and as general and outside counsel to various corporations through her private legal practice.

As a former Project Manager to NEW, Alicia has a wealth of experience in single-family home rehabilitation and development. She worked in conjunction with the Real Estate Development Team to support the financing, acquisition and rehabilitation of 30+ single-family homes in South Los Angeles, and helped to qualify first-time homebuyers for their purchase. She raised $1.2M for the organization in grant funding, and served as the Manager of Homeownership Programs for NEW for two years before leaving the organization to earn her law degree. As the Manager, she oversaw a staff of four in the performance of Homeownership and Smart Consumer Program courses, and directed NEW's homeownership pipeline by working with client families as they made the transition from renters to homeowners.

Alicia earned her J.D. from Southwestern University School of Law, and her B.A. from the University of California at Berkeley in American Studies in Affordable Housing Development with a Minor in Public Policy. She was a 2005 Hagwell Scholar award winner for her work in environmental justice and transportation law, and her law review article was published in 2006 in the *Journal of Transportation Law and Policy* for her piece: "Los Angeles Missed the Bus: *Lessons in Transportation Equity*."

Alicia is a member of the National Association of Latino Community Asset Builders' 2015 Fellowship Program. She is a licensed California Real Estate Broker and graduate of the USC Marshall School of Business Real Estate Finance and Development Summer Program in Real Estate in 2003. She performs national presentations on real estate development and community development finance. She is a founding Board Member of Equitas Charter Academy, and a former public appointee of the City of West Hollywood Westside Task Force.

In 2015, Alicia was named Outstanding Young Real Estate Attorney of the Year by the Los Angeles Bar Association's Real Property Section. Alicia is General Counsel for the Latina Golfers Association of Southern California.

ALICIA BONTÁ MATRICARDI

Admitted to practice law in California and All Federal Districts

Matricardi Law * P.O. Box 35-1776
Los Angeles, California 90035-1776

213.207.6529
alicia@matricardilaw.com

EXPERIENCE

NEW ECONOMICS FOR WOMEN (NEW) — Los Angeles, CA
GENERAL COUNSEL AND DIRECTOR OF REAL ESTATE — May, 2013 - *present*
General Counsel for a non-profit economic development organization in Los Angeles. Drafting, negotiation and review of all real estate transactional matters. Management of a federal grant for the purchase, complete rehabilitation and sale of blighted properties throughout Southern California and the sale to first-time homebuyers. Review and audit of all real estate partnership agreements and review of all financing for construction and management of affordable rental housing units.

MATRICARDI LAW — Los Angeles, CA
SOLE PRACTITIONER — June, 2008 - *present*
Transactional and litigation civil practice in general business and real estate law, intellectual property and entertainment contracts. Performance as General Counsel and/or Real Estate Counsel for various business clients. Creation of joint venture real estate development agreements, purchase and sales, and commercial real estate contracts including commercial and retail leases from both landlord and tenant perspectives. Advise and perform business structuring of private and tax-exempt organizations. Drafting and review of licensing agreements, management and general employment contracts. Performance of copyright and trademark filings, and analysis of IP rights relevant to tech start-ups. Develop litigation strategy for small business claims and contract disputes. Civil litigation experience in law and motion, including writing of complaints, discovery requests and responses, motions, notice of hearings, draft judicial orders, briefs, etc.

UPDATE LEGAL — Los Angeles, CA
CONTRACT ATTORNEY — December, 2006 – June 2012
Contracted attorney for O'Melveny & Myers, LLP, and Miller Barondess, LLP, in their commercial litigation departments. Substantive review of documents in response to requests for discovery in twelve high-profile federal cases including anti-trust, corporate mergers, and intellectual property disputes in copyright, trademark, and internet law. Assigned contract analysis and development of case strategy memos to advise litigation team, deposition outlines summaries, and witness preparation.

AMERICAN BOARD OF TRIAL ADVOCATES (ABOTA) — Los Angeles, CA
LEGAL FELLOW — September - November 2006
Participant in competitive litigation fellowship with mentorship from senior partners at LaFollette, Johnson, DeHaas, Fesler & Ames; Glickman & Glickman; and Los Angeles Criminal Court Judge Dorothy Reyes.

OFFICE OF ROCKARD J. DELGADILLO, CITY ATTORNEY OF LOS ANGELES — Los Angeles, CA
LEGAL INTERN — June - August, 2005

Wrote legal memoranda regarding the City and Community Redevelopment Agency's ability to use the power of eminent domain in light of the Supreme Court's decision in *Kelo v. City of New London*. Reviewed land use patterns surrounding recycling centers to review enforcement options

and nuisance abatement strategies.

STATE OF CALIFORNIA DEPARTMENT OF MANAGED HEALTH CARE Los Angeles, CA
LEGAL INTERN June – August 2004
Substantive review of material modification requests from Knox-Keene licensed health plans to deliver managed healthcare services to Californians. Wrote correspondence between the Department and health plans to address material modifications to Knox-Keene licenses. Reviewed requests to expand service area and modify produce lines, advertise services and release publications regarding health plan benefits to plan enrollees.

NEW ECONOMICS FOR WOMEN (NEW) Los Angeles, CA
PROJECT MANAGER, FUND DEVELOPMENT MANAGER August, 2000 - July, 2003
Chief grantwriter for a non-profit economic development organization in Los Angeles. Raised $2.1 million for the organization over three years for various social-services programs from public and private sources. Project Manager for the redevelopment of a 30,000 sq. ft. property in Pico-Union Los Angeles to become an economic development center. Developed capital campaign, development agreements for leasing and joint venture partnership involvement, including creation of business incubation services, primary health services and office space for various nonprofit tenants.

CENTER FOR LATINO POLICY RESEARCH Berkeley, CA
SENIOR RESEARCH CLERK September 1997 - July 2000
Performance of administrative duties, copy editing and event planning for dissemination of information regarding public policy affecting Latinos in California. Assisted in issue identification and policy research/analysis for the Center's primary research team.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Washington, D.C.
INVESTIGATIVE INTERN, DEPARTMENT OF FAIR HOUSING September - December 1999
Conducted legal research on behalf of staff attorneys. Wrote inter-office memoranda for staff attorneys regarding possible courses of action for fair housing complaints received by the department. Analyzed and researched complaints and wrote summaries of civil rights violation allegations lodged against public housing localities throughout the Department's territories.

EDUCATION

SOUTHWESTERN UNIVERSITY SCHOOL OF LAW Los Angeles, CA
JURIS DOCTOR

2006

HIGHEST HONORS AWARD RECIPIENT, Southwestern University Environmental Justice Seminar

2005

HAGMAN SCHOLAR AWARD, UCLA Extension Land Use and Real Estate Law Conference

2004

UNIVERSITY OF SOUTHERN CALIFORNIA Los Angeles, CA
SUMMER PROGRAM IN REAL ESTATE DEVELOPMENT (School of Policy, Planning and Development) 2003

UNIVERSITY OF CALIFORNIA AT BERKELEY
BACHELOR OF ARTS 2000
MAJOR: American Studies in Urban Planning and Management

MINOR: Public Policy
CAL ALUMNI SCHOLARSHIP, MERIT SCHOLARSHIP

PUBLICATIONS **JOURNAL OF TRANSPORTATION LAW, LOGISTICS AND POLICY** Fourth Quarter Edition 2006
AUTHOR, Law Journal Article: *"Los Angeles Missed the Bus: Lessons in Transportation Equity"*

ACTIVITIES

GENERAL COUNSEL AND MEMBER, Latina Golfers Association	2010 - *present*
LICENSED CALIFORNIA BROKER	2012 - *present*
APPOINTED BOARD MEMBER, EASTSIDE TASK FORCE, City of West Hollywood	2013
MEDIATOR, Trained by the Center for Civic Mediation	2012
FOUNDING BOARD MEMBER, Equitas Academy Charter Elementary School	2008-2009
LAW STUDENT LIAISON, Public Utilities, Communications and Transportation Section of the American Bar Association	2005-2006
BOARD MEMBER, Marlborough School 15Y Alumni Board of Directors	2004-2007
MEMBER, California Women Lead	
MEMBER, Los Angeles Bar Association	
MEMBER, Southern California Golf Association	

LANGUAGE SKILLS: SPANISH FLUENCY

Alicia Matricardi, Esq.
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Phone. 213.207.6529 * E-mail. alicia@matricardilaw.com

New Economics for Women

Cheryl Bates

Cheryl Bates has over 38 years of experience in escrow, real estate finance and property management. At NEW, Ms. Bates's current capacity is Project Manager of the National Stabilization Program (NSPII). She brings extensive Real Estate expertise as well as long-term strategic planning which has benefited the NSPII program and enabled NEW to fulfill its programs goals. With her experience in escrow and real estate finance she is able to coordinate the acquisition and disposition process of over 50 properties

Bates' other successes have included, Enterprise Foundation, a development partner for the Enterprise Home , which Cheryl earned the award of "Affiliate of the Year". She was Project Manager of the Ownership Partners (EHOP) program and was Financial Development Officer for Los Angeles Housing Department, City of Los Angeles. Cheryl was also responsible for the loan closings for the Department's successful Ghost Town Finance Unit. The unit provided $190 million for the rehabilitation of 6,700 housing units

Cheryl has earned Trade Tech College, Los Angeles CA, Associates of Arts in Finance Development, Certificate of Completion for USC Marshall School of Business
Real Estate Finance and Development
Certificate of Completion in Project Management from Cal State University
Pasadena Community College and El Camino for Escrow I, II and III
Certificate of Completion in Real Estate Practices and Principals
Certificate in Investment Partnership Program by U.S. Housing & Urban Development

Cheryl A. Bates
1309 Solita Road
Pasadena, California 91103
(626) 398-1882

New Economics for Women (New Capital)

303 South Loma Drive, Los Angeles, California 90017

Project Manager
April 2000 to Present

- **Preparation of financial feasibility analyses for potential affordable housing sites and developments**
- **Preparation of loan, grant and low income housing tax credit applications**
- **Coordinating activities with public and private lenders to secure acquisition, construction and permanent financing for residential and multifamily projects**
- **Coordinate activities with architects, consultants, contractors, and property managers**
- **Works with and representing NEW before public agencies, elected officials, community groups and financial institutions**
- **Assists with on-going project management and operations of development**
- **Coordinates the escrow process for acquisition and dispositions**
- **Maintains vendor relationships**
- **Assists with records management activities**
- **Processes all invoices as related to real estate department activities**

BST Escrow, Inc.

Escrow Officer
April 98-April 2000

- **Developing and Maintaining an Escrow Desk.**
- **Reviewing purchase agreements and contracts and implementing them into Escrow Instructions.**
- **Coordinating opening and closing of escrow files.**
- **Maintaining daily contact with various lenders, title companies, insurance agencies and real estate agents.**
- **Responsible for maintaining filing system including archiving records as necessary**
- **Made understandable, convincing, persuasive oral and written presentations of complex escrow data to large groups including various board meetings.**
- **Required excellent communication skills to interface with the marketing and customer relationships**

City of Los Angeles

Financial Development Officer
9/94-4/98

- **Responsible for planning, coordinating, and reviewing all aspects of the Housing Development Division financing, rehabilitation and construction process**
- **Responsible for the closings for the Department's successful Ghost Town Finance Unit established following the 1994 Northridge Earthquake. The Unit provided $190 million for the rehabilitation of 6,700 housing units**

- Extensive loan application analysis through negotiation and approval of documentation to on-going compliance during the development phase of the project
- Reviewing all real estate transactions and related documentation, including purchase agreements, escrow instructions and title reports
- Reviewing government ordinances and permits for conformance with project objectives and requirements
- Performing escrow duties including preparation of loan documents, closing of loan escrow transactions and title work
- Served as liaison between LAHD and the City Attorney's Office

Team Equity Mortgage Corporation

Escrow Officer
11/91-9/94

- Managed the operations of the Escrow Department
- Provide administrative support to Executive Officers
- Responsible for maintaining filing system including archiving records as necessary
- Hire supervise, and train personnel
- Conducted training classes regarding escrow procedures with loan agents
- Setup and managed work flow
- Developed and maintained a large volume escrow desk
- Maintained daily contact with outside lenders, title companies and loan officers
- Maintained supplies and equipment for escrow department
- Develop and maintain procedures for operational matters and ensure proper staff notification of new procedures

CB Escrow Consultants

Escrow Officer/Consultant
11/90-10/91

- Self employed business entailing escrow services for Real Estate Broker owned real estate offices
- Heavy public relations interactions
- Responsible for each brokers escrow files from start to finish
- Handled accounting and administrative duties
- Large phone and client contact
- Assisted with completing loan applications and various forms
- Developed procedures manuals and training modules for secretarial staff
- Maintained supplies and equipment for various offices

BST Escrow, Inc.

Escrow Officer
3/86-1/90

- Developed and maintained a full escrow desk.
- Exercised considerable independent judgment
- Considerable client contact by phone and visits
- Public relations work on an ongoing basis
- Made understandable, convincing of persuasive oral and written presentations of complex escrow data to large groups including various board meetings
- Required excellent communication skills to interface with the marketing and customer relations

View Heights Escrow, Inc.

Manager/Escrow Officer
1/84-3/86

- Responsible for supervising employees engaged in the escrow processing including two additional escrow officers.
- Maintained a large volume escrow desk handling all types of escrow transactions
- Exercised considerable independent judgment
- Responsible for performing the full range of supervisory activities including application of discipline, processing and resolution of grievances and evaluation performance
- Required excellent communication skills to interface with the marketing and customer relations
- Made several presentations, both orally and written to various board meetings
- Day-to-Day troubleshooting and finding resolution to situations affecting operations
- Plan and conduct new employee orientation and assist with completion of new employee paperwork
- Provide explanations of company policies, procedures and benefits

Quality Escrow, Inc.

Escrow Officer
9/80-1/84

- Responsible for escrow transactions from start to finish.
- Interfaced with marketing and customer relations
- Required excellent oral and written communications

EDUCATION

Pasadena Community College, Pasadena, California
Currently in pursuit of Associates of Arts Degree in Business

1973-1976 El Camino College
Certificate of completion of escrow 1, 2 and 3
Certificate of completion in Real Estate practices and principles

Regional Occupational College 1972-1973
Certificate of completion in office equipments and procedures

CERTIFICATES OF COMPLETIONS

Exec Train
Certificate of completion in Quattro Pro for Windows 5

U.S. Department of Housing and Urban Development
Certificate in Investment Partnership Program

COMPUTER SKILLS

Computer literate

COMMUNITY ACTIVITIES

1996-present
Board Member and current Secretary of Impact Drug and Alcohol Treatment Center

References available upon request

ROMEO P. REYES
16900 S. HOOVER ST., GARDENA, CA. 90247
(310) 769-1128 CELL PHONE (310) 951-8571
rreyes@neworg.us

WORK EXPERIENCE

- Prepared financial statements and audit packages for multiple corporate and partnership entities.
- Analyzed overhead spending and prepared variance reports between budget versus actual.
- Developed extensive Excel spreadsheets used to analyze various schedules. Modified and streamlined spreadsheets used in the preparation of corporate board of directors' packages.
- Maintained general ledgers and analyzed operating activities for multiple entities.
- Monitored and ensured all fee payments/collections are made on a timely basis and other agreements are being adhered to.
- Supervised Staff Accountants including training and evaluations.

EMPLOYMENT HISTORY

August, 1997 to present	Director of Finance New Economics for Women
January, 1992 to July, 1997	Accountant Residential Communities Inc.
November, 1990 to December, 1991	Accountant Acqua Group, Inc.
February, 1981 to October, 1990	General Ledger Supervisor Angeles Corporation

EDUCATION

University of Santo Tomas, Manila, Philippines
Bachelor of Science in Commerce, Major in Accounting

Other Skills:

Proficient in Excel, Word, Yardi Professional, AccPac Plus, ATBWU, IBM System 36

SANDRA E. ENG

P. O. BOX 6121
ROSEMEAD, CA 91770

EXPERIENCE:

Records Manager June 1997 - Present
New Economics for Women
Los Angeles, California

Records Manager for residential and commercial real estate/economic development nonprofit corporation. Responsible for overseeing and maintaining the corporation's Master Files. Specific duties include:

- Developing filing systems which are most efficient for each future department's/ program's/ project's needs
- Educating staff responsible for files on how filing system works and how to maintain files
- Developing records management standards, especially in regard to historical and archival records
- Developing policies and procedures manual
- Reviewing and organizing previously existing files
- Organizing and maintaining current entity/project files
- Creating permanent original "Closing Binders" for current real estate acquisition and loan closings
- Creating and keeping accurate file and Master File Lists
- Updating file lists periodically on computer and server
- Storing "retired" files and destroying obsolete files after consultation with Executive Director/CEO
- Making and maintaining lists of files in storage for future reference

Additional other ongoing and as needed duties include:

- 60% of work supporting Real Estate Development
- Assisting General Counsel and Director of Real Estate Development in preparing proposals for potential real estate development projects/funding
- Handling temporary work overloads, urgent work and special assignments as requested by Executive Director or other Department Supervisors on an "as needed" basis
- Working with Executive Director in temporarily tracking and maintaining "Insurance Tickler" and insurance policies; renewing, canceling or obtaining new policies as needed
- Some administrative assistant work/clerical support as needed
- Day-to-day troubleshooting: Emergency information requests and special requests

Previous other duties included assisting Human Resources Director in:

- Revising and updating new employees packages
- Completing and submitting insurance enrollments/changes, terminate employee insurance coverage, COBRA notifications
- Revising, monitoring issuance/acknowledgement of policy memos to employees
- Revising and updating employment application forms
- Compiling and maintaining personnel records files
- Auditing and monitoring employment certifications (I-9's)

Administrative/Executive Assistant July 1994 – May 1996
Sierra Pacific Land Company
Los Angeles, California

Assistant to President and executive staff for real estate development and general contractor firm. Supplied administrative and clerical/secretarial support. Duties included writing general correspondence, phones, assisting in the preparation of acquisition/loan/construction documentation and creating/maintaining general office/ construction documentation files.

Executive Assistant/Administrative Assistant/Office Manager May 16, 1993 – June 30, 1994
Cityland Property Services
Los Angeles, California

Assistant to President and executive staff for real estate development and management firm. Supplied administrative and clerical/secretarial support. Duties included writing general correspondence, phones, assisting in the preparation of acquisition/loan documentation and creating/ maintaining general office/construction management documentation files.

Executive Assistant/Administrative Assistant/Office Manager September 1991 – April 30, 1993
Affordable Housing Associates
Los Angeles, California

Assistant to President and executive staff for real estate development firm. Supplied administrative and clerical/secretarial support. Duties included writing general correspondence, phones, assisting in the preparation of acquisition/loan documentation, creating/maintaining general office/construction documentation files, creating/ maintain-ing company forms such as check request, fax cover sheets, etc., and ordering office supplies.

Consultant February 1990 – August 1991
New Economics for Women
Los Angeles, California

Provided executive, administrative, secretarial and clerical services for real estate/economic development nonprofit corporation. Services included writing general correspondence, phones, assisting in the preparation of acquisition/loan documentation, and creating/maintaining general office/project files.

Assistant to Executive Vice President/Assistant to Counsel/ Legal Secretary March 1985 – January 29, 1990
Century Pacific Investment Corporation
Los Angeles, California

Assistant to Executive Vice President and General Counsel for real estate investment banking firm involved in commercial, hotel and residential properties. Responsibilities included assisting with legal work related to acquisition documentation, HUD requirements for clearance, maintaining Transfer of Physical Assets Binders/Closing Binders, maintaining and updating legal library of company related issuances and amendments (prospectuses, private placement memorandums, SEC filings), writing general correspondence, and handling general information requests. Previous responsibilities included partnership amendments/filings, broker/dealer NASD/SEC compliance, general secretarial support.

Assistant to Director of Project Development/Assistant to Counsel March 1982 – March1985

Associated Financial Corporation
Pacific Palisades, California

Assistant to officer in charge of Government Compliance and Project Development Divisions for a full service real estate firm engaged in residential (low income and conventional) and commercial (hotel and office building) real estate syndication. Responsibilities included assisting in the preparation of acquisition documentation and general secretarial support.

Legal Secretary 1980 – 1982

United States Department of Housing and Urban Development (HUD)
Los Angeles, California

Receptionist for Office of Area Counsel/HUD Los Angeles Area Office which duties included general office duties/answering all incoming phone calls. Also, Legal Secretary assigned to four staff attorneys. Responsibilities included: Assisting attorneys in reviewing and preparing construction documentation; bond and conventional real estate financing; condominium, multifamily residential and subdivision closing documentation; foreclosures; bankruptcy matters; property management and oversight issues; maintaining and reorganizing office project files.

EDUCATION:

Eastern Washington State College, Cheney, Washington
Bachelor of Science – June 1972

Kinman Business University, Spokane, Washington
Diploma – June 1975

SKILLS:

Typing
Computer Literate (Microsoft; Excel; Lotus 1, 2, 3)
Writing general correspondence
Drafting simple agreements, amendments
Proofreading
Filing
Organizing

REFERENCES: Available upon request

BEATRIZ OLVERA STOTZER

Social Entrepreneur, Los Angeles, CA

Bea is an accomplished businesswoman, social entrepreneur, visionary, and pioneer in the economic development/asset building field. As CEO of New Capital LLC, she manages multi-million dollar portfolios of affordable housing, business, and economic development. New Economics for Women, a Latina economic development non-profit, was established through Bea's adeptness at navigating financial products. By leveraging an initial $97,000 grant into more than $280 million in investments, NEW developed 1800 units of single and multi-family affordable housing in low-income communities throughout Southern California; simultaneously creating business incubators and small business loan funds. She is currently spearheading the development of the Latina Wealth Index to measure wealth among immigrant Latina entrepreneurs.

With more than 30 years of thought-leadership experience, Bea has been recognized for her work on local, state, and national levels. She has served as a trusted advisor to the Clinton Administration, the Mayor of Los Angeles, the Aspen Institute, the Ford Foundation, and a host of local government, private, and independent sector organizations. As former Treasurer of the National Council of La Raza (NCLR) Board of Directors, she partnered with the CEO and CFO to deliver their strongest balance sheet in 15 years. Bea currently serves as a strategic advisor or executive board member for multiple national non-profits, foundations, and corporations, including: Banc of California and JP Morgan Chase, the National Association for Latino Community Asset Builders (NALCAB), Women's Policy Inc., Meet Each Need with Dignity (MEND), the Insight Center for Community Economic Development, and the Corporation for Enterprise Development (CFED). A lifelong advocate for economic opportunities for vulnerable women and families, Bea is resolute about increasing the role of women as leaders within the finance sector.

BEATRIZ OLVERA STOTZER

Social Entrepreneur, *Los Angeles, CA*

Bea is an accomplished business woman, social entrepreneur, visionary leader, and pioneer in the economic development/asset building field. As the CEO of New Capital LLC, she manages multi-million dollar portfolios of affordable housing, business and economic development. She is a passionate leader who combines her business acumen with her commitment to creating communities that allow underserved Latino families to thrive.

New Economics for Women, a Latina economic development non-profit, was established through Bea's adeptness at navigating financial products, leveraging an initial $97,000 grant into more than $280 million in investments, developed 1800 units of single and multi-family affordable housing in low-income communities throughout Southern California regions and matched-savings programs – Individual Development Accounts – in the country to help grow and protect family's assets. She is now spearheading the development of the Latina Wealth Index to measure wealth among immigrant Latina entrepreneurs.

An astute strategist, Bea is a sought-after national thought leader on domestic economic Policy. She serves as a strategic advisor and executive board member for national non-profits, foundations, and corporations. Her leadership skills and executive experience have been invaluable to setting the vision for several women owned companies and national non-profits. She serves as an advisory board member for Banc of California and JP Morgan Chase, and has served on a number of national boards including the National Association for Latino Community Asset Builders (NALCAB), Women's Policy Inc., the Insight Center for Community Economic Development, and the Corporation for Enterprise Development (CFED).

As former Treasurer of the National Council of La Raza (NCLR) Board of Directors, she partnered with the CEO and CFO to deliver the strongest balance sheet for NCLR in 15 years. In addition, she was chosen by her peers to lead a Special Committee to review program risks, and maximize assets performance. She also chaired the Finance Committee, directing the implementation of NCLR's investment portfolio, which has exceeded all benchmarks.

Fannie Mae named Bea one of its national James A. Johnson Community Fellows for her significant contribution to providing decent and affordable housing, education and consumer services in urban neighborhoods. She has received numerous awards including recognition from two California Governors and three Mayors from the City of Los Angeles. With over 25 years of experience, she has been recognized and served as a trusted advisor to the Clinton Administration, Mayor of Los Angeles, the Aspen Institute, the Ford Foundation, and a host of local government, private and independent sector organizations.

A lifelong advocate for economic opportunities for vulnerable women and families, Bea is resolute about increasing the role of women as leaders within the finance sector. When Bea is not helping organizations grow so they can provide a voice for the communities they serve, she enjoys spending time with her family and friends.

New Economics for Women ®

New Economics for Women
Corporate Resume

History/Mission

Founded in 1985 as the first Latina-operated nonprofit community economic development organization in the United States, **New Economics for Women's (NEW's) vision** is to illuminate pathways to success for women through wealth creation, education, and affordable housing. Our work results in economic security, family wellbeing, community engagement, and dignity for those we serve.

Our mission is that women, especially immigrant women in low-wealth areas, overcome economic insecurity as the primary means to empower themselves, their families, and the communities in which they live.

We carry out our mission by designing and operating quality housing for single parents; helping families build assets and develop resources; and helping low-income communities develop strategies to eliminate poverty.

Services

NEW currently owns and operates one transitional living center for young single mothers and eleven affordable multi-family housing developments for very low-income families, totaling 1,029 units. Headquartered in the Pico-Union area, NEW also has sites in Canoga Park, San Pedro, East Los Angeles, and has most recently expanded its national presence to include a multi-family affordable housing development in Denver, Colorado. NEW serves approximately 3,500 people annually, more than two-thirds of whom are children.

Essential to this approach is our unique and innovative policy of Whole Family Transformation, which ensures that every member of the family is engaged in the journey towards economic prosperity through programs and materials that best fit their age group. The workshops *NEW Money* and *Connect and Succeed* in particular teach all members of a household about economic resources and institutions as well as financially responsible behaviors.

NEW has also developed two charter elementary schools, a commercial development center, a community health clinic/wellness center and a 13,000 square foot community center in San Fernando Valley. We also provide property management services to other nonprofit organizations.

Achievements and Recent Outcomes

NEW has received dozens of awards over the past several years and has become nationally recognized for its innovative, holistic and effective approach to affordable housing and community economic development, ranging from transitional living for homeless single mothers to service-enriched permanent rental housing, homeownership, education, asset development and wealth creation for low-income families.

NEW families have increased their income by more than 25% over the last five years. Few nonprofits in Southern California offer such a comprehensive range of asset building programs or track such financial success for they families serve.

- In the past two fiscal years alone NEW reached over 32,000 individuals with these programs. We also created $143,046,598 in assets, delivery of services, and increased income for those we serve.

- NEW has Developed 2 public charter schools, a community center and over 1,000 units of affordable housing with another 800 in our development pipeline.
- More than 3,500 families received asset education in financial literacy, smart consumer, EITC, IDA, home ownership, family development and business services and programs.

Innovations and Awards

By incorporating unique asset building services and design features to address the needs of women and children living in poverty, NEW created safe, affordable housing for low-income parents, educational and case management services designed to help families move from poverty to economic success and stability. NEW has been nationally recognized as a model for economic development. Within the past ten years, NEW has received:

- ***Chicano Por La Causa (CPLC) and National Association of Latino Asset Builders (NALCAB) NSPII 122% Expenditure Attainment (2013)***
  Achieved and recognized for $167,709,203.05 expenditure attainment in NSPII national consortium.
- ***California Awards for Performance Excellence (CAPE) (2012)***
  Recognized as a leader in innovation service and performance excellence.
- ***Department of the Treasury Internal Revenue Service: Stakeholder Partnerships, Education and Communication (2012)***
  Recognized NEW with the highest production for outstanding public service contributed to our community through the SPEC (Stakeholder Partnerships, Education and Communication) VITA (Volunteer Income Tax Assistance) and TCE (Tax Counseling for the Elderly) Programs.
- ***Bring IT Home California "21st Century Community" (2009)***
  Recognized for leadership in "realizing the power of technology to build a better future" in the West-lake Pico Union district.
- ***National Council of La Raza (NCLR) National Housing Network Conference* (2009)** Highest performing agency in foreclosure counseling out of 50 affiliates nationwide.
- ***Wachovia Bank Credit Smart* (2009)**
  Highest performing agency in the state of California for curriculum in Smart Consumer Program..
- **American Institute of Architecture's San Fernando Valley Design Award**
  For NEW Academy Canoga Park Charter School.
- **Affordable Housing and Finance Reader's Choice Award**
- **Charles L. Edson Tax Credit Excellence Award**
  For Tierra del Sol, Affordable Housing Tax Credit Coalition and outstanding low-income tax credit property in the Metropolitan/Urban Housing category.
- ***Consumer Excellence Awards*, Consumer Action**
- ***Sustained Excellence Awards*, Fannie Mae Foundation**
  Acknowledged as one of the 10 best examples of community-based nonprofit housing organizations engaged in ongoing creation and management of communities and neighborhoods.
- ***Presidents Award*, Local Initiatives Support Corporation (LISC)**
  For advancing community development with outstanding work in program innovation.
- ***Maxwell Awards for Excellence*, Fannie Mae Foundation**
  Recognized NEW's innovation in developing and maintaining housing for low-income.
- ***La Promesa Award*, National Latino Children's Health Institute**
  Recognition of exemplary work and commitment to creating a brighter future for young Latinos.
- ***Recognition of Excellence*, National Council of La Raza**
  In acknowledgement of NEW's commitment to providing excellent quality services to and the empowerment of the Hispanic Community in the United States.

700 South Flower Street Suite 2100 Los Angeles, CA 90017 213.418.0201 kpff.com

Thomas G. Gsell, PE (C34734)

Principal | Civil Engineering

As a Principal with the Los Angeles office Civil Division of KPFF, Mr. Gsell is responsible for client contact, establishment of fees and schedules, supervision of engineering and drafting personnel, project design and production, overall project coordination and construction administration.

Mr. Gsell has been with KPFF for 20 years and has more than 35 years of experience in Civil Engineering. Mr. Gsell's experience, creativity and problem solving skills have benefited many clients through master planning, design and construction of projects in Southern California and other regions of the United States.

Listed below are representative projects for which Mr. Gsell has been responsible:

401 Broadway Santa Monica Mixed-Use, Santa Monica, CA

800 Apollo Street, El Segundo, CA

Cohasset Properties Modular Buildings, Canoga Park, CA

Modular Starbucks Building Kaiser Baldwin Park, Baldwin Park, CA

SMMC Modular MRI Building, Apple Valley, CA

1317 7th Street Mixed Use Development, Santa Monica, CA

1450 Fifth Street Mixed-Use Project, Santa Monica, CA

2055 Avenue of the Stars, Los Angeles, CA

6th and Santa Monica Mixed-Use, Santa Monica, CA

702 Arizona Avenue Mixed Use Development, Santa Monica, CA

Blossom Plaza, Los Angeles, CA

Grand Avenue Corporate Center, El Segundo, CA

Metlox Town Square Mixed Use, Manhattan Beach, CA

Red Bull Headquarters Building, Santa Monica, CA

Riot Games, Santa Monica, CA

Skechers Office and Design Center, Manhattan Beach, CA

Skechers Design Center, Hermosa Beach, CA

Skechers Office Building, Manhattan Beach, CA

Skechers Executive Office Building, Hermosa Beach, CA

Education

University of Delaware
BS, Civil Engineering

Registration

Professional Engineer: CA (C34734)

Professional Engineer: NV (11121)

Professional Engineer: TX (100636)

Credentials

California QSD/QSP

Professional Affiliations

American Society of Civil Engineers

DAVID EVANS AND ASSOCIATES INC.

Statement of Qualifications

Urban Multi-family and Mixed-use Projects

David Evans and Associates, Inc. (DEA) offers a full spectrum of engineering consulting services. Since 1976, DEA has been recognized for preparing innovative designs that balance growth with environmental sensitivity. Today, our land development experts not only create unique developments but they are known for finding workable, innovative solutions for complex projects, including entitlement and design of single- and multi-family residences, high-rise, low-rise, mixed-use, retail, entertainment, public assembly, industrial parks, and recreation facilities. DEA also excels at redevelopment. Converting blighted industrial areas into attractive mixed-use communities, mineral extraction sites into clean industry locations, and industrial waterfronts into gathering places are the kind of projects that speak to DEA's core purpose of improving the quality of life while demonstrating stewardship of the built and natural environments.

DEA merged with Hall & Foreman, Inc. in mid-2014. What this means to our clients is that they have access to an even deeper pool of resources in the Southern California region. The combined firm offers the talents of engineers, surveyors, planners, landscape architects and natural resources scientists to provide a complete range of project services under one roof. Our clients are now served by 130 employees based in 7 offices across Southern California.

DEA achieves success for our clients by combining the "can do" spirit and personalized touch of a small firm with the resources of a regional firm. Through our wide range of experience, DEA is able to obtain permits for the most complex and sometimes controversial projects through issue identification and strategy development early in the project.

Design Solutions

DEA implements early collaboration with our clients to discuss the project purpose and thoroughly define the scope because we:

Listen: **Understanding Your Needs** - It is your project. You have a lot on the line. We seek to fully understand your needs in order to implement your vision for the best value.

Innovate: **Designing Your Vision** - We are experienced design professionals who solve problems, set trends, and innovate to realize your vision within your budget.

Deliver: **Implementing Your Solution** - We strive to "think like the owner", implementing solutions that accomplish your projects, preserve your financial resources, meet your deadlines, and provide an overall enjoyable experience.

Coordinate: **Connecting Your Team** - Large-scale commercial developments and urban mixed-use projects require a lead consultant to coordinate a large multi-disciplinary team. DEA has performed that role on numerous projects and we provide our clients strong project leadership. DEA utilizes methods such as weekly client/team meetings, regularly schedules meeting with reviewing agencies, separate discipline specific meetings, and designated points of contact for updates and coordination.

Site/Civil Design

Site development design services are a DEA core activity. Our in-depth knowledge of development requirements across the West, and especially in Los Angeles County, gives the DEA team a competitive advantage in obtaining project approvals on time and within budget. This experience also allows us to guide you in "best practices" to incorporate sustainable design elements into the project plan. Our team of experienced project managers has provided engineering, surveying, planning, and traffic services for a number of large residential and urban mixed-use projects where we serve as the prime engineering consultant and lead a multi-disciplinary team of professionals.

DAVID EVANS AND ASSOCIATES INC.

Surveying

DEA is a leader in terrestrial, GPS, and hydrographic surveying. Our mobile scanning capacity reduces impacts to busy and secured sites like Boeing's. DEA's surveyors use Trimble GPS receivers, which produce the highest possible accuracy, and we recently implemented Cyrax laser scanner survey technology for accurate 3-D imaging of challenging sites where operational requirements limit the time available for surveying. Using a fully automated field-to-finish process, DEA provides boundary/cadastral surveys, control surveys, topographic surveys, platting, ALTA surveys, and construction surveys.

Planning

DEA is known for finding workable solutions to complex land development and environmental problems. We provide comprehensive planning services for urban, regional and rural areas. We seek solutions that balance competing needs, such as land use versus transportation or protecting sensitive environmental resources versus developing houses and businesses.

Transportation

We offer comprehensive services from the initial investigation of a transportation problem, through planning and conceptual development, to final design and construction. We have applied our knowledge to aviation projects, arterial and freeway designs, major corridor analyses, traffic engineering projects, traffic impact analyses, transportation demand management programs, alternative transportation planning and design, EISs, parking programs, transit system planning and design, heavy rail engineering projects, and community transportation plans which coordinate land use and transportation.

Landscape Architecture

Landscape architecture is an integral part of DEA's interdisciplinary approach. Our experience includes park, trail, residential and commercial site planning; wetland mitigation design; streetscape and highway design; and urban planning. We place a special emphasis on computer site analysis techniques and visual imaging as the basis for master planning, site planning, and planting and irrigation design.

Relevant Experience

1111 Wilshire, Downtown Los Angeles, California

- by Holland Partners, mixed-use
- 210 apartments
- 7,960 square feet of retail
- 7 story podium with 3 levels subterranean parking
- Opened 2013

Lorenzo

The Lorenzo, Downtown Los Angeles, California

- by G. H. Palmer, mixed-use on 9.4 acres
- Transit oriented development
- 913 student living apartments
- 35,456 square feet of retail space
- 7 Story Podium with 2 Levels of subterranean parking (2,363 spaces)
- Opened 2013

Apex

Apex, Downtown Los Angeles, California

- by Astani Enterprises & Holland Partners, mixed-use
- Two towers and a six-story building
- 689 residential units, including 348 condos, 341 apartments, and 6 retail units (22,963 square feet)
- 4 levels of underground parking in each phase
- Phase 1 is complete, Phase 2 is under construction

G8, Downtown Los Angeles, California
- by Carmel Partners, mixed-use
- Seven-story podium building
- 700 apartments
- 4 stories of subterranean parking
- 29,250 square feet of retail space with Whole Foods
- Completed in 2016

Solair, Korea Town Los Angeles, California
- by KOAR Institutional Advisors
- Mixed-use transit oriented development
- 22-story high rise
- 186 luxury condominiums
- 65,000 square feet of commercial/retail space
- 700 subterranean parking spaces

Uptown Newport, Newport Beach, California
- by Shopoff
- Reuse of a 25-acre semiconductor site
- 1,244 condo and apartment units
- 11,000 square feet of retail
- 4 stories of subterranean parking
- Podium
- Phase 1 under construction

Hollywood Park - Inglewood Stadium, Inglewood, California
- 2,500 dwelling units
- 890,000 square feet of retail
- 780,000 square feet of office space
- 300 room hotel
- 120,000 square foot casino
- 4 acre civic site
- 80,000 seat NFL stadium and performance venue
- Under construction scheduled for September 2019

Brand & Wilson, Orange & Wilson, Central & Wilson, Glendale, California
- by Holland Partners and the Molasky Group
- Mixed-use and multi-family
- Three 7-story podiums over subterranean parking
- Three buildings on three separate blocks (3.58 acres)
- 565 apartments and 25,312 square feet of retail
- Included alley vacation
- Two opening in 2015, one under construction

City Market, Downtown Los Angeles, California
- 200,000 square feet of retail
- 350,000 square feet of educational
- 1 million square feet of residential
- 945 residential units
- 90,000 square feet of hotel
- Located on four blocks in the Fashion District
- In the entitlement phase

G8

Hollywood Park

1111 Wilshire

Doheny Condominiums

Uptown Newport

DAVID EVANS AND ASSOCIATES INC.

Latitude 33, West Los Angeles, California

- by LA Urban Homes, Westbrook Properties, and Standard Pacific, mixed-use
- 3.5 acre re-development on the Grand Canal in Venice
- Rehabilitation of a 9-story office building into 42 residential live/work units and 6,000 square feet of retail space
- A new 3-story podium building with 30 flats
- 50 townhouses in 9 separate buildings
- Subterranean parking structure
- Completed in 2014

Olympic & Broadway, Downtown Los Angeles, California

- by G.H. Palmer
- Mixed-use podium and tower apartment development
- Two buildings on 2 separate blocks with subterranean parking
- 684 residential units
- 54,475 square feet of retail space
- Included alley vacation
- Construction underway

Libertie and The Mint, Downtown Los Angeles, California

- by Holland Partners
- The Mint: renovation of dated medical office building into 42 urban residential lofts
- Libertie: 7-story podium with subterranean parking on 3.56 acres
- 648 apartments
- 27,000 square feet of retail
- Excavated more than 500 fossils
- The Libertie is under construction; The Mint was completed in 2016

Da Vinci, Downtown Los Angeles, California

- by G. H. Palmer, mixed-use
- 526 residential units
- 9,899 square feet of retail/commercial space
- Two subterranean parking levels on each block
- 17,222 square feet of landscaped open space in central courtyard & roof deck
- Two 7-story podiums on 2 separate blocks
- Phase 1 completed in 2015, Phase 2 completed in 2016

Taylor Yard, Los Angeles, California

- by McCormack Baron & Salazar and New Economics for Women
- Mixed-use development on 15.7 acres leased from LA Metro
- 10 live-work units
- 285 residential condominiums
- 176 apartment units
- 67 affordable rentals
- 107 affordable senior rentals
- Two vertical airspace lots for commercial
- Created 2 new public streets
- Won two ASCE awards
- Adjacent to the LA River
- Final phases under construction

Olympic & Broadway

City Market

Libertie & Mint

Da Vinci

Taylor Yard

DAVID EVANS AND ASSOCIATES INC.

1515 Wilshire, Downtown Los Angeles, California
- by Astani Enterprises, mixed-use apartment building
- 267 apartment units
- 20,000 square feet of retail space
- 7-story podium on one level of subterranean parking
- Completed in 2016

820 Mission, South Pasadena, California
- by Intracorp, mixed-use on 1.91 acres
- 38 residential units of condominiums and townhomes
- 3,585 square feet of commercial
- In construction

5550 Hollywood, Hollywood, California
- by Wood Partners, mixed-use apartment building
- 215 apartment units
- 12,000 square feet of retail space
- Seven-story podium building over two subterranean parking levels
- In construction

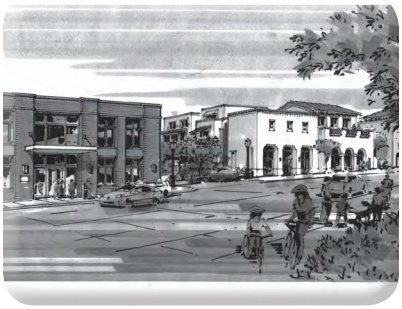
MGA Campus - Chatsworth, Los Angeles, California
- Adaptive re-use of LA Times Factory into Toy Factory with mixed-use campus
- 4 new multi-story buildings
- 700 apartments
- 255,815 square feet of office space
- 11,000 square feet of retail space
- 3,000 square feet of restaurant space
- 1,417 parking spaces
- Adjacent to flood channel and a new bridge is proposed to cross it
- Multi-phase construction

G12, Downtown Los Angeles, California
- by Wolff Company, mixed-use
- 347 rental apartments
- 19,000 square feet of retail space over two levels of subterranean parking
- At 12th & Grand
- In construction

OP, Downtown Los Angeles, California
- by Wolff Company, mixed-use
- 293 rental apartments
- 15,000 square feet of retail and/or office space
- Two levels of subterranean parking
- Olive Street and Pico Boulevard
- In construction

Esprit II Marina Del Rey, Los Angeles, California
- by Amli Residential, mixed-use development on 10.4 acres
- 585 residential units with 47 designated for low income seniors
- Restaurant space
- On the Marina Boat Docks with 241 boat slips
- 8,000 square feet of visitor commercial parking
- In construction

1515 Wilshire



820 Mission

5550 Hollywood

MGA Campus

G12

DAVID EVANS AND ASSOCIATES INC.

College Station, Downtown Los Angeles, California
- by Atlas Capital Group
- Mixed-use transit-oriented development on 5.24 acres
- Three parcels with 685 residential units of live work lofts, senior housing and market rate apartments
- 43,500 square feet of retail space
- In entitlements

444 Ocean, Long Beach, California
- by Ensemble Investments, LLC
- Residential development
- 94 apartments over a parking structure
- Two above ground and 1 below ground parking level connecting to an existing development's parking structure
- Under construction

Doheny Condominiums, West Hollywood, California
- by Faring Capital & Westbrook Properties
- Residential project
- 38 condos
- 12 low income units
- Subterranean courtyard
- One level of subterranean parking
- Under construction

Deluxe, Hollywood, California
- by LaTerra Development and Gemdale USA Corporation
- Urban infill mixed-use development
- 254 apartments
- 4,060 square feet of retail
- 7-story at grade podium building
- In plan development stage

Rolland Curtis Gardens, Downtown Los Angeles, California
- by Abode Communities
- Mixed-use affordable housing development
- 140 rental apartments (138 affordable units)
- 8,000 square feet of retail space including 4,000 square feet of medical office space
- In plan development stage

712 South Olive, Downtown Los Angeles, California
- by Atlas Capital Group
- Adaptive reuse with commercial and retail
- 7-story building
- 14,000 square feet of retail space
- 93,500 square feet of total office space
- Under construction

Esprit II

444 Ocean

OP

Deluxe

Rolland Curtis Gardens

DAVID EVANS AND ASSOCIATES INC.

410 West 7th, Downtown Los Angeles, California
- by Atlas Capital Group
- Adaptive reuse with commercial and retail
- 3-story building
- 21,300 square feet of retail space
- 17,400 square feet of total office space
- Under construction

Gateway, El Monte, California
- by Grapevine Advisors
- Urban infill mixed-use development
- Two parcels each with five-story podium building over one subterranean parking level
- 408 apartments
- Under construction

207 Seaside Way, Long Beach, California
- by Ensemble Investments
- Urban infill, multi-family development
- 112 apartments
- 5 stories over 3 levels of parking
- Under construction

6001 Van Nuys, Los Angeles, California
- by Rodgrigues Holdings
- Urban infill mixed-use development
- 384 apartments
- 17,000 square feet of retail
- Five-story podium building over two subterranean parking levels
- In entitlement stage

Ferrante, Downtown Los Angeles, California
- by G.H. Palmer
- Urban infill mixed-use complex on a 9.6 acre site
- 1,446 unit dwelling units
- 21,500 square feet of retail space
- 2,743 parking spaces and 1,603 bike racks
- 7 story building
- 187,000 square feet of recreational and open space
- In entitlement stage

Bixel Residences, Downtown Los Angeles, California
- by United American Properties
- Mixed-Use 37-story high-rise
- 422 residential units and ground floor retail
- 7-story hotel with 126 suites and ground floor retail
- In design stage

Del Amo, Torrance, California
- by The Wolff Company
- 4-Story podium on 2.41 acres
- 177 senior living apartments
- 2 levels subterranean parking
- In entitlements

712 South Olive

410 West 7th

6001 Van Nuys Boulevard

Ferrante

Bixel Residences

DAVID EVANS AND ASSOCIATES INC.

Land Development Team

Henrik Nazarian, PE, LEED AP California Regional Manager

Henrik has 26 years of land development experience including master planning and entitlement in both residential and commercial projects. He has technical design expertise and has been involved in the design of roadways, drainage, sewer, grading, hydrology and hydraulics for all sorts of small 10 acre corner lot projects to thousand acre master plan projects. In addition to design engineering, his experience includes construction management. Clients receive optimum coordination between the design team and the contractor due to Henrik's combined construction and design experience.

John Hogan, PE, LEED AP California Business Development Lead

John has more than 40 years of civil engineering and management experience on land planning, education, commercial, industrial, residential, and public works projects of all sizes. His design experience includes grading, sewer and water, street, hydrology/hydraulics, and drainage. Projects have given him the experience to perform feasibility studies, infrastructure planning, and identifying financing alternatives. Other skills include proactive project communications and the ability to consistently adhere to budget and schedule requirements. John's involvement in various professional associations and societies keeps him active and aware of the ever-changing business and technology climates.

Deering Volkmann-Viola, PE, LEED AP, QSD/P Land Development Project Director

Deering has 14 years of experience in civil engineering design with an emphasis on Los Angeles area projects. Her leadership style combines hands-on technical knowledge with project management skills. Her project experience includes rehabilitation and new construction. She is skilled at creating and directing the development of public and private sewer systems, reclaimed water and potable water system plans, stormwater mitigation (including SUSMP and Low Impact Development [LID]), public street improvement plans, rough and precise grading plans, street lighting plans, and SWPPP plans and reports.

Alex Moore Land Development Project Manager, Principal Planner

Alex has 11 years of project-related experience in the City of Los Angeles and surrounding municipalities. His knowledge and experience with all aspects of land development planning include local zoning, land use issues, and subdivision regulations. Alex is skilled in project organization, timing, scheduling, case preparation, public agency interface, and research. He offers an understanding of the DRE process, technical aspects related to tract maps and condominium plans, as well as an understanding of the public improvement process. His technical understanding and local agency relationships benefit any agency.

Boris Tantchev, PE, QSD/P Land Development Project Manager

Boris has 24 years of civil engineering experience that ranges from construction management to preparing plans, specifications and estimates, to plan checking. He has been responsible for providing hydrology and hydraulics calculations, and the design and production of improvement plans on a variety of projects, including managing the Hollywood Park redevelopment project. Boris has been responsible for providing construction documents on a variety of residential, industrial and commercial projects all over Southern California.

Mark Reader, PE Land Development Project Manager

Mark has 30 years of civil engineering experience and has provided services to public agencies, land development firms, homebuilders, architects, and general contractors. He has facilitated plan approvals at the federal, state, county, and city level for projects in Orange, Los Angeles, Riverside, and San Bernardino counties. Mark has provided consulting services through all project phases from conceptual design, CEQA processing, schematic design, design development, construction documents, to construction administrative services. He has presented projects at public hearings, planning commissions, city council, and homeowners association meetings.

Travis Iverson, PE, LEED Green Associate, QSD/P Land Development Project Manager

Travis has nine years of experience in civil engineering design focused on Los Angeles and Ventura counties. His designs have helped develop many large scale projects, including infill residential developments and public improvements. Project responsibilities include engineering design and coordinating project approvals with various public agencies. His design experience includes rough and precise grading, public and private storm drain systems, stormwater mitigation (including SUSMP and Low Impact Development [LID]), potable water systems, public sewer systems, streets and street widening, erosion control and SWPPP plans and reports.

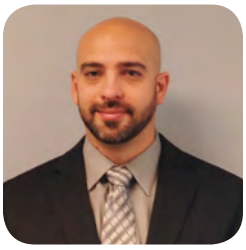
Jose Cruz, PE, MS, QSD/P Land Development Project Manager

Jose has nine years of experience in civil engineering design focused in the cities of Glendale and Los Angeles and in the County of Los Angeles. His designs include infill residential developments and public improvements, including street improvement plans, public sewer systems, grading and drainage (including SUSMP design), hydrology studies and hydraulic design utilizing WSPG, erosion control, SWPPP and street lighting plans. Project responsibilities include coordinating project approvals with various public agencies.

Jodi Mensen, PE, QSD/P Land Development Project Manager

Jodi has 11 years of experience in civil engineering design for residential projects in Los Angeles, Ventura, and Kern counties. Her designs have helped develop many large scale projects, including infill and single family residential developments. Project responsibilities include engineering design and coordinating project approvals with various public agencies. Her design experience includes rough and precise grading, public and private storm drain systems, stormwater mitigation (including SUSMP and Low Impact Development [LID]), public sewer systems, streets and street widening, erosion control and SWPPP plans and reports, and Tentative Tract Maps.

Rick Garcia, PE, QSD/P Land Development Project Manager



Rick has 14 years of experience in the design and analysis of commercial, residential, and industrial development projects. He has provided project coordination with internal and external team members as well as outside agencies. He performs drainage, grading, site utilities, road design, hydrology and hydraulic studies, storm water mitigation design, SWPPP preparation, specification documentation, and quantity/cost estimate reports. He has performed public works construction inspection and tested site utility infrastructure. He has reviewed contractor's submittals to ensure material procurement met the standards set forth in the specifications.

Bret Thorpe, PE Land Development Project Manager

Bret has seven years of experience in civil engineering land development in Los Angeles, San Bernardino, Orange, and Riverside counties. He has worked on a variety of projects, including mixed-use infill, multi-family, single family, commercial, educational, public works, and water quality/treatment. Bret's project responsibilities include engineering design and coordinating design progress with the entire project team as well as coordinating project approvals with public agencies. His design experience includes rough and precise grading, hydraulic storm drains, water quality basins, and sewers.

Aaron Cook, PE Land Development Project Manager

Aaron has 10 years of civil engineering experience in planning, design, and construction management for both public works and private development projects. His design experience includes rough grading, drainage and site development, street improvements, and utilities including sewer, water, and storm drain facilities, preparing construction documents, specifications, and developing cost estimates. He has successfully coordinated with a wide array of public agencies to obtain and implement required project permits for storm water regulations, environmental compliance, and construction permits.

Regan Vreeland, PLS Survey Manager

Regan brings 17 years of experience in surveying and mapping, including construction staking and layout, subsidence and deformation monitoring, forensic, ALTA, subdivision, boundary, and topographic mapping services for public and private projects throughout California. In addition to conventional surveying methods, Regan has extensive experience with terrestrial 3D laser scanning for historical preservation, as-built conditions, building information modeling (BIM), and forensic applications. He actively leverages his expertise to aid attorneys in resolving cases involving boundary disputes, easement issues, title issues, construction defects, and personal injury cases.

Matt Okubo, PLS Survey Manager

Matt has 22 years of field and office experience. He has worked on many public infrastructure, municipal, educational, commercial, and residential projects throughout California. His role includes QA/QC on project deliverables, departmental financial planning and the oversight of surveying and mapping related functions. In addition, Matt corresponds with clients, prepares fee estimates/budgets, and visits the field when necessary to perform project oversight. He is trained in the use of current field equipment, Civil 3D, Foresight, StarNet, Trimble Geomatics Office, and TDS.

Locations

Arizona
4600 E. Washington St., Suite 250
Phoenix, AZ 85034
602.678.5151

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Los Angeles, CA 90012
213.337.3680

4141 E. Inland Empire Blvd,
Suite 250
Ontario, CA 91764
909.481.5750

600 B Street, Suite 1600
San Diego, CA 92101
619.400.0600

25152 Springfield Court, Suite 350
Santa Clarita, CA 91355
661.284.7400

41951 Remington Avenue, Suite 220
Temecula, CA 92590
951.294.9300

17782 17th Street, Suite 200
Tustin, CA 92780
714.665.4500

14297 Cajon Avenue, Suite 101
Victorville, CA 92392
760.524.9100

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Denver, CO 80202
720.946.0969

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Coeur d'Alene, ID 83815
208.762.2200

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Gulfport, MS 39503

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503.223.6663

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Salem, OR 97301
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DAVID EVANS
AND ASSOCIATES INC.

www.deainc.com

Castle & Gray
INTERNATIONAL, INC.

Freddy Pinero
6267 Ebbtide Way, Malibu CA 90265
Cell (323) 855-8263

Qualifications

Expertise includes over 32 years of construction monitoring and inspections within the public and private sectors. Combine strong communications skills with exceptional presentation abilities. Extensive knowledge of various building and zoning code requirements. Bilingual: Spanish.

Professional Experience

Building Inspector, Castle and Gray Int. Inc. Building and Property Inspections
July '84- Present
Owner

- Building inspections of single and multi-family dwellings and commercial property.
- Inspect an average of 300 Properties per year.
- Construction consultant on approximately 20 projects per year.

Rehabilitation Construction Specialist I/II, Los Angeles Housing Department
October '79- October '98

- Los Angeles City Building Inspector for 2 years
- Supervised 5-8 RCS I's, as an RCS II.
- Responsible for monitoring numerous multi million dollar projects.
- Knowledgeable in Davis-Bacon Wage Requirements.
- Expertise in new and existing single and multi-family housing.
- Appointed member of LAHD "Customer Service Team."
- Actively worked with general contractors, developers, property owners, and lenders.
- Liaison between LAHD and many citywide agencies.
- Municipal Construction Inspectors Association Vice President for 1 year and a 10 year member on the board of directors.
- Experienced with restoration of historic homes, hotels, and multi-family units.

Certifications

Building inspector- 15years
International Conference of Building Officials (ICBO)
International Code Council (ICC)

Construction Management

Construction management for the private sector since 2000, and have brought in over 300million dollars worth of new development for affordable housing through out southern CA to a successful conclusion. Work with the County of Los Angeles, Los Angeles Housing Department, and Los Angeles Community Redevelopment agency. Some qualification highlights include safety, compliance, time management, vendor management, materials management, job estimation, quality control, team building, building codes, and construction planning, scheduling, and budgeting.

Key Project Past or Present Information

Upon request, we would be happy to contact our past and present clients for approval in lending their project information.

Single Family , Multifamily ,Commercial Builders

Table of Contents

USMODULAR INC
We Builder Faster, Better, Greener and for Less

1. Pre-Construction Services
2. Construction Services
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4. Team Partners
5. License/Bond/Insurance
6. Membership Associations

Statement of Qualifications

Thank you for considering USModular, Inc as a provider of general contracting services for your project. Our team is determined to show you why we are recognized as a leader of prefabricated community for design, development and construction of single family , multifamily and commercial buildings. We offer practical and quality pre-construction, project management, and construction services for all of our projects.

US Modular's hands-on approach provides experience, vision, and expertise well beyond the services typically offered by other prefabricated builders. We emphasize integrity and flexibility that exceed expectations and have produced consistent positive client feedback. Our capabilities extend well beyond providing delivery and installation of the modules as USM has long standing relationships with the leaders in the prefabricated industry. We recognize that our role is not solely to direct the construction process, but to promote the intentions and vision of our clients. This approach is evident throughout all phases of the construction process.

The principals of USModular, Inc. (USM) have been involved with the factory-built modular and manufactured housing construction industry for over 45 years. Todd Kesseler, President is a 2nd generation general contractor with 30+ years in factory built housing industry and has been involved with many of the largest modular projects in California.

USModular is unique in the industry as we are full service, licensed general contractor and a licensed modular factory and a we hold a Manufactured Homes Dealers Licensee. Having worked on many single and multifamily modular housing projects with various subcontractors and factories we recognized a vision for a company that would offer turnkey services including design, permitting, site work, quality control, foundations, transportation, set and finish of the modules. With this in mind we have recently obtained a joint venture contractor license with Coppertop Enterprises, Inc, A federally recognized Women Enterprise general contractor specializing in site development and government contracts. Together we have the array of specializes necessary to build small infill projects to schools and multifamily developments utilizing wood and steel prefabricated modules; shipping containers, manufactured homes; SIPs and prefabricated steel buildings. The prefabricated construction industry on the West Coast is a collection of general contractors, factories, and retail dealers that specialize in only one component or phase of the project. USM and our new joint venture , Visionary Construction Systems, has a brought together the team necessary to complete an entire project as a prefabricated construction contractor who along with our vast network of factories, architects/designers, engineers, transport companies, set and finish crews will help developers design the project with the right components to for the property to save time and money .

USModular will provide the leadership and insight to organize the project schedule, budget, and field efforts to ensure that informed decisions are made efficiently and leveraged to benefit your project and the community. We welcome the opportunity to discuss your project with you and look forward to proving our value as your modular builder of choice.

Sincerely,

Todd Kesseler

President
USModular, Inc.

Pre-Construction Services

Conceptual Estimating

Upon our selection as the pre-construction manager, USM initiates meetings with the Owner, Architect, Consultant and other relevant members of the project team. We review the scope and nature of the project as defined and review its evolution to date. We will base the conceptual estimate on a detailed quantity survey and help from the sub trades. We have extensive historical unit costs and can apply adjustment factors to them to account for the type of facility, the location, any necessary seasonal adjustments, and market conditions. Our diversified construction experience is vital to this process to recognize and account for items that may not appear on preliminary design documents, but are required to provide a functional project.

Value Analysis and Life Cycle Cost Analysis

Value analysis, or value engineering, reviews the design with respect to construction systems, methods, and equipment to achieve the lowest overall cost consistent with the requirements for performance, reliability and maintainability. The basic procedure consists of:

1. Identifying and defining areas of high cost;
2. Determining the basic function of each item;
3. Brainstorming to find alternative ways of achieving the same function;
4. Selecting the best alternative that will perform the function at the least cost;
5. Presenting a proposal or alternative proposals for the Owner and consultant approval.

Participation in the early stages of the project provides USM with the opportunity to apply ingenuity and technical knowledge to produce a more economical design without sacrificing quality. Life cycle cost analysis determines the ultimate cost of the construction system(s) under consideration.

Pre-construction Scheduling

USM has extensive experience in the planning, implementation and management of multiple bid packaging or “fast tracking” on projects. We have the knowledge necessary to work cooperatively with the design team to develop a design and bidding schedule to facilitate the earliest practical start of construction. We immediately prepare a preliminary schedule that identifies key milestones in the life of the project. In cooperation with the Owner, Architect and other members of the design team, we expand the preliminary schedule to include the details of the design phase. This schedule will identify the significant activities of each member of the project team and the interdependencies of their work. As pre-construction proceeds, we add more detail to include:

- Various agency permits and approvals
- Selection of major building systems
- Design development phase
- The Owner’s review and approval periods for design documents
- Cost estimate preparation, review and approval
- Establishment of Control Budget
- Financing time table
- Issue dates for bid documents and bid periods
- Bid review and subcontract award period
- Lead times for shop drawing preparation and material procurement
- Construction schedule during remaining design phase

USM has found that the success of the pre-construction phase of a project is usually tied directly to the ability to create and maintain an accurate and “doable” schedule.

Construction Services

Construction Services

The following outlines, but is not limited to, the services USModular provides in conjunction with preconstruction once the work in the field begins.

Construction Phase

1. Ensure that all approvals, permits and licenses required for the construction of the work are obtained.
2. Institute and administer a program of Accident Prevention.
3. Pre-order critical materials where necessitated by time factors.
4. Provide all necessary construction facilities and services for the project.
5. Provide a correct survey and layout of the structure and ensure that the construction lines and levels are maintained.
6. Ensure that bonds are provided where required and inspect all subcontractor insurance policies and Workers' Compensation Board Certificates.
7. Provide planning, scheduling, expediting, technical coordination and supervision necessary for the proper execution of the work of all Trades
8. Provide technical and financial administration with respect to progress payments, updating cash flow requirements and holdback releases.
9. Expedite the production of all shop drawings for review, approval and distribution.
10. Evaluate and process all changes. Examine all authorized change orders to the Subcontractors and ensure that they are reasonable and in accordance with the contract documents.
11. Ensure that "as built" drawings, maintenance manuals, operating instructions, etc., are properly completed and handed over to the Owner.
12. Ensure that all Subcontractors employed on the project rectify all deficiencies expediently.
13. Coordinate with the Project Team, the Owner and local authorities to inspect the work and, upon approval, ensure that the Certificate of Completion and Occupancy Permits are issued.
14. Assist the Owner to ensure that guarantees and warranty periods provided by Subcontractors will be carried out as specified in their contracts.

USMODULAR INC
We Build the Best, Better, Cheaper and Faster

Team Project History

All the projects selected and described below involved one of the principals of USM as either the General Contractor or Project Manager.

New Economics for Women *1: Los Angeles, CA. A two-phase, 8 home project on two adjacent properties for a non-profit community development corporation dedicated to the economic security of women, especially immigrant women in low-wealth communities. This project also includes the realignment of the streets on two sides of the property along with relocating the curb/gutter and sidewalks, utilities and new street lighting. Project consist of design and build for singe story 3 bedroom 2 bath modular homes on a mat, stem wall foundation with a site built 2 car garage. Responsible for all design, permits, on and off site work. Completion Date July 2017

Metropolitan Water District, La Verne *1: 8 single family homes and 8 2 car garages in remote locations for MWD employee housing. Developed floor plans, interior/exterior finishes, coordinated factory quality control, transportation , set and finish of 8 Manufactured Homes, Site construction includes foundations, 8 garages and utility connections.

Heart of Los Angeles Performing Arts & Enrichment Center *1: Los Angeles, CA. A three story Performing Arts center comprised of 48 individual converted shipping containers and site-built Ensemble space, an elevator and halls/stairways. Completion Date May 2018

Valencia Grove Housing Community, Housing Authority, County of San Bernardino, Redlands, CA *1 : A The largest modular building project in southern California consisted of 3 story; 110,000 sq. ft.; 14 building, 85 unit housing complex comprised of 170+ factory-built modules to replace existing housing constructed in the 1950's. Developed factory fabrication schedule, including full time quality control at the factory managed transportation, crane, set and finish of all modules and site built foundations, garages and 2000 sq. ft community center.

Ipay Nation – Santa Ysabel, CA : 4 Single Manufactured Homes , designed, delivered , literally up side of a mountain and set on permanent , low profile foundations on the reservation.

UHC Communities – Design , deliver and set 6 Manufactured homes to 2 established parks in Escondido CA.

Metropolitan Water District *1 – Southern California – Design and deliver 8 Manufactured Homes to 4 MWD remote pumping Stations in California desert. Site built low profile foundations and site built 8 2 car garages with SIPs.

Army Reserve Center, Knightdale, North Carolina: Complete site work which included timber harvest and reuse as timber, fuel, and mulch; blasted rock was utilized on site as processed fill and rip rap. cast-in-place concrete retaining wall 1,700 feet long and 6 to 23 feet tall supports the building pad. Underground utilities; concrete paving; asphalt paving, curb and gutter ; retention basins landscaping The main building (ARC) is built of structural steel on concrete spread footings with light steel framing, densglass/air barrier/masonry veneer exterior, standing seam metal roof, ATFP curtain wall glazing and doors, concrete on metal deck on the 2nd floor and slab on grade (structural in the storage area for handling fork trucks). A solar water heating system is included. . The maintenance building (OMS) is a CMU block building on concrete spread footings with a masonry veneer, structural steel roof joists and a standing seam metal roof. The covered wash bay (CWB) is a free standing structural steel building with a standing seam metal roof. The unheated storage building (UHS) is a pre-engineered metal building. . Walls and ceiling are insulated metal panels and the floor is raw concrete. Additional features include data, telecommunications, security, access control, and video monitoring

Crossroads Church, Corona, CA: Multiple-building campus including a 64,000-square-foot multi-use building, a 6,000-square-foot learning institute, 6,000-square-foot restaurant /meeting area (4,000 of which was outside, but built for this purpose); five-acre theme park inspired parking lot; two, 500-square-foot towers; and four-acres of Piazza connecting the campus. The multiuse building is 52-feet high, an equivalent of four-stories This was a very complex project with multiple building systems and clients including the Londen Institute Graduate School of Ministry, Candlewalk courtyard, Third Place Café, and a 3,000-seat auditorium. The structure of the worship center is a cost-saving, pre-engineered steel building with a simple metal roof. An added stucco exterior warms the look of the facility while meeting building ratings for California. Structure details include curved wing walls with a hard-lit curve that sweeps across the front entrance into layers of canopies. Three different types of canopies form an ”H”-shaped structure across the front of the church. A metal leaf-formed trellis and mesh fabric creates dynamic

patterns of dappled shade. This design/build project won the American Institute of Architects, California Council, **2007 Award of Honor.**

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Henness Flats: Truckee Ca. A 92 unit project consisting of two and three bedroom apartments. The modules were built in Boise, Idaho by Guerdon Enterprises and completed in 2007.

Cahill Park: San Jose, Ca. A three story, 160 townhome project. Each unit includes 4 bedrooms, 2 ½ baths constructed over a two car poured in place garage. The modules were built in Boise, Idaho by Guerdon Enterprises and completed in 2006.

*1 projects are completed by USModular and Coppertop Enterprises.

USMODULAR INC
We Builder Faster, Better, Greener and for Less

Team Partners

1. Factory Partners

- Champion Home Builders
- Palm Harbor Homes
- Silvercrest
- Guerdon Enterprises
- Skyline Homes
- Clayton Homes
- Cavco
- Silver-Creek Industries

2. Architects & Engineering Partners

- R&S Tavares & Associates – Design & Engineering
- Irwin Pancake Dawson Architect
- ISE Structural Engineers
- Chris Sahlin Architect
- Kurt Saxton Engineering
- Rowland Civil Engineering

USMODULAR INC
We Build Faster, Better, Greener and for Less

3. Construction Partners

- Coppertop Enterprises, Inc.
- Ledcor Management Services Inc.
- SAE Builders
- Jim Henson Construction
- Bennett Truck Transporters
- Extreme Set
- Mathis Plastering
- Gardner Roofing

California Contractor's License:

B943047

California Contractor's License Bond

OLD REPUBLIC SURETY COMPANY
W150047056

Worker's Compensation Insurance

State Fund Policy
9001770-2011

USMODULAR INC
We Builder Faster, Better, Sooner and for Less

Liability Insurance

QRS Insurance Solutions
GL-CA200912

Deering Volkman, PE, LEED AP, QSD/P Project Director

BRIEF EXPERIENCE BIO

Deering has 14 years of experience in civil engineering design with an emphasis on Los Angeles area projects. She has coordinated approvals with County Sanitation Districts of Los Angeles County and Los Angeles County Department of Public Works, as well as City of Los Angeles BOE, BOS, BSL, LAFD, Building and Safety, the Department of Public Health, the Coastal Commission, and DWP. Her project experience includes rehabilitation and new construction. She is skilled at creating and directing the development of public and private sewer systems, reclaimed water and potable water system plans, public and private storm drain systems, stormwater mitigation (including SUSMP and Low Impact Development [LID]), potable water systems, public sewer systems, public street improvement plans, rough and precise grading plans, street lighting plans, and SWPPP plans and reports.

CURRICULUM VITAE

Education

BS, Civil Engineering, California State University

Registration

Professional Civil Engineer, California (72037)

Leadership in Environmental & Energy Design (LEED) New Construction Accredited Professional (2009)

Qualified SWPPP Developer/Preparer – QSD/P

Professional Affiliations

Urban Land Institute - Programs Committee

Building Industry Association Government Affairs Committee

National Honor Society - Tau Beta Pi Engineering and Computer Science

Golden Key National Honor Society

Awards

Outstanding Land Development/Urban Development Project, ASCE Los Angeles Section, 2015

Sustainable Engineering Project of the Year, ASCE Los Angeles Section, 2015

Dean of Engineering Student Recognition Scholarship

RELEVANT PROJECTS

Deering has served as project manager or project director for the following projects:

- Crescent Valley Mobile Home Park, Santa Clarita, California
- Great Value Storage, Santa Clarita, California
- Paradise Ranch Mobile Home Park, Santa Clarita, California
- Logistics Center, Arcadia, California
- FedEx, Arcadia, California
- FedEx, Chino, California
- Sun Valley Landfill, Sun Valley, California
- Piero II, Los Angeles, California
- Hollywood Park, Inglewood, California
- Van Nuys Mixed Use, Van Nuys, California
- Deluxe, Hollywood, California
- Del Amo Senior Apartments, Torrance, California
- 1111 Wilshire, Downtown Los Angeles, California
- 1515 Wilshire, Downtown Los Angeles, California
- 820 Mission, South Pasadena, California
- Rolland Curtis, Los Angeles, California
- Esprit II Marina Del Rey, Los Angeles, California
- Brand & Wilson, Orange & Wilson, Central & Wilson, Glendale, California
- The City Market, Downtown Los Angeles, California
- College Station, Downtown Los Angeles, California
- The Crossroads of the World, Hollywood, California
- G8/Whole Foods, Downtown Los Angeles, California
- Curtis School, Los Angeles, California
- Doheny Condominiums, West Hollywood, California
- 442 & 444 West Ocean Boulevard, Long Beach, California
- 207 Seaside Way, Long Beach, California
- Da Vinci, Downtown Los Angeles, California
- Orsini II, Downtown Los Angeles, California
- Lorenzo, Downtown Los Angeles, California
- Ferrante, Downtown Los Angeles, California
- The Colony, Santa Clarita, California
- 950 South Broadway, Downtown Los Angeles, California
- MGA Campus Chatsworth, Los Angeles, California
- Latitude 33, West Los Angeles, California
- Libertie and The Mint, Downtown Los Angeles, California
- G12, Downtown Los Angeles, California

July 17, 2017

References

Financial: Conventional Lending
Boston Private Bank
Contact: Silvia Bettencourt, Vice President
Email: SBettencourt@bostonprovate.com
Phone Number: (818) 832-3813

Financial: Grants
Name: Union Bank
Contact: Sylvia Castillo
Email:
Phone Number:

Financial and Regulatory: City or County
Name: Family Source Center
Contact: Olivia Mitchell
Email:
Phone Number:

Community Partners:
Name: CCNP
Contact: Veronica Olmos
Email: volmos@laccnp.org
Phone Number: (213) 482-8618

303 South Loma Drive
Los Angeles, CA 90017
(213) 483-2060
Fax: (213) 483-7848

Example of when strategic decisionmaking shortened the time period for development:

WHAT? An example of when strategic decisionmaking shortened the time period for development of a project was in the creation of our Tierra Del Sol master planned community. Tierra Del Sol is a 119-unit low-income housing tax credit apartment building constructed in the Canoga Park area of the San Fernando Valley in the City of Los Angeles that also has adjacent to it New Economics for Women's Dennis P. Zine Community Center, and the NEWAcademy Canoga Park Charter Elementary School. These three developments were all envisioned and developed by New Economics for Women during its three year planning process in 2002-2005. The developments required various timelines, and in an effort to produce all three outcomes as quickly as possible, one of the strategic decisions made by New Economics for Women as developer was in the division of labor on all three projects.

WHY THE DIVISION OF LABOR? WHY NOT TAKE ADVANTAGE OF ECONOMIES OF SCALE? First, the attempt to utilize the same contractors and laborers on each project would have been frustrated by a sealed bidding process for large bids on each project. Further, by using different teams, should there be a delay for any reason, the entirety of the project would not have been affected.

HOW? New Economics for Women made it a priority to ensure that the various funding sources for the development (though one single parcel at the time) were kept discrete (including predevelopment planning, though it affected the entirety of the site), and that the jobs performed on each site overlapped in no way. Different contractors and subs were used on all three sites. New Economics for Women assigned two Project Managers and its Director of Real Estate to the development to ensure that the division of labor was followed for each of the three developments. It worked. As Developer, New Economics for Women was able to develop the turnkey charter school for the Los Angeles Unified School District a full five months ahead of schedule, and faster than any LAUSD school. The affordable housing development and the community center were both constructed on time.

New Economics for Women ®

Santa Cecilia Apartments—80 Units of TOD Affordable Housing

117 S. Boyle Avenue
Los Angeles, CA 90033

Project Overview:

The $32.6 million Santa Cecilia Apartments development has 80 affordable apartment homes with one-, two-, and three-bedroom units and 3,600 square feet of ground floor commercial space, and an underground parking structure. The apartments include flats and larger townhomes and are wrapped around a variety of open space amenities, including private balconies and three courtyards. The project also includes temporary and permanent pubic art projects: the construction barriers featured local art and the final building features large installation pieces flanking the main entry.

The project is located diagonally across the street from Metro's new Gold Line Station at 1st & Boyle.

Developed in conjunction with our development partner, McCormick Baron Salazar, the project represented unique challenges in providing density near transit, while remaining sensitive to the architectural and cultural

Length of Time to Complete:

Start ——— 24 months ———→ Finish

May 31, 2015 — May 31, 2017

New Economics for Women ®

Santa Cecilia Apartments—80 Units of TOD Affordable Housing

117 S. Boyle Avenue
Los Angeles, CA 90033

Location Identity:

Santa Cecilia Apartments is located on a formerly-vacant lot at the southwest corner of 1st Street and Boyle Ave in the Boyle Heights Community of the City of Los Angeles. The property is located diagonally across from Metro's new Gold line light rail Mariachi Plaza Station. The Santa Cecilia Apartments development epitomizes the best of TOD design principles. The four-story structure creates density and a sense of place on the previously vacant lot facing the historic Mariachi Plaza. It also provides for a mix of uses, with both apartments and commercial space, and encourages transportation mode shift through ample bike parking, new sidewalks, and a transit pass provided to each head of household to reduce transportation cost burdens.

Metro's Mariachi Plaza Station

The Boyle Hotel

The project was designed to be culturally and architecturally sensitive to the immediate neighborhood's rich history—in particular that of historic Mariachi Plaza, and the Boyle Hotel. Mariachi Plaza is named for the mariachi musicians who have gathered here in their elegant charro suits since the 1930s, ready to be hired to play in restaurants, at private parties or community events. These professional musicians are the heart of the vibrant community that has grown up around them. The vast majority of the mariachis live in the historic 1889 Boyle Hotel, better known as "Mariachi Hotel," on the west side of the Plaza. Santa Cecilia Apartments was designed to compliment the historic architectural

Development Cost:

$34.5 million / $319.400 per unit

Financing Sources:

JP Morgan Chase Bank
Chase Bank
HCID/LA
HCD - TOD
HCD - IIG
Deferred Developer Fee
LIHTC Equity

Sustainable & Unique Features:

Santa Cecilia Apartments is anticipated to earn a LEED Silver certification for multifamily midrise from the US Green Building Council, and features numerous sustainable design features

The Santa Cecilia Apartments development epitomizes the best of TOD design principles. It provides a sense of place on the previously vacant lot facing the historic Mariachi Plaza, and also provides a mix of uses, with both apartments and commercial space. The project encourages transportation mode shift through ample bike parking, new sidewalks, and a transit pass provided to each head of household to reduce transportation cost burdens.

New Economics for Women ®

Taylor Yard Senior Housing—108 Units of TOD Senior Affordable

1231 N San Fernando Road
Los Angeles, California 90065

Project Overview:

Taylor Yard Senior Housing is a $34.5 million development with 108 affordable rental homes for seniors (62 and older) located over 8,500 square feet of ground floor retail and a subterranean parking garage. The project is anticipated to receive certification as LEED Silver for multifamily midrise by the U.S. Green Building Council. There are 102 one-bedroom units and 6 two-bedroom units affordable for seniors under 50% of AMI.

Developed in conjunction with our development partner, McCormick Baron Salazar, the project represented part of a larger mixed-use, mixed-income master plan. The master plan was developed in through a public-private partnership with Metropolitan Transportation Authority to accommodate facilities for a future rail station connecting Downtown Los Angeles to the cities of Burbank and Glendale.

NEW successfully navigated several construction complications associated with old rail yard remnants

Length of Time to Complete:

Start — 17 months → Finish

November 30, 2015 — May 31, 2017

New Economics for Women ®

Taylor Yards Senior Housing—108 Units of TOD Senior Affordable

1231 N San Fernando Road
Los Angeles, California 90065

Location Identity:

Taylor Yard Senior Housing is part of the Taylor Yard Transit Village, a mixed-income urban infill community designed to promote walkable streets and sustainable design. This master planned community was part of a large redevelopment project to remove blight and provide affordable housing resources upon a former environmentally contaminated rail yard. The remediated 19-acre site now includes 197 affordable large family units, 108 affordable senior units, approximately 25,000 sq. ft. of retail and over 1½ acres of green space with walking trails, public art and native landscaping that complements the site's proximity to the Los Angeles River.

The Taylor Yard Transit Village benefits directly from multiple nearby public investments including:

- Río de Los Angeles State Park, a 20-acre regional park that offers both active and passive recreational opportunities for the community;
- G2 Parcel, a 42 acre site and future park recently acquired by the City of Los Angeles. The site considered the "Crown Jewel" of the Los Angeles River Revitalization master Plan;
- Sotomayor Learning Academies, a recently opened public education facility featuring 4 high schools and a middle school; and
- Adjacent Local & Rapid Bus Line stops, and a planned future rail stop.

Development Cost:

$34.5 million / $319.400 per unit

Financing Sources:

JP Morgan Chase Bank
HCD-TOD Program
City of Los Angeles CDD - CDBG
City of Los Angeles HCID/HCD - HG
Deferred Developer Fee
LIHTC Equity

Sustainable & Unique Features:

Taylor Yard Senior Housing is anticipated to earn a LEED Silver certification for multifamily midrise from the US Green Building Council, and features numerous sustainable design features

LEED ND
certified gold plan

The neighborhood master plan (financed by NEW) earned a LEED Neighborhood Development Silver rating from the US Green Building Council. The plan was developed in collaboration with Metro planners to accommodate a future rail station connecting Downtown Los Angeles to the cities of Burbank and Glendale and into the San Fernando Valley.

New Economics for Women ®

The Owensmouth Project—4 Affordable Single Family Homes

Phase I: 7515 Owensmouth –21715 Cohasset Street
Los Angeles, CA 91303

Project Overview:

NEW's latest single-family homeownership development, the $3.60 million Owensmouth Small Sites Development, includes 4 new homes using modular construction to be sold to low– to moderate-income homebuyers who make no more than 120% Area Median Income. Each home utilizes modular construction to create a spacious and Craftsman-style look to its three-bedrooms and two-full baths. Each home is 1,370 square feet with an attached site-built garage. The driveway includes pavers for water restoration, a permanent mat foundation raised and paved, energy efficient features including a cool roof, dual-pane windows, increased insulation, energy efficient cooling and heating. Development on this site includes all require off-site improvements relative to the subdivision, including concrete curbs, sidewalks and tree planting.

Team members include the Developer (New Economics for Women), Builder (US Modular, Inc. utilizing Coppertop as our General Contractor), Civil Engineer (KPFF) and Construction Manger (Castle and Gray).

Development was financed by the National Stabilization Program II (NSPII) , a federally-funded line of credit made available to the Developer by the U.S. Department of Housing and Urban Development, and a construction loan by Boston Private Bank.

Length of Time to Complete:

Start ——— 24 months ———→ Finish

November 10, 2016 July 14, 2017

New Economics for Women ®

Owensmouth Project—40 Affordable Single Family Homes

Phase I: 7515 Owensmouth –21715 Cohasset Street
Los Angeles, CA 91303

Location Identity:

The Owensmouth Project consisted of a vacant land parcel located on the northwest corner of Cohasset Street and Owensmouth Avenue in Canoga Park. It contained a 24,000 square foot lot and zoned R1-1, single family residential. The land received final subdivision into 4 single family lots in December, 2015. Phase II will include an additional 4 single family homes on the adjacent 24,000 square feet lot. Canoga Park is located in the northwest section of the San Fernando Valley. The neighborhood is south of Saticoy Street, north of Sherman Way and east of Topanga Canyon Boulevard. The area has mixed uses including low density residential, a school, library, senior center and post office on Sherman Way. This is NEW's second multi-million dollar investment in the Canoga Park community of Los Angeles in 15 years.

Kitchen features includes quartz countertops and a skylight

Energy efficient features include cool roof

The Owensmouth Project benefits directly from nearby public investments located walking distance from our site including:

- NEW's 115-unit affordable housing at our award winning mixed use development Tierra Del Sol at Saticoy and Canoga ;
- NEW Academy Canoga Park, a public charter elementary school; and
- NEW's 20,000 sq.ft. Dennis P. Zine Community Center.

Development Cost:

$3.6 million

Financing Sources:

National Stabilization Funds from NEW's federal line of credit
Boston Private Bank

Sustainable & Unique Features:

Each of our four homes is built with a permanent mat foundation, cool roof, dual-pane windows, increased insulation, energy efficient cooling and heating. Also included is storm water infiltration planters, gray water barrels for plant irrigation, and high-efficiency irrigation systems.

NEW is striving to create homes that fit with the character of the neighborhood, have greater energy efficiencies than other new construction available in the area, and can support the needs of a large family seeking to grow equity as **Investors in Canoga Park.**

Developer Financial Summary

Organization Name (Type in cell): New Economics for Women

Lead Developer	Yes/No
Is this organization the proposed development team's lead developer?	Yes

Assets	2015	2014	2013
Current assets:			
Cash and cash equivalents	$ 227,666.00	$ 84,663.00	$ 761,435.00
Other receivables	$ 4,997,591.00	$ 4,191,494.00	$ 3,573,181.00
All other current assets	$ 87,350.00	$ 92,770.00	$ 236,076.00
Total current assets	$ 5,312,607.00	$ 4,368,927.00	$ 4,570,692.00
Fixed assets:			
Land	$ 2,251,956.00	$ 2,251,956.00	$ 2,725,225.00
Building, improvements, & equipment	$ 13,494,974.00	$ 13,009,786.00	$ 12,761,904.00
Total fixed assets	$ 15,746,930.00	$ 15,261,742.00	$ 15,487,129.00
Less: accumulated depreciation	$ (2,400,485.00)	$ (2,110,646.00)	$ (1,832,580.00)
Fixed assets (net of accumulated depreciation)	$ 13,346,445.00	$ 13,151,096.00	$ 13,654,549.00
Other assets			
Reserves	$ -	$ -	
Investment in partnerships	$ 1,755,327.00	$ 1,936,556.00	$ 2,672,177.00
Other	$ 21,277,414.00	$ 21,630,245.00	$ 22,360,803.00
Total other assets	$ 23,032,741.00	$ 23,566,801.00	$ 25,032,980.00
Total Assets	$ 41,691,793.00	$ 41,086,824.00	$ 43,258,221.00

Liabilities and Net Assets	2015	2014	2013
Current Liabilities			
Current portion - long term debt	$ 396,062.00	$ 39,000.00	$ 248,926.00
Accounts payable	$ 512,491.00	$ 316,519.00	$ 543,301.00
Mortgage interest payable	$ -	$ -	$ -
Security deposits payable	$ 47,517.00	$ 28,734.00	$ 28,595.00
Other	$ 1,228,475.00	$ 1,163,656.00	$ 1,634,678.00
Total current liabilities	$ 2,184,545.00	$ 1,547,909.00	$ 2,455,500.00
Long-term liabilities			
Mortgages payable - long-term portion	$ -	$ -	$ -
Other notes payable	$ 5,523,107.00	$ 6,231,691.00	$ 6,905,836.00
Residual receipt notes payable	$ 4,786,159.00	$ 4,786,159.00	$ 4,786,159.00
Interest payable - long-term	$ 5,399,270.00	$ 4,539,187.00	$ 3,611,818.00
Other	$ 13,744,325.00	$ 13,538,896.00	$ 14,192,328.00
Total long-term liabilities	$ 29,452,861.00	$ 29,095,933.00	$ 29,496,141.00
Total Liabilities	$ 31,637,406.00	$ 30,643,842.00	$ 31,951,641.00
Net Assets			
Unrestricted	$ 8,384,921.00	$ 8,773,516.00	$ 9,637,114.00
Temporarily restricted	$ 1,669,466.00	$ 1,669,466.00	$ 1,669,466.00
Permanently restricted	$ -	$ -	$ -
Total net assets	$ 10,054,387.00	$ 10,442,982.00	$ 11,306,580.00
Total Liabilities and Net Assets	$ 41,691,793.00	$ 41,086,824.00	$ 43,258,221.00

Developer Financial Summary

Revenue & Expenses	2015	2014	2013
Support and Revenue			
Contributions & Grants	$ 3,015,852.00	$ 3,896,184.00	$ 9,384,161.00
Development fees	$ -	$ 276,620.00	$ 19,460.00
Rental income	$ 427,540.00	$ 333,735.00	$ 331,570.00
Property management income	$ 366,315.00	$ 339,620.00	$ 390,601.00
Asset management	$ 30,145.00	$ 69,887.00	$ 33,410.00
Debt forgiveness	$ 330,000.00	$ 330,000.00	$ 509,041.00
Other income and fees	$ 1,959,894.00	$ 1,600,826.00	$ 2,494,233.00
Net assets released from restrictions			
Total support and revenue	$ 6,129,746.00	$ 6,846,872.00	$ 13,162,476.00
Expenses			
Program services:			
Housing development	$ 1,414,895.00	$ 1,467,039.00	$ 1,143,228.00
Rental operations	$ 71,076.00	$ 71,783.00	$ 54,428.00
Management & general	$ 1,049,944.00	$ 1,444,687.00	$ 1,262,114.00
Fundraising	$ 56,519.00	$ 130,660.00	$ 26,909.00
Other Expenses	$ 3,925,907.00	$ 4,596,301.00	$ 10,624,588.00
Total expenses	$ 6,518,341.00	$ 7,710,470.00	$ 13,111,267.00
Net revenue	$ (388,595.00)	$ (863,598.00)	$ 51,209.00
Distributions to members	$ -	$ -	$ -
Net assets, beginning of the year	$ 10,442,982.00	$ 11,306,580.00	$ 11,255,371.00
Net assets, end of the year	$ 10,054,387.00	$ 10,442,982.00	$ 11,306,580.00

B-1 Audited Financial Statements	Yes/No
Does the proposal include the organization's audited financial statements for FY 2013?	Yes
Does the proposal include the organization's audited financial statements for FY 2014?	Yes
Does the proposal include the organization's audited financial statements for FY 2015?	Yes

B-2 Capital Requirements	
Available Line of Credit	
Available Balance	$ 3,211,484.00
Access to Capital	$ 3,211,484.00

B-3 Liquidity Ratio	2015	2014	2013
Calculated Liquidity Ratio	2.43	2.82	1.86

B-4 Debt/Equity Ratio	2015	2014	2013
Calculated Debt/Equity Ratio	3.15	2.93	2.83

Harrington Group
Certified Public Accountants, LLP

NEW ECONOMICS FOR WOMEN AND AFFILIATES

CONSOLIDATED FINANCIAL STATEMENTS, SUPPLEMENTAL SCHEDULES, and ADDITIONAL INFORMATION

JUNE 30, 2014

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Harrington Group
Certified Public Accountants, LLP

INDEPENDENT AUDITORS' REPORT

To the Board of Directors
New Economics for Women and Affiliates

Report on the Financial Statements

We have audited the accompanying consolidated financial statements of New Economics for Women (a nonprofit organization) and Affiliates (for-profit organizations), which comprise the Consolidated Statement of Financial Position as of June 30, 2014, and the related Consolidated Statements of Activities, Functional Expenses, and Cash Flows for the year then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of New Economics for Women and Affiliates as of June 30, 2014, and the changes in their net assets and their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

INDEPENDENT AUDITORS' REPORT
continued

Other Matters

Other Information

Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The accompanying Schedule of Expenditures of Federal Awards, as required by Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations,* is presented for purposes of additional analysis. The accompanying Schedule of Consolidated Special Program Expenses is also presented for purposes of additional analysis. Those schedules are not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the consolidated financial statements as a whole.

Summarized Comparative Information

We have previously audited New Economics for Women and Affiliates' 2013 consolidated financial statements, and we have expressed an unmodified opinion on those consolidated financial statements in our report dated February 6, 2014. In our opinion the summarized comparative information presented herein as of and for the year ended June 30, 2013, is consistent, in all material respects, with the audited consolidated financial statements from which it has been derived.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 12, 2015 on our consideration of New Economics for Women and Affiliates' internal control over financial reporting and on our tests of their compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering New Economics for Women and Affiliates' internal control over financial reporting and compliance.

Harrington Group

Pasadena, California
January 12, 2015

NEW ECONOMICS FOR WOMEN AND AFFILIATES

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
June 30, 2014
With comparative totals at June 30, 2013

	Unrestricted	Temporarily Restricted	2014	2013
Assets				
Current assets				
Cash	$ 761,435	$ -	**$ 761,435**	$ 439,246
Grants receivable	337,616		**337,616**	525,998
Development and management fees receivables			**-**	115,486
Due from affiliates and other properties	986,877		**986,877**	820,781
Development notes receivable - current (Note 3)	242,860		**242,860**	242,860
Interest receivable - current (Note 3 and 4)	1,181,098		**1,181,098**	745,512
Investment in real estate (Note 2)	131,028		**131,028**	81,102
Other receivables	824,730		**824,730**	570,626
Other current assets	105,048		**105,048**	127,291
Total current assets	4,570,692	-	**4,570,692**	3,668,902
Property and equipment, net (Note 7)	10,524,936	1,669,466	**12,194,402**	12,482,309
Property held for sale (Note 8)	1,460,147		**1,460,147**	3,428,080
	11,985,083	1,669,466	**13,654,549**	15,910,389
Other assets				
Interest receivable - non-current (Note 3 and 4)	2,792,173		**2,792,173**	2,552,288
Development notes receivable - non-current (Note 3)	5,555,787		**5,555,787**	5,548,147
Notes receivable - NSP2 loan (Note 4)	11,464,447		**11,464,447**	7,875,371
Notes receivable - NSP2 mortgage (Note 5)	1,500,460		**1,500,460**	1,489,460
Investment in partnerships (Note 9)	2,672,177		**2,672,177**	2,679,165
Deferred development fee	1,031,693		**1,031,693**	971,792
Other non-current receivables	16,243		**16,243**	16,243
Total other assets	25,032,980	-	**25,032,980**	21,132,466
Total assets	$ 41,588,755	$ 1,669,466	**$ 43,258,221**	$ 40,711,757
Liabilities and net assets				
Current liabilities				
Accounts payable and accrued expenses	$ 1,601,657	$ -	**$ 1,601,657**	$ 1,199,769
Line of credit (Note 10)	571,970		**571,970**	73,861
Interest payable	4,352		**4,352**	191
Notes payable - current (Note 11)	248,926		**248,926**	254,683
Total current liabilities	2,426,905	-	**2,426,905**	1,528,504
Non-current liabilities				
Property holding account (Note 8)	1,113,888		**1,113,888**	3,425,846
Notes payable - non-current (Note 11)	11,691,995		**11,691,995**	12,002,155
Interest payable - non-current (Note 11)	3,611,818		**3,611,818**	2,999,878
Payable to Chicanos Por La Causa - NSP 2 loan (Note 4)	11,464,447		**11,464,447**	7,875,371
Payable to Chicanos Por La Causa - NSP 2 mortgage (Note 5)	1,500,458		**1,500,458**	1,489,458
Deferred development fee	113,535		**113,535**	113,535
Security deposit payable	28,595		**28,595**	21,639
Total non-current liabilities	29,524,736	-	**29,524,736**	27,927,882
Total liabilities	31,951,641	-	**31,951,641**	29,456,386
Net assets				
Unrestricted	9,637,114		**9,637,114**	9,585,905
Temporarily restricted (Note 13)		1,669,466	**1,669,466**	1,669,466
Total net assets	9,637,114	1,669,466	**11,306,580**	11,255,371
Total liabilities and net assets	$ 41,588,755	$ 1,669,466	**$ 43,258,221**	$ 40,711,757

The accompanying notes are an integral part of these consolidated financial statements.

NEW ECONOMICS FOR WOMEN AND AFFILIATES

CONSOLIDATED STATEMENT OF ACTIVITIES
For the year ended June 30, 2014
With comparative totals for the year ended June 30, 2013

	Unrestricted	Temporarily Restricted	2014	2013
Revenue and support				
Government contracts and grants (Note 14)	$ 8,942,921	$ -	**$ 8,942,921**	$ 16,900,462
Reimbursement income	1,102,106		**1,102,106**	984,128
General support	981,994		**981,994**	1,574,431
Grant income	376,372		**376,372**	596,563
Other income	401,334		**401,334**	16,106
Property management income	390,601		**390,601**	360,497
Rent income	331,570		**331,570**	390,826
Interest income	68,731		**68,731**	65,311
Amortization of loan services provided	509,041		**509,041**	656,910
Donations	64,868		**64,868**	66,857
Loss on investments in partnerships	(7,062)		**(7,062)**	(6,489)
Net assets released from program restrictions			**-**	-
Total revenue and support	13,162,476	-	**13,162,476**	21,605,602
Expenses				
Program services	11,176,007		**11,176,007**	19,215,411
General and administration	1,316,542		**1,316,542**	1,407,241
Fundraising	26,909		**26,909**	22,795
Interest expense	284,418		**284,418**	317,678
Depreciation expense	307,391		**307,391**	307,536
Total expenses	13,111,267	-	**13,111,267**	21,270,661
Changes in net assets before other changes	51,209	-	**51,209**	334,941
Other Changes				
Gain on forgiveness of debt			**-**	840,964
Change in net assets after other changes	51,209	-	**51,209**	1,175,905
Net assets, beginning of year	9,585,905	1,669,466	**11,255,371**	10,079,466
Net assets, end of year	$ 9,637,114	$ 1,669,466	**$ 11,306,580**	$ 11,255,371

The accompanying notes are an integral part of these consolidated financial statements.

NEW ECONOMICS FOR WOMEN AND AFFILIATES

CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES
For the year ended June 30, 2014
With comparative totals for the year ended June 30, 2013

	Program Services	General and Administration	Fundraising	Total Expenses 2014	2013
Salaries	$ 2,913,239	$ 646,032	$ 3,720	**$ 3,562,991**	$ 3,597,445
Payroll taxes and related benefit	549,216	99,490	694	**649,400**	824,922
Total personnel costs	3,462,455	745,522	4,414	**4,212,391**	4,422,367
Accounting	24,681	9,319		**34,000**	32,500
Advertising	5,352	1,887		**7,239**	3,839
Automobile		482		**482**	861
Bank charges	8,968	3,570	8	**12,546**	15,055
Child care services	3,458			**3,458**	912
Community events	8,266	5,731		**13,997**	16,929
Consulting fee		18,285	19,763	**38,048**	52,146
Dues and publication	2,360	16,545		**18,905**	12,805
Facilities	233,962	3,367		**237,329**	205,755
Fees	6,609	17,502		**24,111**	15,813
Insurances	77,734	29,097	100	**106,931**	90,604
Legal	11,640	21,194		**32,834**	70,223
Maintenance	95,640	65,885		**161,525**	155,020
Meetings and seminars	22,960	32,715	65	**55,740**	157,983
NSP expenses	6,315,115			**6,315,115**	13,801,043
Office equipment	54,056	15,656		**69,712**	55,210
Operating support	123,442			**123,442**	57,994
Other	38,263	36,787		**75,050**	148,801
Outside services	250,601	563		**251,164**	532,854
Participant related costs				**-**	47,398
Postage	2,283	4,791	114	**7,188**	12,317
Printing	9,744	7,700	37	**17,481**	34,955
Professional services	139,851	109,988	1,013	**250,852**	190,103
Rental assistance	1,375			**1,375**	4,393
Stipend		3,297		**3,297**	2,925
Supplies	63,241	42,207		**105,448**	186,253
Support services	28,732			**28,732**	18,029
Taxes	7,534	2,291		**9,825**	44,992
Technology support	10,899	11,172		**22,071**	143,888
Telephone/Internet services	88,360	74,817	1,395	**164,572**	80,033
Travel	35,943	26,724		**62,667**	85,489
Utilities	42,483	47,864		**90,347**	-
Overhead allocation		(38,416)		**(38,416)**	(54,042)
Total 2014 functional expenses	**$ 11,176,007**	**$ 1,316,542**	**$ 26,909**	**$ 12,519,458**	
Total 2013 functional expenses	$ 19,215,411	$ 1,407,241	$ 22,795		$ 20,645,447

The accompanying notes are an integral part of these consolidated financial statements.

NEW ECONOMICS FOR WOMEN AND AFFILIATES

CONSOLIDATED STATEMENT OF CASH FLOWS
For the year ended June 30, 2014
With comparative totals for the year ended June 30, 2013

	2014	2013
Cash flows from operating activities:		
Change in net assets	**$ 51,209**	$ 1,175,905
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation and amortization	**307,391**	307,536
(Gain) on forgiveness of debt	-	(840,964)
Amortization of loan with services provided	**(509,041)**	(656,910)
Loss on investments in partnerships	**7,062**	6,489
Changes in operating assets and liabilities:		
Decrease (increase) in grants receivable	**188,382**	(7,495)
Decrease in development and management fees	**115,486**	-
(Increase) in due from affiliates and other properties	**(166,096)**	(220,745)
(Increase) decrease in development notes receivable	**(7,640)**	142,810
(Increase) in interest receivable	**(675,471)**	(435,077)
(Increase) in other receivables	**(254,104)**	(46,401)
Decrease (increase) in other assets	**22,243**	(43,929)
(Increase) decrease in deferred development fees	**(59,901)**	110,000
Increase in accounts payable and accrued expenses	**401,888**	290,550
Increase (decrease) in security deposit payable	**6,956**	(11,153)
Increase in interest payable	**795,142**	548,005
Net cash provided by investing activities	**223,506**	318,621
Cash flows from investing activities:		
Purchase of property and equipment	**(19,484)**	(159,277)
Other investing activities	**(394,025)**	28,336
Net cash (used) by investing activities	**(413,509)**	(130,941)
Cash flows from financing activities:		
Borrowings on notes payable	**343,000**	524,340
Borrowings on line of credit	**498,109**	-
Payments of notes payable	**(328,917)**	(686,187)
Net cash provided (used) by financing activities	**512,192**	(161,847)
Net increase in cash	**322,189**	25,833
Cash, beginning of year	**439,246**	413,413
Cash, end of year	**$ 761,435**	$ 439,246
Supplemental disclosure:		
Cash paid for interest	**$ 104,849**	$ 139,479
Cash paid for income taxes	**$ 7,534**	$ 5,242
Purchase of NSP2 properties held for sale	**$ 1,433,702**	$ 4,847,238
Disposal of NSP2 properties held for sale	**$ 3,401,635**	$ 6,690,851

The accompanying notes are an integral part of these consolidated financial statements.

1. Organization

New Economics for Women ("NEW") is a California nonprofit public benefit 501(c)(3) corporation organized under the Nonprofit Public Benefit Corporation Law for charitable purposes and not for the private gain of any individual. NEW was formed to improve housing, economic, and social conditions of low income residents in Los Angeles County, California.

In September 1995, NEW formed New Capital, LLC ("New Capital") with NEW as a majority managing member. The partnership is engaged in the business of creating, organizing, and financing businesses in the community served by NEW. On January 1, 2003, one of the members of New Capital terminated its interest in the subsidiary. As a result of the termination, New Capital became a single-member Limited Liability Company ("LLC") wholly owned by NEW. On January 1, 2005, NEW reinstated the interest of the member, thus restoring the structure of New Capital to a multiple member LLC, majority owned by NEW.

In November 2000, NEW formed LCB Enterprises, LLC ("LCB") with NEW and New Capital as its members. The purpose of the partnership is to serve as the real estate holding company for real estate transactions.

In March 2010, NEW formed Socos Maintenance and Janitorial Services, LLC ("Socos"), a single-member LLC wholly owned by NEW. The purpose of Socos is to provide custodial, maintenance, and landscaping services for all properties managed by NEW. Socos aims to be an eco-friendly property maintenance company which will hire and train low-income job seekers in Los Angeles. The difficulty in finding a low-cost workers' compensation package that both met State of California requirements and allowed Socos to remain competitive in the property maintenance market was too much of a challenge to overcome and directly led to Socos' closure in October 2012.

In July 2010, NEW formed MCB, LLC ("MCB") with NEW and New Capital as its members. The purpose of the partnership is to serve as the real estate holding company for real estate transactions under the Neighborhood Stabilization Program.

2. Summary of Significant Accounting Policies

A summary of the significant accounting policies applied in the preparation of the accompanying consolidated financial statements is as follows:

Principles of Consolidation

The consolidated financial statements included the accounts of NEW, New Capital, LCB, Socos and MCB; they all share a common Board of Trustees, common management, personnel, and financial transactions. All inter-organization transactions have been eliminated. NEW, New Capital, LCB, Socos, and MCB are collectively known as "NEW" in these consolidated financial statements.

continued

2. Summary of Significant Accounting Policies, continued

Basis of Presentation

The accompanying consolidated financial statements have been prepared on the accrual basis of accounting.

Accounting

To ensure observance of certain constraints and restrictions placed on the use of resources, the accounts of NEW are maintained in accordance with the principles of net asset accounting. This is the procedure by which resources for various purposes are classified for accounting and reporting purposes into net asset classes that are in accordance with specified activities or objectives. Accordingly, all financial transactions have been recorded and reported by net asset class as follows:

Unrestricted. These generally result from revenues generated by receiving unrestricted contributions, providing services, and receiving interest from investments less expenses incurred in providing program-related services, raising contributions, and performing administrative functions.

Temporarily Restricted. NEW reports gifts of cash and other assets as temporarily restricted support if they are received with donor stipulations that limit the use of the donated assets. When a donor restriction expires, that is, when a stipulated time restriction ends or the purpose of the restriction is accomplished, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the Consolidated Statement of Activities as net assets released from program or capital restrictions. At June 30, 2014, NEW had temporarily restricted net assets of $1,669,466.

Permanently Restricted. These net assets are restricted by donors who stipulate that resources are to be maintained permanently, but permit NEW to expend all of the income (or other economic benefits) derived from the donated assets. NEW had no permanently restricted net assets at June 30, 2014.

Grants Receivable

Grants receivable are receivables from governmental agencies. Therefore, no allowance for doubtful accounts has been provided.

Contributions and Pledges Receivable

Unconditional promises to give that are expected to be collected within one year are recorded at net realizable value. Unconditional promises to give that are expected to be collected in future years are recorded at fair value, which is measured as the present value of their future cash flows. The discounts on those amounts are computed using risk-adjusted interest rates applicable to the years in which the promises are received. Amortization of the discount is included in contribution revenue. Conditional promises to give are not included as support until the conditions are substantially met.

continued

2. Summary of Significant Accounting Policies, continued

Investment in Real Estate

NEW began purchasing various properties in the greater Los Angeles area. These properties will undergo rehabilitation repairs to be later sold to qualified buyers. NEW intends to hold these properties for a period not to exceed one year. As of June 30, 2014, the majority of these properties had been sold. NEW also operates a 31 unit housing complex for the County of Los Angeles, known as Guadalupe Terrace Apartments, into which it has invested building improvements. On August 2011, NEW terminated the operating agreement with the County of Los Angeles and as a result the entire investment for building improvements were written off in the fiscal year ended June 30, 2013 The total book value of these investments at June 30, 2014 is $131,028.

Investment in Partnerships

In March 1991, NEW formed 379 Lorna Limited Partnership, with NEW as the general partner. Although NEW has only a 1% interest in the partnership, as the general partner NEW exercises significant influence. Accordingly, the investment is accounted for under the equity method. In February 22, 2012, the investor limited partner TCI Investment Limited Partnership withdrew its interest on the limited partnership and was replaced by West Valley Community Development Corporation, a California nonprofit corporation.

NEW and Affordable Housing Associates, Inc. (a California Corporation) have formed three limited partnerships: Mariposa Housing Partners LP, Columbia Avenue Partners LP, and Tres Palmas LP. NEW and Affordable Housing Associates, Inc. are general partners along with Enterprise Housing Partners and Corporate Housing Initiative II as limited partners for Mariposa, Corporate Housing Initiative II for Columbia, and Bank of America Housing Fund LP for Tres Palmas. NEW has 0.05% interest in each partnership, and as general partner, exercises significant influence. Accordingly, the investments are accounted for under the equity method by NEW. The Mariposa Project (known as "La Villa Mariposa") has 115 units, including day care. Columbia Avenue Partners LP (known as "La Posada") has 61 units, including day care. Tres Palmas has 19 units. In January 2009, Affordable Housing Associates, Inc. withdrew as the general partner of the partnerships, thus making NEW the sole general partner of the limited partnerships. In July 1, 2011, the investor limited partners of Mariposa Housing Partners, LP and Columbia Partners LP namely Corporate Housing Initiatives II LP and Enterprise Housing Partners 1992 LP withdrew its interest on both limited partnerships and assigned its interest to West Valley Community Development Corporation, a California nonprofit corporation.

In December 2000, NEW formed Santa Cruz Terrace, LP with NEW as the general partner and New Capital as limited partner, previous to the investor admission to the partnership. The purpose of the partnership was to acquire real property known as "Santa Cruz Terrace" in order to promote the construction of multi-family rental housing within the City of San Pedro, County of Los Angeles. Santa Cruz Terrace, LP constructed 48 apartment units, of which 100% will be affordable to low income households.

continued

2. Summary of Significant Accounting Policies, continued

In March 2002, NEW entered into an amended and restated limited partnership agreement of Santa Cruz Terrace, LP, a California Limited Partnership, as a managing general partner along with New Capital as a withdrawing limited partner; Santa Cruz Terrace, LLC, a California Limited Liability Company, as an administrative general partner; and NEF Assignment Corporation, an Illinois Not-for-Profit Corporation, as substitute limited partner. NEW has a .0005% interest in the partnership, and as a managing general partner, exercises significant influence. Accordingly, the investment is accounted for under the equity method by NEW.

In January 2001, NEW formed New Tierra Del Sol, LP with NEW as the managing general partner and New Capital as limited partner. The purpose of the partnership was to acquire and develop a 119 unit multi-family apartment complex, which will be rented to persons of low and moderate income in the community of Canoga Park, California. On March 17, 2003, Foundation For Affordable Housing V, Inc., a California nonprofit corporation, was admitted as a co-general partner. On October 1, 2003, NEW entered an amended and restated agreement of New Tierra Del Sol, LP as a managing general partner along with New Capital as a withdrawing limited partner; Foundation For Affordable Housing V, Inc. as a co-general partner; JER Hudson SLP, LLC, a Delaware Limited Liability Company, as a special limited partner; and Hudson Tierra Del Sol, LLC, a Delaware Limited Liability Company, as an investment partner collectively with the special limited partner. In 2003, NEW transferred the property to New Tierra Del Sol, LP. NEW has a 0.005% interest in the partnership, and as a managing general partner, exercises significant influence. Accordingly, the investment is accounted for under the equity method by NEW

In September 2002, NEW formed 4651 Huntington, LP with NEW as the managing general partner and New Capital as initial limited partner. The purpose of the partnership was to acquire and develop a 48 unit multi-family apartment complex, which will rent to persons of low and moderate income in the City of Los Angeles, California. On December 23, 2003, NEW entered an amended and restated agreement with 4651 Huntington, LP as a managing general partner along with New Capital as a withdrawing limited partner; JER Hudson SLP, LLC, a Delaware Limited Liability Company, as a special limited partner; and Hudson Tierra Del Sol LLC, a Delaware Limited Liability Company, as an investment partner collectively with the special limited partner. NEW has a 0.01 % interest in the partnership, and as a managing general partner, exercises significant influence. Accordingly, the investment is accounted for under the equity method by NEW.

In October 2002, NEW entered into an agreement with EADS Apartments, LP, a California Limited Partnership, as a managing partner along with New Capital, as a withdrawing limited partner; EADS Apartments GP, LLC, a California Limited Liability Company, as a co-general partner; and Wincopin Circle, LLP, a Maryland Limited Liability Limited Partnership, as a substitute limited partner. Effective January 2003, the limited partner was replaced by Bank of America Housing Fund IVA, LLP, a Maryland Limited Liability Limited Partnership.

continued

2. Summary of Significant Accounting Policies, continued

The purpose of the partnership was to acquire, develop, construct and/or rehabilitate, lease, manage, operate, and, if appropriate or desirable, sell or otherwise dispose of, in a manner consistent with the charitable purpose of the managing general partner, a 36 unit residential project in one building located in Los Angeles, California. NEW has a 0.005% interest in the partnership, and as a managing general partner, exercises significant influence. Accordingly, the investment is accounted for under the equity method by NEW.

In September 2004, NEW formed Vista Alegre, LP with NEW as the co-general partner and as initial limited partner. The purpose of the partnership was to develop a multi-family apartment complex, which will rent to persons of low and moderate income in the City of Los Angeles, California. On June 30, 2010, NEW entered an amended and restated agreement with Vista Alegre LP as a managing general partner, along with West Valley Community Development Corporation as a withdrawing limited partner; BCCC, Inc., a Massachusetts corporation as the special limited partner; and Boston Capital Corporate Tax Credit Fund XXXIII, a Massachusetts limited partnership, as an investment partner collectively with the special limited partner. NEW has a 0.01% interest in the partnership and, as a managing general partner, exercises significant influence. Accordingly, the investment is accounted for under the equity method by NEW.

Fair Value Measurements

Generally accepted accounting principles provide guidance on how fair value should be determined when financial statement elements are required to be measured at fair value. Valuation techniques are ranked in three levels depending on the degree of objectivity of the inputs used with each level:

Level 1 inputs - quoted prices in active markets for identical assets
Level 2 inputs - quoted prices in active or inactive markets for the same or similar assets
Level 3 inputs - estimates using the best information available when there is little or no market

NEW is required to measure investments in real estate, property held for sale, and investment in partnerships at fair value. The specific technique used to measure fair value for these financial statement elements is described in the note below that relates to the element.

Concentration of Credit Risks

NEW places its temporary cash investments with high-quality, credit-worthy, financial institutions. At times, such investments may be in excess of the Federal Deposit Insurance Corporation insurance limit. NEW has not incurred losses related to these investments.

The primary receivable balance outstanding at June 30, 2014, consists of government contract receivables due from county, state, and federal granting agencies. Concentrations of credit risks with respect to trade receivables are limited, as the majority of NEW's receivables consist of earned fees from contract programs granted by governmental agencies.

continued

2. Summary of Significant Accounting Policies, continued

For the year ended June 30, 2014, revenue derived from governmental agencies represents approximately 75% of total revenue and support.

Property and Equipment

Property and equipment are recorded at cost if purchased or at fair value at the date of donation if donated. Depreciation is computed on the straight-line basis over the estimated useful lives of the related assets. Maintenance and repair costs are charged to expense as incurred. Property and equipment are capitalized if the cost of an asset is greater than or equal to five hundred dollars and the useful life is greater than one year.

NEW is required to purchase various properties with government funds. These properties will undergo rehabilitation repairs to be later sold to qualified buyers. Consequently, an obligation "property holding account" is recorded to report the offsetting liability (see Note 8).

Donated Materials and Services

Contributions of donated non-cash assets are measured on a non-recurring basis and recorded at fair value in the period received. Contributions of donated services that create or enhance non-financial assets or that require specialized skills, are provided by individuals possessing those skills, and would typically need to be purchased if not provided by donation, are recorded at fair value in the period received.

For the year ended June 30, 2014, NEW did not receive donations of material or services that satisfy the criteria of recognition.

Income Taxes

NEW is exempt from taxation under Internal Revenue Code Section 501(c)(3) and California Revenue and Taxation Code Section 23701d.

Generally accepted accounting principles provide accounting and disclosure guidance about positions taken by an organization in its tax returns that might be uncertain. Management has considered its tax positions and believes that all of the positions taken by NEW in its federal and state exempt organization tax returns are more likely than not to be sustained upon examination. NEW's returns are subject to examination by federal and state taxing authorities, generally for three and four years, respectively, after they are filed.

NEW's wholly-owned subsidiaries, New Capital, LCB, Socos, and MCB are required to file State Income Tax Returns.

continued

2. Summary of Significant Accounting Policies, continued

Functional Allocation of Expenses

Costs of providing NEW's programs and other activities have been presented in the Consolidated Statement of Functional Expenses. During the year, such costs are accumulated into separate groupings as either direct or indirect. Indirect or shared costs are allocated among program and support services by a method that best measures the relative degree of benefit. NEW uses actual salary dollars to allocate indirect costs.

Use of Estimates

The preparation of consolidated financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect reported amounts of assets, liabilities, revenues, and expenses as of the date and for the period presented. Actual results could differ from those estimates.

Comparative Totals

The consolidated financial statements include certain prior-year summarized comparative information in total but not by net asset class. Such information does not include sufficient detail to constitute a presentation in conformity with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with NEW's consolidated financial statements for the year ended June 30, 2013, from which the summarized information was derived.

Subsequent Events

Management has evaluated subsequent events through January 12, 2015, the date which the consolidated financial statements were available.

3. Development Notes and Interest Receivable

NEW entered into a pre-development loan agreement with Vista Alegre, LP. The note bears simple interest at 7.00% per annum. As of June 30, 2014, there is $316,763 in accrued interest and a principal balance of $242,860 receivable on this note.

NEW has obtained a grant from the City of Los Angeles in the maximum amount of $354,410 to clean the lead-based paint hazard from property located at 421 Bixel Street, Los Angeles. EADS Apartments, LP has executed a promissory note to reimburse NEW for all balances on the grant. The note bears simple interest at 5.00% per annum, and is secured by a third deed of trust on the property known as "EADS Apartments". Principal payments are due on the maturity date of October 2042. As of June 30, 2014, there is $145,532 in accrued interest and a principal balance of $259,800 due on this note.

continued

3. Development Notes and Interest Receivable, continued

NEW has obtained a loan from the City of Los Angeles in the maximum amount of $832,387. The loan bears simple interest at 5.00% per annum, and is secured by a third deed of trust on the property known as "Santa Cruz Terrace". The loan is a non-recourse obligation of the borrower. Payments are to be made annually out of residual receipts of the partnership operations. As such, the debt is considered "soft debt" in that payments are only required if there is residual receipt cash flow from the property securing the debt and from no other source. This "residual receipt" debt does not create any additional burden on NEW's available cash flow. The final maturity date will be the earlier of 40 years from the date of the note or the date the property is sold. Santa Cruz Terrace, LP has agreed to repay NEW such note with interest accruing at 5.00% per annum on the unpaid balance. As of June 30, 2014, there is $521,998 in accrued interest and a principal balance of $832,387 due on the note.

NEW obtained a loan from the City of Los Angeles in the maximum amount of $3,953,772. The loan bears simple interest at 5.00% per annum and is secured by a third deed of trust on the property known as "Tierra del Sol". The loan is a non-recourse obligation of the borrower. Payments are to be made annually out of residual receipts of the partnership operations. As such, the debt is considered "soft debt" in that payments are only required if there is residual receipt cash flow from the property securing the debt and from no other source. This "residual receipt" debt does not create any additional burden on NEW's available cash flow. The final maturity date will be the earlier of 40 years from the date of the note or the date the property is sold. New Tierra Del Sol, LP has agreed to repay NEW such note with interest accruing at 5.00% per annum on the unpaid balance. As of June 30, 2014, there is $2,270,175 in accrued interest and a principal balance of $3,953,772 due on this note.

As of June 30, 2014, there is a developer note receivable from New Tierra Del Sol in the amount of $131,152, a developer note receivable from 4651 Huntington in the amount of $288,676, and a note receivable from 4651 Huntington in the amount of $90,000, with a total of $176,628 in accrued interest on these notes.

4. Notes Receivable - NSP2 Loans and Interest Receivable

NEW entered into a pre-development loan agreement with Taylor Yard LP ("the borrower") c/o McCormack Baron Salazar, Inc. in the amount of $4,000,000. This loan is a non-recourse obligation of the borrower and intended to utilize NSP2 funds for the pre-development, development, rehabilitation, replacement, restoration, and/or construction of a 68-unit multifamily affordable residential rental project located on certain real property located at 1311 N. San Fernando Road, Los Angeles, California. The loan bears simple interest of 3.00% per annum and is secured by an assignment in favor of the NEW of all work product relating to the project. Principal payments are due on the maturity date of February 1, 2068. As of June 30, 2014, there is $170,291 in accrued interest and a principal balance of $4,000,265 receivable on this loan.

continued

4. Notes Receivable - NSP 2 Loans and Interest Receivable, continued

NEW entered into a pre-development loan agreement with Nuevo Oaxaca, LLC ("the borrower") in the amount of $2,500,125. This loan is a non-recourse obligation of the borrower and intended to utilize NSP2 funds for the predevelopment of a 288-unit multifamily affordable residential project located at 10701 Pecos Street, Northglenn, Colorado. The loan bears simple interest of 5.00% per annum and is secured by an assignment in favor of NEW of all work product relating to the project. Principal payments are due on the maturity date of March 21, 2043. As of June 30, 2014, there is a outstanding principal balance of $2,500,125 and accrued interest of $159,731 on this loan.

NEW entered into a pre-development loan agreement with Santa Cecilia Apartments, LP ("the borrower") c/o McCormack Baron Salazar, Inc. in the amount of $1,000,000. This loan is a non-recourse obligation of the borrower and intended to utilize NSP2 funds for the pre-development of a 100-unit multifamily affordable residential rental project located on certain real property located at 1730 E. 1st Street, Los Angeles, California. The loan bears simple interest of 5.00% per annum and is secured by an assignment in favor of NEW of all work product relating to the project. Principal payments are due on the maturity date of February 9, 2013. As of June 30, 2014, there is $17,094 in accrued interest and a principal balance of $333,689 receivable on this loan.

NEW entered into a pre-development loan agreement with MPM Apartments II, LP (MacArthur Park) ("the borrower") c/o McCormack Baron Salazar, Inc in the amount of $1,750,000. This loan is a non-recourse obligation of the borrower and intended to utilize NSP2 funds from NEW for the predevelopment of a 82-unit multifamily affordable residential rental project located on certain real property located at 678 S. Alvarado Street, Los Angeles, California. The loan bears simple interest of 5.00% per annum and is secured by an assignment in favor of the lender of all work product relating to the project. Principal payments are due on the maturity date of November 9, 2012. As of June 30, 2014, there is $153,655 in accrued interest and a principal balance of $2,257,327 receivable on this loan.

NEW entered into a pre-development loan agreement with HPTV Apartments, LP (Highland Park) ("the borrower") c/o McCormack Baron Salazar, Inc. in the amount of $1,000,000. This loan is a non-recourse obligation of the borrower and intended to utilize NSP2 funds for the pre-development of a 60-unit multifamily affordable residential rental project located on certain real property located at 5712 E. Marmon Way, Los Angeles, California. The loan bears simple interest of 5.00% per annum and is secured by an assignment in favor of NEW of all work product relating to the project. Principal payments are due on the maturity date of February 9, 2013. As of June 30, 2014, there is $40,671 in accrued interest and a principal balance of $733,041 receivable on this loan.

Since all these loans and mortgage loans (see Note 5) are pass-through from Chicanos Por La Causa, Inc. ("CPLC"), a nonprofit organization, through the Neighborhood Stabilization Program, all the payments received are returned immediately by NEW to CPLC upon receipt. As a result, NEW set up payable contra accounts to show the outstanding liability to CPLC.

continued

4. Notes Receivable - NSP 2 Loans and Interest Receivable, continued

NEW ("the Holder") received a promissory note from Nuevo Oaxaca, LLC ("the Maker") in the amount of $1,640,000. This note is executed and delivered by Maker pursuant to that certain Contract to Buy and Sell Real Estate Income – Residential, dated as of September 17, 2012 as amended from time to time ("the Purchase Agreement") by and between Holder and Del Norte Neighborhood Development Corporation, concerning the purchase of property located at 10701 Pecos Street, Northglenn, Colorado ("the Property") by Maker. The "Project" is defined as the multi-family apartment project consisting of at least 288 units to be rehabilitated on the Property. The note bears simple interest of 5.50% per annum and secured by a deed of trust on the Property ("the Deed of Trust"). Unless sooner paid in full, this unpaid principal and all accrued but unpaid interest thereon shall be due and payable on December 1, 2014 ("the Maturity Date"). As of June 30, 2014, there is $733 in accrued interest and a principal balance of $1,640,000 outstanding on this note.

5. Notes Receivable - NSP 2 Mortgage Loans

NEW entered into sixty eight individual mortgage loans ("the borrowers") in the total amount of $1,527,101. These home-owners are low-income individuals who have been determined to be "eligible" in purchasing homes at various locations throughout County of Los Angeles funded by CPLC thru NSP 2 program (see Note 8). These mortgage loans are secured by the home owners' "Deed of Trust" or "Security Instrument" and payable on the date upon which there closes any conveyance, sale, transfer, or further encumbrance of the property as defined in the agreement during the fifteen-year (15-year) period of affordability ("maturity date"). These loans bear no interest on the unpaid principal balances. As of June 30, 2014, there is a principal balance in the total amount of $1,500,460 receivable on these mortgage loans.

6. Fair Value Measurements

The table below presents transactions measured at fair value on a non-recurring and basis during the year ended June 30, 2014:

	Level 1	Level 2	Level 3	Total
Investments in real estate	$ -	$ 131,028	$ -	**$ 131,028**
Property held for sale		937,517		**937,517**
Investments in partnerships		2,672,177		**2,672,177**
	$ -	$3,740,722	$ -	**$3,740,722**

The fair value of investments in real estate, property held for sale, and investments in partnerships has been measured on a non-recurring basis using quoted prices for similar assets in inactive markets (Level 2 inputs).

continued

7. Property and Equipment

Property and equipment at June 30, 2014 consist of the following:

Buildings	$12,109,617
Land	1,444,708
Furniture and equipment	343,376
Lease improvements	100,669
Vehicles	28,612
	14,026,982
Less: accumulated depreciation	(1,832,580)
	$12,194,402

Depreciation expense for the year ended June 30, 2014 was $307,391.

8. Property Held for Sale

NEW entered into an agreement with CPLC; as part of the agreement, under the Neighborhood Stabilization Program, NEW is required to purchase various properties in the greater Los Angeles area. These properties will undergo rehabilitation repairs to be later sold to qualified buyers (see Note 5).

Property held for sale at June 30, 2014 consists of the following:

Balance July 1, 2013	$ 3,428,080
Purchase cost and rehabilitation improvements	1,433,702
Disposed properties	(3,401,635)
Balance June 30, 2014	$ 1,460,147

Property holding account represents the value of the properties purchased with government funds and the related expenses incurred of rehabilitation repairs. This account changes as the rehabilitation repairs payments are made.

continued

9. Investments in Partnerships

Investments in partnerships accounted for under the equity method consist of the following at June 30, 2014:

	Investment (Deficit)
379 Loma	$1,159,265
Columbia Avenue	727,638
EADS Apartments	452,699
Mariposa Housing	285,527
Tres Palmas	48,093
4651 Huntington	(213)
Santa Cruz Terrace	(147)
New Tierra Del Sol	(685)
	$2,672,177

10. Lines of Credit

NEW has a revolving unsecured line of credit with Wells Fargo, in the amount of $75,000, with interest at prime plus 2.75%. The prime at June 30, 2014 was 3.25% with a total interest rate of 6% per annum. At June 30, 2014, the outstanding balance on the line of credit was $73,113.

NEW has a revolving unsecured line of credit with JP Morgan Chase Bank, in the amount of $500,000, with an interest rate of 5.0% per annum. At June 30, 2014, the outstanding balance on the line of credit was $498.857.

11. Notes Payable

Notes payable at June 30, 2014 consist of the following:

Non-recourse loans:	
Note payable to the Community Redevelopment Agency of the City of Los Angeles, secured by a deed of trust on Dennis P. Zine Community Center. The loan matures in June 2028 and bears simple interest at the rate of 3.00% per annum. Repayment of the loan and interest will be through community services as set forth in the agreement. As of June 30, 2014, total accrued interest was $272,019.	$ 5,609,982

continued

11. Notes Payable, continued

Notes payable:	
Note payable to the City of Los Angeles, secured by a deed of trust on the property known as Tierra del Sol. The loan matures in October 2043, and bears interest rate at 5.00% per annum. The loan is a non-recourse obligation. The sole recourse of the lender for repayment of the principal and interest shall be the exercise of the lender's right against the property. Annual payments are due and payable only to the extent that there are residual rental receipts available from project operations. As of June 30, 2014, total accrued interest was $2,270,175.	3,953,772
Note payable to the City of Los Angeles, secured by a deed of trust of Santa Cruz Terrace. The loan matures in December 2040, and bears interest rate at 5.00% per annum. The loan is a non-recourse obligation. The sole recourse of the lender for repayment of the principal and interest shall be the exercise of the lender's rights against the property. Annual repayments are due and payable only to the extent that there are residual rental receipts available from project operations. As of June 30, 2014, total accrued interest was $521,998.	832,387
Note payable to Prudential Insurance Company of America, unsecured, monthly payments of $7,829 until December 2012 and $10,000 thereafter, including interest at 7.00%, due December 2021.	708,815
Note payable to Clearinghouse Community Development Financial Institution ("CDFI"), unsecured, monthly payments of $10,238, including interest of 6.75%, maturing in April 2018.	415,042
Note payable to Boston Private Bank & Trust Company unsecured, monthly interest payments, interest rate at 3.25%, principal due on August 2015.	343,000
Note payable to Wells Fargo Community Development Corporation, unsecured, monthly interest payments only, interest rate at 2.00% per annum, principal due on October 2013.	60,000

continued

11. Notes Payable, continued

Note payable to Local Initiative Support Corporation ("LISC"), unsecured, quarterly interest payments, interest rate at 7.00%, principal due on August 2014.	11,386
Note payable to Banco Popular North America ("EADS"), unsecured, monthly payments of $2,008, including interest at 7.00%, maturing in October 2014.	6,537
	$11,940,921

Maturities for notes payable are as follows:

Year ended June 30,	
2015	$ 248,926
2016	183,105
2017	196,062
2018	190,578
2019	96,655
Thereafter	11,025,595
	$11,940,921

12. Commitments and Contingencies

Contracts

NEW's grants and contracts are subject to inspection and audit by the appropriate governmental funding agency. The purpose is to determine whether program funds were used in accordance with their respective guidelines and regulations. The potential exists for disallowance of previously funded program costs. The ultimate liability, if any, which may result from these governmental audits, cannot be reasonably estimated and, accordingly, NEW has no provisions for the possible disallowance of program costs on its consolidated financial statements.

13. Temporarily Restricted Net Assets

Temporarily restricted net assets at June 30, 2014 consist of the following:

Capital restrictions	$1,669,466

For the year ended June 30, 2014, no net assets were released from restrictions.

continued

14. Government Contracts and Grants

Contracts and grants for the year ended June 30, 2014 consist of the following:

Neighborhood Stabilization Program	$7,087,065
Family Source Center – Canoga Park	728,645
Family Source Center – South Valley	697,219
Family Source Center – Westlake	167,272
Supportive Housing Program	123,252
Pre-Purchase Program	56,214
Post-Purchase Program	33,600
Other	26,457
Transitional Housing Program	20,503
Broadband Technology Opportunities Program	2,694
	$8,942,921

15. Employee Benefit Plan

NEW adopted a 403(b) retirement plan effective January 1, 2001. The plan covers all employees who are at least 21 years of age with one or more years of service. NEW made no contributions to the plan for the year ended June 30, 2014.

16. Related Party Transactions

New Capital provides property management supervision services to the partnerships and other affiliates. In addition, NEW advances funds to vendors and suppliers on behalf of the partnerships. These advances are repaid from the operating revenues of the partnerships or upon sale of the properties. Related party transactions for the year ended June 30, 2014 totaled $158,419. As of June 30, 2014, the balance due from affiliates was $882,743.

17. Subsequent Event

In December 2014, note payable to Boston Private Bank & Trust Company of $343,000 was fully paid from the proceeds of two sold NSP2 single family real estate properties. Notes payable to Local Initiative Support Corporation of $11,386 and Banco Popular North America of $6,537 were also been fully paid from the general revenue of NEW. Note payable to Wells Fargo Community Development Corporation of $60,000 was amended extending the maturity date to October 2015 with amortization of $3,000 per month.

SUPPLEMENTAL SCHEDULES

NEW ECONOMICS FOR WOMEN AND AFFILIATES

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the year ended June 30, 2014

Program Name	Grant Number	Federal CFDA Number	Federal Expenditures
Federal Awards			
Agency/Program Grant Title			
U.S. Department of Housing and Urban Development ("HUD"):			
Direct Program:			
Supportive Housing Program	CA-0406L9D001306		$ 32,792
Supportive Housing Program	CA-0406L9D001205		90,460
		14.235	123,252
Pass-through, City of Los Angeles - Department of Community Development:			
Community Development Block Grant ("CDBG"):			
Family Source Center - South Valley **(a)**	124026		159,755
Family Source Center - South Valley **(a)**	122162		368,988
Family Source Center - Canoga Park **(a)**	124033		175,672
Family Source Center - Canoga Park **(a)**	122347		446,254
Pass-through, Central City Neighborhood Partners:			
Family Source Center - Westlake **(a)**	PY40-2014-15		37,853
Family Source Center - Westlake **(a)**	C-122494		129,419
		14.218	1,317,941
Pass-through, Chicanos Por La Causa:			
Neighborhood Stabilization Program - ARRA **(a)**	B09CNAZ0001	14.256	7,087,065
Pass-through, National Council of La Raza			
Comprehensive Counseling Program	HC130011020		56,214
National Foreclosure Mitigation Counseling Program	NFMC Round 7 NRC:21.000PL113-6X1350		33,600
		14.169	89,814
Total HUD			**8,618,072**
U.S. Department of Justice ("DOJ"):			
Direct Program:			
Transitional Housing Grant Program	2010-WH-AX-0014	16.736	20,503
Total DOJ			**20,503**
U.S. Department of Commerce ("DOC"):			
Pass-through, Mission Economic Development Agency:			
Broadband Technology Opportunities Program	06-42-B10508	11.557	2,694
Total DOC			**2,694**

See independent auditors' report.

NEW ECONOMICS FOR WOMEN AND AFFILIATES

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the year ended June 30, 2014
continued

	Grant Number	Federal CFDA Number	Federal Expenditures
U.S. Department of Health and Human Services ("DHHS"):			
Pass-through, City of Los Angeles - Community Development Department:			
Community Services Block Grant ("CSBG"):			
Family Source Center - South Valley	122162		168,476
Family Source Center - Canoga Park	122347		106,719
		93.569	275,195
Total DHHS			**275,195**
Total Federal Awards			**$ 8,916,464**

(a) Audited as a major program

Summary of Significant Accounting Policies

1. Basis of Accounting - The Schedule of Expenditures of Federal Awards has been reported on the accrual basis of accounting.
2. NEW is exempt from income taxation under Internal Revenue Code Section 501(c)(3) and California Revenue Taxation Code Section 23701d.

Subrecipients

NEW provided federal awards to subrecipients as follows:

Subrecipients	Federal CFDA Number	Amount Provided
Neighborhood Legal Services	14.218/93.569	$ 127,173
Independent Living Center	14.218/93.569	85,617
SBCC (Tax Preparation)	14.218/93.569	27,000
Apha Innovation Through Education	14.218/93.569	17,650
		$ 257,440

See independent auditors' report.

NEW ECONOMICS FOR WOMEN AND AFFILIATES

SCHEDULE OF CONSOLIDATED SPECIAL PROGRAM EXPENSES

For the year ended June 30, 2014

	La Posada Program	CREATE	Family Source Centers	Child Passenger Safety	Learning Centers	Latino Microenterprise Tech Net	Home Ownership	NSP 2	Real Estate Development	Total
NSP expenses	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,315,115	$ -	**$ 6,315,115**
Salaries	79,735	15,864	851,812	116,024	179,845	101,646	279,702	558,009	20,000	**2,202,637**
Prop mgmt salaries and benefits									842,740	**842,740**
Payroll taxes and related benefits	14,755	2,712	161,658	22,295	38,076	19,170	53,629	100,627	4,156	**417,078**
Outside services	5,268	4,673	240,210				450			**250,601**
Facilities			181,339			3,123	32,505	16,398	597	**233,962**
Professional services		35,893		750			8,161	47	95,000	**139,851**
Operating support	123,442									**123,442**
Maintenance			4,458	38	2,006	1,407	6,592	1,368	79,771	**95,640**
Telephone/Internet services	892	1,380	39,634	6,014	7,006	2,689	14,554	7,760	8,431	**88,360**
Insurances	2,384	436	25,817	3,554	5,376	3,105	8,736	17,036	11,290	**77,734**
Supplies	1,043	40	17,663	16,618	6,409	2,471	11,389	6,146	1,462	**63,241**
Office equipment	2,633		24,188	186	3,222	2,258	18,408	1,098	2,063	**54,056**
Utilities			11,623		250	3,552	3,168	1,035	22,855	**42,483**
Other	98		34		268	37	1,769		36,057	**38,263**
Travel	1,831		4,192	6,259	1,479	1,237	9,271	9,638	2,036	**35,943**
Support services			28,732							**28,732**
Accounting								24,681		**24,681**
Meetings and seminars	517	7,352	4,127	347	510		4,306	5,669	132	**22,960**
Legal								10,585	1,055	**11,640**
Technology support			5,381		32	88	1,923	32	3,443	**10,899**
Printing			2,139	371	145	76	835	5,441	737	**9,744**
Bank charges	280	59	3,129	405	686	397	1,085	2,680	247	**8,968**
Community events	730		1,662		5,215		659			**8,266**
Taxes			1,794						5,740	**7,534**
Fees								1,272	5,337	**6,609**
Advertising						500	4,185	667		**5,352**
Child care services	3,458									**3,458**
Dues and publication							450	1,910		**2,360**
Postage			5	27	139	4	685	1,344	79	**2,283**
Rental assistance	1,375									**1,375**
Total	**$ 238,441**	**$ 68,409**	**$ 1,609,597**	**$ 172,888**	**$ 250,664**	**$ 141,760**	**$ 462,462**	**$ 7,088,558**	**$ 1,143,228**	**$ 11,176,007**

See independent auditors' report

ADDITIONAL INFORMATION

Harrington Group
Certified Public Accountants, LLP

Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Consolidated Financial Statements Performed in Accordance With *Government Auditing Standards*

To the Board of Directors
New Economics for Women and Affiliates

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the consolidated financial statements of New Economics for Women and Affiliates ("NEW"), which comprise the consolidated Statement of Financial Position as of June 30, 2014, and the related consolidated Statements of Activities, Functional Expenses, and Cash Flows for the year then ended, and the related notes to the consolidated financial statements, and have issued our report thereon dated January 12, 2015.

Internal Control Over Financial Reporting

In planning and performing our audit of the consolidated financial statements, we considered NEW's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the consolidated financial statements, but not for the purpose of expressing an opinion on the effectiveness of the NEW's internal control. Accordingly, we do not express an opinion on the effectiveness of NEW's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's consolidated financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether NEW's consolidated financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of consolidated financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the NEW's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Harrington Group

Pasadena, California
January 12, 2015

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Harrington Group
Certified Public Accountants, LLP

Independent Auditors' Report on Compliance for Each Major Program and on Internal Control Over Compliance Required by OMB Circular A-133

To the Board of Directors
New Economics for Women and Affiliates

Report on Compliance for Each Major Federal Program

We have audited New Economics for Women and Affiliates' ("NEW") compliance with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement* that could have a direct and material effect on each of NEW's major federal programs for the year ended June 30, 2014. NEW's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditors' Responsibility

Our responsibility is to express an opinion on compliance for each of NEW's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about NEW's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of NEW's compliance.

Opinion on Each Major Federal Program

In our opinion, NEW complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2014.

Report on Internal Control Over Compliance

Management of NEW is responsible for establishing and maintaining effective internal control over compliance with the types of compliance referred to above. In planning and performing our audit of compliance, we considered NEW's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of NEW's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.

Harrington Group

Pasadena, California
January 12, 2015

NEW ECONOMICS FOR WOMEN AND AFFILIATES
Schedule of Findings and Questioned Costs
For the year ended June 30, 2014

Section I – Summary of Auditors' Results

Consolidated Financial Statements:	
Type of auditors' report issued:	Unmodified
Internal control over financial reporting:	
Material weakness(es) identified?	No
Significant deficiencies identified?	None reported
Noncompliance material to consolidated financial statements noted?	No
Federal Awards:	
Internal control over major programs:	
Material weakness(es) identified?	No
Significant deficiencies identified?	None reported
Type of auditors' report issued on compliance for major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with section 510(a) of Circular A-133?	No
Dollar threshold used to distinguish between Type A and Type B programs:	$300,000
Auditee qualified as low-risk auditee?	No
Identification of Major Programs:	
U.S. Department of Housing and Urban Development:	
Neighborhood Stabilization Program - ARRA	14.256
Community Development Block Grants	
Family Source Center	14.218

Section II – Financial Statements Findings

There are no findings required to be reported in accordance with *Generally Accepted Government Auditing Standards*.

Section III – Federal Award Findings and Questioned Costs

There are neither findings nor questioned costs for Federal awards as defined under Circular OMB-A-133.

Section IV – Summary Schedule of Prior Year Findings

None

Harrington Group
Certified Public Accountants, LLP

NEW ECONOMICS FOR WOMEN AND AFFILIATES

CONSOLIDATED FINANCIAL STATEMENTS, SUPPLEMENTAL SCHEDULES, and ADDITIONAL INFORMATION

JUNE 30, 2015

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors
New Economics for Women and Affiliates

Report on the Financial Statements

We have audited the accompanying consolidated financial statements of New Economics for Women (a nonprofit organization) and Affiliates (for-profit organizations), which comprise the Consolidated Statement of Financial Position as of June 30, 2015, and the related Consolidated Statements of Activities, Functional Expenses, and Cash Flows for the year then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of New Economics for Women and Affiliates as of June 30, 2015, and the changes in their net assets and their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Other Information

Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The accompanying Schedule of Expenditures of Federal Awards, as required by Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations,* is presented for purposes of additional analysis. The accompanying Schedule of Consolidated Special Program Expenses is also presented for purposes of additional analysis. Those schedules are not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the consolidated financial statements as a whole.

Summarized Comparative Information

We have previously audited New Economics for Women and Affiliates' 2014 consolidated financial statements, and we have expressed an unmodified audit opinion on those audited consolidated financial statements in our report dated January 12, 2015. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2014, is consistent, in all material respects, with the audited consolidated financial statements from which it has been derived.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 14, 2015 on our consideration of New Economics for Women and Affiliates' internal control over financial reporting and on our tests of their compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering New Economics for Women and Affiliates' internal control over financial reporting and compliance.

Harrington Group

Pasadena, California
December 14, 2015

NEW ECONOMICS FOR WOMEN AND AFFILIATES

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
June 30, 2015
With comparative totals at June 30, 2014

	Unrestricted	Temporarily Restricted	2015	2014
Assets				
Current assets				
Cash	$ 84,663	$ -	**$ 84,663**	$ 761,435
Grants receivable	514,845		**514,845**	337,616
Due from affiliates and other properties	1,461,739		**1,461,739**	986,877
Development notes receivable - current (Note 3)	242,860		**242,860**	242,860
Interest receivable - current (Note 3 and 4)	1,711,970		**1,711,970**	1,181,098
Investment in real estate (Note 2)	-		**-**	131,028
Other receivables	260,080		**260,080**	824,730
Other current assets	92,770		**92,770**	105,048
Total current assets	4,368,927	-	**4,368,927**	4,570,692
Property and equipment, net (Note 7)	10,017,792	1,669,466	**11,687,258**	12,194,402
Property held for sale (Note 8)	1,463,838		**1,463,838**	1,460,147
	11,481,630	1,669,466	**13,151,096**	13,654,549
Other assets				
Interest receivable - non-current (Note 3 and 4)	3,032,058		**3,032,058**	2,792,173
Development notes receivable - non-current (Note 3)	5,563,900		**5,563,900**	5,555,787
Notes receivable - NSP2 loan (Note 4)	10,462,270		**10,462,270**	11,464,447
Notes receivable - NSP2 mortgage (Note 5)	1,502,460		**1,502,460**	1,500,460
Investment in partnerships (Note 9)	1,936,556		**1,936,556**	2,672,177
Deferred development fee	1,053,314		**1,053,314**	1,031,693
Other non-current receivables	16,243		**16,243**	16,243
Total other assets	23,566,801	-	**23,566,801**	25,032,980
Total assets	$ 39,417,358	$ 1,669,466	**$ 41,086,824**	$ 43,258,221
Liabilities and net assets				
Current liabilities				
Accounts payable and accrued expenses	$ 740,879	$ -	**$ 740,879**	$ 1,601,657
Lines of credit (Note 10)	733,728		**733,728**	571,970
Interest payable	5,568		**5,568**	4,352
Notes payable - current (Note 11)	39,000		**39,000**	248,926
Total current liabilities	1,519,175	-	**1,519,175**	2,426,905
Non-current liabilities				
Property holding account (Note 8)	1,460,631		**1,460,631**	1,113,888
Notes payable - non-current (Note 11)	11,017,850		**11,017,850**	11,691,995
Interest payable - non-current	4,539,187		**4,539,187**	3,611,818
Payable to Chicanos Por La Causa - NSP 2 loan (Note 4)	10,462,270		**10,462,270**	11,464,447
Payable to Chicanos Por La Causa - NSP 2 mortgage (Note 5)	1,502,460		**1,502,460**	1,500,458
Deferred development fee	113,535		**113,535**	113,535
Security deposit payable	28,734		**28,734**	28,595
Total non-current liabilities	29,124,667	-	**29,124,667**	29,524,736
Total liabilities	30,643,842	-	**30,643,842**	31,951,641
Net assets				
Unrestricted	8,773,516		**8,773,516**	9,637,114
Temporarily restricted (Note 13)		1,669,466	**1,669,466**	1,669,466
Total net assets	8,773,516	1,669,466	**10,442,982**	11,306,580
Total liabilities and net assets	$ 39,417,358	$ 1,669,466	**$ 41,086,824**	$ 43,258,221

The accompanying notes are an integral part of these consolidated financial statements.

NEW ECONOMICS FOR WOMEN AND AFFILIATES

CONSOLIDATED STATEMENT OF ACTIVITIES
For the year ended June 30, 2015
With comparative totals for the year ended June 30, 2014

	Unrestricted	Temporarily Restricted	2015	2014
Revenue and support				
Government contracts and grants (Note 14)	$ 3,245,724	$ -	**$ 3,245,724**	$ 8,942,921
Reimbursement income	1,126,903		**1,126,903**	1,102,106
General support	602,635		**602,635**	981,994
Grant income	572,336		**572,336**	376,372
Other income	187,523		**187,523**	401,334
Gain on sale of property and equipment	304,698		**304,698**	-
Property management income	339,620		**339,620**	390,601
Rent income	333,735		**333,735**	331,570
Interest income	71,124		**71,124**	68,731
Amortization of loan services provided	330,000		**330,000**	509,041
Donations	78,124		**78,124**	64,868
Loss on investments in partnerships	(345,550)		**(345,550)**	(7,062)
Net assets released from program restrictions			**-**	-
Total revenue and support	6,846,872	-	**6,846,872**	13,162,476
Expenses				
Program services	5,472,693		**5,472,693**	11,176,007
General and administration	1,516,470		**1,516,470**	1,316,542
Fundraising	130,660		**130,660**	26,909
Interest expense	289,216		**289,216**	284,418
Depreciation expense	301,431		**301,431**	307,391
Total expenses	7,710,470	-	**7,710,470**	13,111,267
Changes in net assets	(863,598)	-	**(863,598)**	51,209
Net assets, beginning of year	9,637,114	1,669,466	**11,306,580**	11,255,371
Net assets, end of year	$ 8,773,516	$ 1,669,466	**$ 10,442,982**	$ 11,306,580

The accompanying notes are an integral part of these consolidated financial statements.

NEW ECONOMICS FOR WOMEN AND AFFILIATES

CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES
For the year ended June 30, 2015
With comparative totals for the year ended June 30, 2014

	Program Services	General and Administration	Fundraising	Total Expenses 2015	2014
Salaries	$ 2,473,414	$ 611,219	$ 97,286	**$ 3,181,919**	$ 3,562,991
Payroll taxes and related benefit	481,459	132,005	20,026	**633,490**	649,400
Total personnel costs	2,954,873	743,224	117,312	**3,815,409**	4,212,391
Accounting	27,800	7,200		**35,000**	34,000
Advertising	1,133	2,275		**3,408**	7,239
Automobile		807		**807**	482
Bad debt expense		260,309		**260,309**	-
Bank charges	7,625	4,425	367	**12,417**	12,546
Child care services	5,732	94		**5,826**	3,458
Community events	35,824	9,907		**45,731**	13,997
Consulting fee	48,875	9,475	6,820	**65,170**	38,048
Dues and publication	3,265	6,382	395	**10,042**	18,905
Facilities	253,571	3,663		**257,234**	237,329
Fees	4,353	14,420		**18,773**	24,111
Insurances	73,963	35,956	3,290	**113,209**	106,931
Legal	46,380	27,038		**73,418**	32,834
Maintenance	56,488	102,800		**159,288**	161,525
Meetings and seminars	33,665	37,664	140	**71,469**	55,740
NSP expenses	1,173,621			**1,173,621**	6,315,115
Office equipment	31,645	13,160		**44,805**	69,712
Operating support	129,338			**129,338**	123,442
Other	37,152	7,885	79	**45,116**	75,050
Outside services	164,531			**164,531**	251,164
Postage	2,484	5,836	196	**8,516**	7,188
Printing	9,447	12,945	354	**22,746**	17,481
Professional services	92,467	60,529	79	**153,075**	250,852
Rental assistance		1,060		**1,060**	1,375
Stipend	500	1,000		**1,500**	3,297
Supplies	90,009	34,428	87	**124,524**	105,448
Support services	17,138			**17,138**	28,732
Taxes	17,320	19,181		**36,501**	9,825
Technology support	9,124	17,424		**26,548**	22,071
Telephone/Internet services	66,601	54,157	1,328	**122,086**	164,572
Travel	27,734	27,871	213	**55,818**	62,667
Utilities	50,035	38,510		**88,545**	90,347
Overhead allocation		(43,155)		**(43,155)**	(38,416)
Total 2015 functional expenses	**$ 5,472,693**	**$ 1,516,470**	**$ 130,660**	**$ 7,119,823**	
Total 2014 functional expenses	$ 11,176,007	$ 1,316,542	$ 26,909		$ 12,519,458

The accompanying notes are an integral part of these consolidated financial statements.

NEW ECONOMICS FOR WOMEN AND AFFILIATES

CONSOLIDATED STATEMENT OF CASH FLOWS
For the year ended June 30, 2015
With comparative totals for the year ended June 30, 2014

	2015	2014
Cash flows from operating activities:		
Change in net assets	**$ (863,598)**	$ 51,209
Adjustments to reconcile change in net assets to net cash (used) provided by operating activities:		
Depreciation and amortization	**301,431**	307,391
(Gain) on sale of property and equipment	**(304,698)**	-
Amortization of loan with services provided	**(330,000)**	(509,041)
Loss on investments in partnerships	**345,550**	7,062
Changes in operating assets and liabilities:		
(Increase) decrease in grants receivable	**(177,229)**	188,382
Decrease in development and management fees	**-**	115,486
(Increase) in due from affiliates and other properties	**(474,862)**	(166,096)
(Increase) in development notes receivable	**(8,113)**	(7,640)
(Increase) in interest receivable	**(770,757)**	(675,471)
Decrease (increase) in other receivables	**564,650**	(254,104)
Decrease in other assets	**12,278**	22,243
(Increase) in deferred development fees	**(21,621)**	(59,901)
(Decrease) increase in accounts payable and accrued expenses	**(860,778)**	401,888
Increase in security deposit payable	**139**	6,956
Increase in interest payable	**928,585**	795,142
Net cash (used) provided by investing activities	**(1,659,023)**	223,506
Cash flows from investing activities:		
Purchase of property and equipment	**-**	(19,484)
Proceeds from sale of property and equipment	**510,411**	-
Other investing activities	**864,153**	(394,025)
Net cash provided (used) by investing activities	**1,374,564**	(413,509)
Cash flows from financing activities:		
Borrowings on notes payable	**-**	343,000
Borrowings on lines of credit	**664,710**	498,109
Payments of notes payable	**(554,071)**	(328,917)
Payments of lines of credit	**(502,952)**	-
Net cash (used) provided by financing activities	**(392,313)**	512,192
Net (decrease) increase in cash	**(676,772)**	322,189
Cash, beginning of year	**761,435**	439,246
Cash, end of year	**$ 84,663**	$ 761,435
Supplemental disclosure:		
Cash paid for interest	**$ 289,216**	$ 104,849
Cash paid for income taxes	**$ 7,534**	$ 7,534
Purchase of NSP2 properties held for sale	**$ 604,132**	$ 1,433,702
Disposal of NSP2 properties held for sale	**$ 600,441**	$ 3,401,635

The accompanying notes are an integral part of these consolidated financial statements.

1. Organization

New Economics for Women ("NEW") is a California nonprofit public benefit 501(c)(3) corporation organized under the Nonprofit Public Benefit Corporation Law for charitable purposes and not for the private gain of any individual.

NEW was chartered in 1985 as the first Latina-operated community economic development nonprofit organization in the United States. NEW's founders were Latina community leaders committed to improving and enriching the lives of disadvantaged women and children. Over its 30 year history, NEW has provided opportunities for families to end generational poverty through innovative real estate investments, programs, and services. NEW's Mission, Vision, and Impact Statement have been developed by NEW's Board of Directors to set a course for the organization - from its daily functions towards programs and innovations designed to work with families to empower themselves to end generational poverty, through its achievement of NEW's Strategic Planning objectives and the creation of thousands of permanent affordable housing units to create and sustain place-based change throughout the country.

NEW's Mission is: To illuminate pathways to success for women through wealth creation, education, and affordable housing. This work results in economic security, family wellbeing, community engagement, and dignity for those who benefit from its services.

NEW's Vision is: That women, especially immigrant women in low-wealth areas, overcome economic insecurity as the primary means to empower themselves, their families, and the communities in which they live.

NEW's Impact Statement is: NEW is a leading Investment Enterprise that applies an innovative community asset-building methodology that motivates women and their families to reflect, reassess, redirect, and reinvent their family dynamics in order to construct a family legacy of empowerment. NEW's core values of excellence, integrity, learning and innovation, respect, and sustainability mold the intention and execution of its internal and public policy, governance, programs and methodology to transform the cycle of poverty in the world into a springboard for success.

NEW engages in social enterprise initiatives designed to deliver complex human services to low-income families. NEW also uniquely engages in a multigenerational approach to create whole family transformation that results in increased family cohesion and economic empowerment of families. NEW's housing and programs help families out of the crisis brought by extreme poverty to (a) get stable, (b) gain knowledge, and (c) grow their assets over time. Utilizing its Whole Family Transformation model, NEW provides and partners with other social service and educational entities to provide wrap-around health, education, parenting, legal, and mental health counseling to its client families.

NEW performs the following to support its Mission, Vision, and Impact Statement's application across all programs, investments, and real estate developments:

continued

1. Organization, continued

Affordable Housing Property Management Services
Affordable Rental Housing Construction and Rehabilitation
Afterschool Learning Centers (Academic Enrichment)
Child Passenger Safety
Commercial Real Estate Development
Small Business Technical Assistance
Connect & Succeed Whole Family Transformation Programs and Conferences
Family Source Centers
Financial Empowerment & Prosperity Coaching
Homeownership Counseling
Housing Foreclosure Prevention
I am Change (ImC) Youth Leadership
Latino Tech-Net Digital Literacy Programs
Single-Family New Construction, Acquisition and Rehabilitation
Salsa, Sabor y Salud Nutrition & Healthy Lifestyle Workshops

In addition to programs and services designed to increase asset development for low-income families, NEW's investment in people, places, and policy has directed over a quarter of a billion dollars in public and private investment throughout the City of Los Angeles, and now nationally.

NEW has had great success in the integration of affordable housing with programs and services designed to enable a family to address their barriers to economic stability and success. NEW was one of the first nonprofit organizations in the country to address the integration of programs and services with affordable housing to provide such opportunity for low-income families, and has strategically expanded its services to remain responsive to the changing needs of immigrant and low-income families over time.

NEW's Whole Family Transformation model is informed by its work with families in helping them to identify their hopes and dreams for each member of a family, and gain the tools necessary to develop healthy and stable home environments, access to resources to improve family cohesion and financial literacy, business technical assistance, and asset development programs and services designed to recognize each member of a family as an "investor" in their own economic prosperity and in their family's success over time.

NEW has also had great success with the development of place-based strategies for low-income areas with divestment typical of immigrant corridors of entry. Such blight and lack of economic investment has become the hallmark of disenfranchised communities. With an initial focus in the very low-income area of Pico-Union/Westlake are of the City of Los Angeles, NEW has expanded its programs, services, and real property portfolio to include the entirety of the Southern California Region, with an emphasis in the San Fernando Valley, including Canoga Park, San Fernando, and Van Nuys, East Los Angeles, South Los Angeles, San Pedro, and areas throughout Los Angeles, Orange, and Riverside County in California. NEW's real estate portfolio now includes a real property asset in Colorado, and NEW's development team is evaluating possible expansion activities in Nevada, Arizona, and New Mexico.

continued

1. Organization, continued

Over its 30-year history, NEW has created over $100 million in real property investments and asset development for our client families, and continues to grow. NEW is part of a real estate portfolio as described hereinafter that contains over 1,100 units of affordable multifamily housing. In addition to multifamily rental housing acquisition, rehabilitation, and construction, NEW has built and rehabilitated 110 affordable single-family homes for first-time buyers, built more than 100,000 square feet of commercial, community, public school, health clinic space, and created a spin-off nonprofit that owns and operates two high-performing public charter elementary schools.

Since its inception in 1985, NEW has built an Investment Enterprise Portfolio including hundreds of millions of dollars in leveraged public and private economic development activity:

- Over $290 million invested in producing multi-family housing, single family housing, charter schools, and commercial and community centers
- Almost $40 million invested in single family development and rehabilitation producing
- 110 single-family homes for first time buyers
- 107,000 square feet of commercial lease space constructed
- $38.5 million invested in school and community facilities, creating space for 478 students in Canoga Park, and program space for the community of Pico Union
- More than 350 community jobs created by NEW, as well as through the establishment of business subsidiaries: NEWCapital, L.L.C. for real estate development and property management and Socos, L.L.C., NEW's former janitorial and maintenance company
- Spearheaded the creation of an independent nonprofit elementary charter school operator, NEW Academy, with two high-performing urban campuses serving 798 students daily for grades K-5 with an emphasis in the arts and sciences

Our investments in women and families create safe and nurturing housing communities, a rich educational and training environment, and opportunities for families to build assets and invest in their futures. All of our programs address behavioral economics that result in building assets, and use a multigenerational methodology/approach to transform families from consumers to investors.

To enable the expansion of its programs and real estate portfolio growth, NEW has created various business entities in which NEW is, at a minimum, a managing member of each.

In September 1995, NEW formed NEWCapital, LLC ("NEWCapital") a California limited liability company to facilitate NEW's touch in its affordable housing developments. NEW sought to provide a higher level of quality and financial management over NEW's affordable housing portfolio. Now in its twentieth year of operation, NEW benefits from working with a property management company that is aligned with NEW's vision and mission to move families out of poverty, while dealing with families with dignity and strong Spanish-language skills.

continued

1. Organization, continued

NEWCapital has helped to maintain NEW's immaculately, which has helped to develop NEW's standard of excellence in affordable housing and real estate services to NEW's client populations. The level of cleanliness of the buildings, and the level of involvement of the staff in the programmatic outcomes of the buildings, is unparalleled by other nonprofit property management subsidiaries.

NEWCapital presently manages 624 units of housing throughout Los Angeles County across eleven different housing developments, inclusive of property management responsibilities for the Dennis P. Zine Community Center in Canoga Park containing 17,000 sq.ft. of community space, NEW's Prosperity Center development in Pico-Union containing commercial and medical office space of 25,000 sq.ft., and one of NEW's charter elementary schools, NEW Academy of Science and Art, a 21,000 sq.ft. school facility. NEWCapital is well-versed in the operation and management of affordable housing programs and buildings, and works in unique collaboration with NEW to deliver asset management and property management services to the majority of NEW's real estate portfolio holdings.

NEWCapital was chartered with NEW as a majority managing member. On January 1, 2003, one of the members of NEWCapital terminated its interest in the subsidiary. As a result of the termination, NEWCapital became a single-member Limited Liability Company ("LLC") wholly owned by NEW. On January 1, 2005, NEW reinstated the interest of the member, thus restoring the structure of NEWCapital to a multiple member LLC, majority owned by NEW. NEWCapital does not own any real property.

In November 2000, NEW formed LCB Enterprises, LLC ("LCB"), a California limited liability company with NEW and NEWCapital as its members. The purpose of the partnership is assist in the creation, organization and/or financing of businesses in the communities served by NEW. LCB does not own any real property.

In March 2010, NEW formed Socos Maintenance and Janitorial Services, LLC ("Socos"), a single-member California limited liability company wholly owned by NEW. The purpose of Socos was to provide custodial, maintenance, and landscaping services for all properties managed by NEW. Socos aimed to be an eco-friendly property maintenance company which will hire and train low-income job seekers in Los Angeles. The difficulty in finding a low-cost workers' compensation package that both met State of California requirements and allowed Socos to remain competitive in the property maintenance market was too much of a challenge to overcome and directly led to Socos' closure in October 2012. Socos does not own any real property.

In April, 2010, NEW formed MNS Ventures, LLC, as single-member a California limited liability company for the purpose of holding NEW's interest in a future New Markets Tax Credit financing endeavor. MNS Ventures does not own any real property.

continued

1. Organization, continued

In July 2010, NEW form MCB, LLC ("MCB), a single-member California limited liability company. The purpose of the company is to serve as a real estate holding company for real estate transactions under the NEW's federal subcontract with the United States Department of Housing and Urban Development ("HUD") Neighborhood Stabilization II Program ("NSP Program"). MCB holds a portfolio of loans made by NEW into NEW's acquired, rehabilitated, and sold single-family homes throughout the San Fernando Valley which can contain mortgage covenants of 5-15 years in length requiring homeowner occupancy for each single-family home. These loans were recorded against each property pursuant to federal lending program guidelines under NEW's Casa Loan Program and are each subordinate to the primary mortgagor of each property, and vary from $1,000 to 75,000. NEW has made 72 NEW Casa soft-second loans to purchasers of NEW's rehabilitated single-family assets.

MCB also holds title to two lots acquired for the purpose of real estate development in the Canoga Park area of the City of Los Angeles, close to NEW's Tierra Del Sol housing development and the NEW Academy of Canoga Park charter elementary school. In this continuation of NEW's focus on transportation corridors and place-based community development strategy, NEW's single-family subdivision and new construction project, the Owensmouth and Cohasset Small Lot Subdivision Project, will create eight single-family affordable homes for purchasers earning no more than 120% of local Area Median Income.

Today, NEW continues its work to apply its community asset-building methodology to motivate women and their families to reflect, reassess, redirect, and reinvent their family dynamics in order to construct a family legacy of empowerment.

In fiscal year 2014-2015, NEW fulfilled its commitment to provide safe and affordable housing and programs and services designed to end generational poverty for our residents.

NEW created the following brief summary of its program and service achievements in FY 2014-2015:

- 40 NEW families purchased their first home, creating a combined total of $10,813,400 in new assets
- Our foreclosure counselors enabled 26 families to avoid foreclosure, protecting a combined total of $10,206,094 in assets
- We helped to increase the income of families served at our Family Source Centers by a combined total of $1,931,910
- 771 adults, teenagers, and children reinvented their financial goals and family dynamics at NEW's 2nd Annual CREATE Family Conference
- Our technology training helped 326 men and women improve their computer literacy and software skills; 84 of these gained a job as a direct result of their new skills. Three started their own businesses.

NEW's education programming provided 89 students in grades K-5th with quality afterschool homework support and enrichment activities.

continued

2. Summary of Significant Accounting Policies

A summary of the significant accounting policies applied in the preparation of the accompanying consolidated financial statements is as follows:

Principles of Consolidation

The consolidated financial statements included the accounts of NEW, NEWCapital, LCB, Socos and MCB; they all share common management, personnel, and financial transactions. All inter-organization transactions have been eliminated. NEW, NEWCapital, LCB, Socos, and MCB are collectively known as "NEW" in these consolidated financial statements.

Basis of Presentation

The accompanying consolidated financial statements have been prepared on the accrual basis of accounting.

Accounting

To ensure observance of certain constraints and restrictions placed on the use of resources, the accounts of NEW are maintained in accordance with the principles of net asset accounting. This is the procedure by which resources for various purposes are classified for accounting and reporting purposes into net asset classes that are in accordance with specified activities or objectives. Accordingly, all financial transactions have been recorded and reported by net asset class as follows:

Unrestricted. These generally result from revenues generated by receiving unrestricted contributions, providing services, and receiving interest from investments less expenses incurred in providing program-related services, raising contributions, and performing administrative functions.

Temporarily Restricted. NEW reports gifts of cash and other assets as temporarily restricted support if they are received with donor stipulations that limit the use of the donated assets. When a donor restriction expires, that is, when a stipulated time restriction ends or the purpose of the restriction is accomplished, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the Consolidated Statement of Activities as net assets released from program or capital restrictions. At June 30, 2015, NEW had temporarily restricted net assets of $1,669,466.

Permanently Restricted. These net assets are restricted by donors who stipulate that resources are to be maintained permanently, but permit NEW to expend all of the income (or other economic benefits) derived from the donated assets. NEW had no permanently restricted net assets at June 30, 2015.

continued

2. Summary of Significant Accounting Policies, continued

Grants Receivable

Grants receivable are receivables from governmental agencies. Therefore, no allowance for doubtful accounts has been provided.

Contributions and Pledges Receivable

Unconditional promises to give that are expected to be collected within one year are recorded at net realizable value. Unconditional promises to give that are expected to be collected in future years are recorded at fair value, which is measured as the present value of their future cash flows. The discounts on those amounts are computed using risk-adjusted interest rates applicable to the years in which the promises are received. Amortization of the discount is included in contribution revenue. Conditional promises to give are not included as support until the conditions are substantially met.

Investment in Partnerships

In March 1991, NEW formed 379 Lorna Limited Partnership, a California limited partnership with NEW as the general partner. While NEW retains a 1% interest in the partnership, as the general partner NEW exercises significant influence and control over the application of the provisions of the Partnership Agreement that governs the business and property management of this single purpose entity which holds Casa Loma, NEW's first affordable housing development containing 110 units for low-income individuals and families. Accordingly, the investment is accounted for under the equity method. In February 22, 2012, the investor limited partner TCI Investment Limited Partnership withdrew its interest in the limited partnership and was replaced by West Valley Community Development Corporation, a California nonprofit corporation.

NEW and Affordable Housing Associates, Inc. a California corporation, formed three limited partnerships each of three affordable housing developments operated by NEW. These are: (1) Mariposa Housing Partners, LP; (2) Tres Palmas Partners, LP, and (3) Columbia Avenue Partners, LP.

For Mariposa Housing Partners LP, Affordable Housing Associates, Inc. and NEW were general partners with Enterprise Housing Partners 1992 LP and Corporate Housing Initiative II as a limited partners, collectively as owners of La Villa Mariposa, an affordable housing development containing 115 units of affordable housing.

For Columbia Avenue Partners LP, Affordable Housing Associates, Inc. and NEW were general partners with Enterprise Housing Partners 1992 LP and Corporate Housing Initiative II as a limited partners, collectively as owners of LA Posada, an affordable housing development containing 60 units of affordable housing.

continued

2. Summary of Significant Accounting Policies, continued

For Tres Palmas Partners LP, Affordable Housing Associates, Inc. and NEW were general partners with Bank of America Housing Fund LP as a limited partner, collectively as owners of Tres Palmas, an affordable housing development containing 19 units of affordable housing. NEW has 0.05% interest in each partnership, and as general partner, exercises significant influence. Accordingly, the investments are accounted for under the equity method by NEW.

In January 2009, Affordable Housing Associates, Inc. withdrew as the general partner of the partnerships, thus making NEW the sole general partner of the limited partnerships.

On July 1, 2011, the investor limited partners of Mariposa Housing Partners, LP and Columbia Avenue Partners LP namely Corporate Housing Initiatives II LP and Enterprise Housing Partners 1992 LP withdrew its interest on both limited partnerships and assigned its interest to West Valley Community Development Corporation, a California nonprofit corporation.

In December 2000, NEW formed Santa Cruz Terrace, L.P. a California limited partnership with NEW as the general partner and NEWCapital as limited partner, previous to the investor admission to the partnership. The purpose of the partnership was to acquire real property known as "Santa Cruz Terrace" in order to promote the construction of multi-family rental housing within the San Pedro area of the City of Los Angeles. Santa Cruz Terrace, L.P. constructed 48 affordable housing units now known as Santa Cruz Terrace.

In March 2002, NEW entered into an amended and restated limited partnership agreement of Santa Cruz Terrace, L.P. as a managing general partner along with NEWCapital as a withdrawing limited partner; Santa Cruz Terrace, LLC, a California Limited Liability Company, as an administrative general partner; and NEF Assignment Corporation, an Illinois Not-for-Profit Corporation, as substitute limited partner. NEW has a .0005% interest in the partnership, and as a managing general partner, exercises significant influence. Accordingly, the investment is accounted for under the equity method by NEW.

In September 2002, NEW formed 4651 Huntington, LP with NEW as the managing general partner and NEWCapital as initial limited partner. The purpose of the partnership was to acquire and develop a 48 unit multi-family apartment complex, which will rent to persons of low and moderate income in the City of Los Angeles, California. On December 23, 2003, NEW entered an amended and restated agreement with 4651 Huntington, LP as a managing general partner along with NEWCapital as a withdrawing limited partner; JER Hudson SLP, LLC, a Delaware Limited Liability Company, as a special limited partner; and Hudson Tierra Del Sol LLC, a Delaware Limited Liability Company, as an investment partner collectively with the special limited partner. NEW has a 0.01 % interest in the partnership, and as a managing general partner, exercises significant influence. Accordingly, the investment is accounted for under the equity method by NEW.

continued

2. Summary of Significant Accounting Policies, continued

In October 2002, NEW entered into an agreement with EADS Apartments, LP, a California limited partnership, as a managing partner along with NEWCapital, as a withdrawing limited partner; EADS Apartments GP, LLC, a California Limited Liability Company, as a co-general partner; and Wincopin Circle, LLP, a Maryland Limited Liability Limited Partnership, as a substitute limited partner. Effective January 2003, the limited partner was replaced by Bank of America Housing Fund IVA, LLP, a Maryland Limited Liability Limited Partnership.

The purpose of the partnership was to acquire, develop, construct and/or rehabilitate, lease, manage, operate, and, if appropriate or desirable, sell or otherwise dispose of, in a manner consistent with the charitable purpose of the managing general partner, a 36 unit residential project in one building located in Los Angeles, California. NEW has a 0.005% interest in the partnership, and as a managing general partner, exercises significant influence. Accordingly, the investment is accounted for under the equity method by NEW.

EADS Apartments, L.P. is a single-purpose entity which holds the EADS apartments, a 36 unit affordable housing development with ground-floor commercial space.

In September 2004, NEW formed Vista Alegre, L.P. a California limited partnership, with NEW as the co-general partner and as initial limited partner. The purpose of the partnership was to develop a multi-family apartment complex, which will rent to persons of low and moderate income in the City of Los Angeles, California. On June 30, 2010, NEW entered an amended and restated agreement with Vista Alegre L.P. as a managing general partner, along with West Valley Community Development Corporation as a withdrawing limited partner; BCCC, Inc., a Massachusetts corporation as the special limited partner; and Boston Capital Corporate Tax Credit Fund XXXIII, a Massachusetts limited partnership, as an investment partner collectively with the special limited partner.

Vista Alegre, L.P. is a single-purpose entity which holds the Toberman Village Apartments, a 49 unit affordable housing development in the San Pedro area of the City of Los Angeles, California, the second part of NEW's place-based strategy to improve the quality of life and economic outcomes for low-income families in the San Pedro community.

continued

2. Summary of Significant Accounting Policies, continued

Fair Value Measurements

Generally accepted accounting principles provide guidance on how fair value should be determined when financial statement elements are required to be measured at fair value. Valuation techniques are ranked in three levels depending on the degree of objectivity of the inputs used with each level:

Level 1 inputs - quoted prices in active markets for identical assets
Level 2 inputs - quoted prices in active or inactive markets for the same or similar assets
Level 3 inputs - estimates using the best information available when there is little or no market

NEW is required to measure property held for sale, and investment in partnerships at fair value. The specific technique used to measure fair value for these financial statement elements is described in the note below that relates to the element.

Concentration of Credit Risks

NEW places its temporary cash investments with high-quality, credit-worthy, financial institutions. At times, such investments may be in excess of the Federal Deposit Insurance Corporation insurance limit. NEW has not incurred losses related to these investments.

The primary receivable balance outstanding at June 30, 2015, consists of government contract receivables due from county, state, and federal granting agencies. Concentrations of credit risks with respect to trade receivables are limited, as the majority of NEW's receivables consist of earned fees from contract programs granted by governmental agencies.

For the year ended June 30, 2015, revenue derived from governmental agencies represents approximately 47% of total revenue and support.

Property and Equipment

Property and equipment are recorded at cost if purchased or at fair value at the date of donation if donated. Depreciation is computed on the straight-line basis over the estimated useful lives of the related assets. Maintenance and repair costs are charged to expense as incurred. Property and equipment are capitalized if the cost of an asset is greater than or equal to five hundred dollars and the useful life is greater than one year.

NEW is required to purchase various properties with government funds. These properties will undergo rehabilitation repairs to be later sold to qualified buyers. Consequently, an obligation "property holding account" is recorded to report the offsetting liability (see Note 8).

continued

2. Summary of Significant Accounting Policies, continued

Donated Materials and Services

Contributions of donated non-cash assets are measured on a non-recurring basis and recorded at fair value in the period received. Contributions of donated services that create or enhance non-financial assets or that require specialized skills, are provided by individuals possessing those skills, and would typically need to be purchased if not provided by donation, are recorded at fair value in the period received.

For the year ended June 30, 2015, NEW did not receive donations of material or services that satisfy the criteria of recognition.

Income Taxes

NEW is exempt from taxation under Internal Revenue Code Section 501(c)(3) and California Revenue and Taxation Code Section 23701d.

Generally accepted accounting principles provide accounting and disclosure guidance about positions taken by an organization in its tax returns that might be uncertain. Management has considered its tax positions and believes that all of the positions taken by NEW in its federal and state exempt organization tax returns are more likely than not to be sustained upon examination. NEW's returns are subject to examination by federal and state taxing authorities, generally for three and four years, respectively, after they are filed.

NEW's wholly-owned subsidiaries, NEWCapital, LCB, Socos, and MCB are required to file State Income Tax Returns.

Functional Allocation of Expenses

Costs of providing NEW's programs and other activities have been presented in the Consolidated Statement of Functional Expenses. During the year, such costs are accumulated into separate groupings as either direct or indirect. Indirect or shared costs are allocated among program and support services by a method that best measures the relative degree of benefit. NEW uses actual salary dollars to allocate indirect costs.

Use of Estimates

The preparation of consolidated financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect reported amounts of assets, liabilities, revenues, and expenses as of the date and for the period presented. Actual results could differ from those estimates.

continued

2. Summary of Significant Accounting Policies, continued

Comparative Totals

The consolidated financial statements include certain prior-year summarized comparative information in total but not by net asset class. Such information does not include sufficient detail to constitute a presentation in conformity with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with NEW's consolidated financial statements for the year ended June 30, 2014, from which the summarized information was derived.

Subsequent Events

Management has evaluated subsequent events through December 14, 2015, the date which the consolidated financial statements were available

3. Development Notes and Interest Receivable

NEW entered into a pre-development loan agreement with Vista Alegre, LP. The note bears simple interest at 7.00% per annum. As of June 30, 2015, there is $333,999 in accrued interest and a principal balance of $242,860 receivable on this note.

NEW has obtained a grant from the City of Los Angeles in the maximum amount of $354,410 to clean the lead-based paint hazard from property located at 421 Bixel Street, Los Angeles. EADS Apartments, LP has executed a promissory note to reimburse NEW for all balances on the grant. The note bears simple interest at 5.00% per annum, and is secured by a third deed of trust on the property known as the "EADS Apartments". Principal payments are due on the maturity date of October 2042. As of June 30, 2015, there is $158,707 in accrued interest and a principal balance of $259,800 due on this note.

NEW has obtained a loan from the City of Los Angeles in the maximum amount of $832,387. The loan bears simple interest at 5.00% per annum, and is secured by a third deed of trust on the property known as "Santa Cruz Terrace". The loan is a non-recourse obligation of the borrower. Payments are to be made annually out of residual receipts of the partnership operations. As such, the debt is considered "soft debt" in that payments are only required if there is residual receipt cash flow from the property securing the debt and from no other source. This "residual receipt" debt does not create any additional burden on NEW's available cash flow. The final maturity date will be the earlier of 40 years from the date of the note or the date the property is sold. Santa Cruz Terrace, LP has agreed to repay NEW such note with interest accruing at 5.00% per annum on the unpaid balance. As of June 30, 2015, there is $564,195 in accrued interest and a principal balance of $832,387 due on the note.

continued

4. Notes Receivable - NSP2 Loans and Interest Receivable

NEW obtained a loan from the City of Los Angeles in the maximum amount of $3,953,772. The loan bears simple interest at 5.00% per annum and is secured by a third deed of trust on the property known as "Tierra del Sol". The loan is a non-recourse obligation of the borrower. Payments are to be made annually out of residual receipts of the partnership operations. As such, the debt is considered "soft debt" in that payments are only required if there is residual receipt cash flow from the property securing the debt and from no other source. This "residual receipt" debt does not create any additional burden on NEW's available cash flow. The final maturity date will be the earlier of 40 years from the date of the note or the date the property is sold. New Tierra Del Sol, LP has agreed to repay NEW such note with interest accruing at 5.00% per annum on the unpaid balance. As of June 30, 2015, there is $2,467,863 in accrued interest and a principal balance of $3,953,772 due on this note.

As of June 30, 2015, there is a developer note receivable from New Tierra Del Sol in the amount of $139,265, a developer note receivable from 4651 Huntington in the amount of $288,676, and a note receivable from 4651 Huntington in the amount of $90,000, with a total of $209,223 in accrued interest on these notes.

NEW entered into a pre-development loan agreement with Taylor Yard LP ("the borrower") c/o McCormack Baron Salazar, Inc. in the amount of $4,000,000. This loan is a non-recourse obligation of the borrower and intended to utilize NSP2 funds for the pre-development, development, rehabilitation, replacement, restoration, and/or construction of a 68-unit multifamily affordable residential rental project located on certain real property located at 1311 N. San Fernando Road, Los Angeles, California. The loan bears simple interest of 3.00% per annum and is secured by an assignment in favor of the NEW of all work product relating to the project. Principal payments are due on the maturity date of February 1, 2068. As of June 30, 2015, there is $290,288 in accrued interest and a principal balance of $4,000,000 receivable on this loan.

NEW entered into an acquisition loan agreement with Nuevo Oaxaca, LLC a Colorado limited liability company ("the borrower") in the amount of $2,500,125. This loan is a non-recourse obligation of the borrower and intended to utilize NSP2 funds for the acquisition of a 288-unit multifamily affordable residential project located at 10701 Pecos Street, Northglenn, Colorado. The loan bears simple interest of 5.00% per annum and is secured by an assignment in favor of NEW of all work product relating to the project. Principal payments are due on the maturity date of March 21, 2043. As of June 30, 2015, there is an outstanding principal balance of $2,500,125 and accrued interest of $284,737 on this loan.

continued

4. Notes Receivable - NSP2 Loans and Interest Receivable, continued

NEW entered into a pre-development loan agreement with MPM Apartments II, LP (MacArthur Park) ("the borrower") c/o McCormack Baron Salazar, Inc. in the amount of $1,750,000. This loan is a non-recourse obligation of the borrower and intended to utilize NSP2 funds from NEW for the predevelopment of a 82-unit multifamily affordable residential rental project located on certain real property located at 678 S. Alvarado Street, Los Angeles, California. The loan bears simple interest of 5.00% per annum and is secured by an assignment in favor of the lender of all work product relating to the project. Principal payments are due on the maturity date of November 9, 2012. As of June 30, 2015, there is $323,723 in accrued interest and a principal balance of $2,257,327 receivable on this loan.

NEW entered into a pre-development loan agreement with HPTV Apartments, LP (Highland Park) ("the borrower") c/o McCormack Baron Salazar, Inc. in the amount of $1,000,000. This loan is a non-recourse obligation of the borrower and intended to utilize NSP2 funds for the pre-development of a 60-unit multifamily affordable residential rental project located on certain real property located at 5712 E. Marmon Way, Los Angeles, California. The loan bears simple interest of 5.00% per annum and is secured by an assignment in favor of NEW of all work product relating to the project. Principal payments are due on the maturity date of February 9, 2013. As of June 30, 2015, there is $106,839 in accrued interest and a principal balance of $733,041 receivable on this loan.

Since all these loans and mortgage loans (see Note 5) are pass-through from Chicanos Por La Causa, Inc. ("CPLC"), an Arizona nonprofit public benefit corporation, through the HUD's Neighborhood Stabilization Program pursuant to a Funding Approval and Grant Agreement for $137,107,133 of NSP2 funds between CPLC as the lead member of NEW's NSP Consortium and HUD, all payments received on any and all of these loans and mortgage loans are returned immediately by NEW to CPLC upon receipt. As a result, NEW set up payable contra accounts to show the outstanding liability to CPLC.

NEW ("the Holder") received a promissory note from Nuevo Oaxaca, LLC ("the Maker") in the amount of $1,640,000. This note is executed and delivered by Maker pursuant to that certain Contract to Buy and Sell Real Estate Income – Residential, dated as of September 17, 2012 as amended from time to time ("the Purchase Agreement") by and between Holder and Del Norte Neighborhood Development Corporation, concerning the purchase of property located at 10701 Pecos Street, Northglenn, Colorado ("the Property") by Maker. The "Project" is defined as the multi-family apartment project consisting of at least 288 units to be rehabilitated on the Property. The note bears simple interest of 5.50% per annum and secured by a deed of trust on the Property ("the Deed of Trust"). Unless sooner paid in full, this unpaid principal and all accrued but unpaid interest thereon shall be due and payable on December 1, 2014 ("the Maturity Date"). On December 11, 2014, the note was amended and reinstated under the terms of the amended note, partial payment of $640,000 was made and the maturity date was extended to July 1, 2027. As of June 30, 2015, there is $4,454 in accrued interest and a principal balance of $971,777 outstanding on this note.

continued

5. Notes Receivable - NSP2 Mortgage Loans

NEW entered into seventy individual mortgage loans ("the borrowers") in the total amount of $1,527,101. These borrowers are home-owners who are low-income individuals who have been determined to be "eligible" to purchase NEW's rehabilitated NSP2 homes at various locations throughout the County of Los Angeles funded by CPLC thru the NSP 2 program (see Note 8). These mortgage loans are secured by the home owners' "Deed of Trust" or "Security Instrument" and payable on the date upon which there closes any conveyance, sale, transfer, or further encumbrance of the property as defined in the agreement during the fifteen-year (15-year) period of affordability ("maturity date"). These loans bear no interest on the unpaid principal balances. As of June 30, 2015, there is a principal balance in the total amount of $1,502,460 receivable on these mortgage loans.

6. Fair Value Measurements

The table below presents transactions measured at fair value on a non-recurring and basis during the year ended June 30, 2015:

	Level 1	Level 2	Level 3	Total
Property held for sale	$ -	$1,463,838	$ -	**$1,463,838**
Investments in partnerships		1,936,556		**1,936,556**
	$ -	$3,400,394	$ -	**$3,400,394**

The fair value of property held for sale, and investments in partnerships has been measured on a non-recurring basis using quoted prices for similar assets in inactive markets (Level 2 inputs).

7. Property and Equipment

Property and equipment at June 30, 2015 consist of the following:

Buildings	$12,109,617
Land	1,244,242
Furniture and equipment	343,376
Lease improvements	100,669
	13,797,904
Less: accumulated depreciation	(2,110,646)
	$11,687,258

Depreciation expense for the year ended June 30, 2015 was $301,431.

continued

8. Property Held for Sale

NEW entered into an agreement with CPLC dates February 11, 2010, as amended by that First Amendment to consorting funding agreement date May 1, 2014. As part of the agreement, under the federal Neighborhood Stabilization Program as administrated by HUD, NEW is required to purchase various properties in the greater Los Angeles area and rehabilitate these foreclosures and distress properties. These properties will undergo rehabilitation repairs to be later sold to qualified buyers (see Note 5).

Property held for sale at June 30, 2015 consists of the following:

Balance July 1, 2014	$1,460,147
Purchase cost and rehabilitation improvements	604,132
Disposed properties	(600,441)
Balance June 30, 2015	$1,463,838

Property holding account represents the value of the properties purchased with government funds and the related expenses incurred of rehabilitation repairs. This account changes as the rehabilitation repairs payments are made.

9. Investments in Partnerships

Investments in partnerships accounted for under the equity method consist of the following at June 30, 2015:

	Investment (Deficit)
379 Loma Limited Partnership	$1,152,429
Columbia Avenue, LP	727,317
EADS Apartments, LP	452,682
Mariposa Housing Partnership LP	284,844
Tres Palmas Partnership LP	47,958
Village by the Park	(727,413)
Vista Alegre	(107)
4651 Huntington, LP	(254)
Santa Cruz Terrace, LP	(166)
New Tierra Del Sol, LP	(734)
	$1,936,556

continued

10. Lines of Credit

NEW has a revolving unsecured line of credit with Wells Fargo Community Development Corporation in the amount of $75,000, with interest at prime plus 2.75%. The prime at June 30, 2015 was 3.25% with a total interest rate of 6% per annum. At June 30, 2015, the outstanding balance on the line of credit was $69,018.

NEW has a revolving unsecured line of credit with JP Morgan Chase Bank, in the amount of $750,000, with an interest rate of 4.0% per annum. At June 30, 2015, the outstanding balance on the line of credit was $664,710.

11. Notes Payable

Notes payable at June 30, 2015 consist of the following:

Non-recourse loans:	
Note payable to the Community Redevelopment Agency of the City of Los Angeles, secured by a deed of trust on Dennis P. Zine Community Center. The loan matures in June 2028 and bears simple interest at the rate of 3.00% per annum. Repayment of the loan and interest will be through community services as set forth in the agreement. As of June 30, 2015, total accrued interest was $267,111.	$ 5,279,982
Notes payable:	
Note payable to the City of Los Angeles from borrower New Tierra Del Sol L.P., secured by a deed of trust on the property known as Tierra Del Sol. The loan matures in October 2043, and bears interest rate at 5.00% per annum. The loan is a non-recourse obligation. The sole recourse of the lender for repayment of the principal and interest shall be the exercise of the lender's right against the property. Annual payments are due and payable only to the extent that there are residual rental receipts available from project operations. As of June 30, 2015, total accrued interest was $2,467,863.	3,953,772

continued

11. Notes Payable, continued

Note payable to the City of Los Angeles from borrower Santa Cruz Terrace L.P., secured by a deed of trust on the property known as Santa Cruz Terrance. The loan matures in December 2040, and bears interest rate at 5.00% per annum. The loan is a non-recourse obligation. The sole recourse of the lender for repayment of the principal and interest shall be the exercise of the lender's rights against the property. Annual repayments are due and payable only to the extent that there are residual rental receipts available from project operations. As of June 30, 2015, total accrued interest was $564,195.	832,387
Note payable to Prudential Insurance Company of America, unsecured, monthly payments of $7,829 until December 2012 and $10,000 thereafter, including interest at 7.00%, due December 2021.	636,130
Note payable to Clearinghouse Community Development Financial Institution ("CDFI"), unsecured, monthly payments of $10,238, including interest of 6.75%, maturing in April 2018.	315,579
Note payable to Wells Fargo Community Development Corporation, unsecured, monthly interest payments only, interest rate at 2.00% per annum, principal due on October 2013.	39,000
	$11,056,850

Maturities for notes payable are as follows:

Year ended June 30,	
2016	$ 222,105
2017	196,082
2018	189,008
2019	96,655
2020	111,134
Thereafter	10,241,866
	$11,056,850

continued

12. Commitments and Contingencies

Contracts

NEW's grants and contracts are subject to inspection and audit by the appropriate governmental funding agency. The purpose is to determine whether program funds were used in accordance with their respective guidelines and regulations. The potential exists for disallowance of previously funded program costs. The ultimate liability, if any, which may result from these governmental audits, cannot be reasonably estimated and, accordingly, NEW has no provisions for the possible disallowance of program costs on its consolidated financial statements.

13. Temporarily Restricted Net Assets

Temporarily restricted net assets at June 30, 2015 consist of the following:

Capital restrictions	$1,669,466

For the year ended June 30, 2014, no net assets were released from restrictions.

14. Government Contracts and Grants

Government Contracts and Grants for the year ended June 30, 2015 consist of the following:

Neighborhood Stabilization Program	$1,542,759
Family Source Center – South Valley	666,341
Family Source Center – Canoga Park	605,171
Supportive Housing Program	165,826
Family Source Center – Westlake	154,354
Pre-Purchase Program	49,773
Post-Purchase Program	44,400
Other	17,100
	$3,245,724

In FY 2012-2013 and FY 2013-2014, NEW expended the majority of its Neighborhood Stabilization Program Predevelopment and Permanent Loan Portfolio into affordable housing projects designed to provide the stimulus needed to leverage affordable housing development in Los Angeles, and Denver, Colorado, two sites where NEW has census tracts in which it can apply its federal resources to leverage public and private development in low-income communities. Additionally, in NEW's Single-Family Acquisition and Rehabilitation Program under the NSP Program, NEW saw significantly less foreclosure activity in its census tract areas of operation in FY 2014-2015 than it did in FY 2012-2014.

continued

14. Government Contracts and Grants, continued

Therefore, FY 2014-2015 naturally saw $5,544,306 less than FY 2013-2014 in Neighborhood Stabilization Program expenditures, while NEW continued to perform work on its affordable housing developments in compliance with and pursuant to NEW's federal contract rules.

The change in other contracts and grants was therefore much more nominal. FY 2013-2014 had $1,855,856 in contracts and grants exclusive of NEW's single-family and multifamily NSP commitments. FY 2014-2015 had $1,702,965. FY 2014-2015 had a $152,891 change excluding NSP funds.

15. Employee Benefit Plan

NEW adopted a 403(b) retirement plan effective January 1, 2001. The plan covers all employees who are at least 21 years of age with one or more years of service. NEW made no contributions to the plan for the year ended June 30, 2015.

16. Related Party Transactions

NEWCapital provides property management supervision services to the partnerships and other affiliates. In addition, NEW advances funds to vendors and suppliers on behalf of the partnerships. These advances are repaid from the operating revenues of the partnerships or upon sale of the properties. Related party transactions for the year ended June 30, 2015 totaled $57,631. As of June 30, 2015, the balance due from affiliates was $654,103.

SUPPLEMENTAL SCHEDULES

NEW ECONOMICS FOR WOMEN AND AFFILIATES

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the year ended June 30, 2015

Program Name	Grant Number	Federal CFDA Number	Federal Expenditures
Federal Awards			
Agency/Program Grant Title			
U.S. Department of Housing and Urban Development ("HUD"):			
Direct Program:			
Supportive Housing Program	CA-0406L9D001407		$ 40,407
Supportive Housing Program	CA-0406L9D001306		125,419
		14.235	165,826
Pass-through, City of Los Angeles - Department of Community Development:			
Community Development Block Grant ("CDBG"):			
Family Source Center - South Valley	125853		144,758
Family Source Center - South Valley	124026		247,920
Family Source Center - Canoga Park	125852		115,516
Family Source Center - Canoga Park	124033		232,003
Pass-through, Central City Neighborhood Partners:			
Family Source Center - Westlake	PY41-2015-16		37,094
Family Source Center - Westlake	PY40-2014-15		117,260
		14.218	894,551
Pass-through, Chicanos Por La Causa:			
Neighborhood Stabilization Program - ARRA **(a)**	B09CNAZ0001	14.256	1,542,759
Pass-through, National Council of La Raza			
Comprehensive Counseling Program	HC140011003		49,773
National Foreclosure Mitigation Counseling Program	NFMC Round 7 NRC:21.000PL113-6X1350		5,850
National Foreclosure Mitigation Counseling Program	NFMC Round 8 NRC:21.000PL113-76X1350		38,550
		14.169	94,173
Total HUD			**2,697,309**
U.S. Department of Health and Human Services ("DHHS"):			
Pass-through, City of Los Angeles - Community Development Department:			
Community Services Block Grant ("CSBG"):			
Family Source Center - South Valley **(a)**	124026		273,663
Family Source Center - Canoga Park **(a)**	124033		257,652
		93.569	531,315
Total DHHS			**531,315**
Total Federal Awards			**$ 3,228,624**

(a) Audited as a major program

See independent auditors' report.

Summary of Significant Accounting Policies

1. Basis of Accounting - The Schedule of Expenditures of Federal Awards has been reported on the accrual basis of accounting.
2. NEW is exempt from income taxation under Internal Revenue Code Section 501(c)(3) and California Revenue Taxation Code Section 23701d.

Subrecipients

NEW provided federal awards to subrecipients as follows:

Subrecipients	Federal CFDA Number	Amount Provided
Neighborhood Legal Services	14.218/93.569	$ 37,826
Independent Living Center	14.218/93.569	64,872
SBCC (Tax Preparation)	14.218/93.569	15,283
Apha Innovation Through Education	14.218/93.569	46,550
		$ 164,531

NEW ECONOMICS FOR WOMEN AND AFFILIATES

SCHEDULE OF CONSOLIDATED SPECIAL PROGRAM EXPENSES

For the year ended June 30, 2015

	La Posada Program	CREATE*	Family Source Centers	Learning Centers	Latino Microenterprise Tech Net	Assets Building**	NSP 2	Real Estate Development	Latina Wealth Index	Total
Accounting	$ -	$ -	$ -	$ -	$ -	$ -	$ 27,800	$ -	$ -	**$ 27,800**
Advertising						725	408			**1,133**
Bank charges	171		3,069	803	326	826	1,030	1,400		**7,625**
Child care services					5,732					**5,732**
Community events	22,600	1,500	2,683	8,560	131	350				**35,824**
Consulting fees		17,500						500	30,875	**48,875**
Dues and publication							3,185	80		**3,265**
Facilities			212,037		2,514	21,672	7,944	9,404		**253,571**
Fees	157					500	1,743	1,953		**4,353**
Insurances	1,417		25,615	6,841	2,670	6,888	9,667	20,865		**73,963**
Legal							2,632	43,748		**46,380**
Maintenance			6,200	94	1,922	6,404	726	41,142		**56,488**
Meetings and seminars		15,102	4,087	5,913	670	3,239	4,609	45		**33,665**
NSP expenses							1,173,621			**1,173,621**
Office equipment			13,690	179	1,999	15,187	590			**31,645**
Operating support	129,338									**129,338**
Other				149	110	29		36,864		**37,152**
Outside services			164,531							**164,531**
Payroll taxes and related benefits	8,579		146,297	44,207	14,109	38,466	41,888	57,548	3,383	**354,477**
Postage			87			656	1,640	101		**2,484**
Printing		833	1,833	280	164	1,033	4,038	1,266		**9,447**
Professional services			80	30		4,998	113	87,246		**92,467**
Property management salaries and benefits								774,753		**774,753**
Salaries	44,789		749,804	199,773	74,830	201,839	245,406	290,410	18,792	**1,825,643**
Stipends				500						**500**
Supplies		5,837	24,708	5,218	2,387	5,507	1,266	45,086		**90,009**
Support services			17,138							**17,138**
Taxes			1,435					15,885		**17,320**
Technology support			6,351	22		2,645		106		**9,124**
Telephone/Internet services	723	886	29,322	7,624	2,730	12,774	3,896	8,574	72	**66,601**
Travel		4,055	3,454	277	187	11,055	7,594	1,112		**27,734**
Utilities			13,517	215	2,758	3,813	781	28,951		**50,035**
Total	**$ 207,774**	**$ 45,713**	**$ 1,425,938**	**$ 280,685**	**$ 113,239**	**$ 338,606**	**$ 1,540,577**	**$ 1,467,039**	**$ 53,122**	**$ 5,472,693**

***** CREATE Family Conference and Program

****** This includes Homeownership Programs, Foreclosure Prevention, Small Business Assistance, and Finanical Literacy Programs.

See independent auditors' report

ADDITIONAL INFORMATION

Harrington Group
Certified Public Accountants, LLP

Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Consolidated Financial Statements Performed in Accordance With *Government Auditing Standards*

To the Board of Directors
New Economics for Women and Affiliates

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the consolidated financial statements of New Economics for Women and Affiliates ("NEW"), which comprise the consolidated Statement of Financial Position as of June 30, 2015, and the related consolidated Statements of Activities, Functional Expenses, and Cash Flows for the year then ended, and the related notes to the consolidated financial statements, and have issued our report thereon dated December 14, 2015.

Internal Control Over Financial Reporting

In planning and performing our audit of the consolidated financial statements, we considered NEW's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the consolidated financial statements, but not for the purpose of expressing an opinion on the effectiveness of the NEW's internal control. Accordingly, we do not express an opinion on the effectiveness of NEW's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's consolidated financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether NEW's consolidated financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of consolidated financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the NEW's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Harrington Group

Pasadena, California
December 14, 2015

Independent Auditors' Report on Compliance for Each Major Program and on Internal Control Over Compliance Required by OMB Circular A-133

To the Board of Directors
New Economics for Women and Affiliates

Report on Compliance for Each Major Federal Program

We have audited New Economics for Women and Affiliates' ("NEW") compliance with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement* that could have a direct and material effect on each of NEW's major federal programs for the year ended June 30, 2015. NEW's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditors' Responsibility

Our responsibility is to express an opinion on compliance for each of NEW's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about NEW's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of NEW's compliance.

Opinion on Each Major Federal Program

In our opinion, NEW complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2015.

Report on Internal Control Over Compliance

Management of NEW is responsible for establishing and maintaining effective internal control over compliance with the types of compliance referred to above. In planning and performing our audit of compliance, we considered NEW's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of NEW's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.

Harrington Group

Pasadena, California
December 14, 2015

NEW ECONOMICS FOR WOMEN AND AFFILIATES
Schedule of Findings and Questioned Costs
For the year ended June 30, 2015

Section I – Summary of Auditors' Results

Consolidated Financial Statements:	
Type of auditors' report issued:	Unmodified
Internal control over financial reporting:	
Material weakness(es) identified?	No
Significant deficiencies identified?	None reported
Noncompliance material to consolidated financial statements noted?	No
Federal Awards:	
Internal control over major programs:	
Material weakness(es) identified?	No
Significant deficiencies identified?	None reported
Type of auditors' report issued on compliance for major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with section 510(a) of Circular A-133?	No
Dollar threshold used to distinguish between Type A and Type B programs:	$300,000
Auditee qualified as low-risk auditee?	Yes
Identification of Major Programs:	
U.S. Department of Housing and Urban Development:	
Neighborhood Stabilization Program - ARRA	14.256
U.S. Department of Health and Human Services	
Community Services Block Grants	
Family Source Center	93.569

Section II – Financial Statements Findings

There are no findings required to be reported in accordance with *Generally Accepted Government Auditing Standards.*

Section III – Federal Award Findings and Questioned Costs

There are neither findings nor questioned costs for Federal awards as defined under Circular OMB-A-133.

Section IV – Summary Schedule of Prior Year Findings

None.

Harrington Group

Certified Public Accountants, LLP

NEW ECONOMICS FOR WOMEN AND AFFILIATES

CONSOLIDATED FINANCIAL STATEMENTS, SUPPLEMENTAL SCHEDULES, and ADDITIONAL INFORMATION

JUNE 30, 2016

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Harrington Group
Certified Public Accountants, LLP

INDEPENDENT AUDITORS' REPORT

To the Board of Directors
New Economics for Women and Affiliates

Report on the Financial Statements

We have audited the accompanying consolidated financial statements of New Economics for Women (a nonprofit organization) and Affiliates (for-profit organizations), which comprise the Consolidated Statement of Financial Position as of June 30, 2016, and the related Consolidated Statements of Activities, Functional Expenses, and Cash Flows for the year then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of New Economics for Women and Affiliates as of June 30, 2016, and the changes in their net assets and their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

INDEPENDENT AUDITORS' REPORT
continued

Other Matters

Other Information

Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The accompanying Schedule of Expenditures of Federal Awards, as required by Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), is presented for the purpose of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the financial statements as a whole.

Summarized Comparative Information

We have previously audited New Economics for Women and Affiliates' 2015 consolidated financial statements, and we have expressed an unmodified audit opinion on those audited consolidated financial statements in our report dated December 14, 2015. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2015, is consistent, in all material respects, with the audited consolidated financial statements from which it has been derived.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 16, 2016, on our consideration of New Economics for Women and Affiliates' internal control over financial reporting and on our tests of their compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering New Economics for Women and Affiliates' internal control over financial reporting and compliance.

Harrington Group

Pasadena, California
December 16, 2016

NEW ECONOMICS FOR WOMEN AND AFFILIATES

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
June 30, 2016
With comparative totals at June 30, 2015

	Unrestricted	Temporarily Restricted	2016	2015
ASSETS				
CURRENT ASSETS				
Cash	$ 227,666	$ -	**$ 227,666**	$ 84,663
Grants receivable	392,297		**392,297**	514,845
Due from affiliates and other properties	1,707,576		**1,707,576**	1,461,739
Development notes receivable - current (Note 3)	242,860		**242,860**	242,860
Interest receivable - current (Note 3 and 4)	2,231,150		**2,231,150**	1,711,970
Other receivables	423,708		**423,708**	260,080
Other current assets	87,350		**87,350**	92,770
TOTAL CURRENT ASSETS	5,312,607	-	**5,312,607**	4,368,927
PROPERTY AND EQUIPMENT, NET (NOTE 7)	9,735,117	1,669,466	**11,404,583**	11,687,258
PROPERTY HELD FOR SALE (NOTE 8)	1,941,862		**1,941,862**	1,463,838
	11,676,979	1,669,466	**13,346,445**	13,151,096
NON-CURRENT ASSETS				
Interest receivable - non-current (Note 3 and 4)	3,272,059		**3,272,059**	3,032,058
Development notes receivable - non-current (Note 3)	5,572,538		**5,572,538**	5,563,900
Notes receivable - NSP2 loan (Note 4)	10,403,447		**10,403,447**	10,462,270
Notes receivable - NSP2 mortgage (Note 5)	1,402,224		**1,402,224**	1,502,460
Investments in partnerships (Note 9)	1,755,327		**1,755,327**	1,936,556
Deferred development fee	610,903		**610,903**	1,053,314
Other non-current receivables	16,243		**16,243**	16,243
TOTAL NON-CURRENT ASSETS	23,032,741	-	**23,032,741**	23,566,801
TOTAL ASSETS	$ 40,022,327	$ 1,669,466	**$ 41,691,793**	$ 41,086,824
LIABILITIES AND NET ASSETS				
CURRENT LIABILITIES				
Accounts payable and accrued expenses	$ 923,374	$ -	**$ 923,374**	$ 740,879
Lines of credit (Note 10)	813,014		**813,014**	733,728
Interest payable	4,578		**4,578**	5,568
Notes payable - current (Note 11)	396,062		**396,062**	39,000
TOTAL CURRENT LIABILITIES	2,137,028	-	**2,137,028**	1,519,175
NON-CURRENT LIABILITIES				
Property holding account (Note 8)	1,938,656		**1,938,656**	1,460,631
Notes payable - non-current (Note 11)	10,309,266		**10,309,266**	11,017,850
Interest payable - non-current	5,399,270		**5,399,270**	4,539,187
Payable to Chicanos Por La Causa - NSP 2 loan (Note 4)	10,403,447		**10,403,447**	10,462,270
Payable to Chicanos Por La Causa - NSP 2 mortgage (Note 5)	1,402,222		**1,402,222**	1,502,460
Deferred development fee			**-**	113,535
Security deposit payable	47,517		**47,517**	28,734
TOTAL NON-CURRENT LIABILITIES	29,500,378	-	**29,500,378**	29,124,667
TOTAL LIABILITIES	31,637,406	-	**31,637,406**	30,643,842
NET ASSETS				
Unrestricted	8,384,921		**8,384,921**	8,773,516
Temporarily restricted (Note 13)		1,669,466	**1,669,466**	1,669,466
TOTAL NET ASSETS	8,384,921	1,669,466	**10,054,387**	10,442,982
TOTAL LIABILITIES AND NET ASSETS	$ 40,022,327	$ 1,669,466	**$ 41,691,793**	$ 41,086,824

The accompanying notes are an integral part of these consolidated financial statements.

NEW ECONOMICS FOR WOMEN AND AFFILIATES

CONSOLIDATED STATEMENT OF ACTIVITIES
For the year ended June 30, 2016
With comparative totals for the year ended June 30, 2015

	Unrestricted	Temporarily Restricted	2016	2015
REVENUE AND SUPPORT				
Government contracts and grants (Note 14)	$ 2,626,331	$ -	**$ 2,626,331**	$ 3,245,724
Reimbursement income	1,268,771		**1,268,771**	1,126,903
General support	235,961		**235,961**	602,635
Grant income	254,500		**254,500**	572,336
Other income	381,271		**381,271**	187,523
Gain on sale of property and equipment	-		**-**	304,698
Property management income	366,315		**366,315**	339,620
Rent income	427,540		**427,540**	333,735
Interest income	73,761		**73,761**	71,124
Amortization of loan services provided	330,000		**330,000**	330,000
Donations	135,021		**135,021**	78,124
Gain (loss) on investments in partnerships	30,275		**30,275**	(345,550)
TOTAL REVENUE AND SUPPORT	6,129,746	-	**6,129,746**	6,846,872
EXPENSES				
Program services	4,795,847		**4,795,847**	5,472,693
General and administration	1,121,020		**1,121,020**	1,516,470
Fundraising	56,519		**56,519**	130,660
Interest expense	255,116		**255,116**	289,216
Depreciation expense	289,839		**289,839**	301,431
TOTAL EXPENSES	6,518,341	-	**6,518,341**	7,710,470
CHANGES IN NET ASSETS	(388,595)	-	**(388,595)**	(863,598)
NET ASSETS, BEGINNING OF YEAR	8,773,516	1,669,466	**10,442,982**	11,306,580
NET ASSETS, END OF YEAR	$ 8,384,921	$ 1,669,466	**$ 10,054,387**	$ 10,442,982

The accompanying notes are an integral part of these consolidated financial statements.

NEW ECONOMICS FOR WOMEN AND AFFILIATES

CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES
For the year ended June 30, 2016
With comparative totals for the year ended June 30, 2015

	Program Services	General and Administration	Fundraising	Total Expenses 2016	2015
Salaries	$ 2,438,795	$ 695,140	$ 33,572	**$ 3,167,507**	$ 3,181,919
Payroll taxes and related benefit	468,186	103,206	6,300	**577,692**	633,490
Total personnel costs	2,906,981	798,346	39,872	**3,745,199**	3,815,409
Accounting	18,940	17,060		**36,000**	35,000
Advertising		3,102		**3,102**	3,408
Automobile		197		**197**	807
Bad debt expense				**-**	260,309
Bank charges	8,832	3,086	313	**12,231**	12,417
Child care services	5,010	240		**5,250**	5,826
Community events	14,203	2,710	8,357	**25,270**	45,731
Consulting fee	137,210		1,000	**138,210**	65,170
Dues and publication	1,729	12,622	948	**15,299**	10,042
Facilities	243,341	5,429		**248,770**	257,234
Fees	3,423	15,588		**19,011**	18,773
Insurances	74,864	40,596	1,153	**116,613**	113,209
Legal	5,936	25,147		**31,083**	73,418
Maintenance	62,480	107,667		**170,147**	159,288
Meetings and seminars	17,544	28,873		**46,417**	71,469
NSP expenses	521,715			**521,715**	1,173,621
Office equipment	29,533	16,060		**45,593**	44,805
Operating support	149,347			**149,347**	129,338
Other	23,567			**23,567**	45,116
Outside services	205,776			**205,776**	164,531
Postage	3,566	6,569		**10,135**	8,516
Printing	10,075	14,317	90	**24,482**	22,746
Professional services	93,619	23,881	1,600	**119,100**	153,075
Rental assistance				**-**	1,060
Stipend				**-**	1,500
Supplies	67,100	27,991		**95,091**	124,524
Support services	33,461			**33,461**	17,138
Taxes	15,261	14,806		**30,067**	36,501
Technology support	8,676	15,849		**24,525**	26,548
Telephone/Internet services	60,849	59,665	1,593	**122,107**	122,086
Travel	26,984	20,464	1,593	**49,041**	55,818
Utilities	45,825	42,183		**88,008**	88,545
Overhead allocation		(181,428)		**(181,428)**	(43,155)
TOTAL 2016 FUNCTIONAL EXPENSES	**$ 4,795,847**	**$ 1,121,020**	**$ 56,519**	**$ 5,973,386**	
TOTAL 2015 FUNCTIONAL EXPENSES	$ 5,472,693	$ 1,516,470	$ 130,660		$ 7,119,823

The accompanying notes are an integral part of these consolidated financial statements.

NEW ECONOMICS FOR WOMEN AND AFFILIATES

CONSOLIDATED STATEMENT OF CASH FLOWS
For the year ended June 30, 2016
With comparative totals for the year ended June 30, 2015

	2016	2015
CASH FLOWS FROM OPERATING ACTIVITIES:		
Change in net assets	**$ (388,595)**	$ (863,598)
Adjustments to reconcile change in net assets to net cash (used) by operating activities:		
Depreciation and amortization	**289,839**	301,431
(Gain) on sale of property and equipment	**-**	(304,698)
Amortization of loan with services provided	**(330,000)**	(330,000)
(Gain) loss on investment in partnerships	**(30,275)**	345,550
(Increase) decrease in operating assets:		
Grants receivable	**122,548**	(177,229)
Due from affiliates and other properties	**(245,837)**	(474,862)
Development notes receivable	**(8,638)**	(8,113)
Interest receivable	**(759,181)**	(770,757)
Other receivables	**(163,628)**	564,650
Other assets	**5,420**	12,278
Deferred development fees	**442,411**	(21,621)
Increase (decrease) in operating liabilities:		
Accounts payable and accrued expenses	**182,495**	(860,778)
Deferred development fee	**(113,535)**	-
Security deposit payable	**18,783**	139
Interest payable	**859,093**	928,585
NET CASH (USED) BY OPERATING ACTIVITIES	**(119,100)**	(1,659,023)
CASH FLOWS FROM INVESTING ACTIVITIES:		
Purchase of property and equipment	**(7,164)**	-
Proceeds from sale of property and equipment	**-**	510,411
Other investing activities	**211,503**	864,153
NET CASH PROVIDED BY INVESTING ACTIVITIES	**204,339**	1,374,564
CASH FLOWS FROM FINANCING ACTIVITIES:		
Borrowings on notes payable	**200,000**	-
Borrowings on lines of credit	**85,000**	664,710
Payments of notes payable	**(221,522)**	(554,071)
Payments of lines of credit	**(5,714)**	(502,952)
NET CASH PROVIDED (USED) BY FINANCING ACTIVITIES	**57,764**	(392,313)
NET INCREASE (DECREASE) IN CASH	**143,003**	(676,772)
CASH, BEGINNING OF YEAR	**84,663**	761,435
CASH, END OF YEAR	**$ 227,666**	$ 84,663
SUPPLEMENTAL DISCLOSURE:		
Cash paid for interest	**$ 250,266**	$ 289,216
Cash paid for income taxes	**$ -**	$ 7,534
Purchase of NSP2 properties held for sale	**$ 478,024**	$ 604,132
Disposal of NSP2 properties held for sale	**$ -**	$ 600,441

The accompanying notes are an integral part of these consolidated financial statements.

1. Organization

New Economics for Women ("NEW") is a California nonprofit public benefit 501(c)(3) corporation organized under the Nonprofit Public Benefit Corporation Law for charitable purposes and not for the private gain of any individual.

NEW was chartered in 1985 as the first Latina-operated community economic development nonprofit organization in the United States. NEW's founders were Latina community leaders committed to improving and enriching the lives of disadvantaged women and children. Over its 30 year history, NEW has provided opportunities for families to end generational poverty through innovative real estate investments, programs, and services. NEW's Mission, Vision, and Impact Statement have been developed by NEW's Board of Directors to set a course for the organization - from its daily functions towards programs and innovations designed to work with families to empower themselves to end generational poverty, through its achievement of NEW's Strategic Planning objectives and the creation of thousands of permanent affordable housing units to create and sustain place-based change throughout the country.

NEW's Mission is: To illuminate pathways to success for women through wealth creation, education, and affordable housing. This work results in economic security, family wellbeing, community engagement, and dignity for those who benefit from its services.

NEW's Vision is: That women, especially immigrant women in low-wealth areas, overcome economic insecurity as the primary means to empower themselves, their families, and the communities in which they live.

NEW's Impact Statement is: NEW is a leading Investment Enterprise that applies an innovative community asset-building methodology that motivates women and their families to reflect, reassess, redirect, and reinvent their family dynamics in order to construct a family legacy of empowerment. NEW's core values of excellence, integrity, learning and innovation, respect, and sustainability mold the intention and execution of its internal and public policy, governance, programs and methodology to transform the cycle of poverty in the world into a springboard for success.

NEW engages in social enterprise initiatives designed to deliver complex human services to low-income families. NEW also uniquely engages in a multigenerational approach to create whole family transformation that results in increased family cohesion and economic empowerment of families. NEW's housing and programs help families out of the crisis brought by extreme poverty to (a) get stable, (b) gain knowledge, and (c) grow their assets over time. Utilizing its Whole Family Transformation model, NEW provides and partners with other social service and educational entities to provide wrap-around health, education, parenting, legal, and mental health counseling to its client families.

NEW performs the following to support its Mission, Vision, and Impact Statement's application across all programs, investments, and real estate developments:

continued

1. Organization, continued

Affordable Housing Property Management Services
Affordable Rental Housing Construction and Rehabilitation
Affordable Single-Family New Construction, Acquisition and Rehabilitation
Commercial Real Estate Development and Property Management
I Am Change (ImC) Afterschool Learning Centers and Summer Camp Programs
I Am Change (ImC) Youth Leadership Program
Connect & Succeed Whole Family Transformation Programs and Conferences
Family Source Centers
Financial Empowerment & Prosperity Coaching
Homeownership Workshops and Counseling
Housing Foreclosure Prevention
Latino Tech-Net Digital Literacy Programs
Salsa, Sabor y Salud Nutrition & Healthy Lifestyle Workshops

In addition to programs and services designed to increase asset development for low-income families, NEW's investment in people, places, and policy has directed over a quarter of a billion dollars in public and private investment throughout the City of Los Angeles, and now nationally.

NEW has had great success in the integration of affordable housing with programs and services designed to enable a family to address their barriers to economic stability and success. NEW was one of the first nonprofit organizations in the country to address the integration of programs and services with affordable housing to provide such opportunity for low-income families, and has strategically expanded its services to remain responsive to the changing needs of immigrant and low-income families over time.

NEW's Whole Family Transformation model is informed by its work with families in helping them to identify their hopes and dreams for each member of a family, and gain the tools necessary to develop healthy and stable home environments, access to resources to improve family cohesion and financial literacy, business technical assistance, and asset development programs and services designed to recognize each member of a family as an "investor" in their own economic prosperity and in their family's success over time.

NEW has also had great success with the development of place-based strategies for low-income areas with divestment typical of immigrant corridors of entry. Such blight and lack of economic investment has become the hallmark of disenfranchised communities. With an initial focus in the very low-income area of Pico-Union/Westlake are of the City of Los Angeles, NEW has expanded its programs, services, and real property portfolio to include the entirety of the Southern California Region, with an emphasis in the San Fernando Valley, including Canoga Park, San Fernando, and Van Nuys, East Los Angeles, South Los Angeles, San Pedro, and areas throughout Los Angeles, Orange, and Riverside County in California. NEW's real estate portfolio now includes a real property asset in Colorado, and NEW's development team is evaluating possible expansion activities in other parts of California, and possible sites in Nevada, Arizona, and New Mexico.

continued

1. Organization, continued

Over its 30-year history, NEW has created over $100 million in real property investments and asset development for our client families, and continues to grow. NEW is part of a real estate portfolio as described hereinafter that contains over 1,100 units of affordable multifamily housing. In addition to multifamily rental housing acquisition, rehabilitation, and construction, NEW has built and rehabilitated 110 affordable single-family homes for first-time buyers, built more than 100,000 square feet of commercial, community, public school, health clinic space, and created a spin-off nonprofit that owns and operates two high-performing public charter elementary schools.

Since its inception in 1985, NEW has built an Investment Enterprise Portfolio including hundreds of millions of dollars in leveraged public and private economic development activity including:

- Over $290 million invested in producing multi-family housing, single family housing, charter schools, and commercial and community centers
- Almost $40 million invested in single family development and rehabilitation producing
- 110 single-family homes for first time buyers
- 107,000 square feet of commercial lease space constructed
- $38.5 million invested in school and community facilities, creating space for 478 students in Canoga Park, and program space for the community of Pico Union
- More than 350 community jobs created by NEW, as well as through the establishment of business subsidiaries: NEWCapital, LLC for real estate development and property management and Socos, L.L.C., NEW's former janitorial and maintenance company
- Spearheaded the creation of an independent nonprofit elementary charter school operator, NEW Academy, with two high-performing urban campuses serving 798 students daily for grades K-5 with an emphasis in the arts and sciences

NEW's investment in women and families create safe and nurturing housing communities, a rich educational and training environment, and opportunities for families to build assets and invest in their futures. All of our programs address behavioral economics that result in building assets, and use a multigenerational methodology/approach to transform families from consumers to investors.

To enable the expansion of its programs and real estate portfolio growth, NEW has created various business entities in which NEW is, at a minimum, a managing member of each.

In September 1995, NEW formed NEWCapital, LLC ("NEWCapital") a California limited liability company to facilitate NEW's touch in its affordable housing developments. NEW sought to provide a higher level of quality and financial management over NEW's affordable housing portfolio. Now in its twenty-first year of operation, NEW benefits from working with a property management company that is aligned with NEW's vision and mission to move families out of poverty, while dealing with families with dignity and strong Spanish-language skills.

continued

1. Organization, continued

NEWCapital has helped to maintain NEW's immaculately, which has helped to develop NEW's standard of excellence in affordable housing and real estate services to NEW's client populations. The level of cleanliness of the buildings, and the level of involvement of the staff in the programmatic outcomes of the buildings, is unparalleled by other nonprofit property management subsidiaries.

NEWCapital presently manages 624 units of housing throughout Los Angeles County across eleven different housing developments, inclusive of property management responsibilities for the Dennis P. Zine Community Center in Canoga Park containing 17,000 sq.ft. of community space, NEW's Prosperity Center development in Pico-Union containing commercial and medical office space of 25,000 sq.ft., and one of NEW's charter elementary schools, NEW Academy of Science and Art, a 21,000 sq.ft. school facility. NEWCapital is well-versed in the operation and management of affordable housing programs and buildings, and works in unique collaboration with NEW to deliver asset management and property management services to the majority of NEW's real estate portfolio holdings.

NEWCapital was chartered with NEW as a majority managing member. On January 1, 2003, one of the members of NEWCapital terminated its interest in the subsidiary. As a result of the termination, NEWCapital became a single-member Limited Liability Company ("NEWCapital") wholly owned by NEW. On January 1, 2005, NEW reinstated the interest of the member, thus restoring the structure of NEWCapital to a multiple member LLC, majority owned by NEW. NEWCapital does not own any real property.

In November 2000, NEW formed LCB Enterprises, LLC ("LCB"), a California limited liability company with NEW and NEWCapital as its members. The purpose of the partnership is assist in the creation, organization and/or financing of businesses in the communities served by NEW. LCB is also a holding company for Dennis P. Zine Community Center in Canoga Park.

In March 2010, NEW formed Socos Maintenance and Janitorial Services, LLC ("Socos"), a single-member California limited liability company wholly owned by NEW. The purpose of Socos was to provide custodial, maintenance, and landscaping services for all properties managed by NEW. Socos aimed to be an eco-friendly property maintenance company which will hire and train low-income job seekers in Los Angeles. The difficulty in finding a low-cost workers' compensation package that both met State of California requirements and allowed Socos to remain competitive in the property maintenance market was too much of a challenge to overcome and directly led to Socos' closure in October 2012. Socos does not own any real property.

In April, 2010, NEW formed MNS Ventures, LLC, as single-member a California limited liability company for the purpose of holding NEW's interest in a future New Markets Tax Credit financing endeavor. MNS Ventures does not own any real property.

continued

1. Organization, continued

In July 2010, NEW formed MCB, LLC ("MCB"), a single-member California limited liability company. The purpose of the company is to serve as a real estate holding company for real estate transactions under the NEW's federal subcontract with the United States Department of Housing and Urban Development ("HUD") Neighborhood Stabilization II Program ("NSP Program"). MCB holds a portfolio of loans made by NEW into NEW's acquired, rehabilitated, and sold single-family homes throughout the San Fernando Valley which can contain mortgage covenants of 5-15 years in length requiring homeowner occupancy for each single-family home. These loans were recorded against each property pursuant to federal lending program guidelines under NEW's Casa Loan Program and are each subordinate to the primary mortgagor of each property, and vary from $1,000 to $75,000. NEW has made 72 NEW Casa soft-second loans to purchasers of NEW's rehabilitated single-family assets.

MCB also holds title to two lots acquired for the purpose of real estate development in the Canoga Park area of the City of Los Angeles, close to NEW's Tierra Del Sol housing development and the NEW Academy of Canoga Park charter elementary school. In this continuation of NEW's focus on transportation corridors and place-based community development strategy, NEW's single-family subdivision and new construction project, the Owensmouth and Cohasset Small Lot Subdivision Project, will create eight single-family affordable homes for purchasers earning no more than 120% of local Area Median Income.

Today, NEW continues its work to apply its community asset-building methodology to motivate women and their families to reflect, reassess, redirect, and reinvent their family dynamics in order to construct a family legacy of empowerment.

Examples of Current Program Outcomes in Fulfillment of NEW's Mission

The foundation of NEW's work is developing and providing affordable housing intentionally connected to a suite of supportive services that include FamilySource Centers, one-stop centers that offer a range of programs from food and clothing assistance to financial coaching and parenting workshops, and health care centers and classes. Once families are stable and able to meet their basic needs, NEW offers opportunities for all members of the family to gain new skills and knowledge through a range of educational venues.

Once families are able to cover their basic needs and have the skills to manage their daily finances and plan for the long-term, our goal for these more stable families is to grow assets. Growing assets is the key to transforming the cycle of poverty into a springboard for success. NEW supports families in building, protecting, and nurturing assets they seek to further their education, become engaged citizens, and pass wealth along to future generations.

continued

1. Organization, continued

In fiscal year 2015-2016, NEW fulfilled its commitment to provide safe and affordable housing and programs and services designed to end generational poverty for our residents. Among other program outcomes and highlights, NEW created the following program and service achievements in fiscal year 2015-2016:

Getting Stable

- 1,071 units of affordable housing were offered for homeless single-parent mothers and adult women, working families and retired senior citizens in Los Angeles County and Denver, Colorado.
- $3,525,412 was generated in increased local economic activity as a result of FamilySource Center services.
- 5,291 customers were stabilized through economic development services offered at FamilySource Center locations in Van Nuys and Canoga Park communities of San Fernando Valley.
- Of our total customers served at FamilySource Centers, 1,458 individuals increased their income through employment and social service benefits totaling $1,855,480.

Gaining Knowledge

- Through NEW's Latino Tech Net computer lab workshops, 666 individuals improved their computer literacy and software skills, and 81 of these obtained a job as a result of their new skills.
- Through NEW's ***Whole Family Transformation Conference,*** 225 families attended NEW's intergenerational conference to reinvent their family dynamics to enhance family communication and goal setting. The Conference featured a Shark Tank for teen entrepreneur development, financial education resources for the entire family, internet-based business training and other consumer literacy workshops.
- Through NEW's ***I Am Change Learning Centers***, 170 children and teens participated in afterschool activities and NEW's Summer Camp program valued at $833,028 of combined services.
- 12 teenagers enrolled in the ***I Am Change Teen Leadership Program***, a youth leadership club dedicated to teen advocacy and community service.
- 220 adults graduated from a Parent Leadership program valued at $11,000 in services provided.
- 30 middle and high school students participated in a College-Readiness program valued at $23,756 in services provided.

continued

1. Organization, continued

Growing Assets

- Through ***NEW Money***, 150 families completed an adult financial education literacy course.
- NEW created 100% compliance in owner occupancy and home retention for all homes in the ***NEW CASA*** Mortgage portfolio.
- 327 individuals attended NEW's free ***Homebuyer Education Workshops*** in English and Spanish-language programs saving consumers $49,050 in fees for this level of homeownership education.
- Through NEW's ***Foreclosure Prevention Programs***, 74 clients were assisted with foreclosure prevention counseling to actively prevent against their potential future foreclosure with loan modification assistance and counseling.
- 7 families were successfully assisted to prevent home foreclosure, protecting a combined total of $2,973,380 in assets for families in crisis.
- Through NEW's Homeownership Education Classes and Individual Financial Counseling assisted 28 families to purchase a home, creating combined economic assets of $8,090,699 being invested into our communities.
- NEW's Homeownership Education Classes and Individual Financial Counseling Services helped to secure $1,208,802 of down payment assistance subsidy dollars to homebuyers.

2. Summary of Significant Accounting Policies

A summary of the significant accounting policies applied in the preparation of the accompanying consolidated financial statements is as follows:

Principles of Consolidation

The consolidated financial statements included the accounts of NEW, NEWCapital, LCB, Socos and MCB; they all share common management, personnel, and financial transactions. All inter-organization transactions have been eliminated. NEW, NEWCapital, LCB, Socos, and MCB are collectively known as "NEW" in these consolidated financial statements.

Basis of Presentation

The accompanying consolidated financial statements have been prepared on the accrual basis of accounting.

Accounting

To ensure observance of certain constraints and restrictions placed on the use of resources, the accounts of NEW are maintained in accordance with the principles of net asset accounting. This is the procedure by which resources for various purposes are classified for accounting and reporting purposes into net asset classes that are in accordance with specified activities or objectives. Accordingly, all financial transactions have been recorded and reported by net asset class as follows:

continued

2. Summary of Significant Accounting Policies, continued

Unrestricted. These generally result from revenues generated by receiving unrestricted contributions, providing services, and receiving interest from investments less expenses incurred in providing program-related services, raising contributions, and performing administrative functions.

Temporarily Restricted. NEW reports gifts of cash and other assets as temporarily restricted support if they are received with donor stipulations that limit the use of the donated assets. When a donor restriction expires, that is, when a stipulated time restriction ends or the purpose of the restriction is accomplished, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the Consolidated Statement of Activities as net assets released from program or capital restrictions. At June 30, 2016, NEW had temporarily restricted net assets of $1,669,466.

Permanently Restricted. These net assets are restricted by donors who stipulate that resources are to be maintained permanently, but permit NEW to expend all of the income (or other economic benefits) derived from the donated assets. NEW had no permanently restricted net assets at June 30, 2016.

Grants Receivable

Grants receivable are receivables from governmental agencies. Therefore, no allowance for doubtful accounts has been provided.

Contributions and Pledges Receivable

Unconditional promises to give that are expected to be collected within one year are recorded at net realizable value. Unconditional promises to give that are expected to be collected in future years are recorded at fair value, which is measured as the present value of their future cash flows. The discounts on those amounts are computed using risk-adjusted interest rates applicable to the years in which the promises are received. Amortization of the discount is included in contribution revenue. Conditional promises to give are not included as support until the conditions are substantially met.

continued

2. Summary of Significant Accounting Policies, continued

Investments in Partnerships

In March 1991, NEW formed 379 Lorna Limited Partnership, a California limited partnership with NEW as the general partner. While NEW retains a 1% interest in the partnership, as the general partner NEW exercises significant influence and control over the application of the provisions of the Partnership Agreement that governs the business and property management of this single purpose entity which holds Casa Loma, NEW's first affordable housing development containing 110 units for low-income individuals and families. Accordingly, the investment is accounted for under the equity method. In February 22, 2012, the investor limited partner TCI Investment Limited Partnership withdrew its interest in the limited partnership and was replaced by West Valley Community Development Corporation, a California nonprofit corporation.

NEW and Affordable Housing Associates, Inc. a California corporation, formed three limited partnerships each of three affordable housing developments operated by NEW. These are: (1) Mariposa Housing Partners, LP; (2) Tres Palmas Partners, LP, and (3) Columbia Avenue Partners, LP.

For Mariposa Housing Partners LP, Affordable Housing Associates, Inc. and NEW were general partners with Enterprise Housing Partners 1992 LP and Corporate Housing Initiative II as a limited partners, collectively as owners of La Villa Mariposa, an affordable housing development containing 115 units of affordable housing.

For Columbia Avenue Partners LP, Affordable Housing Associates, Inc. and NEW were general partners with Enterprise Housing Partners 1992 LP and Corporate Housing Initiative II as a limited partners, collectively as owners of LA Posada, an affordable housing development containing 60 units of affordable housing.

For Tres Palmas Partners LP, Affordable Housing Associates, Inc. and NEW were general partners with Bank of America Housing Fund LP as a limited partner, collectively as owners of Tres Palmas, an affordable housing development containing 19 units of affordable housing. NEW has 0.05% interest in each partnership, and as general partner, exercises significant influence. Accordingly, the investments are accounted for under the equity method by NEW.

In January 2009, Affordable Housing Associates, Inc. withdrew as the general partner of the partnerships, thus making NEW the sole general partner of the limited partnerships.

On July 1, 2011, the investor limited partners of Mariposa Housing Partners, LP and Columbia Avenue Partners LP namely Corporate Housing Initiatives II LP and Enterprise Housing Partners 1992 LP withdrew its interest on both limited partnerships and assigned its interest to West Valley Community Development Corporation, a California nonprofit corporation.

On February 10, 2015, the investor limited partner of Tres Palmas Partnerships LP, Bank of America Housing Fund LP assigned and transferred all of its interest to West Valley Community Development Corporation, a California nonprofit corporation.

continued

2. Summary of Significant Accounting Policies, continued

In December 2000, NEW formed Santa Cruz Terrace, L.P. a California limited partnership with NEW as the general partner and NEWCapital as limited partner, previous to the investor admission to the partnership. The purpose of the partnership was to acquire real property known as "Santa Cruz Terrace" in order to promote the construction of multi-family rental housing within the San Pedro area of the City of Los Angeles. Santa Cruz Terrace, L.P. constructed 48 affordable housing units now known as Santa Cruz Terrace.

In March 2002, NEW entered into an amended and restated limited partnership agreement of Santa Cruz Terrace, L.P. as a managing general partner along with NEWCapital as a withdrawing limited partner; Santa Cruz Terrace, LLC, a California Limited Liability Company, as an administrative general partner; and NEF Assignment Corporation, an Illinois Not-for-Profit Corporation, as substitute limited partner. NEW has a .0005% interest in the partnership, and as a managing general partner, exercises significant influence. Accordingly, the investment is accounted for under the equity method by NEW.

In September 2002, NEW formed 4651 Huntington, LP with NEW as the managing general partner and NEWCapital as initial limited partner. The purpose of the partnership was to acquire and develop a 48 unit multi-family apartment complex, which will rent to persons of low and moderate income in the City of Los Angeles, California. On December 23, 2003, NEW entered an amended and restated agreement with 4651 Huntington, LP as a managing general partner along with NEWCapital as a withdrawing limited partner; JER Hudson SLP, LLC, a Delaware Limited Liability Company, as a special limited partner; and Hudson Tierra Del Sol LLC, a Delaware Limited Liability Company, as an investment partner collectively with the special limited partner. NEW has a 0.01 % interest in the partnership, and as a managing general partner, exercises significant influence. Accordingly, the investment is accounted for under the equity method by NEW.

In October 2002, NEW entered into an agreement with EADS Apartments, LP, a California limited partnership, as a managing partner along with NEWCapital, as a withdrawing limited partner; EADS Apartments GP, LLC, a California Limited Liability Company, as a co-general partner; and Wincopin Circle, LLP, a Maryland Limited Liability Limited Partnership, as a substitute limited partner. Effective January 2003, the limited partner was replaced by Bank of America Housing Fund IVA, LLP, a Maryland Limited Liability Limited Partnership.

The purpose of the partnership was to acquire, develop, construct and/or rehabilitate, lease, manage, operate, and, if appropriate or desirable, sell or otherwise dispose of, in a manner consistent with the charitable purpose of the managing general partner, a 36 unit residential project in one building located in Los Angeles, California. NEW has a 0.005% interest in the partnership, and as a managing general partner, exercises significant influence. Accordingly, the investment is accounted for under the equity method by NEW.

continued

2. Summary of Significant Accounting Policies, continued

EADS Apartments, L.P. is a single-purpose entity which holds the EADS apartments, a 36 unit affordable housing development with ground-floor commercial space.

In September 2004, NEW formed Vista Alegre, L.P. a California limited partnership, with NEW as the co-general partner and as initial limited partner. The purpose of the partnership was to develop a multi-family apartment complex, which will rent to persons of low and moderate income in the City of Los Angeles, California. On June 30, 2010, NEW entered an amended and restated agreement with Vista Alegre L.P. as a managing general partner, along with West Valley Community Development Corporation as a withdrawing limited partner; BCCC, Inc., a Massachusetts corporation as the special limited partner; and Boston Capital Corporate Tax Credit Fund XXXIII, a Massachusetts limited partnership, as an investment partner collectively with the special limited partner.

Vista Alegre, L.P. is a single-purpose entity which holds the Toberman Village Apartments, a 49 unit affordable housing development in the San Pedro area of the City of Los Angeles, California, the second part of NEW's place-based strategy to improve the quality of life and economic outcomes for low-income families in the San Pedro community.

Fair Value Measurements

Generally accepted accounting principles provide guidance on how fair value should be determined when financial statement elements are required to be measured at fair value. Valuation techniques are ranked in three levels depending on the degree of objectivity of the inputs used with each level:

Level 1 inputs - quoted prices in active markets for identical assets
Level 2 inputs - quoted prices in active or inactive markets for the same or similar assets
Level 3 inputs - estimates using the best information available when there is little or no market

NEW is required to measure property held for sale, and investments in partnerships at fair value. The specific technique used to measure fair value for these consolidated financial statement elements is described in the note below that relates to the element.

continued

2. Summary of Significant Accounting Policies, continued

Concentration of Credit Risks

NEW places its temporary cash investments with high-quality, credit-worthy, financial institutions. At times, such investments may be in excess of the Federal Deposit Insurance Corporation insurance limit. NEW has not incurred losses related to these investments.

The primary receivable balance outstanding at June 30, 2016, consists of government contract receivables due from county, state, and federal granting agencies. Concentrations of credit risks with respect to trade receivables are limited, as the majority of NEW's receivables consist of earned fees from contract programs granted by governmental agencies.

For the year ended June 30, 2016, revenue derived from governmental agencies represents approximately 47% of total revenue and support.

Property and Equipment

Property and equipment are recorded at cost if purchased or at fair value at the date of donation if donated. Depreciation is computed on the straight-line basis over the estimated useful lives of the related assets. Maintenance and repair costs are charged to expense as incurred. Property and equipment are capitalized if the cost of an asset is greater than or equal to one thousand dollars and the useful life is greater than one year.

NEW is required to purchase various properties with government funds. These properties will undergo rehabilitation repairs to be later sold to qualified buyers. Consequently, an obligation "property holding account" is recorded to report the offsetting liability (see Note 8).

continued

2. Summary of Significant Accounting Policies, continued

Donated Materials and Services

Contributions of donated non-cash assets are measured on a non-recurring basis and recorded at fair value in the period received. Contributions of donated services that create or enhance non-financial assets or that require specialized skills, are provided by individuals possessing those skills, and would typically need to be purchased if not provided by donation, are recorded at fair value in the period received.

For the year ended June 30, 2016, NEW did not receive donations of material or services that satisfy the criteria of recognition.

Income Taxes

NEW is exempt from taxation under Internal Revenue Code Section 501(c)(3) and California Revenue and Taxation Code Section 23701d.

Generally accepted accounting principles provide accounting and disclosure guidance about positions taken by an organization in its tax returns that might be uncertain. Management has considered its tax positions and believes that all of the positions taken by NEW in its federal and state exempt organization tax returns are more likely than not to be sustained upon examination. NEW's returns are subject to examination by federal and state taxing authorities, generally for three and four years, respectively, after they are filed.

NEW's wholly-owned subsidiaries, NEWCapital, LCB, Socos, and MCB are required to file State Income Tax Returns.

Functional Allocation of Expenses

Costs of providing NEW's programs and other activities have been presented in the Consolidated Statement of Functional Expenses. During the year, such costs are accumulated into separate groupings as either direct or indirect. Indirect or shared costs are allocated among program and support services by a method that best measures the relative degree of benefit. NEW uses actual salary dollars to allocate indirect costs.

Use of Estimates

The preparation of consolidated financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect reported amounts of assets, liabilities, revenues, and expenses as of the date and for the period presented. Actual results could differ from those estimates.

continued

2. Summary of Significant Accounting Policies, continued

Comparative Totals

The consolidated financial statements include certain prior-year summarized comparative information in total but not by net asset class. Such information does not include sufficient detail to constitute a presentation in conformity with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with NEW's consolidated financial statements for the year ended June 30, 2015, from which the summarized information was derived.

Subsequent Events

Management has evaluated subsequent events through December 16, 2016, the date which the consolidated financial statements were available for issue. In August 2016, Village by the Park, a real estate property in Denver, Colorado was sold earning a net gain on investment of $1,141,509.

3. Development Notes and Interest Receivable

NEW entered into a pre-development loan agreement with Vista Alegre, LP. The note bears simple interest at 7.00% per annum. As of June 30, 2016, there is $351,282 in accrued interest and a principal balance of $242,860 receivable on this note.

NEW has obtained a grant from the City of Los Angeles in the maximum amount of $354,410 to clean the lead-based paint hazard from property located at 421 Bixel Street, Los Angeles. EADS Apartments, LP has executed a promissory note to reimburse NEW for all balances on the grant. The note bears simple interest at 5.00% per annum, and is secured by a third deed of trust on the property known as the "EADS Apartments". Principal payments are due on the maturity date of October 2042. As of June 30, 2016, there is $171,918 in accrued interest and a principal balance of $259,800 due on this note.

NEW has obtained a loan from the City of Los Angeles in the maximum amount of $832,387. The loan bears simple interest at 5.00% per annum, and is secured by a third deed of trust on the property known as "Santa Cruz Terrace". The loan is a non-recourse obligation of the borrower. Payments are to be made annually out of residual receipts of the partnership operations. As such, the debt is considered "soft debt" in that payments are only required if there is residual receipt cash flow from the property securing the debt and from no other source. This "residual receipt" debt does not create any additional burden on NEW's available cash flow. The final maturity date will be the earlier of 40 years from the date of the note or the date the property is sold. Santa Cruz Terrace, LP has agreed to repay NEW this note with interest accruing at 5.00% per annum on the unpaid balance. As of June 30, 2016, there is $606,508 in accrued interest and a principal balance of $832,387 due on the note.

continued

3. Development Notes and Interest Receivable, continued

NEW obtained a loan from the City of Los Angeles in the maximum amount of $3,953,772. The loan bears simple interest at 5.00% per annum and is secured by a third deed of trust on the property known as "Tierra del Sol". The loan is a non-recourse obligation of the borrower. Payments are to be made annually out of residual receipts of the partnership operations. As such, the debt is considered "soft debt" in that payments are only required if there is residual receipt cash flow from the property securing the debt and from no other source. This "residual receipt" debt does not create any additional burden on NEW's available cash flow. The final maturity date will be the earlier of 40 years from the date of the note or the date the property is sold. New Tierra Del Sol, LP has agreed to repay NEW this note with interest accruing at 5.00% per annum on the unpaid balance. As of June 30, 2016, there is $2,665,551 in accrued interest and a principal balance of $3,953,772 due on this note.

As of June 30, 2016, there is a developer note receivable from New Tierra Del Sol, LP in the amount of $147,903, a developer note receivable from 4651 Huntington in the amount of $288,676, and a note receivable from 4651 Huntington in the amount of $90,000, with a total of $243,847 in accrued interest on these notes.

4. Notes Receivable - NSP2 Loans and Interest Receivable

NEW entered into a pre-development loan agreement with Taylor Yard LP (the "Borrower") c/o McCormack Baron Salazar, Inc. in the amount of $4,000,000. This loan is a non-recourse obligation of the borrower and intended to utilize NSP2 funds for the pre-development, development, rehabilitation, replacement, restoration, and/or construction of a 68-unit multifamily affordable residential rental project located on certain real property located at 1311 N. San Fernando Road, Los Angeles, California. The loan bears simple interest of 3.00% per annum and is secured by an assignment in favor of the NEW of all work product relating to the project. Principal payments are due on the maturity date of February 1, 2068. As of June 30, 2016, there is $410,288 in accrued interest and a principal balance of $4,000,000 receivable on this loan.

NEW entered into an acquisition loan agreement with Nuevo Oaxaca, LLC, a Colorado limited liability company (the "Borrower") in the amount of $2,500,125. This loan is a non-recourse obligation of the borrower and intended to utilize NSP2 funds for the acquisition of a 288-unit multifamily affordable residential project located at 10701 Pecos Street, Northglenn, Colorado. The loan bears simple interest of 5.00% per annum and is secured by an assignment in favor of NEW of all work product relating to the project. Principal payments are due on the maturity date of March 21, 2043. As of June 30, 2016, there is an outstanding principal balance of $2,500,125 and accrued interest of $409,743 on this loan.

continued

4. Notes Receivable - NSP2 Loans and Interest Receivable, continued

NEW entered into a pre-development loan agreement with MPM Apartments II, LP (MacArthur Park) (the "Borrower") c/o McCormack Baron Salazar, Inc. in the amount of $1,750,000. This loan is a non-recourse obligation of the borrower and intended to utilize NSP2 funds from NEW for the predevelopment of a 82-unit multifamily affordable residential rental project located on certain real property located at 678 S. Alvarado Street, Los Angeles, California. The loan bears simple interest of 5.00% per annum and is secured by an assignment in favor of the lender of all work product relating to the project. Principal payments are due on the maturity date of November 9, 2012. As of June 30, 2016, there is $481,736 in accrued interest and a principal balance of $2,257,327 receivable on this loan.

NEW entered into a pre-development loan agreement with HPTV Apartments, LP (Highland Park) (the "Borrower") c/o McCormack Baron Salazar, Inc. in the amount of $1,000,000. This loan is a non-recourse obligation of the borrower and intended to utilize NSP2 funds for the pre-development of a 60-unit multifamily affordable residential rental project located on certain real property located at 5712 E. Marmon Way, Los Angeles, California. The loan bears simple interest of 5.00% per annum and is secured by an assignment in favor of NEW of all work product relating to the project. Principal payments are due on the maturity date of February 9, 2013. As of June 30, 2016, there is $158,152 in accrued interest and a principal balance of $733,041 receivable on this loan.

Since all these loans and mortgage loans (see Note 5) are pass-through from Chicanos Por La Causa, Inc. ("CPLC"), an Arizona nonprofit public benefit corporation, through the HUD's Neighborhood Stabilization Program pursuant to a Funding Approval and Grant Agreement for $137,107,133 of NSP2 funds between CPLC as the lead member of NEW's NSP Consortium and HUD, all payments received on any and all of these loans and mortgage loans are returned immediately by NEW to CPLC upon receipt. As a result, NEW set up payable contra accounts to show the outstanding liability to CPLC.

NEW (the "Holder") received a promissory note from Nuevo Oaxaca, LLC (the "Maker") in the amount of $1,640,000. This note is executed and delivered by Maker pursuant to that certain Contract to Buy and Sell Real Estate Income – Residential, dated as of September 17, 2012 as amended from time to time ("the Purchase Agreement") by and between Holder and Del Norte Neighborhood Development Corporation, concerning the purchase of property located at 10701 Pecos Street, Northglenn, Colorado ("the Property") by Maker. The "Project" is defined as the multi-family apartment project consisting of at least 288 units to be rehabilitated on the Property. The note bears simple interest of 5.50% per annum and secured by a deed of trust on the Property ("the Deed of Trust"). Unless sooner paid in full, this unpaid principal and all accrued but unpaid interest thereon shall be due and payable on December 1, 2014 ("the Maturity Date"). On December 11, 2014, the note was amended and reinstated under the terms of the amended note, partial payment of $640,000 was made and the maturity date was extended to July 1, 2027. As of June 30, 2016, there is $4,184 in accrued interest and a principal balance of $912,954 outstanding on this note.

continued

5. Notes Receivable - NSP2 Mortgage Loans

NEW entered into seventy individual mortgage loans (each, a "Borrowers") in the total amount of $1,527,101. These borrowers are home-owners who are low-income individuals who have been determined to be "eligible" to purchase NEW's rehabilitated NSP2 homes at various locations throughout the County of Los Angeles funded by CPLC thru the NSP 2 program (see Note 8). These mortgage loans are secured by the home owners' "Deed of Trust" or "Security Instrument" and payable on the date upon which there closes any conveyance, sale, transfer, or further encumbrance of the property as defined in the agreement during the fifteen-year (15-year) period of affordability ("maturity date"). These loans bear no interest on the unpaid principal balances. As of June 30, 2016, there is a principal balance in the total amount of $1,402,224 receivable on these mortgage loans.

6. Fair Value Measurements

The table below presents transactions measured at fair value on a non-recurring and basis during the year ended June 30, 2016:

	Level 1	Level 2	Level 3	Total
Property held for sale	$ -	$1,941,862	$ -	**$1,941,862**
Investments in partnerships		1,755,327		**1,755,327**
	$ -	$3,697,189	$ -	**$3,697,189**

The fair value of property held for sale, and investments in partnerships has been measured on a non-recurring basis using quoted prices for similar assets in inactive markets (Level 2 inputs).

7. Property and Equipment

Property and equipment at June 30, 2016 consist of the following:

Buildings	$12,109,617
Land	1,244,242
Furniture and equipment	350,540
Lease improvements	100,669
	13,805,068
Less: accumulated depreciation	(2,400,485)
	$11,404,583

Depreciation expense for the year ended June 30, 2016 was $289,839.

continued

8. Property Held for Sale

NEW entered into an agreement with CPLC dates February 11, 2010, as amended by that First Amendment to consorting funding agreement date May 1, 2014. As part of the agreement, under the federal Neighborhood Stabilization Program as administrated by HUD, NEW is required to purchase various properties in the greater Los Angeles area and rehabilitate these foreclosures and distress properties. These properties will undergo rehabilitation repairs to be later sold to qualified buyers (see Note 5).

Property held for sale at June 30, 2016 consists of the following:

Balance July 1, 2015	$1,463,838
Purchase cost and rehabilitation improvements	478,024
Balance June 30, 2016	$1,941,862

Property holding account represents the value of the properties purchased with government funds and the related expenses incurred of rehabilitation repairs. This account changes as the rehabilitation repairs payments are made.

9. Investments in Partnerships

Investments in partnerships accounted for under the equity method consist of the following at June 30, 2016:

	Investment (Deficit)
379 Loma Limited Partnership	$ 1,145,632
EADS Apartments, LP	870,157
Columbia Avenue, LP	727,058
Mariposa Housing Partnership LP	284,078
Tres Palmas Partnership LP	47,830
Santa Cruz Terrace, LP	(186)
Vista Alegre	(271)
4651 Huntington, LP	(295)
New Tierra Del Sol, LP	(1,329)
Village by the Park	(1,317,347)
	$ 1,755,327

continued

10. Lines of Credit

NEW has a revolving unsecured line of credit with Wells Fargo Community Development Corporation in the amount of $75,000, with interest at prime plus 2.75%. The prime at June 30, 2016 was 3.25% with a total interest rate of 6% per annum. At June 30, 2016, the outstanding balance on the line of credit was $63,304.

NEW has a revolving unsecured line of credit with JP Morgan Chase Bank, in the amount of $750,000, with an interest rate of 4.0% per annum. At June 30, 2016, the outstanding balance on the line of credit was $749,710.

11. Notes Payable

Notes payable at June 30, 2016 consist of the following:

Non-recourse loans:	
Note payable to the Community Redevelopment Agency of the City of Los Angeles, secured by a deed of trust on Dennis P. Zine Community Center. The loan matures in June 2028 and bears simple interest at the rate of 3.00% per annum. Repayment of the loan and interest will be through community services as set forth in the agreement. As of June 30, 2016, total accrued interest was $261,360.	$ 4,949,982
Notes payable:	
Note payable to the City of Los Angeles from borrower New Tierra Del Sol L.P., secured by a deed of trust on the property known as Tierra Del Sol. The loan matures in October 2043, and bears interest rate at 5.00% per annum. The loan is a non-recourse obligation. The sole recourse of the lender for repayment of the principal and interest shall be the exercise of the lender's right against the property. Annual payments are due and payable only to the extent that there are residual rental receipts available from project operations. As of June 30, 2016, total accrued interest was $2,665,551.	3,953,772

continued

11. Notes Payable, continued

Note payable to the City of Los Angeles from borrower Santa Cruz Terrace L.P., secured by a deed of trust on the property known as Santa Cruz Terrance. The loan matures in December 2040, and bears interest rate at 5.00% per annum. The loan is a non-recourse obligation. The sole recourse of the lender for repayment of the principal and interest shall be the exercise of the lender's rights against the property. Annual repayments are due and payable only to the extent that there are residual rental receipts available from project operations. As of June 30, 2016, total accrued interest was $606,508.	832,387
Note payable to Prudential Insurance Company of America, unsecured, monthly payments of $7,829 until December 2012 and $10,000 thereafter, including interest at 7.00%, due December 2021.	558,190
Note payable to Clearinghouse Community Development Financial Institution ("CDFI"), unsecured, monthly payments of $10,238, including interest of 6.75%, maturing in April 2018.	210,997
Note payable to Local Initiative Support Corporation ("LISC"), unsecured, monthly interest payments only, interest rate at 6.00% per annum, principal due on June 2017.	200,000
	$10,705,328

Maturities for notes payable are as follows:

Year ended June 30,	
2017	$ 396,062
2018	189,136
2019	96,655
2020	103,642
2021	111,134
Thereafter	9,808,699
	$10,705,328

continued

12. Commitments and Contingencies

Contracts

NEW's grants and contracts are subject to inspection and audit by the appropriate governmental funding agency. The purpose is to determine whether program funds were used in accordance with their respective guidelines and regulations. The potential exists for disallowance of previously funded program costs. The ultimate liability, if any, which may result from these governmental audits, cannot be reasonably estimated and, accordingly, NEW has no provisions for the possible disallowance of program costs on its consolidated financial statements.

13. Temporarily Restricted Net Assets

Temporarily restricted net assets at June 30, 2016 consist of the following:

Capital restrictions	$1,669,466

For the year ended June 30, 2016, no net assets were released from restrictions.

14. Government Contracts and Grants

Government Contracts and Grants for the year ended June 30, 2016 consist of the following:

Neighborhood Stabilization Program	$ 837,550
Family Source Center – South Valley	670,351
Family Source Center – Canoga Park	697,955
Other	147,739
Supportive Housing Program	117,804
Family Source Center – Westlake	97,512
Pre-Purchase Program	57,420
	$2,626,331

In fiscal year 2012-2013 and fiscal year 2013-2014, NEW expended the majority of its Neighborhood Stabilization Program Predevelopment and Permanent Loan Portfolio into affordable housing projects designed to provide the stimulus needed to leverage affordable housing development in Los Angeles, and Denver, Colorado, two sites where NEW has census tracts in which it can apply its federal resources to leverage public and private development in low-income communities. Additionally, in NEW's Single-Family Acquisition and Rehabilitation Program under the NSP Program, NEW saw significantly less foreclosure activity in its census tract areas of operation in fiscal year 2014-2015 than it did in fiscal year 2012-2014.

continued

14. Government Contracts and Grants, continued

Therefore, fiscal year 2014-2015 naturally saw $5,544,306 less than fiscal year 2013-2014 in Neighborhood Stabilization Program expenditures, while NEW continued to perform work on its affordable housing developments in compliance with and pursuant to NEW's federal contract rules.

The change in other contracts and grants was therefore much more nominal. fiscal year 2013-2014 had $1,855,856 in contracts and grants exclusive of NEW's single-family and multifamily NSP commitments. Fiscal year 2014-2015 had $1,702,965. Fiscal year 2014-2015 had a $152,891 change excluding NSP funds.

15. Employee Benefit Plan

NEW adopted a 403(b) retirement plan effective January 1, 2001. The plan covers all employees who are at least 21 years of age with one or more years of service. NEW made no contributions to the plan for the year ended June 30, 2016.

16. Related Party Transactions

NEWCapital provides property management supervision services to the partnerships and other affiliates. In addition, NEW advances funds to vendors and suppliers on behalf of the partnerships. These advances are repaid from the operating revenues of the partnerships or upon sale of the properties. Related party transactions for the year ended June 30, 2016 totaled ($11,593). As of June 30, 2016, the balance due from affiliates was $642,510.

SUPPLEMENTAL SCHEDULES

NEW ECONOMICS FOR WOMEN AND AFFILIATES

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the year ended June 30, 2016

Program Name	Grant Number	Federal CFDA Number	Federal Expenditures
Federal Awards			
U.S. Department of Housing and Urban Development ("HUD"):			
Direct Program:			
Supportive Housing Program	CA-0406L9D001407	14.235	$ 117,804
Pass-through, City of Los Angeles - Department of Community Development:			
Community Development Block Grant ("CDBG"):			
Family Source Center - South Valley **(a)**	125853		359,752
Family Source Center - Canoga Park **(a)**	125852		337,715
Pass-through, Central City Neighborhood Partners:			
Community Development Block Grant ("CDBG"):			
Family Source Center - Westlake **(a)**	PY41-2015-16		94,906
		14.218	792,373
Pass-through, Chicanos Por La Causa:			
Neighborhood Stabilization Program - ARRA **(a)**	B09CNAZ0001	14.256	837,550
Pass-through, National Council of La Raza:			
Housing Counseling Assistance Program:			
Comprehensive Counseling Program	HC150011015	14.169	42,870
National Foreclosure Mitigation Counseling Program	NFMC Round 9 NRC:21.000PL113-235X1350		14,550
		14.169	57,420
Pass-through, Rural Community Assistance Corporation:			
Keep Your Home California Program	KYHC/CalHFA MAC-N217/15	14.268	2,800
Total HUD			**1,807,947**
U.S. Department of Health and Human Services ("DHHS"):			
Pass-through, City of Los Angeles - Community Development Department:			
Community Services Block Grant ("CSBG"):			
Family Source Center - South Valley	125853		114,449
Family Source Center - South Valley	128027		144,900
Family Source Center - Canoga Park	125852		308,990
		93.569	568,339
Total DHHS			**568,339**
Total Federal Awards			**$ 2,376,286**

(a) Audited as a major program

See independent auditors' report.

NEW ECONOMICS FOR WOMEN AND AFFILIATES

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the year ended June 30, 2015
continued

Summary of Significant Accounting Policies:

1. Basis of Accounting - The Schedule of Expenditures of Federal Awards has been reported on the accrual basis of accounting.
2. NEW is exempt from income taxation under Internal Revenue Code Section 501(c)(3) and California Revenue Taxation Code Section 23701d.

Subrecipients

NEW provided federal awards to subrecipients as follows:

Subrecipients	Federal CFDA Number	Amount Provided
Neighborhood Legal Services	14.218/93.569	$ 75,000
Independent Living Center	14.218/93.569	51,062
California State University (CSUN VITA Clinic)	14.218/93.569	30,000
Nueva Vision Community School	14.218/93.569	20,925
SBCC (Tax Preparation)	14.218/93.569	17,690
EdBoost Education Corporation	14.218/93.569	11,098
		$ 205,775

See independent auditors' report.

NEW ECONOMICS FOR WOMEN AND AFFILIATES

SCHEDULE OF CONSOLIDATED SPECIAL PROGRAM EXPENSES

For the year ended June 30, 2016

	La Posada Program	CREATE*	Family Source Centers	Learning Centers	Latino Microenterprise Tech Net	Asset Building**	NSP 2	Real Estate Development	Latina Wealth Index	Total
Accounting	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,146	$ 2,794	$ -	**$ 18,940**
Advertising										**-**
Bank charges	48		3,244	943	246	763	989	1,908	691	**8,832**
Child care services					5,010					**5,010**
Community events	860		7,044	5,192	437	670				**14,203**
Consulting fees		14,350					1,000	6,000	115,860	**137,210**
Dues and publication			220				574	935		**1,729**
Facilities			214,250		1,750	10,836	7,178	9,327		**243,341**
Fees								3,423		**3,423**
Insurances	468		27,222	7,654	1,730	6,359	8,035	21,291	2,105	**74,864**
Legal								5,936		**5,936**
Maintenance			7,270	83	2,134	1,923	828	50,242		**62,480**
Meetings and seminars			4,201	744	290	4,030	6,089	1,054	1,136	**17,544**
NSP expenses							521,715			**521,715**
Office equipment			12,097	1,958	1,986	12,961	531			**29,533**
Operating support	149,347									**149,347**
Other				60		340		23,167		**23,567**
Outside services			205,776							**205,776**
Payroll taxes and related benefits	3,110		143,357	27,945	8,484	30,877	32,546	219,294	2,573	**468,186**
Postage			1,573	73	41	183	1,466	230		**3,566**
Printing			5,604	231	25	983	2,936	296		**10,075**
Professional services	25,012		100	4,524	44,913	4,694	188	14,188		**93,619**
Property management salaries								725,594		**725,594**
Salaries	21,772		737,101	213,445	44,181	177,915	220,855	283,636	14,296	**1,713,201**
Stipends										**-**
Supplies			48,233	8,947	431	3,620	1,043	185	4,641	**67,100**
Support services			33,461							**33,461**
Taxes			2,870					12,391		**15,261**
Technology support			5,130		319	3,227				**8,676**
Telephone/Internet services		312	24,612	6,963	3,459	7,777	4,652	7,484	5,590	**60,849**
Travel			3,282	1,025		8,617	4,858	2,280	6,922	**26,984**
Utilities			15,915	153	2,976	2,678	863	23,240		**45,825**
Total	**$ 200,617**	**$ 14,662**	**$ 1,502,562**	**$ 279,940**	**$ 118,412**	**$ 278,453**	**$ 832,492**	**$ 1,414,895**	**$ 153,814**	**$ 4,795,847**

***** CREATE Family Conference and Program for 2016 to occur on August 25, 2016.

****** This includes Homeownership Programs, Foreclosure Prevention, Small Business Assistance, and Financial Literacy Programs.

See independent auditors' report

ADDITIONAL INFORMATION

Harrington Group
Certified Public Accountants, LLP

Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Consolidated Financial Statements Performed in Accordance With *Government Auditing Standards*

To the Board of Directors
New Economics for Women and Affiliates

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the consolidated financial statements of New Economics for Women and Affiliates ("NEW"), which comprise the consolidated Statement of Financial Position as of June 30, 2016, and the related consolidated Statements of Activities, Functional Expenses, and Cash Flows for the year then ended, and the related notes to the consolidated financial statements, and have issued our report thereon dated December 16, 2016.

Internal Control Over Financial Reporting

In planning and performing our audit of the consolidated financial statements, we considered NEW's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the consolidated financial statements, but not for the purpose of expressing an opinion on the effectiveness of the NEW's internal control. Accordingly, we do not express an opinion on the effectiveness of NEW's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's consolidated financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether NEW's consolidated financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of consolidated financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Harrington Group

Pasadena, California
December 16, 2016

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Harrington Group
Certified Public Accountants, LLP

Independent Auditors' Report on Compliance for Each Major Program and on Internal Control Over Compliance Required by the Uniform Guidance

To the Board of Directors
New Economics for Women and Affiliates

Report on Compliance for Each Major Federal Program

We have audited New Economics for Women and Affiliates' ("NEW") compliance with the types of compliance requirements described in the *OMB Circular Supplement* that could have a direct and material effect on each of NEW's major federal programs for the year ended June 30, 2016. NEW's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditors' Responsibility

Our responsibility is to express an opinion on compliance for each of NEW' major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about NEW's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of NEW's compliance.

Opinion on Each Major Federal Program

In our opinion, NEW complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2016.

Report on Internal Control Over Compliance

Management of NEW is responsible for establishing and maintaining effective internal control over compliance with the types of compliance referred to above. In planning and performing our audit of compliance, we considered NEW's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of NEW's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Harrington Group

Pasadena, California
December 16, 2016

NEW ECONOMICS FOR WOMEN AND AFFILIATES
Schedule of Findings and Questioned Costs
For the year ended June 30, 2016

Section I – Summary of Auditors' Results

Consolidated Financial Statements:	
Type of auditors' report issued:	Unmodified
Internal control over financial reporting:	
Material weakness(es) identified?	No
Significant deficiencies identified?	None reported
Noncompliance material to consolidated financial statements noted?	No
Federal Awards:	
Internal control over major programs:	
Material weakness(es) identified?	No
Significant deficiencies identified?	None reported
Type of auditors' report issued on compliance for major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with section 200.516 Audit Findings of the Uniform Guidance?	No
Dollar threshold used to distinguish between Type A and Type B programs:	$750,000
Auditee qualified as low-risk auditee?	Yes
Identification of Major Programs:	
U.S. Department of Housing and Urban Development:	
Neighborhood Stabilization Program - ARRA	14.256
Community Services Block Grants	
Family Source Center	14.218

Section II – Financial Statements Findings

There are no findings required to be reported in accordance with *Generally Accepted Government Auditing Standards*.

Section III – Federal Award Findings and Questioned Costs

There are neither findings nor questioned costs for Federal Awards as defined under the Uniform Guidance.

Section IV – Summary Schedule of Prior Year Findings

None.

CITY OF INDUSTRY
PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REQUEST FOR QUALIFICATIONS / PROPOSALS
FOR AFFORDABLE HOUSING DESIGN BUILD OPPORTUNITY SITES

Submission Deadline:
July 18, 2017 at 4:00 p.m.

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SUMMARY
Request for Qualifications / Proposals

DATE ISSUED:	**June 16, 2017**
DESCRIPTION:	The City of Industry Property and Housing Management Authority ("IPHMA") is seeking Statements of Qualifications and Development Strategies from housing developers interested in building housing on City and/or IPHMA owned land.
DEADLINE FOR SUBMISSION:	Responses must be received via the City of Industry PlanetBids Vendor Portal by **July 18, 2017** at **4:00 p.m**. (Pacific Standard Time).
SUBMISSION DELIVERY	All proposals must be submitted via PlanetBids.
TECHNICAL ASSISTANCE:	All questions related to this Request for Qualifications and Proposals shall be submitted via the City of Industry PlanetBids Vendor Portal no later than **July 6, 2017 at 4:00 p.m.** Responses to questions will be published on PlanetBids by **July 10, 2017.**

I. OVERVIEW

The IPHMA is issuing this Request for Qualifications/Proposals (RFQ/P) with the goal of compiling a list of pre-qualified housing developers for selected properties, which have been identified as potential affordable housing opportunity sites.

The purpose of the pre-qualified list is to shorten the time to match a site with a qualified developer. Responders to this RFQ/P are required to submit at least one development strategy to be placed on the pre-qualified list. The IPHMA will have the ability to enter into an Exclusive Negotiating Agreement (ENA) if an appropriate development strategy is received. Both the qualified list and the ability to enter into an ENA will expedite the development of these sites.

The goal of this RFQ/P is to consider the development of housing units on these sites. However, we are soliciting development strategies that cover a variety of housing types. Again, a prequalified list would allow the IPHMA to move quickly to match developers with potential sites.

II. BACKGROUND

The City of Industry's 2013-2021 Housing Element Update was approved by the City Council in the Spring of 2014. Industry's previous housing elements were unique in that housing was not proposed. In 1992, the State Legislature adopted Senate Bill 1718, which allowed the City to prepare a Housing Element that "makes no provision for new housing or meeting its share of regional housing needs …" To receive this exemption, the City contributed 20 percent of its redevelopment tax increment to the Los Angeles County Housing Authority for the purpose of constructing/maintaining affordable housing within a fifteen mile radius of the City. Since 1992, this program dedicated approximately $240 million to the Los Angeles County Housing Authority. These funds were leveraged with an additional $1.5 billion in funding for the production, rehabilitation, and preservation of housing. The City of Industry's funding program has resulted in the construction and rehabilitation of more than 8,700 housing units, of which 6,700 units are deed restricted and affordable to low income households. This has arguably been one of the most successful housing programs in the State of California.

With the elimination of redevelopment, the exemption described above has also sunset.

This RFQ/P invites developers to submit information that will enable them to be selected as qualified developers for housing. Qualified developers are those who have a proven track record of successful completion of the development process from initial community engagement through project design, financing and development. Qualified developers must bring passion and creativity, and a vision for how to produce housing units as quickly as possible. Developers are encouraged to utilize energy-efficient construction methods and materials, and propose innovative projects.

What makes this a RFQ/P?

Interested developers must respond with site-specific strategies. Only one development strategy is required to be submitted for a developer to be deemed responsive to this RFQ/P. However, we encourage developers to respond with as many Development Strategies as they feel represent the range of housing types that their firm is qualified to produce.

Based on a specific development strategy, the IPHMA may directly enter into an ENA with a developer for a site on this initial list. This ability to enter directly into an ENA is what makes this both a Request for Qualifications and a Request for Proposals.

The proposed term for the list of pre-qualified developers will be two years from the time of approval by the IPHMA. The IPHMA may issue a future RFQ/P to add additional firms to the list.

The selection of firms for the pre-qualified list will be based on two parts:

A. Experience and Capacity (up to 60 points). Developers will provide evidence of development team experience, financial capacity, prior history of providing community benefits, and detailed information of at least five recent developments completed by the developer.
B. Development Strategies (up to 40 points). Developers will select one or more of the sites listed in Exhibit B to use as the basis of an exercise in creating an affordable housing strategy.

Development Strategies will include one or more of the following types of affordable housing:

- Single Family Housing
- Innovative Housing Types such as Micro Housing, Stacked Modular Housing and other types of Manufactured Housing

III. RFQ/P SCHEDULE

Date (2017)	Time (PST)	Milestone
June 16, 2017		Issuance of RFQ/P
July 6, 2017	4:00 p.m.	Deadline for receipt of Questions, Inquiries and Clarifications
July 10, 2017	Close of business	Responses to questions posted on PlanetBids website for all developers
July 18, 2017	4:00 p.m.	Submission Deadline via the City of Industry PlanetBids Vendor Portal

Interviews with selected developers may be scheduled after the Submission Deadline, with a final review by the IPHMA Commission.

IV. EVALUATION CRITERIA

A) Developer Threshold Requirements

Submissions must meet the following minimum threshold requirements in order for the developer to be eligible for inclusion on the list of pre-qualified housing developers.

Threshold Requirements:

1) The submissions must be received by the determined deadline.
2) The submissions must include all the required information and executed forms.
3) The developer must not be subject to any adverse findings. These include, but are not limited to:
    a) Out-of-compliance with City of Industry business practices;
    b) Arson conviction or pending case;
    c) Harassment conviction or pending case;
    d) City, state, federal or private mortgage foreclosure proceedings or arrears;
    e) In remedial foreclosure; sale of tax lien or substantial tax arrears;
    f) Defaults under any federal, state or city-sponsored program;
    g) Federal Debarment - debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded by any Federal department or agency from doing business with the Federal Government;
    h) A record of substantial building code violations or litigation against properties owned and/or managed by the developer or by any entity or individual that comprises the developer;
    i) Past or pending voluntary or involuntary bankruptcy proceedings;
    j) In ligation with the City of Industry; and
    k) Conviction for fraud, bribery or grand larceny.

Submissions that meet the threshold requirements will be evaluated and ranked based on the Selection Criteria and Submission Scoring described below.

B) Selection Criteria

This RFQ/P will select successful developers with a proven ability to design housing that enhances the existing neighborhood.

Reviewers of this RFQ/P are looking for development strategies that result in the ability to:

1) Develop one or more of the sites for potential housing units;
2) Build units as quickly as possible; and
3) Use the lowest amount of IPHMA subsidy per unit as possible.

Qualified developers should demonstrate their ability to:

1) lead a team that will successfully design and build housing in Industry; and
2) "think outside the box" and expedite the current typical schedule for housing units.

V. SUBMISSION SCORING

A maximum of 100 points may be awarded to a developer responding to this RFQ/P.

Of the 100 points, a maximum of 60 points will be awarded to developers on their experience and capacity.

Of the 100 points, a maximum of 40 points will be awarded for the Development Strategy or Strategies that are proposed. Each Development Strategy will be scored separately and the highest score will be used for the final Capacity and Experience Criteria score.

Developers that achieve a score of 80 points or higher will be placed on the pre-qualified list.

A. Experience and Capacity (60 points maximum)

1) Development Team Experience

The proposed development team will be evaluated on the experience of the individual team members including the Developer and the Construction Manager. Provide the following:

- Description of the Applicant's organization, including mission and legal status.
- Firm resumes for each team member that list the experience for each specified Housing Type. Individual resumes for all key staff.
- A narrative on the past experience working together for all team members.
- For any developer that is submitting a development strategy that includes housing, submit firm resumes for select service providers that the developer has worked with in the past five years.

- At least three references (name, title, email and phone number).
- Describe one example of a project in which the time from conception to completion was shortened by strategic decisions on the part of the developer, and describe that strategy and the result.

2) Portfolio Summary

Include information for a minimum of 3 recent housing projects, including projects in collaboration with public sector entities, in which the development team and proposed associates have participated.

Provide a one or two page narrative project description for each project that includes a general overview of the scope of the project and its location.

Provide the following for each project:

- Project Type
- Location
- Team members, including architect, contractor, property manager and service provider, if any
- Financing sources
- Total development cost and cost per unit
- Length of time to complete and actual completion date.
- Description of unique challenges (if any)
- Sustainable features

Include pictures of the completed projects to highlight architectural design for each project description.

3) Financial Capacity

Document stable income and net income over a three-year period; provide detailed explanations of any interruptions in that stability; provide any explanations of any extraordinary expenses; and include a summary schedule that presents side-by-side columns of the three years of audited income statements for comparative purposes.

Document stable and adequate cash and cash equivalent assets as equity resources and consistent avoidance of an over-leveraged financial position; include a summary schedule that presents three years of balance sheets in side-by-side columns for comparative purposes.

Explain any material contingent liabilities and relevant financial arrangements whether noted or not in “Notes to Audited Financial Statements” that are reasonably important to judging financial capability.

Show the ability to access capital appropriate to the size and type of developments that could be proposed.

Include the documentation, explanations, summary schedules and audited financial statements for the last three (3) audits of the developer.

For developers which consolidate limited partnership interests in their audited financial statements, the summary financial information should reflect the 'stand alone' financials of the developer.

B. Development Strategy (40 points maximum)

Each developer must submit a Development Strategy for one or more of the properties listed in Exhibit B. Each development strategy will be scored up to a maximum of 40 points. The highest development strategy score will be added to the Capacity and Experience Criteria for a maximum score of 100 points. Each development strategy response should not exceed 15 pages.

Submit the applicable documentation:

1. Narrative project description.
2. Conceptual site plan (does not need to be professionally produced).
3. Unit matrix, include unit quantity, type and size
4. Development Budget and Schedule, including assumptions.
5. Innovative approaches for achieving rapid delivery of units
6. Innovative approaches to financing

The IPHMA anticipates that the sites may require entitlements changes in order to accommodate housing development and supportive uses.

VI. SELECTION AND NEGOTIATION PROCESS

All submissions in response to this RFQ/P will be reviewed based on the requirements and evaluation criteria described herein, including consistency with the goals and objectives of this RFQ/P. In addition, submissions will be reviewed for completeness, developer and team experience, as well as the ability of the developer to finance, undertake, and complete the proposed type of project.

Upon receipt of submissions, the IPHMA will review the submissions and may recommend a short list of developers to interview. At its discretion, the IPHMA may contact references and industry sources, investigate previous projects and current commitments, interview some or all of the development team members, and take any other information into account in its evaluation of the responses. The IPHMA reserves the right to request clarification or additional information from developers and to request that development teams make presentations to the IPHMA.

If the composition of the development team changes, the developer will be required to notify the IPHMA of these changes and, at its sole discretion, the IPHMA will determine whether this revised development team meets the requirements of the RFQ/P.

Final Approval Process

Once the IPHMA makes its recommendation, the selected qualified list of Developers and/or any recommendations to enter into an agreement must be approved by the IPHMA. If a Developer is selected for a specific parcel, the IPHMA will prepare an agreement in cooperation with the Developer.

SUBMISSION REQUIREMENTS

Proposers must submit one (1) one electronic copy in a single PDF file to via PlanetBids no later than **July 18, 2017 at 4:00 pm.**

All submissions shall include the required forms and disclosures listed in the forms section. All forms that require signature(s) shall be signed by a principal or officer authorized to represent and commit on behalf of the Developer.

Refer all questions, inquiries and request for clarification regarding this RFQ/P via the City of Industry PlanetBids Vendor Portal. All inquiries must be received no later than **July 6, 2017 at 4:00 pm.** All questions and answers will be posted to PlanetBids no later than **July 10, 2017.**

VII. REAL ESTATE AND OTHER DISCLOSURES

This information is applicable only to Developers who are selected to enter into an Exclusive Negotiating Agreement with the City for a specific site.

Additional Reports:
Should any selected Developer desire additional surveys or any other types of inspections, an independent surveyor and/or inspectors may be employed by the Developer at its own expense.

Land Use and Zoning:
Developers will be responsible for all entitlements required.

Environmental:
Selected Developers shall be responsible for meeting all the requirements of the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA), as applicable, including the completion of all environmental assessments to determine project feasibility.

Section 504, Americans with Disability Act (ADA) and Prevailing Wage Requirements:
All housing developments shall comply with all applicable City, State and Federal accessibility laws and agreements, including but not limited to the Fair Housing Act, Section 504 of The Rehabilitation Act of 1973 and the Americans with Disabilities Act. All projects shall comply with prevailing wage requirements.

VIII. CONDITIONS

The IPHMA reserves the right to request additional information from developers, reject any and all submissions, waive any irregularities in the submission requirements, or cancel this RFQ/P. By their submission, developers acknowledge and agree to the terms and conditions of this RFQ/P and to the accuracy of the information they submit in response. All submission packages become the property of the IPHMA and will not be returned.

ATTACHMENTS
Additional detail and requirements regarding Section V. Submission Scoring

Proposed Development Team

a. Provide information regarding the organizations incorporating the proposed ownership and Developer, including the official name of the organizations, address and the names and titles of the proposer's principals, the name and address of the person who is authorized to receive notices, make decisions and represent the proposer. Indicate the form of legal entity of the proposed ownership (e.g., individual, limited partnership, nonprofit corporation, general partnership, joint venture, for profit corporation, Limited Liability Company, etc.) and any relationship the development organization(s) may have with a parent corporation, subsidiaries, joint ventures or other entities.
b. Provide information on the history, mission, programs, track record and roles and responsibilities of the Developer as it relates to housing development. Provide the same information for key members of the development team, if applicable.
c. Include an organizational chart indicating the ownership structure and its parties. If the ownership entity and/or Developer will consist of more than one entity, include a detailed description of the roles, responsibilities and authorities of each entity.
d. Provide the name, title, address, telephone and fax number, email address and resumes for key members of the proposed development team.
e. Submit one copy of the Articles of Incorporation, partnership, or other business organizational documents (as appropriate) filed with the California Secretary of the State for each entity within the ownership structure, other than the limited partner, if any.
f. Provide proof of good standing and authorization to do business in California for each entity within the proposed ownership structure, except for the limited partner, if any.
g. Provide Secretary of State Corporate Number, a copy of your organization's by-laws and a current list of the Board of Directors.
h. Provide a brief description of the number of years of housing development experience for the Developer and proposed development team. Indicate the number of years of affordable housing development experience.
i. Describe the Developer's local presence.
j. In addition to housing development, describe other programs that are part of the Developer's portfolio.

Financial Capacity

Submit the documentation, explanations, summary schedules and audited financial statements for the last three (3) consecutive years (2014, 2015, 2016) of all parties in the proposed ownership structure (or related parties and/or affiliates that will provide financial resources and/or guarantees), other than the limited partner, if any.

Format of Development Budget and Schedule

Provide the development sources and uses and the construction budget, development schedules should show the following major milestones and sub tasks:

a. Financing
b. Entitlements and Permits
c. Design
d. Bid Process and Contractor Selection
e. Construction
f. Leasing
g. Stabilized Occupancy

Affordable Housing Opportunity Sites RFQ/P
Exhibit A: General RFQ/P Information

A. Costs Incurred by Developer

All costs of submission preparation shall be borne by the Developer. The IPHMA shall not, in any event, be liable for any pre-contractual expenses incurred by Developers in the preparation the submissions. Submissions shall not include any such expenses as part of the proposed budget.

B. Accuracy and Completeness

The submission must set forth accurate and complete information as required in this RFQ/P. Unclear, incomplete, and/or inaccurate documentation may not be considered. Falsification of any information may result in disqualification.

If the Developer knowingly and willfully submits false performance or other data, the IPHMA reserves the right to reject that submission. If it is determined that a contract was awarded as a result of false performance or other data submitted in response to this RFQ/P, the IPHMA reserves the right to terminate the contract.

Unnecessarily elaborate or lengthy submissions or other presentations beyond those needed to give a sufficient, clear response to all the RFQ/P requirements are not desired.

C. Withdrawal of Submissions

Submissions may be withdrawn by written request of the authorized signatory on the Developer's letterhead at any time prior to the submission deadline. The firm may thereafter submit a new submission before the submission date. Submissions may not be re-submitted after the submission date.

D. General IPHMA Reservations

The IPHMA reserves the right to extend the submission deadline should this be in the interest of the IPHMA. Developers have the right to revise their submissions in the event that the deadline is extended.

The IPHMA reserves the right to withdraw this RFQ/P at any time without prior notice. The IPHMA makes no representation that any contract will be awarded to any Developer responding to the RFQ/P. The IPHMA reserves the right to reject any or all submissions. If an inadequate number of submissions is received or the submissions received are deemed non-responsive, not qualified or not cost effective, the IPHMA may at its sole discretion reissue the RFQ/P or execute a sole-source contract with a Developer.

The IPHMA shall review and rate submitted submissions. The Developer may not make any changes or additions after the deadline for receipt of submissions. The IPHMA reserves the right to request additional information or documentation, as it deems

necessary. The IPHMA reserves the right to issue future RFQ/Ps to add firms to the requalified list.

The IPHMA reserves the right to verify all information in the submission. If the information cannot be verified, and if the errors are not willful, the IPHMA reserves the right to reduce the rating points awarded.

The IPHMA reserves the right to require a pre-award interview and/or site inspection. The IPHMA reserves the right to waive minor defects in the submission.

If the selection of the Developer is based in part on the qualifications of specific key individuals named in the submission, the IPHMA must approve in advance any changes in the key individuals or the percentage of time they spend on the project. The IPHMA reserves the right to have the Developer replace any project personnel.

E. Contract Negotiations

The IPHMA reserves the right to make a contract award contingent upon the satisfactory completion by the Developer of certain special conditions. The contract offer of the IPHMA may contain additional terms or terms different from those set forth herein.

As part of the negotiation process, the IPHMA reserves the right to:

- Fund all or portions of a Developer's submission and/or require that one Developer collaborate with another for the provision of specific services, either prior to execution of an agreement or at any point during the life of the agreement;
- Elect to contract directly with one or more of any identified collaborators; and/or require all collaborators identified in the submission to become co-signatories to any contract with the IPHMA.
- There may be covenants and deed restrictions in regards to the conveyance of the property.

F. Standing of Developer

Regardless of the merits of the submission submitted, a Developer may not be selected if it has a history of contract non-compliance with a public entity or any other funding source, poor past or current contract performance with a public entity or any other funding source, or current disputed or disallowed costs with a public entity or any other funding source.

Developers/Organizations that have been sanctioned because of non-compliance with Single Audit Act requirements for managing grant funds will be eligible to apply; however, they will not be eligible to receive any funding, if awarded under this RFQ/P process, until this sanction is removed.

The IPHMA will enter into an agreement only with entities that are in good standing with the California Secretary of State and the City of Industry.

G. Proprietary Interests of the IPHMA

The IPHMA reserves the right to retain all submitted submissions which shall then become the property of the IPHMA and a matter of public record. Any department or agency of the City has the right to use any or all ideas presented in the submission without any change or limitation. Selection or rejection of a submission does not affect these rights. All submissions will be considered public documents, subject to review and inspection by the public at the IPHMA's discretion, in accordance with the Public Records Act.

Developers must identify all copyrighted material, trade secrets or other proprietary information claimed to be exempt from disclosure under the California Public Records Act (California Government Code Sections 6250 et seq.) In the event such an exemption is claimed, the submission must state: "(Name of Developer) shall indemnify the IPHMA and the City, and hold it and its officers, employees and agents harmless from any claim or liability and defend any action brought against the IPHMA and /or the City for its refusal to disclose copyrighted material, trade secrets or other proprietary information to any person making a request thereof." Failure to include such a statement shall constitute a waiver of the Developer's right to exemption from disclosure.

H. Discount Terms

Proposers agree to offer the IPHMA any discount terms that are offered to its best customers for the goods and services to be provided herein, and apply such discount to payments made under this agreement, which meet the discount terms.

I. Americans with Disabilities Act

Any contract awarded pursuant to this RFQ/P shall be subject to the following:

The Developer/Consultant hereby certifies that it will comply with the Americans with Disabilities Act 42, U.S.C. Section 12101 et seq., and its implementing regulations. The Developer/Consultant will provide reasonable accommodations to allow qualified individuals with disabilities to have access to and to participate in its programs, services and activities in accordance with the provisions of the Disabilities Act. The Developer/Consultant will not discriminate against persons with disabilities or against persons due to their relationship to or association with a person with a disability. Any subcontract entered into by the Developer/Consultant, relating to this Contract, to the extent allowed hereunder, shall be subject to the provisions of this paragraph.

J. Child Support Assignment Orders

Any contract awarded pursuant to this RFQ/P shall be subject to the following:

Developer/Consultant shall comply with the Child Support Compliance Act of 1998 of the State of California Employment Development Department. Developer/Consultant assures that to the best of its knowledge it is fully complying with the earnings assignment orders of all employees, and is providing the names of all new employees to

the New Hire Registry maintained by the Employment Development Department as set forth in subdivision (1) of the Public Contract Code 7110.

K. Development Policies and Requirements

Labor Requirements for Development

This RFQ/P includes the information on laws that affect development projects. This section highlights requirements related to prevailing wage, which would apply to a project that could develop as a result of this RFQ/P.

Local Hiring Program Requirements

Selected Developers must comply with Federal Section 3. Contractors and others engaged in construction and rehabilitation are encouraged to hire and train the maximum feasible number of employees from the community.

Developers are also encouraged to consider employment programs for the homeless or formerly homeless, as a resource for potential employees.

L. Supplemental Information Related to the RFQ/P Process

Contact AFTER RFQ/P Submission

During the period immediately following the deadline to submit submissions and continuing until a recommendation has been submitted to the IPHMA, developers are not to contact City staff, the City Council, and any Commissioners on this specific matter. Any such contact may result in the immediate disqualification of any respondent from consideration. All questions or request for clarification or additional information shall be submitted via PlanetBids.

Amendments to the RFQ/P

Any amendments to this RFQ/P shall be effected in writing and issued by IPHMA staff. If this RFQ/P is amended, then all terms and conditions which are not modified remain unchanged.

All interested proposers shall acknowledge receipt of any amendment to this solicitation by including a statement in its submission that it has received the amendment (the amendment number, if any, should be identified).

Restriction on Disclosure of Data

Prospective firms who include data or information in their submissions that they do not want disclose to the public for any purpose or used by the IPHMA except for evaluation purposes, shall mark the title page with the following legend:

“This submission includes data that shall not be disclosed outside the IPHMA and shall not be duplicated, used or disclosed – in whole or part – for any purpose other than to evaluate this submission, subject to the California Public Record Act. If, however, a contract is awarded to this prospective firm as a result of, or in connection with, the submission of this data, the IPHMA shall have the right to duplicate, use or disclose the

data to the extent provided in the resulting contract. This restriction does not limit the IPHMA's right to use information contained in this data if it is obtained from another source without restriction. The data subject to this restriction are contained in sheets (insert numbers or other identification of sheets)."

Mark each sheet of data Developer wishes to restrict with the following legend:

"Use or disclosure of data contained on this sheet is subject to the restriction on the title page of this submission."

Submission Preparation Expenses
The IPHMA will not in any event be liable for any pre-contractual expenses incurred by the prospective firm. The prospective firm shall not include any such expenses as a part of the price proposed in response to this RFQ/P. Pre-contractual expenses are defined as expenses incurred by the prospective firm in (1) preparing the submission in response to this RFQ/P; (2) submitting and delivering the submission to the IPHMA; (3) discussing and/or negotiating with the IPHMA on any matter related to this RFQ/P; or (4) any other expenses incurred by the prospective offer or prior to the date of award, if any, of a proposed contract.

Misunderstandings
All questions related to this Request for Qualifications and Proposals shall be submitted in writing via PlanetBids no later than July 6, 2017 at 4:00 pm. Responses to questions will be published on PlanetBids by July 10, 2017. The IPHMA's decision shall be final in any matter of interpretation of the documents.

Late Submissions
It is the responsibility of each proposer responding to this solicitation to ensure that its submission is received by the IPHMA prior to the time specified in this RFQ/P. Any submission received by the IPHMA after the exact time specified for receipt is "late" and shall be date and time stamped and not considered for inclusion on the pre-qualified list.

Right to Reject Any or All Submissions
This RFQ/P is not a contract offer, a request for technical services or an agreement to construct any project that may be proposed or otherwise submitted and does not commit the IPHMA to create a pre-qualified list, to enter into any exclusive negotiating agreement, disposition and development agreement, ground lease, or any other agreement, or to accept any part of any submission, including, without limitation, a selected submission, or to pay any costs incurred in submission of any submission.

Should this process result in an Exclusive Negotiating Agreement, the execution of such agreement does not constitute a contract, agreement or promise that such agreement will lead to a Disposition and Development Agreement or Ground Lease, or that the IPHMA will agree to build or have built any proposed project.

Affordable Housing Opportunity Sites RFQ/P
Exhibit B: LIST OF PROPERTIES & PROFILES

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.

Previously identified as a conceptual location for 10 single family units.

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.

Previously identified as conceptual location for 10 single family units in combination with E Walnut Drive South #2.

3) 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.

Previously identified as a conceptual location for 10 single family units in combination with E Walnut Drive South #1.

Development Strategy 1:

RFP SITE(S) 2 AND 3:
(Site 2) E. WALNUT DRIVE SOUTH #1 – 20137 E. Walnut
(Site 3) E. WALNUT DRIVE SOUTH #2 – 20249 E. Walnut

1. Narrative Project Description

NEW Creekside Village. This is a proposal for the use of these 2 adjacent parcels to create **35 single-family homes**. The parcels, in combination, contain over 5 acres of space that should be utilized in conjunction with a project that fits the City's affordable housing goals while making sure that it fits well within the character of the neighborhood. The lots are located in-between Hwy 60, a residential neighborhood and a religious facility. The creation of higher-end housing right off of the 60 freeway would be difficult. However, these two lots provide a beautiful community development opportunity even in this very industrial corridor by the freeway in the creation of a manufactured housing lot with strong community character.

This development will recognize that the affordable housing crisis has created a lack of affordable opportunities for our working-class families and individuals who cannot afford mortgages of $300,000 and higher. This will aim to create a livable solution to that problem for 35 working-class families. An estimated 50,000 mobile home parks are in the United States. Many people are moving to these homes as a cheaper alternative to renting or buying a traditional home, and this design concept could be applied to build a manufactured housing development (or mobile home park) that serves seniors only (55+) or serves to accommodate families of any age, depending on the needs of the City in its creation.

We propose to create a "Village" that has one point of entry and 35 front porch homes – with livable space oriented towards residential neighborhood. Each home will have 3 uncovered parking spaces in rear of homes to minimize noise from Hwy 60. The 5 acre site will have a walking path, trees and landscaping that incorporates the seasonal creek next to main road. The homes will be built to HUD code . These **Manufactured Homes** will be 1,306 sq. ft with 3 bedrooms and 2 baths and a utility room. Each home will be set on a low-profile HUD-approved foundation so they will have appearance of all other homes in neighborhood. The low profile foundation and front porch and walking trail with landscaping will make this a family friendly "Village" and like some of the more beautiful manufactured housing communities in Southern California, and unlike low-quality and visually-unappealing manufactured housing communities of the past century.

Given the sites on Walnut and the proximity to the freeway, the frontages of the houses will be on the furthest side to the freeway, with the rear of each house containing parking, and the access driveway, parallel to the 60 freeway.

NEW creates beautiful, liveable communities, and would commit to making this a liveable space to create energy and vibrancy around these manufactured homes and newfound community space. These homes will be built manufactured homes of great living size (1,300 sq.ft. each) with outdoor space in the front to make this a desirable community. Each lot will have a walking path right in front

of it, which serves as one of the boundaries to park space behind each home. The homes will resemble the backs of homes that you might see adjacent to golf courses. In this case, the front of the house will be up against a walking path and shared, landscaped park space to create community.

The site is readily adjacent to the 60, so access to various workplaces throughout Los Angeles, San Bernardino, and Orange County is readily available to future residents of this site.

Rental concept: The traditional model for mobile homes in California is the underlying lease of land by the owner, and individuals buy their mobile homes and bring them into the park. This design plan assumes that the City would pay for the development, and each person could lease the land and the manufactured house from the City, or as a builder, NEW could develop the houses and to be purchased by the City. The City would be the park owner. Renters would rent the homes as affordable homes, or the City could request that there be subdivision of each of the units, and that would be more costly.

The proposed concept here could be:

- Land owned by the City
- Mobile homes purchased by each Owner

Or

- Land owned by the City
- Mobile homes owned by the City
- Rental housing leased by each renter from the City.

Creekside Village Design Concept. This could be designed so that it looks unlike other mobile home parks. There is no need for a perimeter lot wall foundation. During grading, we would excavate two feet down below-grade to accommodate each of the manufactured homes so that they are low-profile units (and look more like regular single-family site-built construction). Each home would be 6 to 8 inches above grade, so it would not have a normal mobile home look. It would look site-built. The height makes a big difference so that skirting does not have to be used around each unit. (One development created by US Modular for mobile homes that continue to look beautiful is the Foothills of Hemet, which utilizes this low-profile look for each home, and they look beautiful, like site-built housing. (http://www.foothillsofhemet.com/) CC&Rs help to protect the site so that only certain models of manufactured homes will fit on each lot, etc., to protect the design concept.

This Design Concept features ground level installation and other parts of life to make each renter feel like a homeowner: individual mail delivery for each renter, underground and metered utilities, individual trash pickup, full perimeter walls and well-lighted street. Laundry facilities could be included in any property management unit for on-site laundry services for all 35 resident families.

The Design Concept includes a large area in the front each unit so that families could use the front park space across several housing structures as recreation and play space. This would help to foster community, and encourage positive interactions among neighbors. It would require site maintenance, as you would have with any rental housing development, but community rules could be established as part of leasing contracts so that shared bbqs could be installed, etc.

2. **Conceptual Site Plan (attached)**

3. **Unit Matrix, include unit quantity, type and size**

Unit Quantity and Type:

- 35 single-family rental or homeownership units that are 3br/2bath with three uncovered parking spaces in the front.

Size: We anticipate 35 single-family units could be made possible on the site, and these would be freestanding units utilizing manufactured housing. These would be on 24x56' lots, not including driveway space. The lots would measure about 1,344 sq.ft. per lot as designed, with some variances depending on placement on the parcel map, but assuming 24' frontages and 56' depths generally.

4. **Development Budget and Schedule, including assumptions. Include: Financing, Entitlements and Permits, Design, Bid Process and Contractor Selection, Construction, Leasing, Stabilized Occupancy**

A **Development Budget** is attached. This budget takes into construction the cost of each unit for the creation of each of 35 buildings for NEW Creekside Village. The total development cost is estimated at $7,607,362. The cost per unit is $217,353, which, given a possible rent of $1,500 per unit (per month, would be completely repaid to the City in 12 years after the completion of the development. This design concept is particularly cost-effective and assumes that the City will provide financing for the two parcels, which it intends to continue to own in perpetuity.

The **Development Schedule** includes the following tasks with associated dates of completion, depending on the date upon which the City and NEW can finalize a DDA:

- Predevelopment Planning. Financing and studies would be conducted.
- Design rendering preliminary work.
- Financing acquired.
- State approval and comments, any resubmittal.
- Local approval and comments, any resubmittal.
- Permits and entitlements.
- Design finalized.
- Units ordered.
- Permits pulled.
- Site work, including prep of the site, foundation and systems.
- Grading, survey, excavation, pour footings, utility trench, trench inspection, utilities, garages.
- Modular Installation.
- Completion of each unit: exterior, roof completion, exterior fixtures, siding, paint
- Punchlist, final inspection and C of O.
- Lease-up.

Schedule Deliverables.

The site could effectively be built in 9 to 10 months in entirety, through lease up. Our estimate for the construction of the 35 manufactured units would take 3 months in the factory, and so that would be conducted while the sites were being prepared, and built. It is not estimated that it would need to take more than 1 full year for the development to be completed. In fact, based upon our experience, we anticipate that this could become a short project because the development requires more up-front planning than it does in actual construction time. The manufactured units are not lengthy to build, and that process works in conjunction with building the site for the footings of each house, and all relevant connections. This could be a very quick turnaround.

If the project is intended as rental housing in its entirety, the 35 units of rental housing should also have a leasing office on-site, which could be built into the plans should the City seek to develop rental housing that it owns and subcontracts for operation by a property management company. Alternatively, one modular unit or manufactured unit could be constructed to include a bathroom and kitchenette as a rental housing unit and built into the plans.

Entitlements and Permits. NEW believes a zoning change would need to take place. NEW would also move to ensure that the tract map could be utilized for the manufactured homes. Phase I and Soils Testing would be required. NEW is familiar and readily-versed in being able to procure these tests should the City not have them on hand or if and when they require updates for financing for the site.

The **Design Concept** assumes that there can be a waiver for any covered-parking requirement. If not, the three open parking spaces offered at the back of each manufactured unit would require some kind of open garage concept so that they could be covered. This cost has not been factored.

The project would be completed to ADA and prevailing wage requirements, as are all of NEW's multifamily development projects. While single-family developments that are built off-site are not required to perform under prevailing wage requirements, any work on the site would be performed to a prevailing wage standard, and NEW employs a third-party monitor to be able to ensure that this standard is met.

Bidding Procedure. It is NEW's policy to go to bid on any expenditure over $10,000 in cost, and NEW has a robust local hire and Section 3 jobs requirement that will help to guide its selection of any members of the Development Team. NEW actively seeks minority-, women-owned, and Veteran-owned businesses for all of its contracting work, and especially for local hires for on-site construction tasks. See the attached Community Benefits Plan that accompanies all of our real estate development work.

Development Team Selection:

Construction Manager. NEW utilizes Castle & Gray for its construction management. They bring 30 years of construction expertise to NEW's full-time development team and have been a trusted member of our portfolio's growth for almost two decades now.

Soils Engineer. Soils testing has to be done throughout as a foundation will require testing to ensure that the foundation is created to code, and that site-built and modular construction can be

supported by our mat foundations. NEW has previously contracted with multiple soils teams and NEW would go to bid for its soils engineer for this project.

Civil Engineer. Much of the design concept requires a civil engineer to coordinate the required plans for the site-built work and lot requirements. NEW would go to bid for its civil engineering concepts among several high-producing civil engineering firms in the area.

Construction and Modular Bids. NEW seeks to work with its modular and manufactured service partner, US Modular, for its hybrid design-build concept. NEW has previously contracted with them for modular construction and installation activities and would use them for as our contractor and to go to bid for our modular fabrication.

Landscape Architect. County code will require green landscaping requirements that will need to be met by a landscape architect that can understand watershed requirements, wastewater recycling, drainage, permeable paving, and other techniques to ensure that the drawings and execution of our plans relating to landscaping and watershed are correctly engaged and functioning. NEW has previously contracted with multiple landscape architects and will go to bid for this design phase.

Property Management and Stabilized Occupancy.

If for lease, the City could contract with NEW as developer and pay NEW for its construction costs and a development fee for the construction. Further, NEW can help to navigate with the City how to conduct lease-up through its Property Management company, NEWCapital, LLC. Their Housing Management Plus program allows for property owners to engage in affordability restrictions which are presented appropriately to potential renters, and monitored over time to ensure that the properties stay dedicated to affordable housing over a period of time proscribed by the funder(s). NEWCapital presently manages over 700 units of affordable housing across NEW's housing portfolio, and has recently earned a residential property management contract for the City of Los Angeles' Housing and Community Investment Department properties as a third-party contractor. The same could be conducted for the City of Industry for these properties, should the City seek to own the land and rent the housing to working families.

Stabilized occupancy would occur within one month of the Certificate of Occupancy for the development if outreach has been performed appropriately four months earlier to recruit and screen potential renters.

5. Innovative approaches for achieving rapid delivery of units

Rapid delivery of housing can be achieved by our design concept here. Manufactured housing is produced in a factory and that can reduce on-site construction costs at prevailing wage requirements, and to build more effectively and inexpensively utilizing green building materials and quality workmanship. We also believe it will cut construction times by six months or more by utilizing manufactured housing as the housing type, as this can half the development time for this project. This housing type will beat the construction timeline of any fully site-built work to be able for the City to bring these 35 units to market immediately.

6. Innovative approaches to financing.

NEW is familiar with the use of manufactured construction, though this would be its first manufactured housing development. However, US Modular has a robust track record of developing beautiful manufactured housing parks and works with construction lenders who understand lending into projects utilizing manufactured housing. Further, our construction lenders are eager to finance more affordable housing developments with short-term lines of credit. We recently had a one-year line of credit with a funder for construction of modular units, and we would like to utilize these short-term financing methods, to be repaid by the City upon completion.

NEW can also draw upon lines of credit to be able to finance the project, depending on the needs of the City to develop its affordable housing. NEW has a line of credit through its Neighborhood Stabilization Program to be able to finance affordable developments in blighted areas, though it is unclear if that line of credit would apply to these Industry sites at this time. Nonetheless, the organization is well-versed to engage in conversations with lenders to obtain construction financing to support a rental housing and affordable homeownership development.

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Development Strategy 1:

RFP SITE 1:
FAURE AVENUE (22036 VALLEY BLVD.)

1. Narrative Project Description

NEW Mountain View Village. This is a proposal for **40 units of housing**. That housing would be built among 20 separate freestanding buildings. Two units of housing per building would be built. Each building is either homeownership, with an additional dwelling unit for each of the two-story home located on the first floor, or for ownership by the City of Industry and rental housing on each of 20 sites for 40 total rentals that will maintain the look of single-family residences for form a residential community.

New Economics for Women proposes 40 single-family units to be built in a subdivision of the parcel. These 40 units would include 20 two-story freestanding buildings, with covered parking and storage spaces for three cars within each building. These could become single-family units for sale, each with an additional dwelling unit on the ground floor, or these could be developed by the City and utilized as rental housing for families, to include AMI restrictions in their rental.

This is a 3.33 acre parcel. It sits across the street from a mountain and is less than ½ mile from shopping center and a public transit stop and is close to other residential neighborhoods and has easy freeway access. We propose to create a "Village" that has 2 points of entry and 20 single family homes with a built-in Accessory Dwelling Unit.

The 3 bedroom 2 bath homes will be on 2nd floor and have 1,056 sq ft of livable space. The 1st floor will contain a 2 car garage and an Accessory Dwelling Unit (ADU, which can be built to be handicapped accessible for each unit) containing 576 sq. ft. 1 bedroom 1 bath plus a kitchen. The ADU complies with Senate Bill 1069 which allows ADU on a single family lot. The ADU is within ½ mile of a transit stop so no additional parking is required for the ADU. If additional parking is requested the ADU parking is allowed via SB 1069 to park tandem on the driveway.

These homes will be built with **hybrid construction** of site built first floor and foundations with **2nd floor built using off-site modular construction**. The hybrid approach will make permitting and construction significantly faster to complete than a 100% site built project. Each lot will have a good size back yard.

The Valley Blvd. site is located off of a great arterial through the City of Industry, and at a site adjacent to many locations for shopping and eating, making this a nice location for renters or homeowners, and those with and without cars. The site is readily adjacent to and surrounded by the 60, 57, and 10 Freeways, so access to various workplaces throughout Los Angeles, San Bernardino, and Orange County is readily available to future residents of this site.

2. Conceptual Site Plan (attached)

3. **Unit Matrix, include unit quantity, type and size**

Unit Quantity and Type:

- 20 single-family rental or homeownership units that are 3br/2bath on the second floor (owner occupied, owner owns the entire building) with two covered parking spaces on the first floor and a central staircase to the second floor.
- 20 single-family rental units that are 1br/1bath on the first floor. (No additional parking required per State code—street parking available).

Size: We anticipate 40 single-family units could be made possible on the site, and these would be freestanding units utilizing modular and site-built construction. They would be site built on the bottom to build the garages for 3 cars (2 for the top unit and one for the bottom). The first floor would have 576 sq.ft. of livable space. The second floor would include 1,056 sq.ft. of space. These would be on 24x44' homes, not including driveway space. The lots would measure about 3,182 per lot as designed, with some variances depending on placement on the parcel map, but assuming 37' frontages and 86' depths generally for each lot to produce robust livable gardening and play/recreation spaces for families among each unit. Landings would be off of all of the garages and accessory dwelling units as exits to the backyard, with front and back stairwells for each unit.

Alternatively, the rental design concept could include large areas behind each unit that are not separated by unit with fencing so that families could use the backyards across several housing structures as play space. This could help to foster community, and encourage positive interactions among neighbors. It would require site maintenance, as you would have with any rental housing development, but community rules could be established as part of leasing contracts so that shared bbqs could be installed, etc.

4. **Development Budget and Schedule, including assumptions. Include: Financing, Entitlements and Permits, Design, Bid Process and Contractor Selection, Construction, Leasing, Stabilized Occupancy**

A **Development Budget** is attached. The budget assumes a cost of $450,429 for each two-story unit, or $8,998,579 as a total development cost for all 20 buildings. This creates a cost per unit of $225,214 per unit for each of these rental housing units, or a total cost of $450,429 for each affordable housing opportunity. This budget takes into construction the cost of each module and the site-built construction costs for the creation of each of 20 buildings for NEW Mountain View Village.

The design concept for this Village of single-family units contemplates either that the City will (1) own the land and finance the development by NEW as Developer, with the City to be repaid with rental incomes over time; or (2) the City will allow for NEW to become the owner of the land with covenants to restrict the use of the property only for an affordable housing subdivision, and NEW will create a subdivision of the land, develop on each parcel containing two units by NEW, who would have to obtain its own predevelopment and construction financing for this development.

The **Development Schedule** includes the following tasks with associated dates of completion, depending on the date upon which the City and NEW can finalize a DDA:

- Predevelopment Planning. Financing and studies would be conducted.
- Design rendering preliminary work.
- Financing acquired.
- State approval and comments, any resubmittal.
- Local approval and comments, any resubmittal.
- Permits and entitlements.
- Design finalized.
- Units ordered.
- Permits pulled.
- Site work, including prep of the site, foundation and systems.
- Grading, survey, excavation, pour footings, utility trench, trench inspection, utilities, garages.
- Modular Installation.
- Completion of each unit: exterior, roof completion, exterior fixtures, siding, paint
- Punchlist, final inspection and C of O.
- Lease-up.

Schedule Deliverables.

The site could effectively be built in one year or less. Our estimate for the construction of the 40 modular units to make the second floors of 20 buildings would take 3-4 months in the factory, and so that would be conducted while the sites were being prepared, and built. It is not estimated that it would need to take more than 1 full year for the development to be completed.

If the project is intended as rental housing in its entirety, the 40 units of rental housing should also have a leasing office on-site, which could be built into the plans should the City seek to develop rental housing that it owns and subcontracts for operation by a property management company. That may be done by an on-site manager who utilizes one of the 20 ADUs as the rental housing office, making this a proposal for 39 units, including one rental management unit. Alternatively, one modular unit could be constructed to include a bathroom and kitchenette as a rental housing unit and built into the plans.

Bidding Procedure. It is NEW's policy to go to bid on any expenditure over $10,000 in cost, and NEW has a robust local hire and Section 3 jobs requirement that will help to guide its selection of any members of the Development Team. NEW actively seeks minority-, women-owned, and Veteran-owned businesses for all of its contracting work, and especially for local hires for on-site construction tasks. See the attached Community Benefits Plan that accompanies all of our real estate development work.

Development Team Selection:

Construction Manager. NEW utilizes Castle & Gray for its construction management. They bring 30 years of construction expertise to NEW's full-time development team and have been a trusted member of our portfolio's growth for almost two decades now.

Soils Engineer. Soils testing has to be done throughout as a foundation will require testing to ensure that the foundation is created to code, and that site-built and modular construction can be

supported by our mat foundations. NEW has previously contracted with multiple soils teams and NEW would go to bid for its soils engineer for this project.

Civil Engineer. Much of the design concept requires a civil engineer to coordinate the required plans for the site-built work and lot requirements. NEW would go to bid for its civil engineering concepts among several high-producing civil engineering firms in the area.

Construction and Modular Bids. NEW seeks to work with its modular service partner, US Modular, for its hybrid design-build concept. NEW has previously contracted with them for modular construction and installation activities and would use them for as our contractor and to go to bid for our modular fabrication.

Landscape Architect. County code will require green landscaping requirements that will need to be met by a landscape architect that can understand watershed requirements, wastewater recycling, drainage, permeable paving, and other techniques to ensure that the drawings and execution of our plans relating to landscaping and watershed are correctly engaged and functioning. NEW has previously contracted with multiple landscape architects and will go to bid for this design phase.

Property Management.

If the Valley Blvd. site is intended for homeownership, NEW is well-versed in the creation of homeownership units for sale to low- to moderate-income buyers. Further, the sale would enable stability for homeowners in the creation of an additional dwelling unit that they could rent out to families.

If for lease, the City could contract with NEW as developer and pay NEW for its construction costs and a development fee for the construction. Further, NEW can help to navigate with the City how to conduct lease-up through its Property Management company, NEWCapital, LLC. Their Housing Management Plus program allows for property owners to engage in affordability restrictions which are presented appropriately to potential renters, and monitored over time to ensure that the properties stay dedicated to affordable housing over a period of time proscribed by the funder(s). NEWCapital presently manages over 700 units of affordable housing across NEW's housing portfolio, and has recently earned a residential property management contract for the City of Los Angeles' Housing and Community Investment Department properties as a third-party contractor. The same could be conducted for the City of Industry for these properties, should the City seek to own the land and rent the housing to working families.

Stabilized occupancy would occur within one month of the Certificate of Occupancy for the development if outreach has been performed appropriately four months earlier to recruit and screen potential renters.

Entitlements and Permits. EW believes a zoning change would need to take place. NEW would also move to ensure that the tract map could be utilized for the modular homes. Phase I and Soils Testing would be required. NEW is familiar and readily-versed in being able to procure these tests should the City not have them on hand or if and when they require updates for financing for the site.

5. Innovative approaches for achieving rapid delivery of units

The hybrid approach to utilizing modular construction and site-built will enable the creation of a first floor of site-built construction to bring in a second floor of two modular units with site-built stairway access to reduce on-site construction costs at prevailing wage requirements, and to build more effectively and inexpensively utilizing green building materials and quality workmanship achievable through the use of modular. We also believe it will cut construction times by six months or more by utilizing the installation of a modular unit, which should take just 3 weeks to set into place and bolt appropriately, rather than building a second floor on site—which could take up to 6 months once the first floor is in place. By ordering modular units to be constructed in their factory contemporaneously to the construction of the first floors, you can half the development time for this project.

NEW believes a zoning change would need to take place. NEW would also move to ensure that the tract map could be utilized for the manufactured homes. Phase I and Soils Testing would be required. NEW is familiar and readily-versed in being able to procure these tests should the City not have them on hand or if and when they require updates for financing for the site.

The project would be completed to ADA and prevailing wage requirements, as are all of NEW's multifamily development projects. While single-family developments that are built off-site are not required to perform under prevailing wage requirements, any work on the site would be performed to a prevailing wage standard, and NEW employs a third-party monitor to be able to ensure that this standard is met.

6. Innovative approaches to financing.

NEW is familiar with the use of modular construction, and works with construction lenders who understand lending into projects that perform as hybrids—both on modular construction and on site-built construction requirements.

NEW can also draw upon lines of credit to be able to finance the project, depending on the needs of the City to develop its affordable housing. NEW has a line of credit through its Neighborhood Stabilization Program to be able to finance affordable developments in blighted areas, though it is unclear if that line of credit would apply to these Industry sites at this time. Nonetheless, the organization is well-versed to engage in conversations with lenders to obtain construction financing to support a rental housing and affordable homeownership development.

Further, there are other non-government sources of potential development grant awards to pursue. The San Francisco Federal Home Loan Bank offers programs for the creation of homeownership opportunities for families earning no more than 80% Area Median Income, and this kind of homeownership project would qualify for such because the home prices could be closer to more affordable than other homeownership prices. They also provide grant awards for projects to deliver affordable housing to renters, and this design concept would qualify. NEW is particularly well-versed in that application process.

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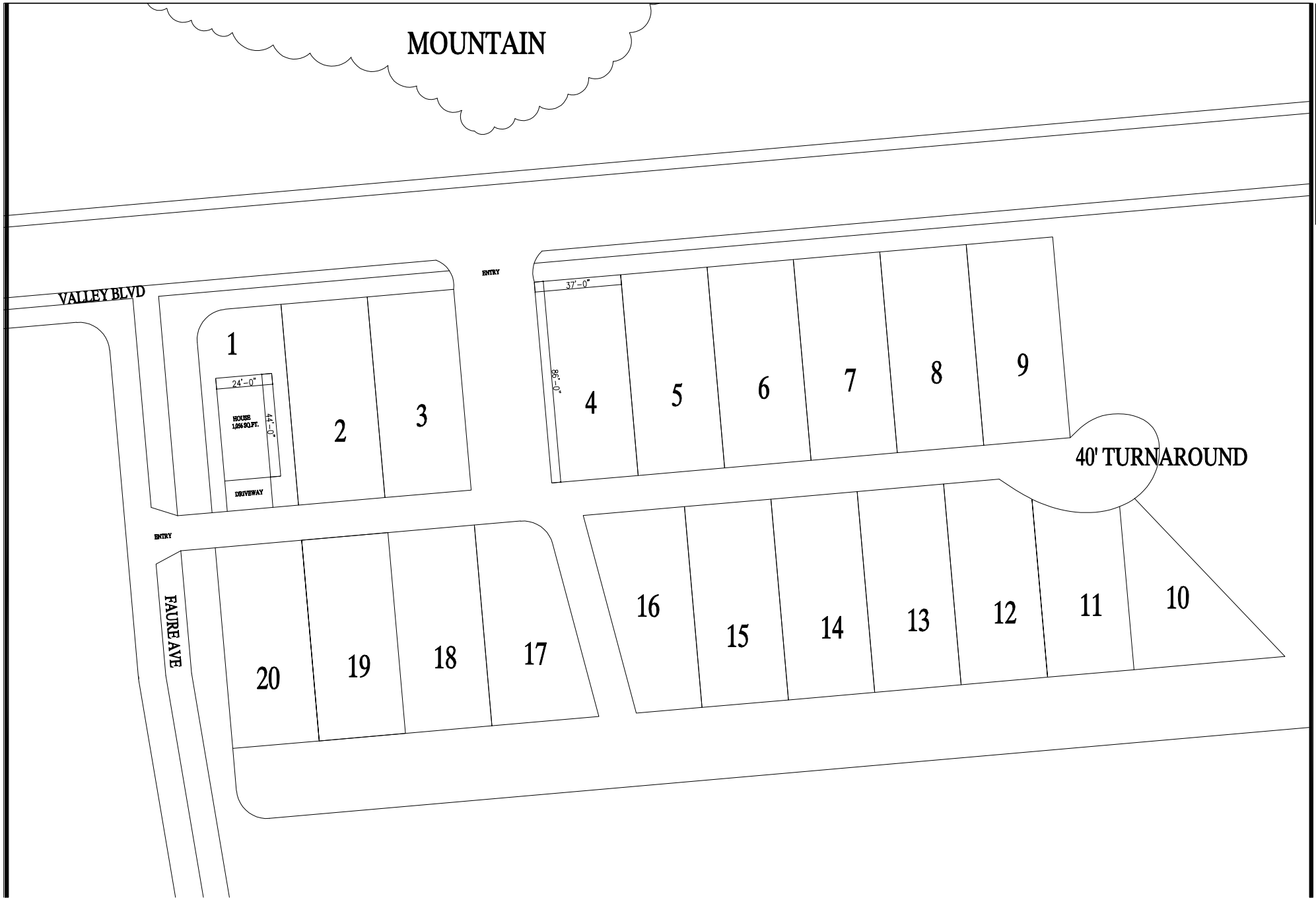

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Fax: 951-672-0926
info@usmodularinc.com

NEW MOUNTAIN VIEW VILLAGE
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--- ---
PHONE

REV.	BY	DATE
01	SDD	07/11/17

PROPOSED PROJECT

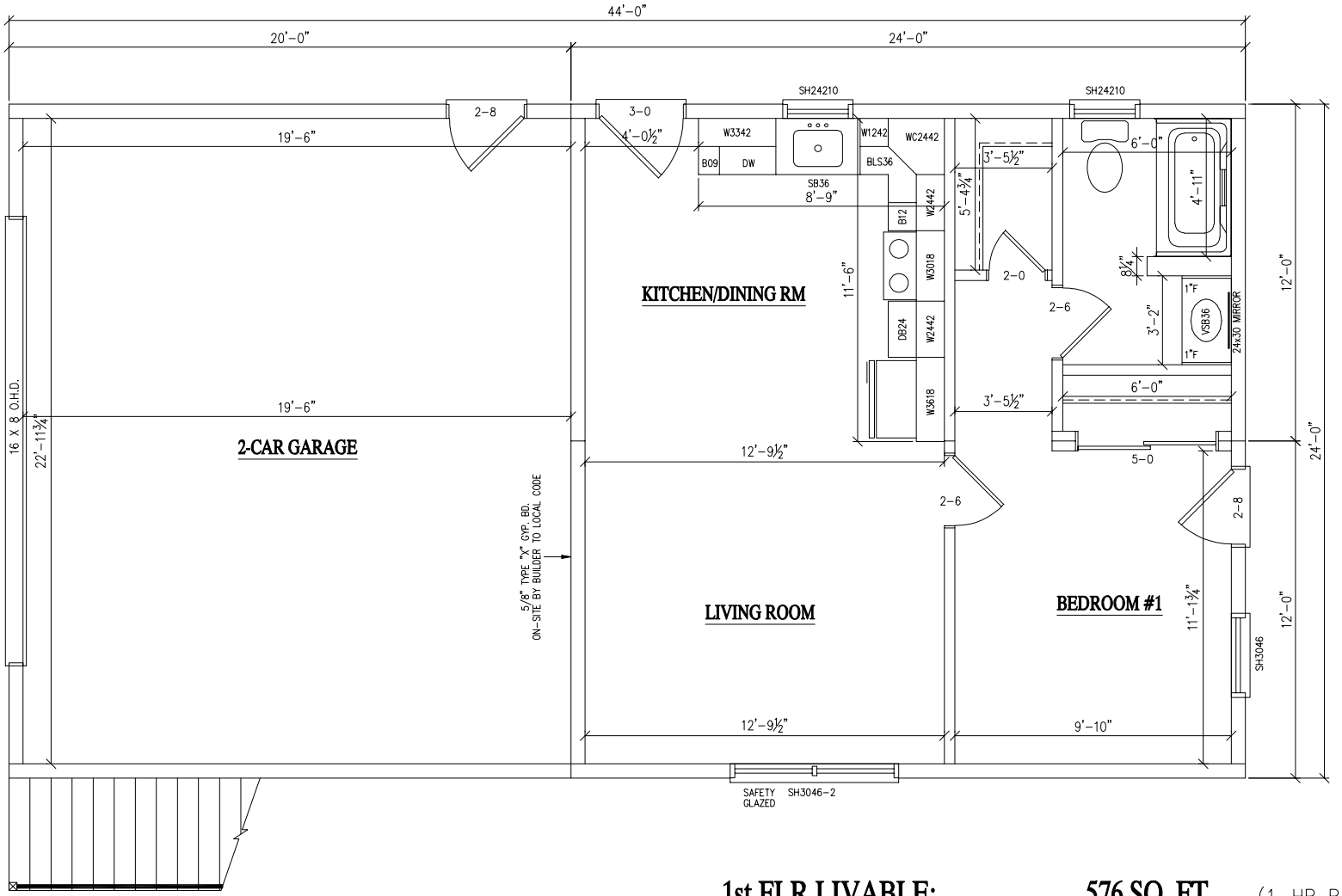
TWO STORY
1,632 SQ.FT.
w/GARAGE

SITE
PLAN
SHEET

DATE
07/10/17

SCALE
1/4"=1'-0"

SHEET
1
OF 6 SHEETS



UNIT A

1ST FLOOR PLAN: SITE BUILT

1st FLR LIVABLE:	576 SQ. FT.
2nd FLR LIVABLE:	1,056 SQ. FT.
GARAGE:	480 SQ. FT.

(1-HR RATED ASSEMBLIEF):
U356 BEARING EXTERIOR WALLS
WP3370 MATING WALLS
L539 1ST FLR. CEILING
RC2601 2ND FLR CEILING

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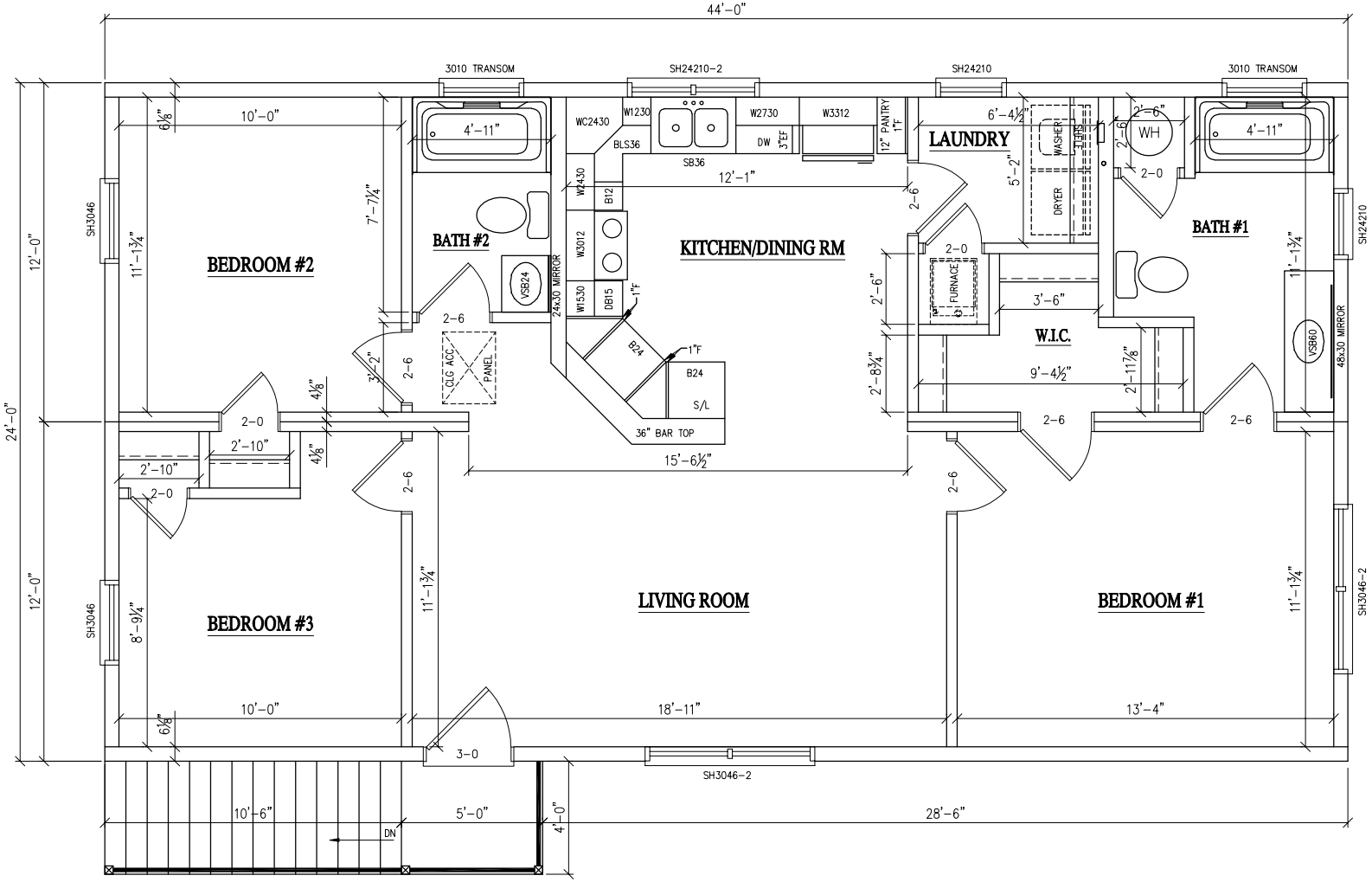
1ST FLOOR PLAN SHEET

DATE
07/10/17

SCALE
1/4"=1'-0"

SHEET
2
OF 6 SHEETS



2ND FLOOR PLAN: MODULAR CONSTRUCTION

(1-HR RATED ASSEMBLIEF):
U356 BEARING EXTERIOR WALLS
WP3370 MATING WALLS
L539 1ST FLR. CEILING
RC2601 2ND FLR CEILING

UNIT B

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PROPOSED PROJECT
TWO STORY
1,632 SQ.FT.
w/GARAGE

2ND FLOOR PLAN SHEET

DATE
07/10/17

SCALE
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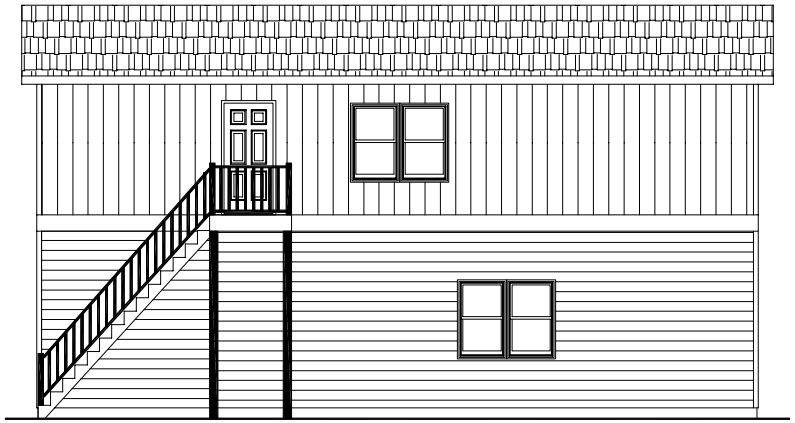
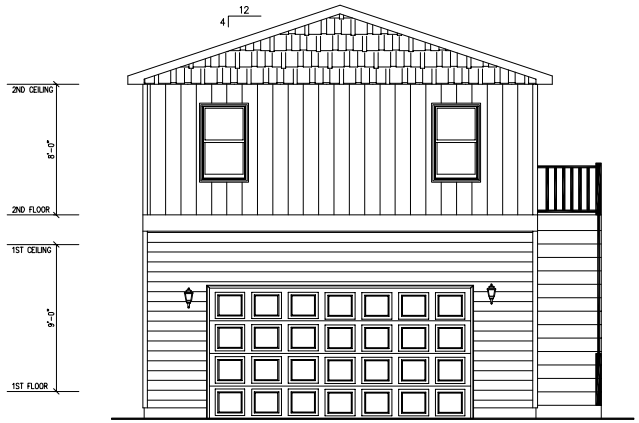
SHEET
3
OF 6 SHEETS



FRONT ELEVATION

1/8"=1'-0"



LEFT ELEVATION

1/8"=1'-0"

REAR ELEVATION

1/8"=1'-0"

RIGHT ELEVATION

1/8"=1'-0"

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NEW MOUNTAIN VIEW VILLAGE

--- ---
--- ---
--- PHONE

REV.	BY	DATE
01	SDD	07/11/17

PROPOSED PROJECT

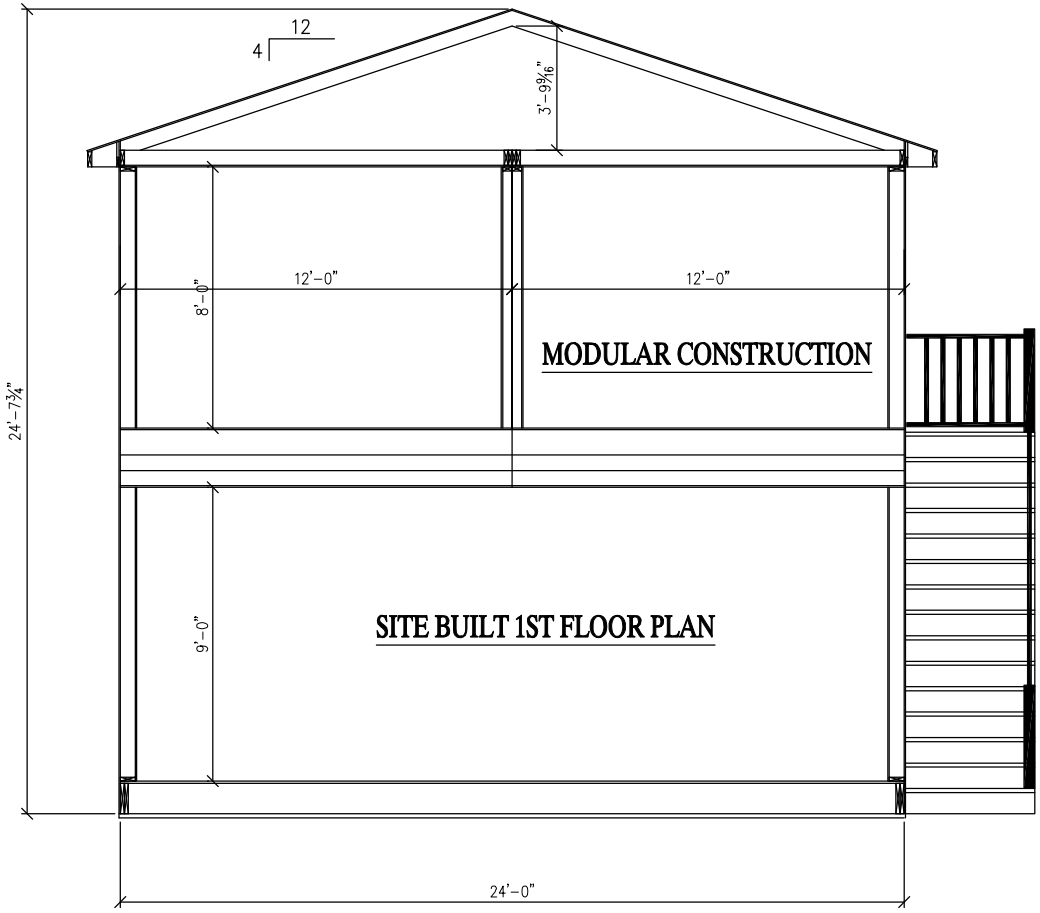
TWO STORY
1,632 SQ.FT.
w/GARAGE

ALL ELEVATIONS SHEET

DATE
07/10/17

SCALE
1/4"=1'-0"

SHEET
4
OF 6 SHEETS



BUILDING SECTION

1/4"=1'-0"

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NEW MOUNTAIN VIEW VILLAGE

PHONE

REV.	BY	DATE
01	SDD	07/11/17

PROPOSED PROJECT
TWO STORY
1,632 SQ.FT.
w/GARAGE

SECTION SHEET

DATE
07/10/17

SCALE
1/4"=1'-0"

SHEET
5
OF 6 SHEETS

WINDOW SCHEDULE

MARK	QTY	R.O. SIZE		H.H.	DESCRIPTION	MATERIAL	COLOR		GLASS	TEMPERED	GRIDS	U-F	SHGC	REMARKS
		WIDTH	HEIGHT				INTERIOR	EXTERIOR						
3046	5	3'-0"	4'-10"	6'-8"	SINGLE HUNG	VINYL	SEE SPEC	SEE SPEC	CLEAR	YES	NO	TBD	TBD	DUAL PANE LoE
24210	3	2'-4"	3'-4"	6'-8"	SINGLE HUNG	VINYL	SEE SPEC	SEE SPEC	CLEAR	YES	NO	TBD	TBD	DUAL PANE LoE
3010	2	3'-0"	1'-0"	6'-8"	TRANSOM	VINYL	SEE SPEC	SEE SPEC	CLEAR	YES	NO	TBD	TBD	DUAL PANE LoE
(2)24210	1	4'-8"	4'-10"	6'-8"	DBL-SINGLE HUNG	VINYL	SEE SPEC	SEE SPEC	CLEAR	YES	NO	TBD	TBD	DUAL PANE LoE
(2)3046	3	6'-0"	4'-10"	6'-8"	DBL-SINGLE HUNG	VINYL	SEE SPEC	SEE SPEC	CLEAR	YES	NO	TBD	TBD	DUAL PANE LoE

DOOR SCHEDULE

MARK	QTY	OPERATION		NOMINAL SIZE		TYPE	UF	SHGC	REMARKS
		L-SWING	R-SWING	WIDTH	HEIGHT				
3068	2	2	–	3'-0"	6'-8"	FRONT DOOR – EXTERIOR	TBD	TBD	–
2868	2	–	2	2'-8"	6'-8"	REAR DOOR – EXTERIOR	TBD	TBD	–
16080	1	1		16'-0"	8'-0"	GARAGE DOOR – EXTERIOR	TBD	TBD	–
2068	4	3	1	2'-0"	6'-8"	STANDARD – INTERIOR	–	–	–
2668	9	5	4	2'-6"	6'-8"	STANDARD – INTERIOR	–	–	–
5068	2	2		5'-0"	6'-8"	BI-PASS – INTERIOR	–	–	–

DOOR JAMB SIZES (1/2" GYP. BD.)
2x4 WALL: 4 9/16"
2x6 WALL: 6 9/16"
2x8 WALL: 8 5/16"

DOOR JAMB SIZES (1/2" GYP. BD.)
2x4-2x4 MARRIAGE WALL: 9 9/16"
2x4-2x6 MARRIAGE WALL: 11 9/16"
2x6-2x6 MARRIAGE WALL: 13 9/16"

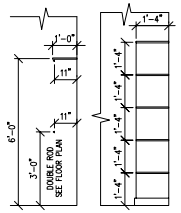
DOOR JAMB SIZES (5/8" GYP. BD.)
2x4 WALL: 4 13/16"
2x6 WALL: 6 13/16"
2x8 WALL: 8 9/16"

DOOR JAMB SIZES (5/8" GYP. BD.)
2x4-2x4 MARRIAGE WALL: 9 13/16"
2x4-2x6 MARRIAGE WALL: 11 13/16"
2x6-2x6 MARRIAGE WALL: 13 13/16"

TYPICAL CLOSET ROD/SHELF PROFILE AND 5 STACK SHELF PROFILE

N.T.S.

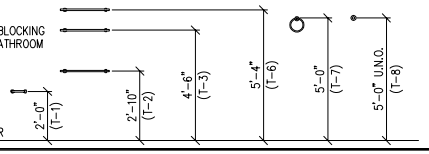
NOTES
1. ALL SHELVING MATERIAL TO BE PAINTED PARTICLE BOARD.
2. 12" SHELF DEPTH @ ALL CLOSETS WITH A DEPTCH OF 2'-2" OR LESS.
3. CLOSETS WITH A DEPTH OF 2'-2" OR LESS WILL NOT HAVE A TOP SHELF.
4. BASE TRIM TO BE INSTALLED AROUND BOTTOM OF VERTICAL SUPPORT.



TYPICAL BATHROOM MOUNTINC HEIGHTS

TYPE	DESCRIPTION	LOWER	MAIN
T-1	TOILET PAPER HOLDER	1	2
T-2	STACKED TOWEL BAR (BOTTOM)	–	–
T-3	SINGLE TOWEL BAR	1	2
T-4	DOUBLE TOWEL BAR	–	1
T-5	STACKED TOWEL BAR (TOP)	–	–
T-6	TOWEL BAR ABOVE TUB OR TOILET	–	–
T-7	TOWEL RING	1	2
T-8	TOWEL HOOK	–	2

NOTE PROVIDE BLOCKING IN WALL FOR BATHROOM ACCESSORIES



BUILDERS/DEVELOPERS
140 E. STESON AVE. #301,
HEMET, CA 92543
951-679-9907
888-987-6638
Fax: 951-672-0926
info@usmodularinc.com

NEW MOUNTAIN VIEW VILLAGE

PHONE

REV.	BY	DATE
01	SDD	07/11/17

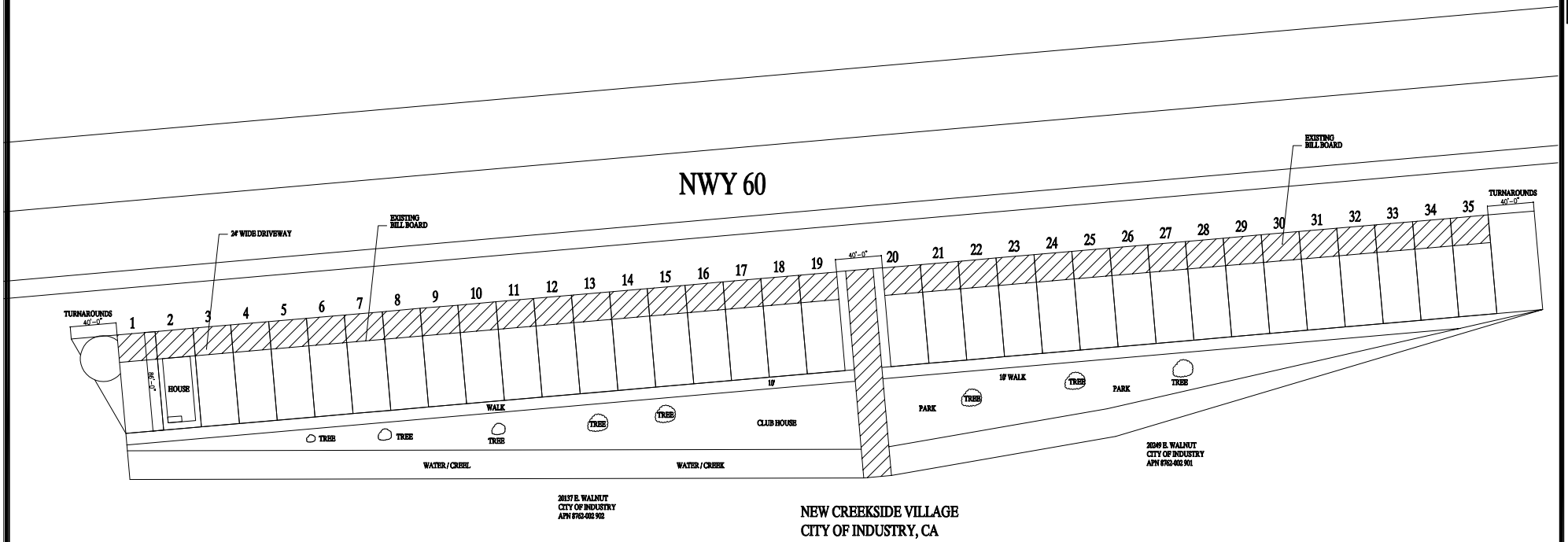
PROPOSED PROJECT
TWO STORY
1,632 SQ.FT.
w/GARAGE

SCHEDULES/
STANDARDS
SHEET

DATE
07/10/17

SCALE
1/4"=1'-0"

SHEET
6
OF 6 SHEETS



NEW CREEKSIDE VILLAGE
CITY OF INDUSTRY, CA

USMODULAR, INC.

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951-679-9907
888-987-6638
Fax: 951-672-0926
info@usmodularinc.com

NEW CREEKSIDE VILLAGE

PHONE

REV.	BY	DATE

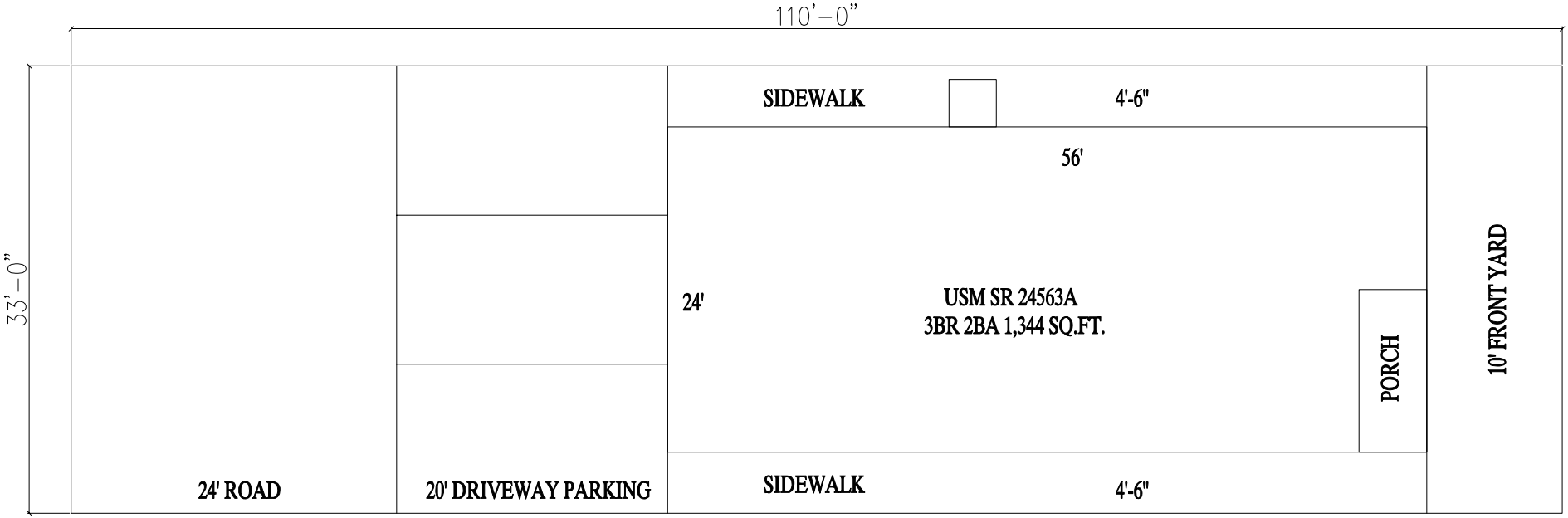
PROPOSED PROJECT
RANCH
1,284 SQ.FT.

SITE PLAN
#1
SHEET

DATE
07/10/17

SCALE
3/16"=1'-0"

SHEET
1
OF 6 SHEETS



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888-987-6638
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info@usmodularinc.com

NEW CREEKSIDE VILLAGE

PHONE

REV.	BY	DATE

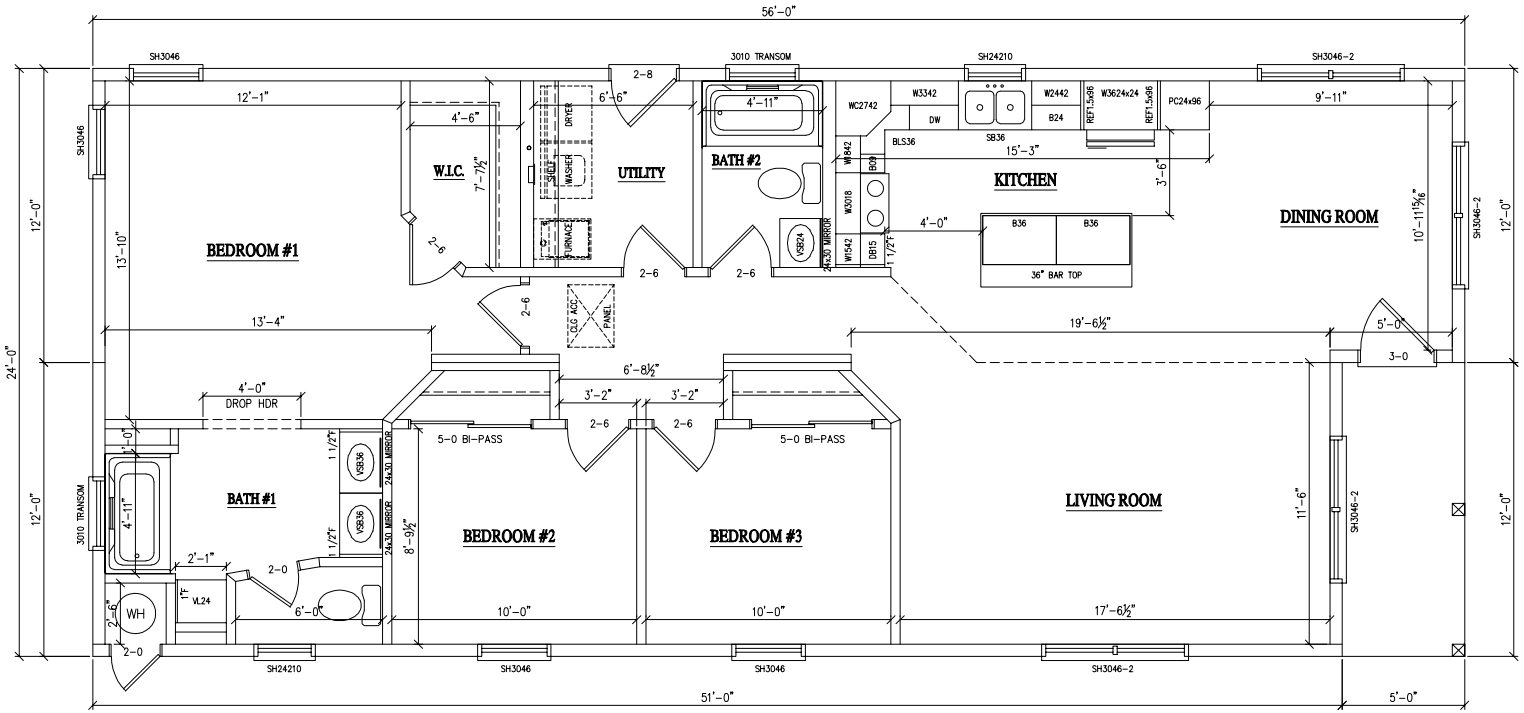
PROPOSED PROJECT
RANCH
1,284 SQ.FT.

SITE PLAN
#2
SHEET

DATE
07/10/17

SCALE
3/16"=1'-0"

SHEET
2
OF 6 SHEETS



LIVABLE: 1,284 SQ. FT.
PORCH: 60 SQ. FT.

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NEW CREEKSIDE VILLAGE

PHONE

REV.	BY	DATE

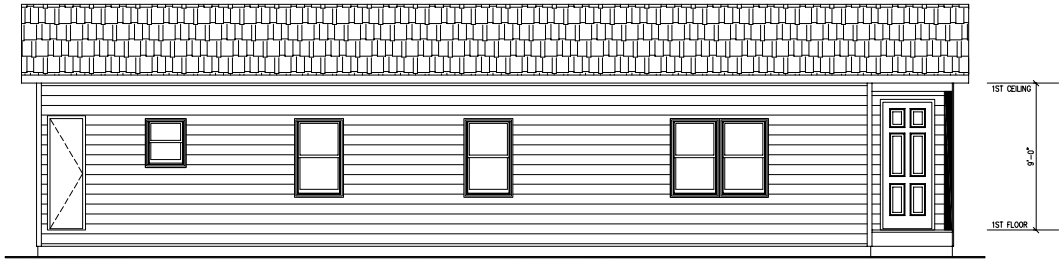
PROPOSED PROJECT
RANCH
1,284 SQ.FT.

1ST FLOOR PLAN SHEET

DATE
07/10/17

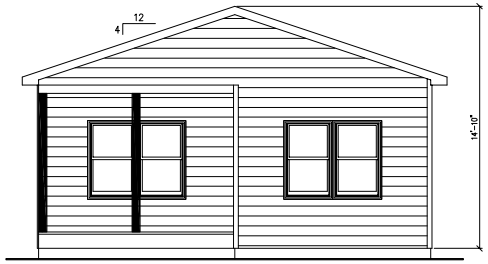
SCALE
3/16"=1'-0"

SHEET
3
OF 6 SHEETS



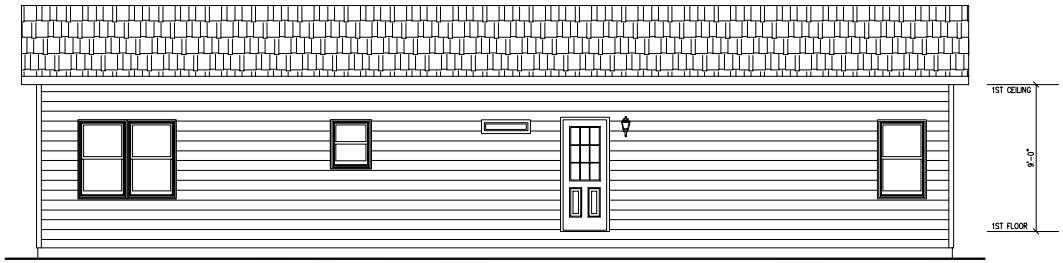
LEFT ELEVATION

1/8"=1'-0"



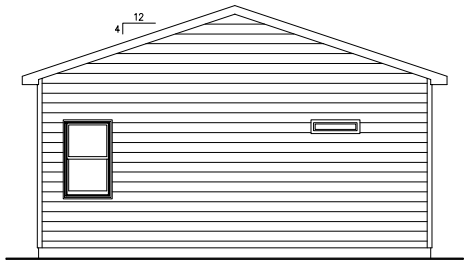
FRONT ELEVATION

1/8"=1'-0"



RIGHT ELEVATION

1/8"=1'-0"



REAR ELEVATION

1/8"=1'-0"

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NEW CREEKSIDE VILLAGE

PHONE

REV.	BY	DATE

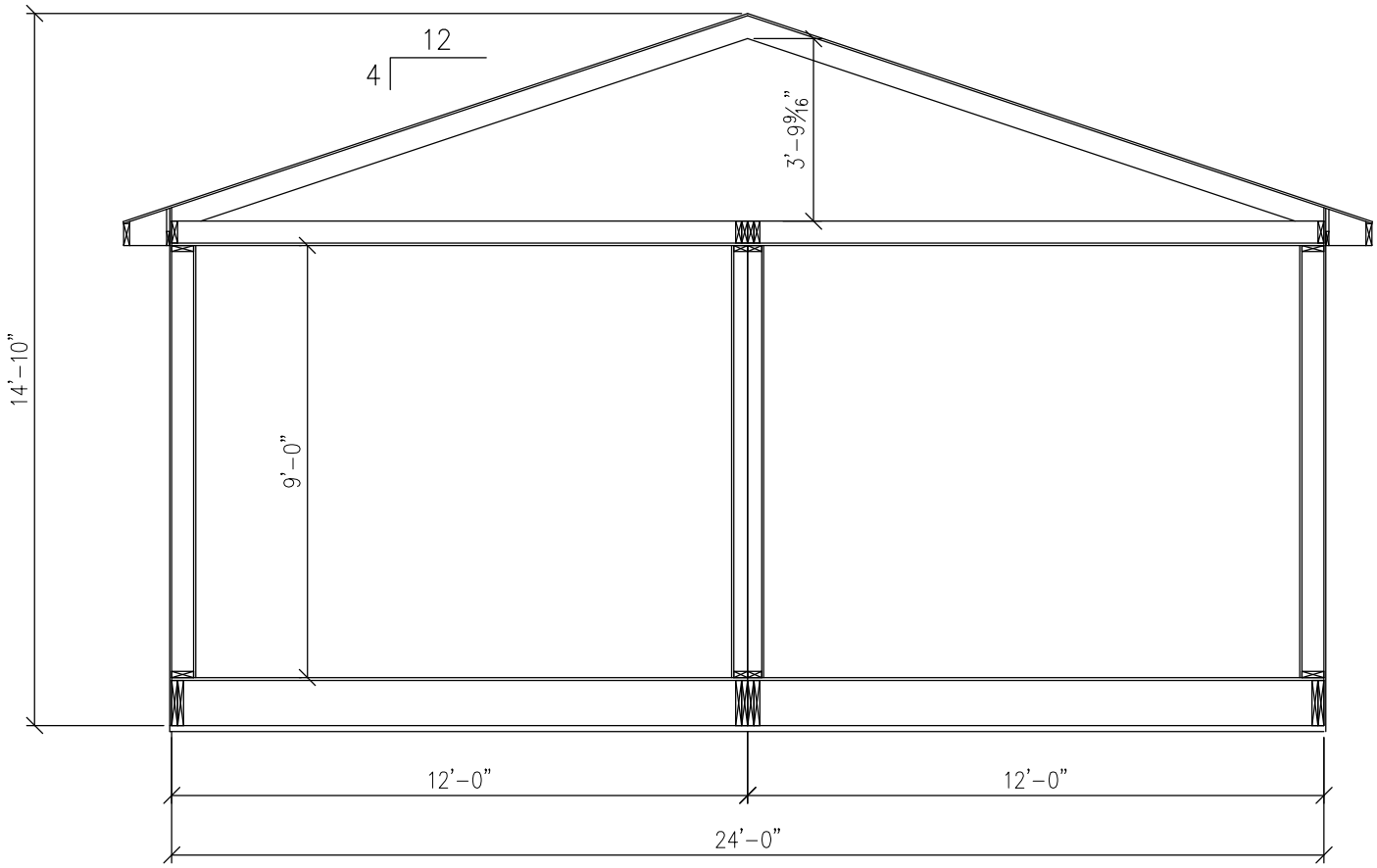
PROPOSED PROJECT
RANCH
1,284 SQ.FT.

ALL ELEVATIONS SHEET

DATE
07/10/17

SCALE
3/16"=1'-0"

SHEET
4
OF 6 SHEETS



BUILDING SECTION

3/8"=1'-0"

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NEW CREEKSIDE VILLAGE

PHONE

REV.	BY	DATE

PROPOSED PROJECT

RANCH
1,284 SQ.FT.

SECTION SHEET

DATE
07/10/17

SCALE
3/16"=1'-0"

SHEET
5
OF 6 SHEETS

WINDOW SCHEDULE

MARK	QTY	R.O. SIZE		H.H.	DESCRIPTION	MATERIAL	COLOR		GLASS	TEMPERED	GRIDS	U-F	SHGC	REMARKS
		WIDTH	HEIGHT				INTERIOR	EXTERIOR						
3046	4	3'-0"	4'-10"	6'-8"	SINGLE HUNG	VINYL	SEE SPEC	SEE SPEC	CLEAR	YES	NO	TBD	TBD	DUAL PANE LoE
24210	2	2'-4"	3'-4"	6'-8"	SINGLE HUNG	VINYL	SEE SPEC	SEE SPEC	CLEAR	YES	NO	TBD	TBD	DUAL PANE LoE
3010	2	3'-0"	1'-0"	6'-8"	TRANSOM	VINYL	SEE SPEC	SEE SPEC	CLEAR	YES	NO	TBD	TBD	DUAL PANE LoE
(2)3046	4	6'-0"	4'-10"	6'-8"	DBL-SINGLE HUNG	VINYL	SEE SPEC	SEE SPEC	CLEAR	YES	NO	TBD	TBD	DUAL PANE LoE

DOOR SCHEDULE

MARK	QTY	OPERATION		NOMINAL SIZE		TYPE	UF	SHGC	REMARKS
		L-SWING	R-SWING	WIDTH	HEIGHT				
3080	1	–	1	3'-0"	8'-0"	FRONT DOOR – EXTERIOR	TBD	TBD	–
2868	1	1	–	2'-8"	6'-8"	REAR DOOR – EXTERIOR	TBD	TBD	–
2068	1	–	1	2'-0"	6'-8"	WH – EXTERIOR	–	–	–
2668	6	2	4	2'-6"	6'-8"	STANDARD – INTERIOR	–	–	–
5068	2	2		5'-0"	6'-8"	BI-PASS – INTERIOR	–	–	–

DOOR JAMB SIZES (1/2" GYP. BD.)
2x4 WALL: 4 9/16"
2x6 WALL: 6 9/16"
2x8 WALL: 8 5/16"

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TYPICAL CLOSET ROD/SHELF PROFILE AND 5 STACK SHELF PROFILE

N.T.S.

NOTES
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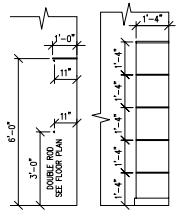
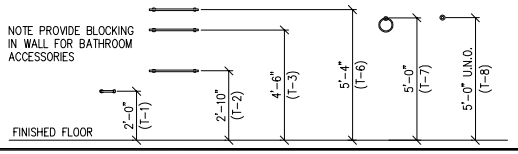


TYPICAL BATHROOM MOUNTINC HEIGHTS

TYPE	DESCRIPTION	LOWER	MAIN
T-1	TOILET PAPER HOLDER	1	2
T-2	STACKED TOWEL BAR (BOTTOM)	–	–
T-3	SINGLE TOWEL BAR	1	2
T-4	DOUBLE TOWEL BAR	–	1
T-5	STACKED TOWEL BAR (TOP)	–	–
T-6	TOWEL BAR ABOVE TUB OR TOILET	–	–
T-7	TOWEL RING	1	2
T-8	TOWEL HOOK	–	2

NOTE PROVIDE BLOCKING IN WALL FOR BATHROOM ACCESSORIES



BUILDERS/DEVELOPERS
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888-987-6638
Fax: 951-672-0926
info@usmodularinc.com

NEW CREEKSIDE VILLAGE

PHONE

REV.	BY	DATE

PROPOSED PROJECT
RANCH
1,284 SQ.FT.

SCHEDULES/ STANDARDS SHEET

DATE
07/10/17

SCALE
3/16"=1'-0"

SHEET
6
OF 6 SHEETS

New Economics for Women®

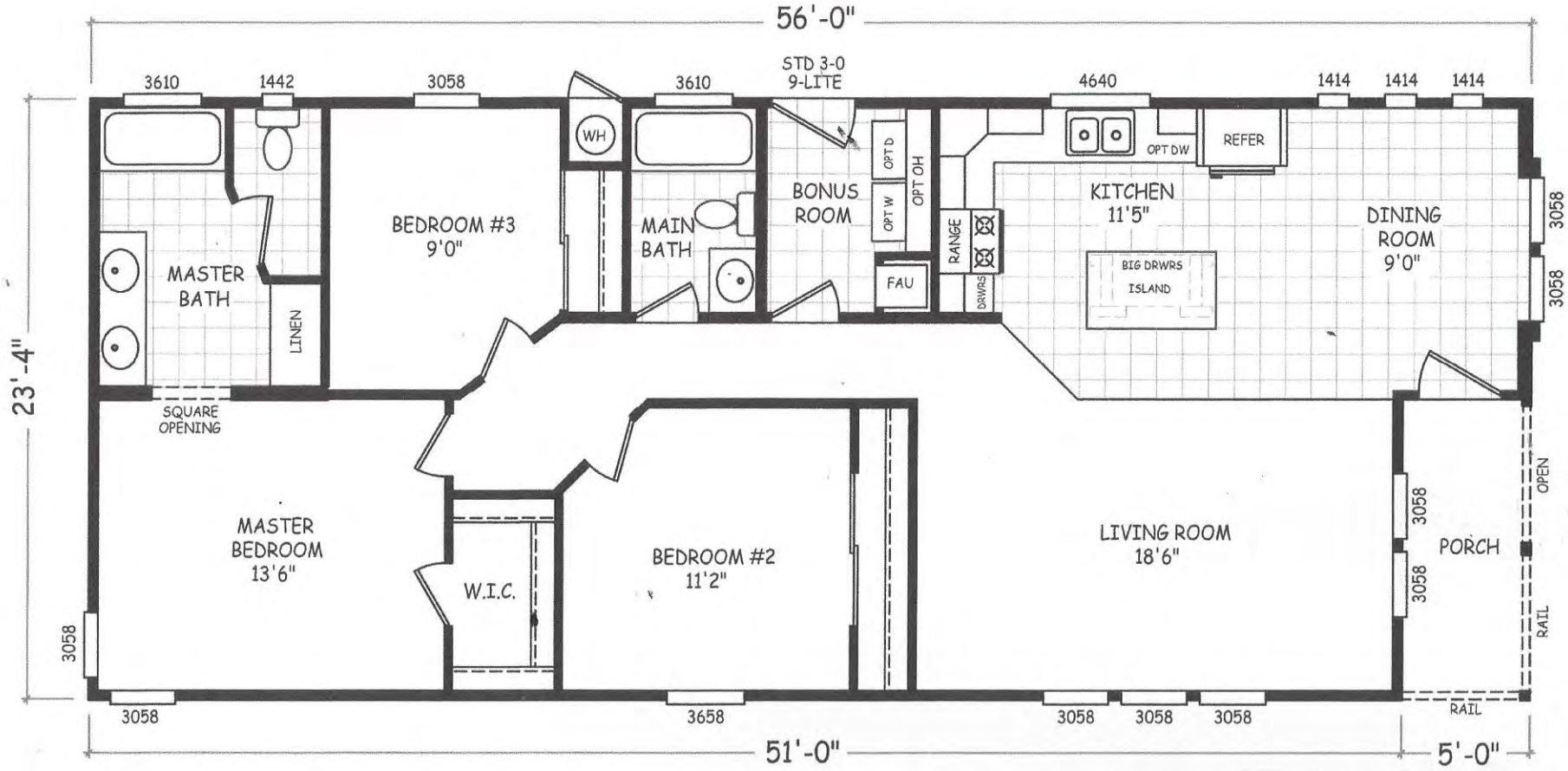
USMODULAR, INC.
We build Faster, Better, Greener, and for LESS!
888-987-6638

NEW/ USModular Creekside Village – 3 Bedroom 2 Bath Cavco West SR 24563A (carport optional)

Sedona Ridge Series

Sedona Ridge Series
Model: SR24563A
3 Bedrooms | 2 Bathrooms | 1306 Square Feet

built by: CavcoWest



MODEL: SR-24563A
APPROXIMATELY: 1306 SQ FT
3 BEDROOM, 2 BATH

* SQ FT INCLUDES PORCH

Bill Cavanaugh

Office 951-679-9907 Ext. 1105
Cell 619-507-2727
Fax 951-672-0926

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Hemet, CA 92543

Contractor's Lic # 943047
www.usmodularinc.com
billc@usmodularinc.com

SR Standard Features

built by: CavcoWest

Construction Features

- Solid I-Beam Frame Construction With Corrosion Resistant Undercoating
- Vapor Barrier Between Frame System and Subfloor
- Sealed Floor Duct System and Water Lines, Installed Inside R-22 Rated Fiberglass Blankets Under Subfloor
- 5/8 Inch Floor Decking
- 2" x 6" Subfloor Construction With Joists Spaced 16" On Center
- Shut-Off Valves On All Water Fixtures
- 2" x 4" Exterior Wall Construction With Studs Spaced 16" On Center and R-11 Rated Fiberglass Insulation
- 90" Exterior Sidewall Height
- 100 Amp Electric Service With Copper Witing and Interior Panel Box
- Forced Air Gas Auto Ignition Furnace and Air Exchange System
- 40 Gallon Electric Water Heater
- R-25 Rated Blown Roof Insulation
- OSB or Plywood Roof Decking With Class A Rated Shingles and Underlayment

Exterior Features

- White semi-gloss interior paint
- Cement Siding With Hand-Painted Finish
- Attractive Elevation Per Plan
- Large White Vinyl Framed Dual-Paned Windows With Locks
- 36" Residential Insulated Front Door With Deadbolt
- 36" Residential 9-Lite Rear Door With Deadbolt
- Exterior Lights At Front and Rear Doors
- 6" Roof Eaves On All Side Walls, 12" Front & Rear Overhangs
- (1) Exterior GFCI Electric Outlet

Interior Features

- Linoleum Hard-Surface Floor Covering, Including Entryway
- Durable Cut Pile Carpet
- Vaulted Ceilings Throughout Entire Home With Knockdown Textured Finish
- Tape and Textured Interior Walls Throughout Home
- Residential Raided Panel Interior Passage Doors, Mortised With 150Lb Hinges & Lever Handles
- 5/8" Thick Interior Door Jambs With Profiled Door Casing
- Drapery Valances With Aluminum Mini Blinds
- Ventilated Shelving In Wardrobes and Pantries
- Decorator Style Electrical Receptacles and Silent Rocker Switches
- Dining Room Chandelier, Bedroom Ceiling Lights and Bath Vanity Lights
- Ceiling Fan Ready In Living Room and Master Bedroom

Kitchen, Bath & Bonus Room Features

- Custom Cabinet Construction With 3/4" Thick Face Frames
- 31" Tall Kitchen City-Scape Overhead Cabinets With Finished Interiors, Adjustable Shelves and Large Crown Cabinet Moulding
- Hardwood Cabinet Doors With Concealed, Adjustable Hinges (moonlite & Ebusu Only)
- Furniture Style Island - Per Plan
- High-Pressure Laminate Countertops with Crescent
- 7" Deep Stainless Steel Kitchen Sink
- 16 Cubic Foot Double-Door, Frost-Free Refrigerator
- 30" Free-Standing Gas Range
- Utility Shelf Over Washer and Dryer Area In Bonus
- Exhaust Fans In Baths
- Porcelain Bath Sinks
- 36" Tall Master Bath Lavy
- 1 Piece Fiberglass Tub/Shower Combinations In Bat
- Water Saver Commodes

Popular Options

- ☐ 2 x 6 Exterior Walls With R-19 Insulation
- ☐ Roof Insulation Upgraded to R-30, R-35 or R-40 (N/A On Singlewides)
- ☐ Roof Dormer and Upgraded Siding
- ☐ Oil Rubbed Bronze Package Décor Package
- ☐ Upgrade Ceiling Cove, Baseboard and Door Molding Package
- ☐ Gas or Wood burning Fireplaces
- ☐ Premium Carpet In Several Styles and Colors
- ☐ Upgrade Raided Panel Hardwood Cabinet Doors and Face Frames
- ☐ Upgrade Solid Surface Counter Tops & Splashes
- ☐ Premium Refrigerators and Ranges
- ☐ Dishwasher and "Space-Saver" Microwave
- ☐ Flash Bath in Master Bath
- ☐ Ceiling Fans and Upgrade Lighting
- ☐ Skylights In Kitchen and Baths

Your Cavco West Retailer:

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Cavco West offers hundreds of Manufactured Homes, Park Models, Cabins and Commercial Building floor plans. Talk with your Cavco West retailer for more information.

Cavco HOMES

Conceptual Budget/Allowances

Creek Side Village

Developer: NEW

12-Jul-17

Contractor: USModular Inc

House sg. Ft : 1,306 — **3 bedroom 2 bath**

House Style: Single Story — **Standard Featurres**

Code: Manufactured

Model: SR24563A- Cavco

Address/APN			
20249 E Walnut	City of Industry	8762-002-901	1.53
20137 E Walnut	City of Industry	8762-002-902	3.81
Total Acres			5.34

# of Homes			**1**	**35**		
Feasibility Study			**$ 429**	**$ 15,000**		FSCB
Total Design			**$ 571**	**$ 20,000**		Floor Plans, Elevations, Color Rendering, Interior
Engineering						
a *Site	$	7,000		**$ 245,000**		Site Engineering Below:
b* House/Garage	$	600		**$ 21,000**		Structual,MEP's. Title 25,State Approvals
c Total Engineering			**$ 7,600**		**$ 266,000**	
Manufactured House						
a House + Sales Tax	$	69,440		$ 2,430,400		Design Specifications- Standard
b *Transportation	$	7,000		$ 245,000		Delivery of Module/Pilots/Permits
c Total Modular Home Cost			**$ 76,440**		**$ 2,675,400**	
Installation						
a * Install Home	$	6,500		$ 227,500		Roof,Structual, Mechanical,Electrical,Plumbing, Fire
b * Crane	NA					Rigging/Crane
c *Interior Finish	$	3,500		$ 122,500		Drywall,Texture,Paint
d *Exterior finish	$	3,500		$ 122,500		Horz Lap & Comp
e * Upgrades	TBD					
e Total Set Up			**$ 13,500**		**$ 472,500**	
Onsite Construction						
a *Grading	$	5,714		$ 200,000		Mobilize, Clear, Grub, Grade, Excavate Footings etc.
b *Foundation	$	12,750		$ 446,250		HUD approved Low Profile
c. Asphalt/paving	$	4,714		$ 165,000		Driveway into property and to houses
d *Concrete Flatwork	$	13,755		$ 481,425		Sidewalk + Driveway apron
d1*. DG trail in park	$	1,005		$ 35,190		walk way in park area
d2* Landscape	$	2,257		$ 79,000		
e * AC	$	3,500		$ 122,500		2 - 4 Ton High Efficiency Condenser
f *Utilities(inside Property Line)	$	2,000		$ 70,000		200 Amp Elect , Water, Gas, Sewer, Low Voltage
f1* Utilities (to Property Line -Sewer, Water, Elec)	$	14,286		$ 500,000		
h Total Onsite Construction			**$ 59,982**		**$ 2,099,365**	
Soft Costs						
a *Permit Processing	$	-				Administration
b * Local Fees/Permits	$	-				Developmental Impact Fees & Permits
c *Traffic Plan/ Permits	$	-				
d *Reprographics	$	-				
e Construction Contingency	$	5,998		$ 209,937		
f Total Soft Costs			**$ 5,998**		**$ 209,937**	
General Conditions	**13%**		**$ 20,608**		**$ 721,274**	
Contractors Fee	**6%**		**$ 9,511**		**$ 332,896**	
Developers Fee	**15%**		**$ 23,714**		**$ 829,990**	
Total Development Cost			**$ 217,353**		**$ 7,607,362**	**$ 166.43 $/ sq. ft.** **$ 72,451 $/BedRoom**

***=Allowances**

Site Engineering:

Boundary and Topography, Site Plan, Precise Grading/ Drainage Plan, Storm Water Management Plan, Hydrology Report,

Erosion Control Plan, Landscape Plan, Process Grading & Building Plans, Preliminary Soils Report, Grade/ Drainage Stakes
Building Corner Stakes, Final Grade Certification, Soils Engineer Observation.

PERMITS & FEES- CITY OF OCEANSIDE					
Building Plan Check Fees	1		LS		$0.00
Building Permit Fees	1		LS		$0.00
Garage Plan Check Fee	1		LS		$0.00
Garage Permit Fee	1		LS		$0.00
Electrical, Plumbing, and Mechanical Permit	1		LS		$0.00
Grading Plan Check Fee	1		LS		$0.00
Grading Permit Fee	1		LS		$0.00
Landscape & Irrigation Plan Check Fee	1		LS		$0.00
Minor Stormwater Management Plan Review Fee	1		LS		$0.00
Parks Department Fee	1		LS		$0.00
Water District Capacity Fee	1		LS		$0.00
Water Cap Fee	1		LS		$0.00
Treatment Cap Charge	1		LS		$0.00
High School District Fee	1				$0.00
Union School District Fees	1				$0.00
Admin fee to process all permits	1		LS		$0.00
All fees listed above are deemed reliable but not Guaranteed					**$0.00**

Exclusions:

Asbestos testing or remediation
Bonding, Performance or Material
Dewatering
Fencing, permanent
Import/Export any soils
Local Development Fees / Permits
connection costs
Public Utility costs if any
Security, Passive or Active
Local Utility Fees
Special inspections, material testing, 3rd party consultants
Street improvements or work outside limits of construction
Unforeseen soil conditions or underground obstructions
Water meter upgrade including permits

Conceptual Budget/Allowances

NEW Mountain View Village

Developer: NEW **12-Jul-17**

Contractor: USModular Inc

			Address/APN					22036 Valley Blvd, City of Industry 8709-027-908	3.33
House Style: 2 Story with ADU	**Standard Featurres**							Total Acres	3.33
Code: Local /IBC									
House Sq. Ft:									
1st Floor - Accessory Dwelling Unit 1 br 1 bath	**576**		**Garage**		**480**			**2nd fl 3BR 2 bth** **1056** Total Sq. Ft	**2112**
			Cost per Building (20)		**Total Development Costs**				
# of Homes			**2**		**20**				
Feasibility Study			**$ 750**		**$ 15,000**		**$ 15,000**	FSCB	
Total Design			**$ 1,000**		**$ 20,000**		**$ 20,000**	Floor Plans, Elevations, Color Rendering, Interior	
Subdivision of Parcel Map* (option if for homeownership)			**$ 5,000**		**$ 100,000**		**$ 100,000**		
Engineering									
a *Site		$ 12,250			**$ 245,000**			Site Engineering Below:	
b* House/Garage		$ 1,345			**$ 16,896**			Structual,MEP's. Title 24,State Approvals	
c Total Engineering			**$ 13,595**				**$ 261,896**		
Modular House (2nd Floor)									
a House + Sales Tax		$ 100,320			$ 2,006,400			Design Specifications- Elite	
b *Transportation		$ 7,000			$ 140,000			Delivery of Module/Pilots/Permits	
c Total Modular Home Cost			**$ 107,320**				**$ 2,146,400**		
Installation									
a * Install Home		$ 6,500			$ 130,000			Roof,Structual, Mechanical,Electrical,Plumbing, Fire	
b * Crane		$ 5,000			$ 100,000			Rigging/Crane	
c *Interior Finish		$ 3,500			$ 70,000			Drywall,Texture,Paint	
d *Exterior finish		$ 4,500			$ 90,000			Horz Lap & Comp	
e * Upgrades		TBD							
e Total Set Up			**$ 19,500**				**$ 390,000**		
Onsite Construction									
a *Grading		$ 10,000			$ 200,000			Mobilize, Clear, Grub, Grade, Excavate Footings etc.	
b *Foundation		$ 15,840			$ 316,800			HUD approved Low Profile	
c. Asphalt/paving		$ 2,250			$ 45,000			Driveway into property and to houses	
d *Concrete Flatwork		$ 7,875			$ 157,500			Sidewalk + Garage Apron	
e * AC		$ 6,000			$ 120,000			2 - 4 Ton High Efficiency Condenser	
f *Utilities(inside Property Line)		$ 2,000			$ 40,000			200 Amp Elect , Water, Gas, Sewer, Low Voltage	
f1* Utilities (to Property Line -Sewer, Water, Elec)		$ 17,500			$ 350,000				
g. Garage+ ADU		$ 95,040			$ 1,900,800				
h. Stairwells		$ 15,000			$ 300,000				
h Total Onsite Construction			**$ 171,505**				**$ 3,430,100**		
Soft Costs									
a *Permit Processing		$ -						Administration	
b * Local Fees/Permits		$ -						Developmental Impact Fees & Permits	
c *Traffic Plan/ Permits		$ -							
d *Reprographics		$ -							
e Construction Contingency		$ 17,151			$ 343,010				
f Total Soft Costs			**$ 17,151**				**$ 343,010**		
General Conditions	**13%**		**$ 41,427.07**				**$ 828,541**		
OHP	**8%**		**$ 25,493.58**				**$ 509,872**		
Developer Fee	**15%**		**$ 47,687.97**				**$ 953,759**		
Total Development Cost	***=Allowanc**		**$ 450,429**				**$ 8,998,579**	**$ 213.27 $/ sq. ft.**	
			ADU+ 1 car garage				**816**	**$ 174,029**	

	3 BR + 1 car garage	**1296**	**$**	**276,400**
Site Engineering:		average	**$**	**225,214**

Boundary and Topography, Site Plan, Precise Grading/ Drainage Plan, Storm Water Management Plan, Hydrology Report, Erosion Control Plan, Landscape Plan, Process Grading & Building Plans, Preliminary Soils Report, Grade/ Drainage Stakes Building Corner Stakes, Final Grade Certification, Soils Engineer Observation.

Exclusions:

Asbestos testing or remediation
Bonding, Performance or Material
Dewatering
Fencing, permanent
Import/Export any soils
Landscaping/Irrigation, installation, material
connection costs
Public Utility costs if any
Security, Passive or Active
Sewer Lateral
Special inspections, material testing, 3rd party consultants
Street improvements or work outside limits of construction
Unforeseen soil conditions or underground obstructions
Water meter upgrade including permits

PERMITS & FEES-					
Building Plan Check Fees	1		TBD		$0.00
Building Permit Fees	1		TBD		$0.00
Garage Plan Check Fee	1		TBD		$0.00
Garage Permit Fee	1		TBD		$0.00
Electrical, Plumbing, and Mechanical Permit	1		TBD		$0.00
Grading Plan Check Fee	1		TBD		$0.00
Grading Permit Fee	1		TBD		$0.00
Landscape & Irrigation Plan Check Fee	1		TBD		$0.00
Minor Stormwater Management Plan Review Fee	1		TBD		$0.00
Parks Department Fee	1		TBD		$0.00
Water District Capacity Fee	1		TBD		$0.00
Water Cap Fee	1		TBD		$0.00
Treatment Cap Charge	1		TBD		$0.00
High School District Fee	1		TBD		$0.00
School District Fees	1		TBD		$0.00
Admin fee to process all permits	1		TBD		$0.00
All fees listed above are deemed reliable but not Guaranteed					**$0.00**

New Economics for Women ®

Developer Community Benefits

NEW is fully committed to meeting, and exceeding, the goals of the City of Industry for: 1) MBE/WBE participation; 2) Section 3 hiring; and, 3) Local Business participation. NEW is experienced in the participation of MBE, WBE, Small Businesses, Emerging Businesses, and Disabled Veterans Businesses in projects completed in our Portfolio.

Our track record for addressing the City's goals is 100% compliance for every one of our projects. NEW considers providing employment and business opportunities to low-moderate income residents prior to acting on any proposed contract award.

Local hiring for Section 3 Goals:
NEW recently completed a local hiring requirement for all of our 72 acquisition-rehabilitation single-family homes in the San Fernando Valley and South Los Angeles. NEW recently completed outreach to MBE and WBE contractors on the completion of our renovation of our commercial space in Van Nuys for our 6,000 sq.ft. Family Source Center. NEW is also working on a local hiring requirement and Section 3 goals on our four single-family home development in Canoga Park. This project is presently under construction.

NEW's Experience in Prevailing Wage Standards:
None of NEW's over 16 past real estate development projects (since the beginning of our work in real estate development in 1994) have been exempt from prevailing wage standards except for (1) our work in Denver, Colorado on rehabilitation of our formerly-owned 288-unit housing development; and (2) our most recent single-family development project in Canoga Park. Other than those two discrete projects, the entirety of our multifamily portfolio and commercial property developments in Pico-Union, Van Nuys, and Canoga Park has been built to prevailing wage standards and has always been in complete compliance with local hiring requirements.

The sources of our contractors through engagement in local unions to ensure that we are able to hire locally. NEW employment and training goal is five percent (5%) of the aggregate number of new hires in any fiscal year to come from local sourcing and low-moderate income background.
Our plan to meet the minimum targets is to continue to work with our contractors to hold them accountable to our local hiring requirements and to screen for that as a part of our bid packages. Further we engage in the following:

- Advertise employment opportunities via newspaper, mailings, posting notices that provide general job description about the skills needed and where to obtain additional information.

- Work with HCIDLA and community organizations to inform them of employment opportunities and to request their assistance in identifying local contractor residents.

- We do perform work with the Small Business Administration (SBA), Minority and Women's Business Enterprise M/WBE association, Community Development Corporations, and other sources as necessary to assist with educating and mentoring residents with a desire to start their own businesses. NEW has a list of qualified contractors who already participate in local hiring, and who represent M/WBE owned construction businesses that were previously utilized in our acquisition-rehabilitation activity.

The desired outcomes for the creation of our Community Benefit plan would be that we participate in locally-sourced hiring for subcontractors. Our Director of Real Estate is accountable for achieving the desired goals, and this is monitored by our Board of Directors and Executive Director in draw review meetings and in our weekly staff Real Estate Development meetings to drive the policy expectation among all staff members, and to enable the Director of Real Estate to work to meet and exceed our Community Benefit Plan standards.

In addition, our Real Estate Team will work to establish any supplementary participation goals on a project-by-project basis with emphasis on job training and placement for local residents.

MBE/WBE/ Goals

The MBS team is fully committed to meeting and/or exceeding the goals set by all government agencies as it relates to Minority/Women business participation and employee hiring
Below is a typical list of goals we are typically required to meet. The entire team expects to have similar requirements included in the contracts/agreements with the City.

- SECTION 3 GOALS:
  - 30% of All NEW HIRES WILL BE SECTION 3 RESIDENTS (qualifying public housing residents, HCV holders, or other low-income residents of Los Angeles.)
- SECTION 3 BUSINESSES CONCERNS
  - 10% of the total dollar amount of the building trades contracts be awarded to qualified Section 3 Businesses
- BUSINESS GOALS
  - 25% MBE OWNED BUSINESS
  - 10% WOMAN OWNED BUSINESS
- WORKFORCE GOALS
  - 25% MINORITY
  - 10 % FEMALE

MBE/WBE Plan

The entire team is committed to involving residents and engaging local MBE/WBE firms in the predevelopment and construction process. NEW will engage in the following:

1. Establishing a percentage goal and/or other measurable levels of resident involvement in both the development and construction phases of this program;
2. Establishing local dollar or other measurable levels of minority participation, based on amount of contract and size of project;
3. Using the certified list of minority and women contractors prepared by the City of Los Angeles when soliciting bids;
4. Soliciting bids from businesses located in the surrounding community and City of Los Angeles;
5. When economically feasible, dividing total contract requirements into small tasks or quantities, or extending delivery schedules, so as to permit maximum minority and women business participation;
6. Requiring the primary contractor to take steps to inform any subcontractors of their responsibility with regard to the inclusion of DBE/MBE/WBE/ Section 3 firms as potential sources of materials and services;
7. Advertising in trade association publications that focus on minorities and women for at least 10 days prior to award of subcontracts;

8. Purchasing supplies from qualified disadvantaged-minority-, women-, and Section 3-owned vendors where practicable, especially those located in the surrounding neighborhood;
9. Encouraging joint ventures among disadvantaged-minority-women-and Section 3 firms and non-minority and non-women-owned firms.
10. Maintaining records of DBE/MBE/WBE and Section 3 firms contacted, including those rejected as unqualified and the reasons for non-participation;
11. Assisting DBE/MBE/WBE and Section 3 firms with bonding and insurance.

Also, recognizing Los Angeles' commitment to local hiring, NEW's work to increase minority- and women-owned business involvement in our development will be enabled by our special efforts to identify such individuals to provide services by:

1. Advertising in local trade publications
2. Reviewing the City/County's directory of Section 3 firms and contracting through complete use of the LABAVN process;
3. Placing notices on governmental websites, including minority trade organizations, job training institutions, and social service agencies;
4. Engaging in Women in Construction forums and the local chapter of CREW, Commercial Real Estate Women; and,
5. Through a resident meetings and survey, identify those residents interested in working on the project.

NEW has recently been able to engage in local hires for its recent single-family development project through heavy outreach (door-to-door) to involve the community in our project, both for site planning and for local hire for various labor needs on-site. Every effort is made to link interested residents to additional training they may need to qualify for the jobs that our development sites may offer.

Contractor Forms & Requirements

The General Contractor for the project will be identified through a competitive Request for Proposals after the development team has been selected. Contractors are required to identify and utilize Minority/Women Businesses/Local Resident Labor in all areas or segments of the project to the greatest extent possible. Contractors will be informed that the proposed involvement of MBE/WBE/Hiring must be comparable to the City's approved policy and achieved through the combination of:

- Related construction phase activities – MBE/WBE/Hiring professional or consulting services such as engineering, accounting, legal and service firms such as office services, security, maintenance, suppliers/vendors, and banking.
- Construction phase activities – MBE/WBE/Hiring prime contractors, subcontractors, suppliers and joint venture partnerships.
- The contractor must document its proposed MBE/WBE/Hiring Plan by providing a narrative describing the steps to achieve the participation goals, as well as by completing all of the required forms. The plan should describe in detail how they will meet:
    - Business participation goals by MBE/WBE/Hiring; and
    - Employment participation goals by indicating where new hires are needed and how the minority and women workforce goals will be met across the project.

C.1.a

New Economics for Women will form a Limited Liability Company should the City seek to dedicate these properties to create affordable housing. Otherwise, New Economics for Women is a nonprofit company and does not anticipate forming any other business entities as developers.

New Economics for Women (NEW) is the ideal developer to select to develop the City of Industry properties. NEW's particular strengths, expertise, and programs will greatly contribute to the success for the proposed project.

Who We Are

New Economics for Women was established in 1985 as the first Latina-operated community economic development nonprofit organization in the United States. NEW is a **Non-Profit Developer and will serve as Lead Developer and Managing General Partner**. NEW has **significant and demonstrable experience in completing and operating transit-oriented affordable housing developments**. Over the past 30+ years, NEW has developed more than 1,600 units of affordable multifamily housing, and over 100,000 square feet of commercial, community, public school, and health clinic spaces. NEW also has a proven **ability to creatively leverage multiple financing sources and development partners** when warranted for the success of its projects.

Our Mission and Vision

NEW's mission is to build economic mobility for Latinas and their families through wealth creation, housing, education, entrepreneurship, and civic engagement. **Our vision** is to empower generations of Latinas and their families to thrive.

Our Organization's History and Outcomes

NEW's investment in people, places, and policy has resulted in over a quarter of a billion dollars in public and private investment into the creation of over 1,600 units of affordable multifamily housing, built and rehabilitated 110 affordable single-family homes for first time buyers, built more than 100,000 square feet of commercial, community, public school, health clinic space, and created two high-performing public charter elementary schools. As of 2016, NEW has created over $143 million in real property investments and asset development for our client families. NEW has two new construction transit-oriented affordable multifamily developments in predevelopment (MacArthur Park Apartments Phase B and Highland Park Transit Village) and eight additional new affordable single-family homes in predevelopment and/or under construction.

NEW also engages in **social enterprise initiatives** designed to deliver complex human services to women and their families in economic crisis. NEW applies an innovative community asset-building methodology that motivates women and children to reflect, reassess, redirect, and reinvent their family dynamics in order to construct a family legacy of generational economic mobility. NEW uniquely engages in a multi-generational approach with all programs and services to create whole family transformation that results in increased family cohesion and economic empowerment of families.

As a result of NEW's strategic investments, our housing and programs help families out of the crisis brought by extreme poverty to (a) get stable, (b) gain knowledge, and (c) grow their assets over time. Utilizing our ***Whole Family Transformation*** model (a multi-generation approach), NEW provides and partners with other social service and educational entities to provide wrap around health, education, parenting, legal, and mental health counseling to its client families. In 2016, NEW served more than 15,000 individuals. In NEW's Family Source Centers alone, NEW assisted 1,242 families increase their income totaling $1.8 million and assisted 478 youth with their educational pursuits. Building upon our mission and vision, and by remaining responsive to community needs, our nonprofit organization is well-positioned to continue to create opportunities for women and their families to thrive well into the future.

New Economics for Women
303 South Loma Drive, Los Angeles, CA 90017
PH: 213.483.2060 FX: 213.483.7848 E-mail: **media@neworg.us**
www.neweconomicsforwomen.org

New Economics for Women®

NEW is well-versed in its 18 years of experience in real estate development activities. NEW has developed over 600 units of affordable housing, including affordable housing developments for single-parent families for mothers aged 13-25 years of age, and senior housing. NEW has developed other kinds of development projects aimed at economic growth and stimulation throughout Los Angeles. These include the creation of a business incubator, a 25,000 sq. ft. community center, and two charter schools.

NEW has a great history of performing multifamily acquisition, rehab and new construction to transform communities and provide affordable rental housing opportunities for low-income families. NEW also continues to engage in single-family home acquisition and rehabilitation to prepare homes that are particularly blighted or distressed for transformation into viable, livable options for purchase by low- to moderate-income homebuyers.

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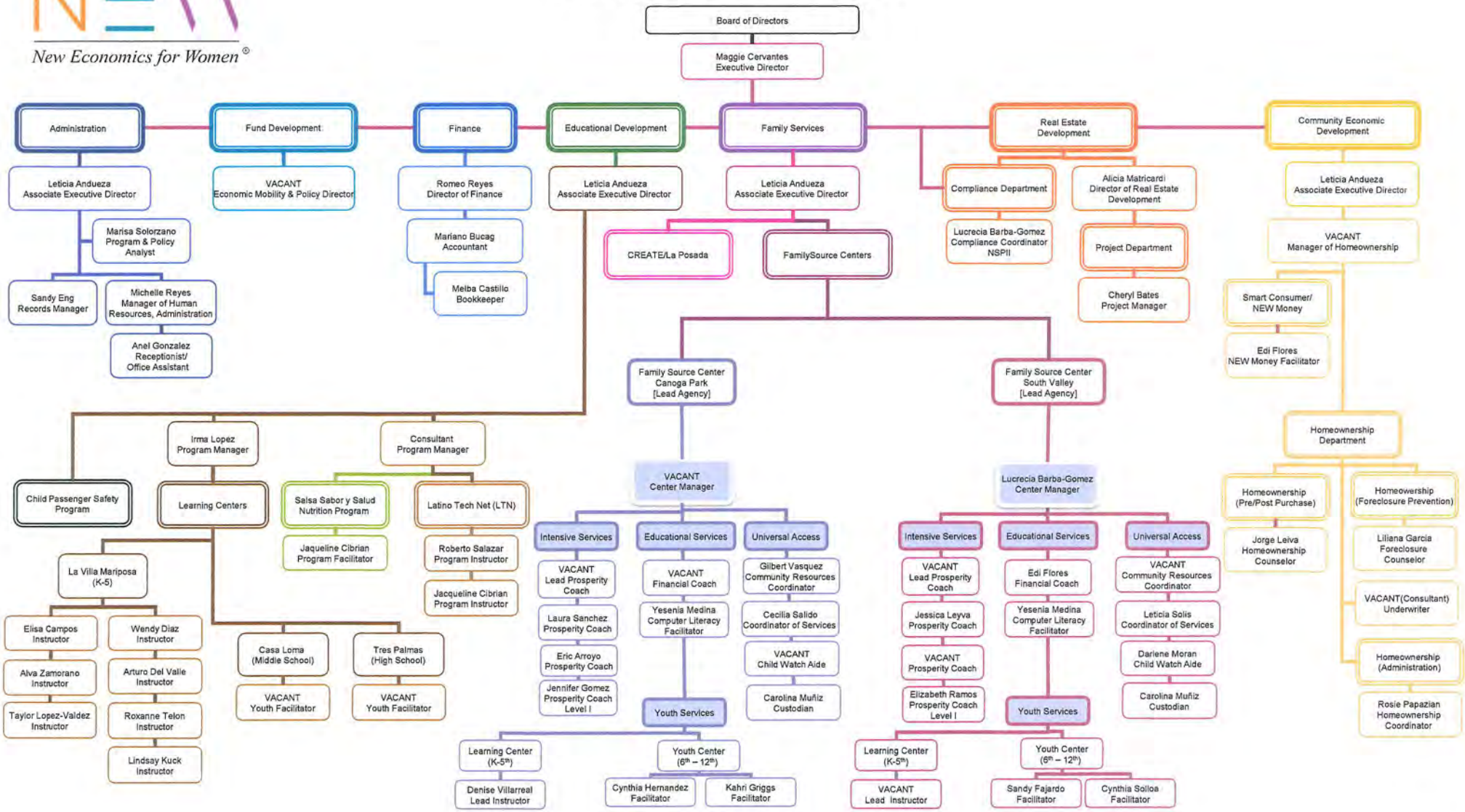
New Economics for Women®

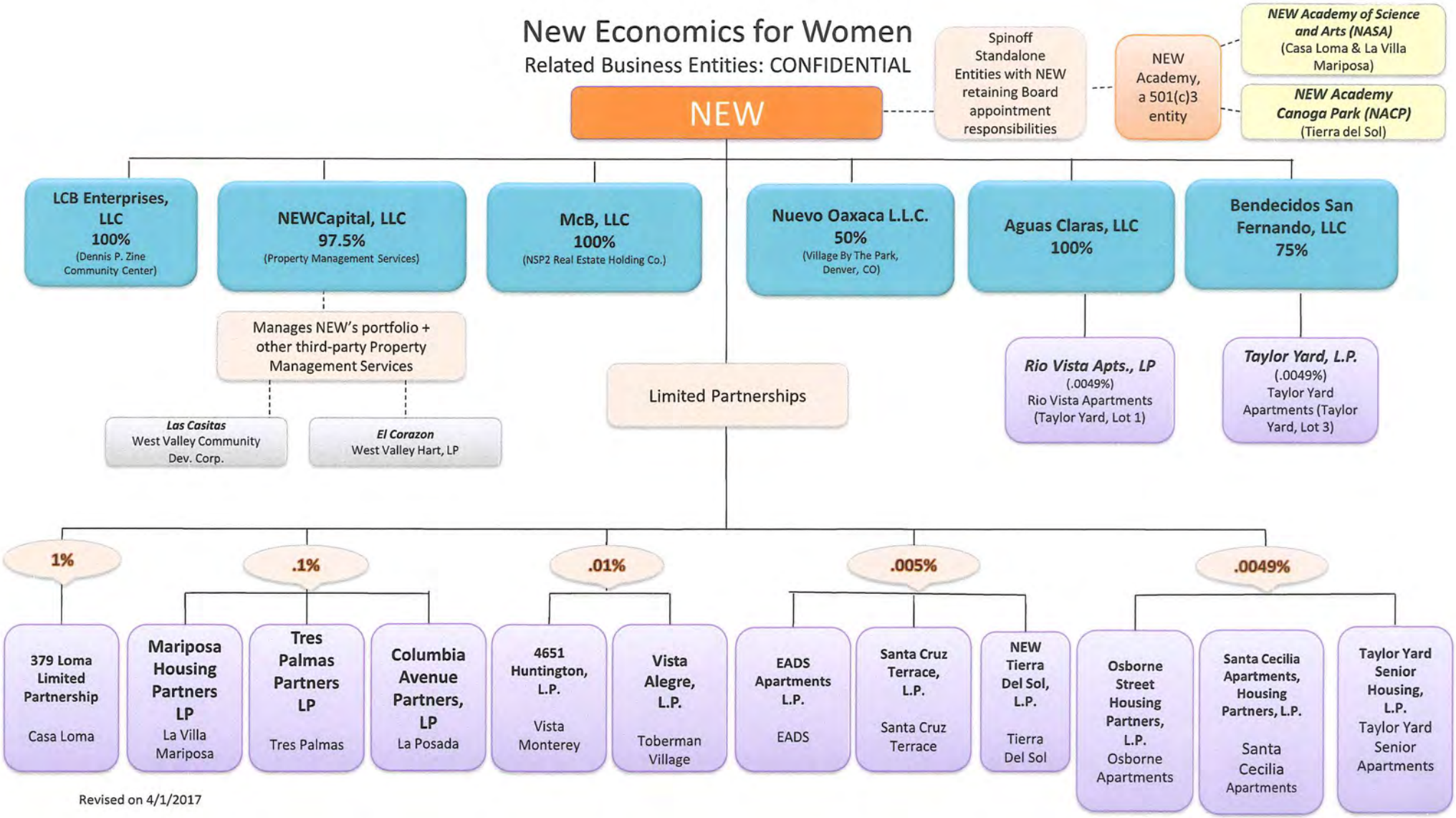
ORGANIZATIONAL CHART



5/2017

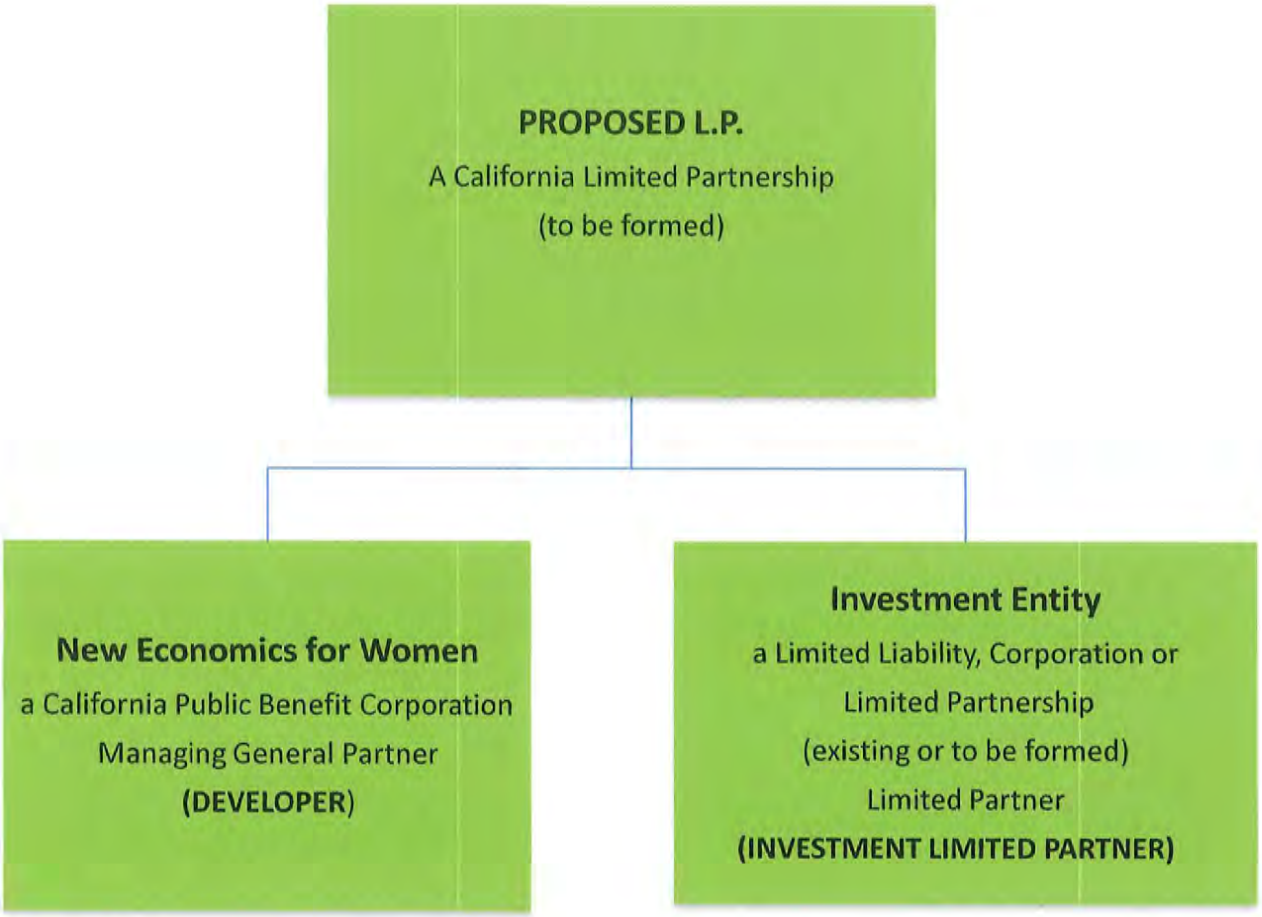
New Economics for Women

Related Business Entities: CONFIDENTIAL



Revised on 4/1/2017

PROPOSED DEVELOPER TEAM ORGANIZATION CHART



Please note: The intended New Markets Tax Credit (NMTC) and Low Income Housing Tax Credit (LIHTC) business entity structures would lease land from the City of Los Angeles. The LIHTC and the NMTC structures would have to be developed and completely separate and distinct development programs in order to honor their respective program requirements.

It is to be determined whether the intended development is best suited having its QUALICB or Qualified Active Low Income Community Business (the Borrower, NEW's Community Development Entity) lease the land, but that New Markets structure is to be determined.

New Economics for Women would be the Real Estate Developer for the financing and construction of both, but it is unclear at this time if two entities would lease land from the City to effectuate this intended Development.

KEY MEMBERS OF PROPOSED DEVELOPMENT TEAM

Developer **New Economics for Women**

Maggie Cervantes
New Economics for Women
303 S. Loma Drive
Los Angeles, CA 90017
213-483-2060 x304 Office
213-483-7848 Fax
mcervantes@neworg.us

Executive Director

Leticia Andueza
New Economics for Women
303 S. Loma Drive
Los Angeles, CA 90017
213-483-2060 x310 Office
213-483-7848 Fax
landueza@neworg.us

Associate Executive Director

Alicia Matricardi
New Economics for Women
303 S. Loma Drive
Los Angeles, CA 90017
213-484-1008 x301 Office
amatricardi@neworg.us

General Counsel and Director of Real Estate

Cheryl Bates
New Economics for Women
303 S. Loma Drive
Los Angeles, CA 90017
213-483-2060 x303 Office
213-483-7848 Fax
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Project Manager

Romeo Reyes
New Economics for Women
303 S. Loma Drive
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213-483-2060 x306 Office
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rreyes@neworg.us

Director of Accounting

Sandra Eng
New Economics for Women
303 S. Loma Drive
Los Angeles, CA 90017
213-483-2060 x307 Office
213-483-7848 Fax
seng@neworg.us

Records Manager

Beatriz O. Stotzer
NEWCapital, LLC
303 S. Loma Drive
Los Angeles, CA 90017
213-484-1008 x302 Office
213-483-7848 Fax
bstotzer@newcapital-llc.com

Chief Executive Officer

Sandra Villalobos
NEWCapital, LLC
303 S. Loma Drive
Los Angeles, CA 90017
213-484-1008 x312 Office
213-483-7848 Fax
svillalobos@newcapital-llc.com

Director of Operations

MAGGIE CERVANTES

Maggie Cervantes has served as the Executive Director of New Economics for Women (NEW) since 1992. Her leadership has resulted in significant milestones for NEW including the opening of La Posada and the creation of other housing sites dedicated to helping low-income women and their families become economically independent.

During her tenure, Ms. Cervantes has leveraged a $96,000 grant for NEW into its existing success as a $120 million economic development corporation. In addition, she has helped design innovative economic literacy programs targeting Latinas and their families in the areas of consumer rights and home ownership. As a result, NEW has received numerous awards for its unique housing and economic programs. Ms. Cervantes is also the co-founder of NEW Academy, a non-profit organization operating charter schools with an emphasis on science and art.

Ms. Cervantes brings a depth and breath of experience in community development and Latina community organizing. Leaving an incredible mark on the Latino community, she began her community activism as the founder and president of Comision Femenil at Loyola Marymount University and went on to become the National President of Comision Femenil Mexicana Nacional, the organization that founded NEW. Her major accomplishments have included participation in briefing sessions by the Mexican government on the North American Free Trade Agreement, co-hosting three women from Russia and Yugoslavia to discuss feminism and diversity, conducting outreach and advocacy on Latina issues in the areas of redistricting, reproductive rights and political empowerment.

Ms. Cervantes' local community involvement includes serving on the Union Bank Community Advisory Board and Asset Policy Initiative of California.

An East Los Angeles native, Ms. Cervantes is a graduate of East Los Angeles Community College with an A.A. degree, a graduate of Loyola Marymount University with a B.A. in Chicano Studies, a graduate of University of California, Riverside holding a Master's degree in Public Administration, and Master's degree in Psychology from University of Santa Monica. She is also a graduate of the Bank of America's Development Training Institute, UCLA Anderson School of Management, and Executive Education Program for Latino Leaders and the National Hispana Leadership Institute. She recently completed a second Master's degree in field of Psychology from the University of Santa Monica.

RESUME

MAGDALENA CERVANTES
3211 Stockbridge Ave.
Los Angeles, CA 90032

Telephone H:(323) 227-0878
B:(323) 483-2060

EDUCATION

Master of Administration, National Hispanic Fellowship Program in Public Administration, University of California, Riverside 1984.

Bachelor of Arts, Chicano Studies, Loyola Marymount University, 1981.

Associate of Arts, Liberal Studies, East Los Angeles Community College, 1979.

EXPERIENCE

Executive Director — April 1992 to Present
New Economics for Women
Los Angeles, California

Responsible for the administration and management of NEW, a nonprofit economic development coporation focusing on needs of single parent families. Duties include developing resources, financial planning, staff development, program planning, and directing development of housing and support services for NEW's affordable housing developments.

Administrative Analyst II — December 1986 to March 1992
City Administrative Officer
City of Los Angeles
Los Angeles, California

Served as liaison analyst assigned to the departments of Transportation, Environmental Affairs and Management-Employee Services. Responsible for fiscal, budgetary and administrative matters relating to department activities including formulating recommendations on proposed budget items; researching the functions, activities, personnel requirements and anticipated workloads involved in department programs; and, recommending the approval, denial or modification of departmental requests. Required to orally present written recommendations to the Mayor and City Council on department activities.

Past assignments include: budget liaison to the Department of General Services and the Bureau of Accounting and oversight responsibility for the Venice Community Projects Program including monitoring and working with various city departments to expedite capital improvement projects.

Management Assistant May 1985 to November 1986
Occupational Health and Benefits
Section, Human Resources Division
City of Los Angeles, Department of Water and Power
Los Angeles, California

Assisted staff on occupational heath testing programs including training, report writing and contract review. Responsible for seeking placement of employees injured on duty, submitting 198586 Medical Services Expenditure Program and 1986-86 Workers' Compensation Expenditure Program, statistical analysis on the Drug Screening Program, and review of legislation affecting health services.

Administrative Assistant August 1984 to November 1984
East Los Angeles Health Task Force
Los Angeles, California

Assisted Executive Director in overall administration of agency. Functioned as Personnel Officer preparing and presenting recommendations on personnel policies and procedures. Supervised clerical staff. Serve as Project Director responsible for Senior Citizens Support Program. Served as agency representative at civic functions.

COMPUTER SKILLS
Computer literate

COMMUNITY VOLUNTEER ACTIVITIES
See attached page.

AWARDS AND CERTIFICATES
Bank Of America National Development Training Institute Fellowship Program in Community Development, Graduate 1998
National Hispana Leadership Program, 1990 (includes: Certificate from the Harvard School of Government Mid-Management Program, May 1990, Certificate from the Center of Creative Leadership, San Diego, August 1990)
MALDEF Leadership Program, Class IX, 1988
National Hispanic Field Service Fellowship in Public Administration, 1982-84.

REFERENCES
Upon request.

Magdalena Cervantes

Community Activities and Honors

1980-1981	Founder and f irst President of Comision Femenil, Loyola Marymount University student chapter
April 1980	Conference Co-Coordinator, Californios for Fair Representation
1981-82	Corresponding Secretary, Comision Femenil Mexicana Nacional
1982-84	Awarded National Hispanic Fellowship in Public Administration while attending graduate school at UC Riverside
1984-85	Member, Hispanic Consumer Advisory Panel, Southern California Gas Company
1984-89	Vice President, Membership Chair, Historian, Legislative Chair, Chapter Representative to national board, Comision Femenil de Los Angeles
1985	Mentor, Puente Project of East Los Angeles Community College - mentored Latina student
1986	Member, Hispanic Affiliates Program, Los Angeles Department of Water and Power
1988	Volunteer, Southwest Voter Registration Drive in East Los Angeles
1988	Graduate, Mexican American Legal and Education Fund Leadership Development Program, Class IX
1989	Participant, Meeting with State Legislators on Latina issues
1989-90	Southwest Regional Chair, Comision Femenil Mexicana Nacional
1990	Graduate, National Hispana Leadership Institute (inlcudes one week training at Center for Creative Leadership and one week at Harvard School of Government in Mid-Managment Program)
1990	Secretary, Professional Hispanics in Energy
1990-91	Affirmative Action Chair, National Women's Political Caucus, Los Angeles Metro Region
1990-92	President, Comision Femenil Mexicana Nacional

1990-present	Board member, childwatch, Adolescent Pregnancy Prevention Coalition
1991	Member, Los Angeles Latino Leaders Coalition on Redistricting
1992	Coordinator, National Hispanic Leadership Agenda Testimony in Los Angeles, Housing and Health Issues.
1998	Honoree, Woman's History Month, Comision Femenil de Los Angeles, Honored for Work in Community Development .

LOS ANGELES TIMES Los Angeles Times THURSDAY, NOVEMBER 19, 19

Nuestro Tiempo

A Bilingual Section / Una Sección Bilingüe

■ Maggie Cervantes is determined to turn an old downtown hotel, at 4th Street and Columbia Avenue, into a home for 60 teen-age mothers and their children. Cervantes, 34, is executive director of the nonprofit development group New Economics for Women, which has received a $4-million grant from the Los Angeles Community Redevelopment Agency to renovate the Hotel Cortez. Many teen-age mothers "don't have the supportive services that they need," Cervantes said, adding that many come from abusive families. The teen-agers will get training in parenting skills and child care so they can attend high school. "We're trying to break the cycle of poverty and abuse," said Cervantes, who is originally from East L.A. and who for the past two years was president of Comisión Femenil Mexicana Nacional.

Maggie Cervantes

■ **Maggie Cervantes** está empeñada en convertir un viejo hotel del centro urbano, en el cruce de la Calle 4 y la Avenida Columbia, en un hogar para 60 madres adolescentes y sus hijos. Cervantes, de 34 años de edad, es directora ejecutiva del grupo no lucrativo de desarrollo New Economics for Women, que ha recibido una subvención de $4 millones de la Agencia de Desarrollo Comunitario de Los Angeles para renovar el hotel Cortez. Múchas madres adolescentes "no tienen los servicios de apoyo que necesitan", explicó Cervantes, al agregar que muchas de ellas han sido blanco de abusos por sus parientes. Las adolescentes recibirán capacitación sobre cómo ser mejores madres, así como servicios de cuidados infantiles que les permitan cursar estudios de escuela secundaria. "Tratamos de romper el ciclo de pobreza y abuso", afirmó Cervantes, quien es oriunda del Este de Los Angeles y presidió por dos años la Comisión Femenil Mexicana Nacional.

—NANCY ZUBIRI

City of Los Angeles
State of California

RESOLUTION

WHEREAS,

Maggie Cervantes

HAS SERVED AS PRESIDENT OF COMISION FEMENIL MEXICANA NACIONAL FROM 1990-1992 AND ACTIVELY WORKED FOR THE BETTERMENT OF LATINAS AND THEIR FAMILIES NATIONWIDE; AND

WHEREAS, CFMN HAS A LONG STANDING COMMITMENT SPANNING OVER TWENTY YEARS TO IMPROVE THE QUALITY OF LIFE FOR CHILDREN AND YOUTH. UNDER MAGGIE'S LEADERSHIP CFMN SPEARHEADED SEMANA DE LA NIÑA (WEEK OF THE YOUNG GIRL) AND HOSTED A SERIES OF EVENTS THAT PROMOTED AND ADDRESSED CHILDREN AND YOUTH ISSUES; AND

WHEREAS, HER MAJOR ACCOMPLISHMENTS HAVE INCLUDED PARTICIPATION IN BRIEFING SESSIONS BY THE MEXICAN GOVERNMENT ON A POSSIBLE FREE TRADE AGREEMENT BETWEEN MEXICO AND THE UNITED STATES, CO-HOSTING THREE WOMEN FROM THE NEWLY FORMED COMMONWEALTH TO DISCUSS FEMINISM AND DIVERSITY; AND

WHEREAS, SHE CONTINUED TO STRENGTHEN THE RELATIONSHIP BETWEEN CFMN AND ITS CHAPTERS AND TO CONDUCT OUTREACH AND ADVOCACY ON LATINA ISSUES IN THE AREAS OF REDISTRICTING, REPRODUCTIVE RIGHTS AND POLITICAL EMPOWERMENT; AND

WHEREAS, MAGGIE JOINED THE NATIONAL WOMEN'S POLITICAL CAUCUS AND SERVED AS CHAIR OF THE AFFIRMATIVE ACTION COMMITTEE TO INSURE ECONOMIC EQUITY FOR WOMEN; AND

WHEREAS, AS A MEMBER OF THE LOS ANGELES LATINO LEADERS COALITION ON REDISTRICTING, SHE TESTIFIED BEFORE THE STATE SENATE AND THE SPECIAL MASTER COURT ON ISSUES RELATED TO THE LATINO COMMUNITY; AND

WHEREAS, MAGGIE HAS DEDICATED HERSELF TO IMPROVING THE QUALITY OF LIFE FOR THE LATINO COMMUNITY WHILE COORDINATING THE NATIONAL HISPANIC LEADERSHIP AGENDA TESTIMONY IN LOS ANGELES ON HOUSING AND HEALTH ISSUES; AND

WHEREAS, SHE HAS BEEN AN ADVOCATE ON BEHALF OF THE NEEDS OF ADOLESCENTS. MAGGIE HAS PROVIDED HOPE FOR MANY YOUNG WOMEN WHO NEED JOB DEVELOPMENT, FAMILY SUPPORT, OPPORTUNITIES FOR PEER SUPPORT AND INTERACTION. SHE SERVED AS A BOARD MEMBER FOR CHILDWATCH, ADOLESCENT PREGNANCY PREVENTION COALITION; AND

WHEREAS, SHE HAS MASTERED HER MANAGEMENT AND ADMINISTRATIVE SKILLS BY PLANNING SUCCESSFUL NETWORKING STRATEGIES WITH ORGANIZATIONS THAT SERVE LATINAS, THEIR FAMILIES AND THEIR WORK ENVIRONMENTS NATIONWIDE; AND

WHEREAS, MAGGIE IS THE EXECUTIVE DIRECTOR OF NEW ECONOMIC FOR WOMEN, A LOS ANGELES BASED NONPROFIT ECONOMIC DEVELOPMENT CORPORATION FOUNDED BY THE LEADERSHIP OF COMISION FEMENIL MEXICANA NACIONAL:

NOW, THEREFORE BE IT RESOLVED THAT BY THE ADOPTION OF THIS RESOLUTION, THE CITY COUNCIL OF THE CITY OF LOS ANGELES TAKES GREAT PLEASURE IN PUBLICLY RECOGNIZING MAGGIE CERVANTES FOR HER LEADERSHIP ROLE IN THE NATION'S LEADING LATINA FEMINIST ORGANIZATION AND HEREBY WISHES HER TREMENDOUS SUCCESS.

RESOLUTION BY

Councilman 14th District

I HEREBY CERTIFY that the foregoing resolution was adopted by the Council of the City of Los Angeles at its meeting held August 26, 1992.

President of the Council

SECONDED BY

Councilman 1st District

ATTEST:

City Clerk

Leticia Andueza

11426 Parker Avenue, Whittier, CA

Leticia.gorbea@gmail.com (213) 923-7747

Experience

Associate Executive Director

New Economics for Women (November 2013 – Present)

- Report to the Executive Director, responsible for enhancing the internal organization processes and infrastructure that allow New Economics for Women to effectively fulfill its mission, as well as engage externally with key constituencies.
- Provide operational and programmatic support to the organization
- Oversee business policies and accounting practices
- Review and analyze financial reports; provide overall financial oversight and monitoring
- Support and advise the Executive Director in decision making
- Lead and support organizational budgeting process
- Manage and oversee Human Resources
- Oversee administrative functions and government-funded educational programs.

Director of Administration/Educational Programs

New Economics for Women (May 2009-November 2013)

- Responsible for the overall administration, coordination and evaluation of the Administration, Human Resources and Technology functions of the organization
- Review and present recommendations to the Executive Director regarding personnel and administrative policies, procedures, and best practices
- Responsible for organization compliance with Federal and State legislation pertaining to all employment matters
- Serve as the Equal Employment Opportunity and Safety Officer
- Responsible for the general supervision of the Administration, Human Resources, and Technology personnel
- Responsible for the overall administration of three government-funded educational programs (after-school, child passenger safety and technology literacy)
- Responsible for the development of partnerships/strategic alliances with key stakeholders to enhance the implementation of community educational programs
- **Ensure program compliance, efficiency and effectiveness**
- Monitor program budgets and lead fundraising activities

Human Resources/Operations Manager

New Economics for Women (October 2004-2009)

- Directed a group of functions for the organization including: Human Resources, Information Technology, and Office Services
- Participated as a member of the senior management team in the development and implementation of organization-wide policies and programs
- Managed department budgets

Intern

City of Montebello, Crime Prevention Bureau (February 2004-June 2004)

- Assisted Crime Analyst with reports and community meetings
- Participated in the day-to-day operations and activities of the City of Montebello, 2004 Graffiti Task Force
- **Conducted research and analysis in concert with the City Administrator's office** surrounding graffiti and gang activity to develop and execute an education campaign for youth

Board of Directors, Secretary

Greenwood Community Association in Action (GCAA) (lanuary 2005-2009)

City of Montebello, CA

- Assured all actions related to and adhered to the mission of the organization
- Governed the organization by establishing policies and objectives
- Ensured the availability of adequate financial resources
- Approved annual budgets
- Administered the operations of the organization's Tutor/Mentor After-School Program

Education

Bachelor of Arts, Public Administration 2004
California State University, Fullerton, CA

New Economics for Women

Alicia Matricardi, Esq.

Alicia Matricardi serves New Economics for Women (NEW) as General Counsel and the Director of Real Estate.

At NEW, Alicia oversees all real estate development activity including site acquisition, securing financing and leading the development team. She has experience in management of NEW's $200M real estate portfolio, as well as direct oversight and supervision of NEW's active participation in the predevelopment and/or construction of another 354 units of housing in the next 2 years alone. She directs NEW's Neighborhood Stabilization Program efforts, including administration of NEW's $24.7M federal allocation of NSP program dollars towards economic investment and transformation of blighted and dilapidated sites throughout Los Angeles and in Denver, Colorado into mixed-use and affordable housing opportunities for working families. Alicia has 10 years of transactional real estate development experience representing developers and commercial entities in all transactional aspects of real estate development. Alicia represents small to publicly-traded organizations in SNDAs, estoppels, lease agreements, development agreements, and contract negotiations and as general and outside counsel to various corporations through her private legal practice.

As a former Project Manager to NEW, Alicia has a wealth of experience in single-family home rehabilitation and development. She worked in conjunction with the Real Estate Development Team to support the financing, acquisition and rehabilitation of 30+ single-family homes in South Los Angeles, and helped to qualify first-time homebuyers for their purchase. She raised $1.2M for the organization in grant funding, and served as the Manager of Homeownership Programs for NEW for two years before leaving the organization to earn her law degree. As the Manager, she oversaw a staff of four in the performance of Homeownership and Smart Consumer Program courses, and directed NEW's homeownership pipeline by working with client families as they made the transition from renters to homeowners.

Alicia earned her J.D. from Southwestern University School of Law, and her B.A. from the University of California at Berkeley in American Studies in Affordable Housing Development with a Minor in Public Policy. She was a 2005 Hagwell Scholar award winner for her work in environmental justice and transportation law, and her law review article was published in 2006 in the *Journal of Transportation Law and Policy* for her piece: "Los Angeles Missed the Bus: *Lessons in Transportation Equity*."

Alicia is a member of the National Association of Latino Community Asset Builders' 2015 Fellowship Program. She is a licensed California Real Estate Broker and graduate of the USC Marshall School of Business Real Estate Finance and Development Summer Program in Real Estate in 2003. She performs national presentations on real estate development and community development finance. She is a founding Board Member of Equitas Charter Academy, and a former public appointee of the City of West Hollywood Westside Task Force.

In 2015, Alicia was named Outstanding Young Real Estate Attorney of the Year by the Los Angeles Bar Association's Real Property Section. Alicia is General Counsel for the Latina Golfers Association of Southern California.

ALICIA BONTÁ MATRICARDI

Admitted to practice law in California and All Federal Districts

Matricardi Law * P.O. Box 35-1776
Los Angeles, California 90035-1776

213.207.6529
alicia@matricardilaw.com

EXPERIENCE

NEW ECONOMICS FOR WOMEN (NEW) — Los Angeles, CA
GENERAL COUNSEL AND DIRECTOR OF REAL ESTATE — May, 2013 - *present*
General Counsel for a non-profit economic development organization in Los Angeles. Drafting, negotiation and review of all real estate transactional matters. Management of a federal grant for the purchase, complete rehabilitation and sale of blighted properties throughout Southern California and the sale to first-time homebuyers. Review and audit of all real estate partnership agreements and review of all financing for construction and management of affordable rental housing units.

MATRICARDI LAW — Los Angeles, CA
SOLE PRACTITIONER — June, 2008 - *present*
Transactional and litigation civil practice in general business and real estate law, intellectual property and entertainment contracts. Performance as General Counsel and/or Real Estate Counsel for various business clients. Creation of joint venture real estate development agreements, purchase and sales, and commercial real estate contracts including commercial and retail leases from both landlord and tenant perspectives. Advise and perform business structuring of private and tax-exempt organizations. Drafting and review of licensing agreements, management and general employment contracts. Performance of copyright and trademark filings, and analysis of IP rights relevant to tech start-ups. Develop litigation strategy for small business claims and contract disputes. Civil litigation experience in law and motion, including writing of complaints, discovery requests and responses, motions, notice of hearings, draft judicial orders, briefs, etc.

UPDATE LEGAL — Los Angeles, CA
CONTRACT ATTORNEY — December, 2006 – June 2012
Contracted attorney for O'Melveny & Myers, LLP, and Miller Barondess, LLP, in their commercial litigation departments. Substantive review of documents in response to requests for discovery in twelve high-profile federal cases including anti-trust, corporate mergers, and intellectual property disputes in copyright, trademark, and internet law. Assigned contract analysis and development of case strategy memos to advise litigation team, deposition outlines summaries, and witness preparation.

AMERICAN BOARD OF TRIAL ADVOCATES (ABOTA) — Los Angeles, CA
LEGAL FELLOW — September - November 2006
Participant in competitive litigation fellowship with mentorship from senior partners at LaFollette, Johnson, DeHaas, Fesler & Ames; Glickman & Glickman; and Los Angeles Criminal Court Judge Dorothy Reyes.

OFFICE OF ROCKARD J. DELGADILLO, CITY ATTORNEY OF LOS ANGELES — Los Angeles, CA
LEGAL INTERN — June - August, 2005

Wrote legal memoranda regarding the City and Community Redevelopment Agency's ability to use the power of eminent domain in light of the Supreme Court's decision in *Kelo v. City of New London*. Reviewed land use patterns surrounding recycling centers to review enforcement options

and nuisance abatement strategies.

STATE OF CALIFORNIA DEPARTMENT OF MANAGED HEALTH CARE Los Angeles, CA
LEGAL INTERN June – August 2004
Substantive review of material modification requests from Knox-Keene licensed health plans to deliver managed healthcare services to Californians. Wrote correspondence between the Department and health plans to address material modifications to Knox-Keene licenses. Reviewed requests to expand service area and modify produce lines, advertise services and release publications regarding health plan benefits to plan enrollees.

NEW ECONOMICS FOR WOMEN (NEW) Los Angeles, CA
PROJECT MANAGER, FUND DEVELOPMENT MANAGER August, 2000 - July, 2003
Chief grantwriter for a non-profit economic development organization in Los Angeles. Raised $2.1 million for the organization over three years for various social-services programs from public and private sources. Project Manager for the redevelopment of a 30,000 sq. ft. property in Pico-Union Los Angeles to become an economic development center. Developed capital campaign, development agreements for leasing and joint venture partnership involvement, including creation of business incubation services, primary health services and office space for various nonprofit tenants.

CENTER FOR LATINO POLICY RESEARCH Berkeley, CA
SENIOR RESEARCH CLERK September 1997 - July 2000
Performance of administrative duties, copy editing and event planning for dissemination of information regarding public policy affecting Latinos in California. Assisted in issue identification and policy research/analysis for the Center's primary research team.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Washington, D.C.
INVESTIGATIVE INTERN, DEPARTMENT OF FAIR HOUSING September - December 1999
Conducted legal research on behalf of staff attorneys. Wrote inter-office memoranda for staff attorneys regarding possible courses of action for fair housing complaints received by the department. Analyzed and researched complaints and wrote summaries of civil rights violation allegations lodged against public housing localities throughout the Department's territories.

EDUCATION

SOUTHWESTERN UNIVERSITY SCHOOL OF LAW Los Angeles, CA
JURIS DOCTOR

2006

HIGHEST HONORS AWARD RECIPIENT, Southwestern University Environmental Justice Seminar

2005

HAGMAN SCHOLAR AWARD, UCLA Extension Land Use and Real Estate Law Conference

2004

UNIVERSITY OF SOUTHERN CALIFORNIA Los Angeles, CA
SUMMER PROGRAM IN REAL ESTATE DEVELOPMENT (School of Policy, Planning and Development) 2003

UNIVERSITY OF CALIFORNIA AT BERKELEY
BACHELOR OF ARTS 2000
MAJOR: American Studies in Urban Planning and Management

MINOR: Public Policy
CAL ALUMNI SCHOLARSHIP, MERIT SCHOLARSHIP

PUBLICATIONS **JOURNAL OF TRANSPORTATION LAW, LOGISTICS AND POLICY** Fourth Quarter Edition 2006
AUTHOR, Law Journal Article: *"Los Angeles Missed the Bus: Lessons in Transportation Equity"*

ACTIVITIES

GENERAL COUNSEL AND MEMBER, Latina Golfers Association	2010 - *present*
LICENSED CALIFORNIA BROKER	2012 - *present*
APPOINTED BOARD MEMBER, EASTSIDE TASK FORCE, City of West Hollywood	2013
MEDIATOR, Trained by the Center for Civic Mediation	2012
FOUNDING BOARD MEMBER, Equitas Academy Charter Elementary School	2008-2009
LAW STUDENT LIAISON, Public Utilities, Communications and Transportation Section of the American Bar Association	2005-2006
BOARD MEMBER, Marlborough School 15Y Alumni Board of Directors	2004-2007
MEMBER, California Women Lead	
MEMBER, Los Angeles Bar Association	
MEMBER, Southern California Golf Association	

LANGUAGE SKILLS: SPANISH FLUENCY

Alicia Matricardi, Esq.
Matricardi Law
Phone. 213.207.6529 * E-mail. alicia@matricardilaw.com

New Economics for Women

Cheryl Bates

Cheryl Bates has over 38 years of experience in escrow, real estate finance and property management. At NEW, Ms. Bates's current capacity is Project Manager of the National Stabilization Program (NSPII). She brings extensive Real Estate expertise as well as long-term strategic planning which has benefited the NSPII program and enabled NEW to fulfill its programs goals. With her experience in escrow and real estate finance she is able to coordinate the acquisition and disposition process of over 50 properties

Bates' other successes have included, Enterprise Foundation, a development partner for the Enterprise Home , which Cheryl earned the award of "Affiliate of the Year". She was Project Manager of the Ownership Partners (EHOP) program and was Financial Development Officer for Los Angeles Housing Department, City of Los Angeles. Cheryl was also responsible for the loan closings for the Department's successful Ghost Town Finance Unit. The unit provided $190 million for the rehabilitation of 6,700 housing units

Cheryl has earned Trade Tech College, Los Angeles CA, Associates of Arts in Finance Development, Certificate of Completion for USC Marshall School of Business
Real Estate Finance and Development
Certificate of Completion in Project Management from Cal State University
Pasadena Community College and El Camino for Escrow I, II and III
Certificate of Completion in Real Estate Practices and Principals
Certificate in Investment Partnership Program by U.S. Housing & Urban Development

Cheryl A. Bates
1309 Solita Road
Pasadena, California 91103
(626) 398-1882

New Economics for Women (New Capital)

303 South Loma Drive, Los Angeles, California 90017

Project Manager
April 2000 to Present

- **Preparation of financial feasibility analyses for potential affordable housing sites and developments**
- **Preparation of loan, grant and low income housing tax credit applications**
- **Coordinating activities with public and private lenders to secure acquisition, construction and permanent financing for residential and multifamily projects**
- **Coordinate activities with architects, consultants, contractors, and property managers**
- **Works with and representing NEW before public agencies, elected officials, community groups and financial institutions**
- **Assists with on-going project management and operations of development**
- **Coordinates the escrow process for acquisition and dispositions**
- **Maintains vendor relationships**
- **Assists with records management activities**
- **Processes all invoices as related to real estate department activities**

BST Escrow, Inc.

Escrow Officer
April 98-April 2000

- **Developing and Maintaining an Escrow Desk.**
- **Reviewing purchase agreements and contracts and implementing them into Escrow Instructions.**
- **Coordinating opening and closing of escrow files.**
- **Maintaining daily contact with various lenders, title companies, insurance agencies and real estate agents.**
- **Responsible for maintaining filing system including archiving records as necessary**
- **Made understandable, convincing, persuasive oral and written presentations of complex escrow data to large groups including various board meetings.**
- **Required excellent communication skills to interface with the marketing and customer relationships**

City of Los Angeles

Financial Development Officer
9/94-4/98

- **Responsible for planning, coordinating, and reviewing all aspects of the Housing Development Division financing, rehabilitation and construction process**
- **Responsible for the closings for the Department's successful Ghost Town Finance Unit established following the 1994 Northridge Earthquake. The Unit provided $190 million for the rehabilitation of 6,700 housing units**

- Extensive loan application analysis through negotiation and approval of documentation to on-going compliance during the development phase of the project
- Reviewing all real estate transactions and related documentation, including purchase agreements, escrow instructions and title reports
- Reviewing government ordinances and permits for conformance with project objectives and requirements
- Performing escrow duties including preparation of loan documents, closing of loan escrow transactions and title work
- Served as liaison between LAHD and the City Attorney's Office

Team Equity Mortgage Corporation

Escrow Officer
11/91-9/94

- Managed the operations of the Escrow Department
- Provide administrative support to Executive Officers
- Responsible for maintaining filing system including archiving records as necessary
- Hire supervise, and train personnel
- Conducted training classes regarding escrow procedures with loan agents
- Setup and managed work flow
- Developed and maintained a large volume escrow desk
- Maintained daily contact with outside lenders, title companies and loan officers
- Maintained supplies and equipment for escrow department
- Develop and maintain procedures for operational matters and ensure proper staff notification of new procedures

CB Escrow Consultants

Escrow Officer/Consultant
11/90-10/91

- Self employed business entailing escrow services for Real Estate Broker owned real estate offices
- Heavy public relations interactions
- Responsible for each brokers escrow files from start to finish
- Handled accounting and administrative duties
- Large phone and client contact
- Assisted with completing loan applications and various forms
- Developed procedures manuals and training modules for secretarial staff
- Maintained supplies and equipment for various offices

BST Escrow, Inc.

Escrow Officer
3/86-1/90

- Developed and maintained a full escrow desk.
- Exercised considerable independent judgment
- Considerable client contact by phone and visits
- Public relations work on an ongoing basis
- Made understandable, convincing of persuasive oral and written presentations of complex escrow data to large groups including various board meetings
- Required excellent communication skills to interface with the marketing and customer relations

View Heights Escrow, Inc.

Manager/Escrow Officer
1/84-3/86

- Responsible for supervising employees engaged in the escrow processing including two additional escrow officers.
- Maintained a large volume escrow desk handling all types of escrow transactions
- Exercised considerable independent judgment
- Responsible for performing the full range of supervisory activities including application of discipline, processing and resolution of grievances and evaluation performance
- Required excellent communication skills to interface with the marketing and customer relations
- Made several presentations, both orally and written to various board meetings
- Day-to-Day troubleshooting and finding resolution to situations affecting operations
- Plan and conduct new employee orientation and assist with completion of new employee paperwork
- Provide explanations of company policies, procedures and benefits

Quality Escrow, Inc.

Escrow Officer
9/80-1/84

- Responsible for escrow transactions from start to finish.
- Interfaced with marketing and customer relations
- Required excellent oral and written communications

EDUCATION

Pasadena Community College, Pasadena, California
Currently in pursuit of Associates of Arts Degree in Business

1973-1976 El Camino College
Certificate of completion of escrow 1, 2 and 3
Certificate of completion in Real Estate practices and principles

Regional Occupational College 1972-1973
Certificate of completion in office equipments and procedures

CERTIFICATES OF COMPLETIONS

Exec Train
Certificate of completion in Quattro Pro for Windows 5

U.S. Department of Housing and Urban Development
Certificate in Investment Partnership Program

COMPUTER SKILLS

Computer literate

COMMUNITY ACTIVITIES

1996-present
Board Member and current Secretary of Impact Drug and Alcohol Treatment Center

References available upon request

ROMEO P. REYES
16900 S. HOOVER ST., GARDENA, CA. 90247
(310) 769-1128 CELL PHONE (310) 951-8571
rreyes@neworg.us

WORK EXPERIENCE

- Prepared financial statements and audit packages for multiple corporate and partnership entities.
- Analyzed overhead spending and prepared variance reports between budget versus actual.
- Developed extensive Excel spreadsheets used to analyze various schedules. Modified and streamlined spreadsheets used in the preparation of corporate board of directors' packages.
- Maintained general ledgers and analyzed operating activities for multiple entities.
- Monitored and ensured all fee payments/collections are made on a timely basis and other agreements are being adhered to.
- Supervised Staff Accountants including training and evaluations.

EMPLOYMENT HISTORY

August, 1997 to present	Director of Finance New Economics for Women
January, 1992 to July, 1997	Accountant Residential Communities Inc.
November, 1990 to December, 1991	Accountant Acqua Group, Inc.
February, 1981 to October, 1990	General Ledger Supervisor Angeles Corporation

EDUCATION

University of Santo Tomas, Manila, Philippines
Bachelor of Science in Commerce, Major in Accounting

Other Skills:

Proficient in Excel, Word, Yardi Professional, AccPac Plus, ATBWU, IBM System 36

SANDRA E. ENG

P. O. BOX 6121
ROSEMEAD, CA 91770

EXPERIENCE:

Records Manager June 1997 - Present
New Economics for Women
Los Angeles, California

Records Manager for residential and commercial real estate/economic development nonprofit corporation. Responsible for overseeing and maintaining the corporation's Master Files. Specific duties include:

- Developing filing systems which are most efficient for each future department's/ program's/ project's needs
- Educating staff responsible for files on how filing system works and how to maintain files
- Developing records management standards, especially in regard to historical and archival records
- Developing policies and procedures manual
- Reviewing and organizing previously existing files
- Organizing and maintaining current entity/project files
- Creating permanent original "Closing Binders" for current real estate acquisition and loan closings
- Creating and keeping accurate file and Master File Lists
- Updating file lists periodically on computer and server
- Storing "retired" files and destroying obsolete files after consultation with Executive Director/CEO
- Making and maintaining lists of files in storage for future reference

Additional other ongoing and as needed duties include:

- 60% of work supporting Real Estate Development
- Assisting General Counsel and Director of Real Estate Development in preparing proposals for potential real estate development projects/funding
- Handling temporary work overloads, urgent work and special assignments as requested by Executive Director or other Department Supervisors on an "as needed" basis
- Working with Executive Director in temporarily tracking and maintaining "Insurance Tickler" and insurance policies; renewing, canceling or obtaining new policies as needed
- Some administrative assistant work/clerical support as needed
- Day-to-day troubleshooting: Emergency information requests and special requests

Previous other duties included assisting Human Resources Director in:

- Revising and updating new employees packages
- Completing and submitting insurance enrollments/changes, terminate employee insurance coverage, COBRA notifications
- Revising, monitoring issuance/acknowledgement of policy memos to employees
- Revising and updating employment application forms
- Compiling and maintaining personnel records files
- Auditing and monitoring employment certifications (I-9's)

Administrative/Executive Assistant July 1994 – May 1996
Sierra Pacific Land Company
Los Angeles, California

Assistant to President and executive staff for real estate development and general contractor firm. Supplied administrative and clerical/secretarial support. Duties included writing general correspondence, phones, assisting in the preparation of acquisition/loan/construction documentation and creating/maintaining general office/ construction documentation files.

Executive Assistant/Administrative Assistant/Office Manager May 16, 1993 – June 30, 1994
Cityland Property Services
Los Angeles, California

Assistant to President and executive staff for real estate development and management firm. Supplied administrative and clerical/secretarial support. Duties included writing general correspondence, phones, assisting in the preparation of acquisition/loan documentation and creating/ maintaining general office/construction management documentation files.

Executive Assistant/Administrative Assistant/Office Manager September 1991 – April 30, 1993
Affordable Housing Associates
Los Angeles, California

Assistant to President and executive staff for real estate development firm. Supplied administrative and clerical/secretarial support. Duties included writing general correspondence, phones, assisting in the preparation of acquisition/loan documentation, creating/maintaining general office/construction documentation files, creating/ maintain-ing company forms such as check request, fax cover sheets, etc., and ordering office supplies.

Consultant February 1990 – August 1991
New Economics for Women
Los Angeles, California

Provided executive, administrative, secretarial and clerical services for real estate/economic development nonprofit corporation. Services included writing general correspondence, phones, assisting in the preparation of acquisition/loan documentation, and creating/maintaining general office/project files.

Assistant to Executive Vice President/Assistant to Counsel/ Legal Secretary March 1985 – January 29, 1990
Century Pacific Investment Corporation
Los Angeles, California

Assistant to Executive Vice President and General Counsel for real estate investment banking firm involved in commercial, hotel and residential properties. Responsibilities included assisting with legal work related to acquisition documentation, HUD requirements for clearance, maintaining Transfer of Physical Assets Binders/Closing Binders, maintaining and updating legal library of company related issuances and amendments (prospectuses, private placement memorandums, SEC filings), writing general correspondence, and handling general information requests. Previous responsibilities included partnership amendments/filings, broker/dealer NASD/SEC compliance, general secretarial support.

Assistant to Director of Project Development/Assistant to Counsel March 1982 – March1985

Associated Financial Corporation
Pacific Palisades, California

Assistant to officer in charge of Government Compliance and Project Development Divisions for a full service real estate firm engaged in residential (low income and conventional) and commercial (hotel and office building) real estate syndication. Responsibilities included assisting in the preparation of acquisition documentation and general secretarial support.

Legal Secretary 1980 – 1982

United States Department of Housing and Urban Development (HUD)
Los Angeles, California

Receptionist for Office of Area Counsel/HUD Los Angeles Area Office which duties included general office duties/answering all incoming phone calls. Also, Legal Secretary assigned to four staff attorneys. Responsibilities included: Assisting attorneys in reviewing and preparing construction documentation; bond and conventional real estate financing; condominium, multifamily residential and subdivision closing documentation; foreclosures; bankruptcy matters; property management and oversight issues; maintaining and reorganizing office project files.

EDUCATION:

Eastern Washington State College, Cheney, Washington
Bachelor of Science – June 1972

Kinman Business University, Spokane, Washington
Diploma – June 1975

SKILLS:

Typing
Computer Literate (Microsoft; Excel; Lotus 1, 2, 3)
Writing general correspondence
Drafting simple agreements, amendments
Proofreading
Filing
Organizing

REFERENCES: Available upon request

BEATRIZ OLVERA STOTZER

Social Entrepreneur, Los Angeles, CA

Bea is an accomplished businesswoman, social entrepreneur, visionary, and pioneer in the economic development/asset building field. As CEO of New Capital LLC, she manages multi-million dollar portfolios of affordable housing, business, and economic development. New Economics for Women, a Latina economic development non-profit, was established through Bea's adeptness at navigating financial products. By leveraging an initial $97,000 grant into more than $280 million in investments, NEW developed 1800 units of single and multi-family affordable housing in low-income communities throughout Southern California; simultaneously creating business incubators and small business loan funds. She is currently spearheading the development of the Latina Wealth Index to measure wealth among immigrant Latina entrepreneurs.

With more than 30 years of thought-leadership experience, Bea has been recognized for her work on local, state, and national levels. She has served as a trusted advisor to the Clinton Administration, the Mayor of Los Angeles, the Aspen Institute, the Ford Foundation, and a host of local government, private, and independent sector organizations. As former Treasurer of the National Council of La Raza (NCLR) Board of Directors, she partnered with the CEO and CFO to deliver their strongest balance sheet in 15 years. Bea currently serves as a strategic advisor or executive board member for multiple national non-profits, foundations, and corporations, including: Banc of California and JP Morgan Chase, the National Association for Latino Community Asset Builders (NALCAB), Women's Policy Inc., Meet Each Need with Dignity (MEND), the Insight Center for Community Economic Development, and the Corporation for Enterprise Development (CFED). A lifelong advocate for economic opportunities for vulnerable women and families, Bea is resolute about increasing the role of women as leaders within the finance sector.

BEATRIZ OLVERA STOTZER

Social Entrepreneur, *Los Angeles, CA*

Bea is an accomplished business woman, social entrepreneur, visionary leader, and pioneer in the economic development/asset building field. As the CEO of New Capital LLC, she manages multi-million dollar portfolios of affordable housing, business and economic development. She is a passionate leader who combines her business acumen with her commitment to creating communities that allow underserved Latino families to thrive.

New Economics for Women, a Latina economic development non-profit, was established through Bea's adeptness at navigating financial products, leveraging an initial $97,000 grant into more than $280 million in investments, developed 1800 units of single and multi-family affordable housing in low-income communities throughout Southern California regions and matched-savings programs – Individual Development Accounts – in the country to help grow and protect family's assets. She is now spearheading the development of the Latina Wealth Index to measure wealth among immigrant Latina entrepreneurs.

An astute strategist, Bea is a sought-after national thought leader on domestic economic Policy. She serves as a strategic advisor and executive board member for national non-profits, foundations, and corporations. Her leadership skills and executive experience have been invaluable to setting the vision for several women owned companies and national non-profits. She serves as an advisory board member for Banc of California and JP Morgan Chase, and has served on a number of national boards including the National Association for Latino Community Asset Builders (NALCAB), Women's Policy Inc., the Insight Center for Community Economic Development, and the Corporation for Enterprise Development (CFED).

As former Treasurer of the National Council of La Raza (NCLR) Board of Directors, she partnered with the CEO and CFO to deliver the strongest balance sheet for NCLR in 15 years. In addition, she was chosen by her peers to lead a Special Committee to review program risks, and maximize assets performance. She also chaired the Finance Committee, directing the implementation of NCLR's investment portfolio, which has exceeded all benchmarks.

Fannie Mae named Bea one of its national James A. Johnson Community Fellows for her significant contribution to providing decent and affordable housing, education and consumer services in urban neighborhoods. She has received numerous awards including recognition from two California Governors and three Mayors from the City of Los Angeles. With over 25 years of experience, she has been recognized and served as a trusted advisor to the Clinton Administration, Mayor of Los Angeles, the Aspen Institute, the Ford Foundation, and a host of local government, private and independent sector organizations.

A lifelong advocate for economic opportunities for vulnerable women and families, Bea is resolute about increasing the role of women as leaders within the finance sector. When Bea is not helping organizations grow so they can provide a voice for the communities they serve, she enjoys spending time with her family and friends.

Sandra Villalobos

OBJECTIVE

To provide property management leadership with demonstrated excellence in sales growth, customer satisfaction, and operations management. Expert-level real estate strategist skilled at negotiation of lease contracts, strategic planning, business development. Skillful at establishing process improvements that advance performance levels and drive company objectives. Exceptional record of multi-unit management and improved customer satisfaction levels.

PERSONAL ATTRBUTES

- Exceptionally skilled professional with demonstrated excellence in building and driving superior operation success, and strategic planning.
- Expert level experience in managing operations for commercial, retail and residential properties.
- Champion at program/project development operations. Analytical, intuitive expert with proven record of reaching target customers and identifying emerging trends
- Delivers dynamic, charismatic, and straightforward leadership to the workplace environment with track record of excellence in client service management and business development

EXPERIENCE

Vice President of Operations NEWCapital, LLC – 2001 to Present

- Directs daily functions of finance, administration, human resources, and customer service.
- Provides overall management and direction to residential and commercial property operations, including management of staff, developing/controlling the budget, developing/implementing policies and procedures,
- participating in obtaining fund/grants, coordinating/integrating program with others in the organization
- Review all property management reports to ensure vacancy rates and standards are maintained
- Provide needs assessments to real estate development to ensure high quality affordable housing, commercial and industrial development
- Develop and implement Operational systems to improve efficiency and high quality customer service.
- Approve tenant conflict resolutions issues presented by Property Managers.
- Confer with attorney's to ensure prompt legal resolutions
- Negotiate contracts with outside vendors

CORE COMPETENCIES

- Property Management • Real Estate Management • Strategic Planning • Client Relations • Market Trends Forecasting • Negotiation • New Business Development • Team Leadership • Communications • Hospitality Management • Budget Management • Administrative Management Public Relations • Customer Service • Training & Development • Resource Optimization

CERTIFICATIONS

Investment in Excellence – Certified Facilitator

Yardi Advance User – Certified

Certified to operate TCPC Compliance, Asset Management, LISK, Yardi, and Section 8- HUD

AFILIATIONS

President of the Board of Directors

Westlake North Neighborhood Council

Board Member of the Board of Directors

Alliance High School

Ambasador

Red Cross –Los Angeles Chapter

Internal Revenue Service
District Director

Department of the Treasury

Date: May 17, 1990

Employer Identification Number:
95-3969029

Case Number:
950135020

Person to Contact:
Joseph A. Cunha

Contact Telephone Number:
(213)894-4170

Our Letter Dated:
June 22, 1987

Caveat Applies:
None

NEW ECONOMICS FOR WOMEN
379 So. Loma DR. STE. 1
Los Angeles, CA 90017

This modifies our letter of the above date in which we stated that you would be treated as an organization that is not a private foundation until the expiration of your advance ruling period.

Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Internal Revenue Code because you are an organization of the type described in section 509(a)(1)* . Your exempt status under Code section 501(c)(3) is still in effect.

Grantors and contributors may rely on this determination until the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1)* status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act that resulted in your loss of such status, or acquired knowledge that the Internal Revenue Service had given notice that you would be removed from classification as a section 509(a)(1)* organization.

If the heading of this letter indicates that a caveat applies, the caveat below or on the enclosure is an integral part of this letter.

Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,

Michael J. Edwards

District Director

P.O. Box 2350, Los Angeles, CA 90053
*170(b)(1)(A)(vi)

Letter 1050(DO) (Rev. 3-86)

State of California

OFFICE OF THE SECRETARY OF STATE

I, *MARCH FONG EU*, Secretary of State of the State of California, hereby certify:

That the annexed transcript has been compared with the record on file in this office, of which it purports to be a copy, and that same is full, true and correct.

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this

JAN 17 1985

March Fong Eu

Secretary of State

1328866

ENDORSED
FILED
In the office of the Secretary of State
of the State of California

JAN 17 1985

MARCH FONG EU, Secretary of State
Sharon K. Hawkins
Deputy

ARTICLES OF INCORPORATION

OF

NEW ECONOMICS FOR WOMEN

ARTICLE I

The name of this corporation is NEW ECONOMICS FOR WOMEN

ARTICLE II

This corporation is a nonprofit public benefit corporation and is not organized for the private gain of any person. It is organized under the Nonprofit Public Benefit Corporation Law of California for charitable and public purposes. The charitable and public purposes include:

(1) To improve housing, economic and social conditions of the residents of the East Los Angeles Community of Los Angeles County, including particularly members of the minority community and women head of households, who are substantially unemployed, underemployed, or whose income is below federal poverty guidelines; to foster and promote community-wide interest and concern for the problems of said residents to the end that (a) housing and economic opportunities may be intergrated and expanded; (b) the quality of life for low income persons, and particularly minority women head of households, may be enhanced; and (c) barriers to economic independence, whether incorporated into the built environment or in social structures, may be eliminated.

(2) To expand the opportunities available to said residents and groups to own, manage, and operate employment generating ventures or participate in job training in economically depressed areas; to assist said residents and groups in developing entrepreneurial and management skills necessary for the successful operating of business enterprises; and to assist said residents and groups in obtaining financial support from other sources.

(3) To expand opportunities available to said residents and groups to obtain adequate low-cost housing accommodations, as well as community support facilities, such as child-care, by constructing, rehabilitating, and providing decent, safe and sanitary housing designed to minimize gender or family status biases and located in Los Angeles County for persons and families of low-income who otherwise would not be able to find or afford a suitable place to live that accommodate work related and home activities; to help relieve the poor, distressed, and underprivileged by enabling them to secure decent shelter combined with economic development.

ARTICLE III

The name and address in this state of the corporation's initial agent for service of process is Beatrize Olvera Stotzer, 5417 Norwich Avenue, Van Nuys, CA 91411.

ARTICLE IV

A. The names and addresses of the persons who are to act as initial directors until the selection of the Board of Directors are:

NAME	ADDRESS
Rebecca Morales	473 Denslow Avenue Los Angeles, CA 90049
Beatriz Olvera Stotzer	5417 Norwich Avenue Van Nuys, CA 91411
Sandy Seranno-Sewell	379 So. Loma Drive Los Angeles, CA 90017

ARTICLE V

The authorized number and qualifications of members of the corporation, the classes of membership, if any, and the property, voting and other rights and privileges of the members shall be as set forth in the bylaws and the liability for dues and assessments and the method of collection, if any, shall be as set forth therein.

ARTICLE VI

A. This corporation is not organized nor shall it be operated for pecuniary profit and no part of this corporation's income or assets shall ever inure to the benefit of any director, officer or member of this corporation or to the benefit of any private individual. The property of this corporation is irrevocably dedicated to charitable and public purposes.

B. On the dissolution or winding up of this corporation, its assets remaining after payment of, or provision for payment of all debts and liabilities of this corporation shall be distributed to a nonprofit fund, foundation or corporation as organized and operated exclusively for charitable and/or

public purposes and that has established its tax exempt status under Section 501(c)(3) of the Internal Revenue Code and Section 23701(d) of the California Revenue and Taxation Code.

ARTICLE VII

A. This corporation is organized exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code. Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (i) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law), or (ii) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law).

B. No substantial part of the activities of this corporation shall consist of the carrying on of propaganda or otherwise attempting to influence legislation, nor shall this corporation participate in or intervene in (including the publishing or distributing of statements) any political campaign on behalf of any candidate for political office.

DATED: February 4, 1984

Sandra Serrano Sewell
SANDRA SERRANO SEWELL

Rebecca Morales
REBECCA MORALES

Beatriz O. Stotzer
BEATRIZ O. STOTZER

We declare that we are the persons who executed the above Articles of Incorporation, and that this instrument is our act and deed.

Sandra Serrano Sewell
SANDRA SERRANO SEWELL

Rebecca Morales
REBECCA MORALES

Beatriz O. Stotzer
BEATRIZ O. STOTZER

A389572

State of California

OFFICE OF THE SECRETARY OF STATE

CORPORATION DIVISION

I, *MARCH FONG EU*, Secretary of State of the State of California, hereby certify:

That the annexed transcript has been compared with the corporate record on file in this office, of which it purports to be a copy, and that same is full, true and correct.

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this

JUL 09 1990

March Fong Eu

Secretary of State

A389572

ENDORSED
FILED
In the office of the Secretary of State
of the State of California

JUL 3 1990

MARCH FONG EU, Secretary of State

CERTIFICATE OF AMENDMENT OF

ARTICLES OF INCORPORATION OF

NEW ECONOMICS FOR WOMEN

Beatriz O. Stotzer and Esther L. Valadez certify:

1. That we are the President of the Board and the Assistant Secretary, respectively, of NEW ECONOMICS FOR WOMEN, a California nonprofit corporation;

2. That there being no members of the corporation, the following amendment to the Articles of Incorporation has been approved by the Board of Directors:

Article II, (1) of the Articles of Incorporation shall be amended to read as set forth herein.

"To improve housing, economic and social conditions of the residents of the City and County of Los Angeles or such other communities as the Board of Directors may designate, including members of the minority community and women head of households, to foster and promote community-wide interest and concern for the problems of said residents to the end that housing and economic opportunities may be integrated and expanded. In furtherance of its objective, the corporation may acquire, rehabilitate, develop any/or construct, rental housing, either multifamily or single family to be rented to persons of low, very low or moderate income, and may take any actions or enter into any agreements which further this objective."

We declare under penalty of perjury under the laws of the State of California that the matters set forth herein are true and correct of our own knowledge executed as of this 31st day of May, 1990 at Los Angeles, California.

Beatriz O. Stotzer
President

Assistant Secretary

[CORP.NEW\COAOAOI]

State of California

OFFICE OF THE SECRETARY OF STATE

A444121

I, TONY MILLER, Acting Secretary of State of the State of California, hereby certify:

That the annexed transcript has been compared with the record of file in this office, of which it purports to be a copy, and that same is full, true and correct.

IN WITNESS WHEREOF,
I execute this certificate and affix the Great Seal of the State of California MAR 2 1 1994

Tony Miller
Acting Secretary of State

A444121

CERTIFICATE OF AMENDMENT OF

ARTICLES OF INCORPORATION OF

NEW ECONOMICS FOR WOMEN

ENDORSED
FILED
In the office of the Secretary of State
of the State of California
MAR 18 1994

TONY MILLER
Acting Secretary of State

Beatriz O. Stotzer and Maria Rodriguez certify:

1. That we are the President of the Board and the Vice President/Assistant Secretary, respectively, of NEW ECONOMICS FOR WOMEN, a California nonprofit public benefit corporation;

2. That there being no members of the corporation, the following amendment to the Articles of Incorporation has been approved by the Board of Directors:

Article VI, A. and B. of the Articles of Incorporation shall be amended to read as set forth herein.

"A. This corporation is not organized nor shall it be operated for pecuniary profit and no part of this corporation's income or assets shall ever inure to the benefit of any director or officer of this corporation or to the benefit of any private individual. The property of this corporation is irrevocably dedicated to charitable purposes.

B. On the dissolution or winding up of this corporation, its assets remaining after payment of, or provision for payment of all debts and liabilities of this corporation shall be distributed to a nonprofit fund, foundation or corporation as organized and operated exclusively for charitable purposes and that has established its tax exempt status under Section 501(c)(3) of the Internal Revenue Code and Section 23701(d) of the California Revenue and Taxation Code."

We declare under penalty of perjury under the laws of the State of California that the matters set forth herein are true and correct of our own knowledge executed as of this 25th day of February, 1994 at Los Angeles, California.

Beatriz O. Stotzer
President

Maria Rodriguez
Vice President/~~Assistant~~ Secretary

A0671095

State of California
Secretary of State

I, DEBRA BOWEN, Secretary of State of the State of California, hereby certify:

That the attached transcript of 1 page(s) has been compared with the record on file in this office, of which it purports to be a copy, and that it is full, true and correct.

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of

JAN - 4 2008

DEBRA BOWEN
Secretary of State

A0671095

CERTIFICATE OF AMENDEMNT OF

ARTICLES OF INCORPORATION OF

NEW ECONOMICS FOR WOMEN

ENDORSED - FILED
In the office of the Secretary of State
of the State of California

DEC – 5 2007

Beatriz O. Stotzer and Maria Rodriguez certify:

1. That we are the President and the Secretary respectively, of NEW ECONOMICS FOR WOMEN, a California nonprofit corporation; and

2. That there being no members of the corporation, the following amendment to the Articles of Incorporation has been approved by the Board of Directors:

Article II, (1) of the Articles of Incorporation shall be amended to read as set forth herein.

"To improve housing, economic and social conditions of the residents of the City and County of Los Angeles, the majority of the services shall be provided within the City of Los Angeles, including but not limited to, the communities of Mid-City, Westlake, Pico Union, San Pedro, and West San Fernando Valley, or such other communities as the Board of Directors may designate, including members of the minority community and women head of households, to foster and promote community-wide interest and concern for the problems of said residents to the end that housing and economic opportunities may be integrated and expanded."

We declare under penalty of perjury under the laws of the State of California that the matters set forth herein are true and correct of our own knowledge executed as of this 9th day of May, 2007 at Los Angeles, California.

President

Secretary

OFFICE OF THE SECRETARY OF STATE

A0676584

State of California
Secretary of State

I, DEBRA BOWEN, Secretary of State of the State of California, hereby certify:

That the attached transcript of 1 page(s) has been compared with the record on file in this office, of which it purports to be a copy, and that it is full, true and correct.

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of

MAY 8 2008

DEBRA BOWEN
Secretary of State

A0676584

ENDORSED - FILED
In the office of the Secretary of State
of the State of California

MAR 26 2008

CERTIFICATE OF AMENDEMNT OF

ARTICLES OF INCORPORATION OF

NEW ECONOMICS FOR WOMEN

Beatriz O. Stotzer and Joan Kradin certify:

1. That we are the President and the Treasurer respectively, of NEW ECONOMICS FOR WOMEN, a California nonprofit corporation; and

2. That there being no members of the corporation, the following amendment to the Articles of Incorporation has been approved by the Board of Directors:

Article II, (1) of the Articles of Incorporation shall be amended to read as set forth herein.

"To improve housing, economic and social conditions of the residents of the City and County of Los Angeles, the majority of the services shall be provided within the City of Los Angeles, including but not limited to, the communities of Mid-City, Westlake, Pico Union, San Pedro, and South San Fernando Valley, North East San Fernando Valley, or such other communities as the Board of Directors may designate, including members of the minority community and women head of households, to foster and promote community-wide interest and concern for the problems of said residents to the end that housing and economic opportunities may be integrated and expanded."

We declare under penalty of perjury under the laws of the State of California that the matters set forth herein are true and correct of our own knowledge executed as of this 19th day of March, 2008 at Los Angeles, California.

President

Treasurer

OFFICE OF THE SECRETARY OF STATE

State of California
Secretary of State

CERTIFICATE OF STATUS

ENTITY NAME:

NEW ECONOMICS FOR WOMEN

FILE NUMBER:	C1328866
FORMATION DATE:	01/17/1985
TYPE:	DOMESTIC NONPROFIT CORPORATION
JURISDICTION:	CALIFORNIA
STATUS:	ACTIVE (GOOD STANDING)

I, ALEX PADILLA, Secretary of State of the State of California, hereby certify:

The records of this office indicate the entity is authorized to exercise all of its powers, rights and privileges in the State of California.

No information is available from this office regarding the financial condition, business activities or practices of the entity.

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of January 10, 2017.

ALEX PADILLA
Secretary of State

RYM

THIS CERTIFICATE MUST BE POSTED AT PLACE OF BUSINESS

CITY OF LOS ANGELES TAX REGISTRATION CERTIFICATE

THIS CERTIFICATE IS GOOD UNTIL SUSPENDED OR CANCELLED

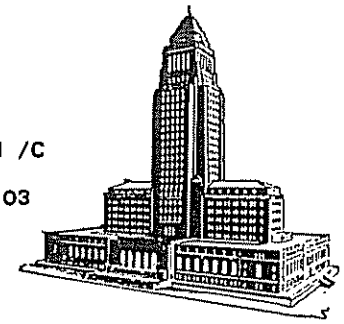
BUSINESS TAX

ISSUED: 12-16-00 E

ACCOUNT NO.	FUND	CLASS	DESCRIPTION	STARTED
824457-03	L	190	PROFS/OCCUPATIONS	05-17-90

ISSUED TO

NEW ECONOMICS FOR WOMEN /C
303 S LOMA DR
LOS ANGELES CA 90017-1103



ISSUED BY:

J. Michael Carey
CITY CLERK

NOTIFY THE CITY CLERK'S OFFICE IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS — 111 N. HOPE ST, RM L68, LOS ANGELES CA. 90012

FORM 2000 (rev.3/98) IMPORTANT - READ REVERSE SIDE

PLEASE READ ALL INFORMATION CAREFULLY

Sections 21.08(b) / 21.11.8(c) /21.7.6(4) Los Angeles Municipal code
"This business (or) payroll expense tax registration certificate (and/or) Transient Occupancy Registration Certificate signifies that the person named on the face hereof has fulfilled the requirements of Article 1 (or) Article 1.11 of Chapter II of the Los Angeles Municipal Code (and/or) the Uniform Transient Occupancy Tax Ordinance, by registering with the City Clerk for the purpose of paying business tax for the classification of business for which this certificate is issued (or) payroll expense tax (and/or) collecting from transients the Transient Occupancy Tax and remitting said tax to the City Clerk. This certificate does not authorize the person to conduct any unlawful business or to conduct any lawful business in an illegal (or) unlawful manner or to conduct within the City of Los Angeles the business for which this certificate has been issued, nor to operate a hotel, without strictly complying with all the provisions of the ordinances of said City (or) all local applicable laws, including but not limited to those requiring a permit from any board, commission, department or office of the City. **THIS BUSINESS (OR) PAYROLL EXPENSE TAX REGISTRATION CERTIFICATE (AND/OR) CERTIFICATE DOES NOT CONSTITUTE A PERMIT.** Any failure to comply with the requirements of Article 1 (or) Article 1.11 of Chapter II of the Los Angeles Municipal Code shall constitute grounds for suspension of this certificate."

This certificate is void upon any change of ownership or location. Annual taxes are due and payable January 1st each year and delinquent if not paid on or before the last day of February each year. Quarterly taxes are due and payable on the first day of January, April, July, and October of each year, and delinquent if not paid on or before the last day of the month due.

STATE BOARD OF EQUALIZATION NOTICE

Sales or use tax may apply to your business activities. You may seek written advice regarding the application of tax to your particular business by writing to the nearest State Board of Equalization office.

New Economics for Women

2017 Board of Directors

Thomas Burns
(Board President)
Managing Director
Urban Ventures Group, Inc.
tom@urbanventuresgroup.com

Beatríz Olvera Stotzer
(Board Vice President)
Chief Executive Officer
NewCapital, LLC
bstotzer@neworg.us

Joan Kradin
Senior Vice President
Greer Dailey, Inc.
joan@greendaily.com

Norma Edith Garcia-Gonzalez
Deputy Director of Planning & Development
Los Angeles County Department of
Parks & Recreation
gariane@yahoo.com

Stacy Brenner
Principal
Gonzalez, Quintana, Hunter & Cruz
Stacey@gqhlobby.com

Andrew Cheng
Senior IT Auditor
Live Nation Entertainment
chenzandrew@gmail.com

Miguel Escobar
(Board Treasurer)
President
Angelworks
Mescobar777@gmail.com

Lisa Trifiletti
(Board Secretary)
Trifiletti & Associates
lisa@trifiletticounsulting.com

Leo Estrada
Professor
University of California, Los Angeles
leobard@ucla.edu

Brianna J. Mircheff
Deputy Federal Public Defender
Office of the Federal Public Defender
Los Angeles
Brianna.mircheff@gmail.com

Maria L. Garcia
Executive Director
J.P. Morgan Chase
Maria.x4.garcia@chase.com

Natalie Samarjian
Attorney, Dickran Tevrizian Fellow
Neighborhood Legal Services of Los Angeles
County
nataliesamarijian@gmail.com

BYLAWS OF

NEW ECONOMICS FOR WOMEN

(A California nonprofit public benefit corporation)

ARTICLE I

NAME

Section 1. Name - The name of the corporation shall be NEW ECONOMICS FOR WOMEN

ARTICLE II

OFFICES

Section 1. The principal office for the transaction of the activities and affairs of the corporation is located in Los Angeles, California.

The Board of Directors may change the principal office from one location to another. Any change of location of the principal office shall be noted by the secretary on these bylaws in this Section or this Section may be amended to state the new location.

ARTICLE III

PURPOSE AND GEOGRAPHIC AREA OF OPERATION

Section 1. Scope of Services. The purposes of this corporation shall be:

(1) To improve housing, economic, and social conditions of residents of the City and County of Los Angeles, the majority of

the services shall provided with the City of Los Angeles, including but not limited to, the communities of Mid-City, Westlake, Pico Union, San Pedro, South San Fernando Valley, North East San Fernando Valley or such community as the Board of Directors may designate, including members of the minority community and women head of households, to foster and promote community-wide interest and concern for the problems of said residents to the end that housing and economic opportunities may be integrated and expanded.

(2) To expand the opportunities available to said residents and groups to own, manage, and operate employment generating ventures or participate in job training in economically depressed areas; to assist said residents and groups in developing entrepreneurial and management skills necessary for the successful operation of business enterprises; and to assist said residents and groups in obtaining financial support from other sources.

(3) To expand opportunities available to said residents and groups to obtain adequate low-cost housing accommodations, as well as community support facilities, such as child-care, by contructing, rehabilitating and providing decent, safe and sanitary housing designed to minimize gender or family status biases and for persons and families of low-income who otherwise would not be able to find or afford a suitable place to live that accommodates work-related and home activities; to help relieve the poor, distressed, and underprivileged by enabling them to secure decent shelter combined with economic development.

Section 2. Geographic Area of Operation. The majority of the services described in Article I, Section 1 of these Bylaws shall be provided within (i) the City of Los Angeles, including but not limited to, the communities of Mid-City, Westlake, Pico-Union, San Pedro, South San Fernando Valley, North East San Fernando Valley or such community as the Board of Directors may designate as low to moderate income communities.

Section 3. Dedication of Assets. This corporation's assets are irrevocably dedicated to charitable purposes. No part of the net earnings, properties, or assets of the corporation, on dissolution or otherwise, shall inure to the benefit of any private person or individual, or to any director or officer of the corporation. On liquidation or dissolution, all properties and assets remaining after payment, or provision for payment, of all debts and liabilities of the corporation shall be distributed to a nonprofit fund, foundation or corporation that is organized and operated exclusively for charitable purposes and that has establlised its exempt status under Internal Revenue Code section 501 (c)(3).

ARTICLE IV

MEMBERS

Section 1. This corporation shall have no members.

ARTICLE V

BOARD OF DIRECTORS

Section 1. General Powers. The business, property and affairs of the corporation shall be managed by a Board of Directors. The Board will have all powers that may be exercised by the corporation. The non-profit is not controlled, nor receives directions from individuals, or entities seeking profit from the organization.

Section 2. Number. The Board of Directors shall consist of at least three but no more than fifteen directors until changed by amendment to these bylaws. The exact number of directors shall be fixed, within those limits, by a resolution adopted by the Board of Directors. At least one-third of the Board of Directors shall represent low-income neighborhoods to be served, other low-income community residents, or elected representatives of low-income neighborhoods.

Section 3. Election and Term of Office. The directors shall be elected by the Board of Directors at their annual meeting. The directors shall be elected for a term of three years, except that the first Board of Directors shall by lot choose five of its members whose first term only shall be two years.

Section 4. Resignation. Any director may resign at any time by giving written notice to the secretary. Such resignation shall take effect at the time specified therein.

Section 5. Removal. A director may be removed by a majority vote of the entire Board of Directors at a regular or special meeting, the notice of which states such removal as a purpose. Removal of a director shall be effective upon the mailing of a written notice to the director who is removed.

Section 6. Vacancies. Any vacancy on the Board of Directors resulting from any cause may be filled by remaining members of the board, whether or not less than a quorum. A person who is elected to fill a vacancy shall serve as a director for the remainder of the term of office of the directors and until his or her successor is elected by the directors of the corporation.

Section 7. Schedule of Meetings. The annual meeting of the Board of Directors shall be held for the purpose of election of officers and the transaction of any other business properly coming before it on the second Tuesday in March each year unless the Board of Directors fixes another date. Other regular meetings of the board shall be held without notice at least bimonthly at such regular time as may be set by the Board of Directors.

Section 8. Place of Meetings. Meetings of the directors shall be held at the principal office of the corporation unless another place has been designated by the Board of Directors.

Section 9. Quorum. Thirty percent (30%) of the authorized Board of Directors shall constitute a quorum for the transaction of business. Except as otherwise provided in the Articles of Incorporation or the Bylaws, the acts of a majority of the directors present at a meeting of which a quorum is present shall be the acts of the Board of Directors.

Section 10. Action without Meeting. Any such action which might be taken at a meeting of the Board of Directors may be validly taken without a meeting of all of the directors provided that a majority of the board of directors shall individually or collectively sign a consent in writing to such action. Written consent may be obtained by any available form of electronic communication such as e-mail or fax. Such written consent or consents shall be filled with the minutes of the proceedings of the board directors. Any certificate or other document filed on behalf of this corporation relating to an action take by the board without a meeting shall state that the action was taken by written consent of the board of directors with a meeting, and that the bylaws of the corporation authorize the directors to so act.

Section 11. Compensation. No director shall receive any compensation for his services as a director unless such compensation is authorized by resolution of the Board of Directors. Directors may be reimbursed for any expenses of attendance at meetings of the Board or for Board business related

activities. Nothing herein contained shall be construed to preclude any director from serving the corporation in any other capacity and receiving compensation therefore provided such payment is not inconsistent with California Corporation Code Section 5233.

Section 12. Nonliability of Directors. Subject to the provisions of Chapter 2, Article 3, of the California Non-Profit Public Benefit Corporation Law, the directors shall not be personally liable for the debts, liabilities or other obligations of the corporation.

Section 13. Authority to Call Special Meetings. Special meetings of the Board of Directors for any purpose may be called at any time by the president, or any vice president, the secretary, treasurer or any two directors.

Section 14. Notice of Special Meetings. Notice of the time and place of special meetings shall be given to each director by one of the following methods: (a) by personal delivery of written notice; (b) by first-class mail, postage paid; (c) by telephone or other available form of electronic communication, either directly to the director or to a person at the director's office who would reasonably be expected to communicate such notice promptly to the director; or (d) by telegram, charges prepaid. All such notices shall be given or sent to the director's business or home address, electronic mail address or

telephone number as shown on the records of the corporation. Notice sent by first class mail shall be deposited into a United States mail box at least four days before the time set for the meeting. Notices given by personal delivery, telephone, any available form of electronic communication or telegraph shall be sent, delivered, telephoned, or given to the telegraph company at least 48 hours before the time set for the meeting. The notice shall state the time and place for the meeting. However, it need not specify the purpose of meeting, or the place of the meeting, if it is to be held at the principal executive office of the corporation.

ARTICLE VI

ADVISORY COMMITTEES

Section 1. Designation. The Corporation shall create advisory committees as may from time to time be designated by resolution of the Board of Directors. Such advisory committees may consist of persons who are not also members of the Board of Directors. These additional committees shall act in an advisory capacity only to the Board of Directors and shall be clearly titled as "advisory" committees.

Section 2. Establishment of Advisory Board for Affordable Housing Projects. The Board of Directors shall establish an advisory committee dedicated to the oversight of the design, site selection, development and management of affordable housing

projects for the Corporation. Such advisory committee shall be known as the "Oversight Advisory Committee."

Section 3. Composition of Oversight Advisory Committee. The Oversight Advisory Committee shall be composed of a minimum of three (3) people and at least 51% of the membership shall meet the following: (1) be low to moderate income residents of the Corporation's geographic area of operation; (2) reside in the low-income neighborhood within the Corporation's geographic area of operation; or (3) elected representatives of low-income neighborhood organizations within the Corporation's geographic area of operation.

Section 4. Selection. The members of the Oversight Advisory Committee shall be appointed by the Board of Directors.

Section 5. Resignation. Any member of the Oversight Advisory Committee may resign at any time by giving written notice to the Board of Directors. Such resignation shall take effect at the time specified therein.

Section 6. Removal. A member of the Oversight Advisory Committee may be removed by a majority vote of the Board of Directors at a regular or special meeting.

Section 7. Vacancies. Any vacancy on the Oversight Advisory Committee resulting from any cause may be filled by the Board of Directors at any time.

Section 8. Schedule of Meetings. The Oversight Advisory Committee shall hold an annual meeting for the transaction of any matter properly coming before it on the second Tuesday in March each year unless the Board of Directors fixes another date. Other regular meetings of the Oversight Advisory Committee shall be held at such regular time as may be set by the Board of Directors.

Section 9. Place of Meetings. Meetings of the Oversight Advisory Committee shall be held at the principal office of the Corporation unless another place has been designated by the Board of Directors.

Section 10. Compensation. No member of the Oversight Advisory Committee shall receive any compensation for his services unless such compensation is authorized by resolution of the Board of Directors. Nothing herein contained shall be construed to preclude any member of the Oversight Advisory Committee from serving the Corporation in any other capacity and receiving compensation therefore provided such payment is not inconsistent with California Corporation Code Section 5233.

Section 11. Nonliability of Members of Advisory Committees. Subject to the provisions of Chapter 2, Article 3, of the California Non-Profit Public Benefit Corporation Law and as otherwise provided by California law, the members of the Oversight Advisory Committee shall not be personally liable for the debts, liabilities or other obligations of the Corporation.

ARTICLE VII

OFFICERS

Section 1. Officers. The Officers of the corporation shall be a president, a vice president, a secretary and a treasurer. The corporation may also have such other officers as may be appointed in accordance with the provisions of Section 3 of this Article VII. Any number of offices may be held by the same person, except that neither the secretary nor the treasurer may serve concurrently as the president of the Board of Directors.

Section 2. Duties of Officers. The duties of the president, the vice president, the secretary and the treasurer are those customarily performed by such officers, unless otherwise directed by the Board.

Section 3. Appointment. The Officers of the corporation shall be appointed by the Board of Directors and shall serve at the pleasure of the Board.

Section 4. Vacancies in Office. A vacancy in any office because of death, resignation, removal, disqualification, or any other cause shall be filled only in the manner prescribed in these bylaws for regular appointments to that office.

ARTICLE VIII

INDEMNIFICATION OF DIRECTORS AND OFFICERS

Section 1. Right to Indemnification. This corporation shall have power to indemnify any person who was or is a party or is threatened to be made a party to any action or proceeding by reason of the fact that such person is or was an officer, director or agent of this corporation, or is or was serving at the request of this corporation as a director, officer, employee or agent of another foreign or domestic corporation, partnership, joint venture, or other enterprise, against expenses, judgments, fines, settlements and other amounts actually and reasonably incurred in connection with such proceeding, to the fullest extent permitted under the Nonprofit Corporation Law of the State of California. For this purpose, the Board may, and on request of any such person shall, be required to determine in each case whether or not the applicable standards of conduct under California Law has been met, or such determination shall be made by independent legal counsel if the Board so directs or if the Board is not empowered by statute to make such determination. The indemnification provided herein shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any agreement, vote of members or stockholders or

disinterested directors or otherwise, both as to action in a person's official capacity and as to action in another capacity while holding such office and shall continue as to a person who has ceased to be an agent and shall inure to the benefit of the heirs, executors and administrators of such a person.

Section 2. Insurance. This corporation shall have power to purchase and maintain insurance on behalf of any director, officer or agent of the corporation, against any liability asserted against or incurred by the director, officer, or agent in any such capacity or arising out of the director, officer or agent's status as such, whether or not the corporation would have the power to indemnify the agent against such liability under Article VIII, Section 2 of these bylaws.

ARTICLE IX

FISCAL YEAR

Section 1. The fiscal year of the corporation shall run from July 1 through June 30 of each year.

ARTICLE X

AMENDMENTS

Section 1. Amendments. The Board of Directors may adopt, amend or repeal bylaws by a majority vote.

AMENDMENT TO THE BYLAWS OF
NEW ECONOMICS FOR WOMEN
(a California nonprofit public benefit corporation)

ARTICLE V
BOARD OF DIRECTORS

Section 15. Annual Contribution. All Directors shall make or secure a minimum monetary contribution to the corporation in the amount of $250. Nothing herein precludes any director from making additional contributions.

Section 16. Capital Campaigns. All Directors shall make or secure a monetary contribution to all Board approved Capital Campaigns in an amount greater or equal to their annual contribution as set forth in Section 14. This contribution does not count toward a Director's Annual Contribution.

Approved: July 30, 2004 Board meeting.

N

State of California
Secretary of State

Statement of Information
(Domestic Nonprofit, Credit Union and General Cooperative Corporations)

Filing Fee: $20.00. If this is an amendment, see instructions.
IMPORTANT – READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

FH66304

FILED

In the office of the Secretary of State of the State of California

DEC-22 2016

This Space for Filing Use Only

1. **CORPORATE NAME**
NEW ECONOMICS FOR WOMEN

2. **CALIFORNIA CORPORATE NUMBER**
C1328866

Complete Principal Office Address (Do not abbreviate the name of the city. Item 3 cannot be a P.O. Box.)

3. STREET ADDRESS OF PRINCIPAL OFFICE IN CALIFORNIA, IF ANY | CITY | STATE | ZIP CODE
303 SOUTH LOMA DRIVE, LOS ANGELES, CA 90017

4. MAILING ADDRESS OF THE CORPORATION | CITY | STATE | ZIP CODE

Names and Complete Addresses of the Following Officers (The corporation must list these three officers. A comparable title for the specific officer may be added; however, the preprinted titles on this form must not be altered.)

5. CHIEF EXECUTIVE OFFICER/ | ADDRESS | CITY | STATE | ZIP CODE
TOM BURNS 303 SOUTH LOMA DRIVE, LOS ANGELES, CA 90017

6. SECRETARY | ADDRESS | CITY | STATE | ZIP CODE
BEA STOTZER 303 SOUTH LOMA DRIVE, LOS ANGELES, CA 90017

7. CHIEF FINANCIAL OFFICER/ | ADDRESS | CITY | STATE | ZIP CODE
MIGUEL ESCOBAR 303 SOUTH LOMA DRIVE, LOS ANGELES, CA 90017

Agent for Service of Process If the agent is an individual, the agent must reside in California and Item 9 must be completed with a California street address, a P.O. Box address is not acceptable. If the agent is another corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 9 must be left blank.

8. NAME OF AGENT FOR SERVICE OF PROCESS [Note: The person designated as the corporation's agent MUST have agreed to act in that capacity prior to the designation.]
MAGGIE CERVANTES

9. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, **IF AN INDIVIDUAL** | CITY | STATE | ZIP CODE
303 SOUTH LOMA DRIVE, LOS ANGELES, CA 90017

Common Interest Developments

10. ☐ Check here if the corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act, (California Civil Code section 4000, et seq.) or under the Commercial and Industrial Common Interest Development Act, (California Civil Code section 6500, et seq.). The corporation must file a Statement by Common Interest Development Association (Form SI-CID) as required by California Civil Code sections 5405(a) and 6760(a). Please see instructions on the reverse side of this form.

11. THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

DATE	TYPE/PRINT NAME OF PERSON COMPLETING FORM	TITLE	SIGNATURE
12/22/2016	MAGGIE CERVANTES	EXECUTIVE DIRECTOR	

STATE OF CALIFORNIA

FRANCHISE TAX BOARD
SACRAMENTO, CALIFORNIA 95867

July 29, 1985

In reply refer to
342:APP:RWN:rk:g

New Economics for Women
c/o Charles F. Elsesser, Jr.
707 Wilshire Blvd., Suite 400
Los Angeles, CA 90017

Purpose : Charitable
Form of Organization : Corporation
Accounting Period Ending: December 31
Organization Number : 1328866

On the basis of the information submitted and provided your present operations continue unchanged or conform to those proposed in your application, you are exempt from state franchise or income tax under Section 23701d, Revenue and Taxation Code. Any change in operation, character or purpose of the organization must be reported immediately to this office so that we may determine the effect on your exempt status. Any change of name or address also must be reported.

You are required to file Form 199 (Exempt Organization Annual Information Return) or Form 199B (Exempt Organization Annual Information Statement) on or before the 15th day of the 5th month (4 1/2 months) after the close of your accounting period. See annual instructions with forms for requirements.

You are not required to file state franchise or income tax returns unless you have income subject to the unrelated business income tax under Section 23731 of the Code. In this event, you are required to file Form 109 (Exempt Organization Business Income Tax Return) by the 15th day of the 5th month (4 1/2 months) after the close of your annual accounting period.

If the organization is incorporating, this approval will expire unless incorporation is completed with the Secretary of State within 60 days.

Exemption from federal income or other taxes and other state taxes requires separate applications.

Exempt Organization Unit
Telephone (800) 852-5711

cc: Registrar of Charitable Trusts

FTB 4206-ATS (REV. 10-81/5-85)

Attachment A-1: Development Team Qualifications

- Identify the Lead Developer and if applicable any Co-developers, Service Providers, and/or Architects.
- Indicate N/A as the priority if the Lead Developer is only submitting one proposal. If the Lead Developer is submitting proposals for more than one site, then indicate each proposal's priority (1 is the highest priority).
- Email correspondence will be sent to the Lead Developer's email address.

Proposal for:	Priority	Total Number of Proposals (Based on Lead Developer)

Organization Name	Non-Profit?	Role	Contact First Name	Contact Last Name	Salutation	Title	Email	Phone	Address	City	State	Zip Code
		Lead Developer										

- Complete the table below with 10 of the Development Team's affordable housing projects.
- Select the most appropriate project type from the dropdown menu.

#	Project Name	Street Address	City	Date Completed	Project Type	Affordable Housing?	Affordability Restrictions	Total Units	Affordable Units	Total Development Cost	Cost Per Unit
1	Santa Cruz Terrace	201 North Beacon Street	San Pedro	Dec-03	Family	Yes	50-70% AMI	48	100%	###########	#########
2	EADS	421 South Bixel	Los Angeles	Dec-05	Family	Yes	40-70% AMI	36	100%	$8,000,000.00	#########
3	Tierra Del Sol	7500 Alabama Ave	Canoga Park	Jul-05	Family	Yes	40-70% AMI	119	100%	###########	#########
4	Vista Monterey	4651 Huntington Drive North	Los Angeles	Jul-07	Seniors	Yes	30-60% AMI	48	100%	$7,000,000.00	#########
5	Toberman Village	200-218 North Palos Verdes Street	San Pedro	Sep-11	Family	Yes	50-70% AMI	49	100%	###########	#########
6	Osborne Apartments	12041 W. Osborne Street	Los Angeles	Jul-13	Family	Yes	30-70% AMI	60	100%	###########	-
7	Taylor Yard Apartments	1311 N. San Fernando Blvd.	Los Angeles	Jul-14	Family	Yes	35-60% AMI	68	100%	###########	#########
8	Rio Vista Apartments	1515 N. San Fernando Blvd.	Los Angeles	Nov-14	Family	Yes	30-60% AMI	87	100%	###########	-
9	Taylor Yard Senior Apartments	2590 E. Arvia Street	Los Angeles	May-17	Seniors	Yes	30-60% AMI	102	100%	###########	-
10	Santa Cecilia Apartments	117 South Boyle Street	Los Angeles	May-17	Family	Yes	30-60% AMI	80	100%	###########	#########

Development Team Experience:

Developer: **New Economics for Women**

Please see subsequent pages for description of New Economics for Women.

DEVELOPMENT TEAM EXPERIENCE:
Developer Profile for New Economics for Women

New Economics for Women

Development Team Experience: New Economics for Women (NEW) was founded in 1985 as the first Latina-operated nonprofit community economic development organization in the United States. Its mission is to illuminate pathways to success for women through wealth creation, education, and affordable housing. This work results in economic security, family wellbeing, community engagement, and dignity for those who benefit from its services.

NEW engages in social enterprise initiatives designed to deliver complex human services and affordable housing options to families in economic crisis. It builds and manages mixed-use commercial and affordable housing real estate, public elementary charter schools, community centers, medical office space, and perform single-family rehab and new construction to remove blight and build new opportunities for our place-based strategic investments.

2016 marks NEW's 31st year of existence. NEW's investment in people, places, and policy has resulted in over a quarter of a billion dollars in public and private investment into the creation of 1200+ units of affordable multifamily housing, built and rehabilitated 110 affordable single-family homes for first time buyers, built more than 100,000 square feet of commercial, community, public school, health clinic space, and created two high-performing public charter elementary schools. NEW has created over $ 280 million in real property investments and asset development for our client families.

NEW's affordable housing portfolio includes seventeen apartment buildings for very low-income families and seniors, totaling 838 units of rental housing and more than 2,800 tenants. Located in areas including the Los Angeles neighborhoods of Pico-Union, Canoga Park, East Los Angeles, San Pedro, Glassell Park, and Pacoima, NEW has helped to develop each of the twelve housing developments that it owns.

NEW is experienced in both rehabilitation and ground-up construction projects to develop affordable housing and other economic development projects. The projects have been directly supervised by NEW's Real Estate Development Team including staff members and consultants throughout the years, with strong management of the developments for the portfolio by in-house staff.

Projects have been financed using a variety of financing mechanisms, including public and private funding through Low-Income Affordable Housing Tax Credits (LIHTC) inclusive of bond financing, conventional financing, lines of credit for predevelopment and construction costs, and state, county and local financing through affordable housing programs.

In addition to NEW's Multifamily Rental Housing and Single Family Housing developments, NEW has also developed mixed-use real estate development projects aimed at economic growth and stimulation throughout Los Angeles. These include the acquisition of an older commercial property to create a 15,000 sq.ft. high-technology business incubator and adjacent 10,000 sq. ft. primary health clinic, a 25,000 sq. ft. community center adjacent to one of NEW's charter elementary school for grades K-5, and rehabilitation of a childcare space to create another charter elementary school for grades K-5.

Resident programs

NEW's resident programs encompass all of the efforts working in conjunction with our 800+ units of affordable housing across twelve (12) multi-family apartment buildings to provide safe, affordable housing for working parents and homeless individuals. Parenting workshops, life skills workshops, healthy lifestyle programs and the *I Am Change Learning Centers* for children are examples of such programs. In these *I Am Change Learning Centers*, NEW also offers academic tutoring and afterschool enrichment programs, and youth leadership programs. All programs address behavioral economics and use a multigenerational approach to motivate families to reflect, reassess, redirect, and reinvent their family dynamics in order to construct a legacy of empowerment for each senior, adult and child participant.

FamilySource Centers

Through the FamilySource Centers (FSCs), NEW empowers thousands of adults, youth, and children to lift themselves out of crisis and onto a stable path towards prosperity. In partnership with the City of Los Angeles, NEW acts as the lead agency for FSCs located in Canoga Park and Van Nuys, as well as serving as a subcontractor to the Westlake FSC.

At each site, NEW has formed meaningful partnerships with community organizations to provide low-income families with high quality events, workshops, and services that enable self-sufficiency by increasing family income and academic achievement. Families enrolled in the FSCs can access a holistic spectrum of anti-poverty services including employment services, legal services, free tax preparation, financial literacy classes, certified financial coaches, technology workshops and computer labs, youth leadership and college/career readiness activities, and many more.

Each FSC site also operates an Afterschool Learning Center to provide children in grades K-5th with quality homework assistance and enrichment activities.

This comprehensive approach to increasing stability for our lowest-income communities has helped to create $1,931,910 in increased income for families served through NEW's FSCs from 2014-2015.

NEW'S Leads Impact and Change in Asset Development for Low-Income Families

NEW performs Asset Development programs and services in fulfilment of our Mission and Vision to provide education and support to low and moderate income families as they transition out of poverty. NEW's program staff performs NEW Money Financial Education, Homeownership and Foreclosure Prevention workshops and individual case management. Workshops on money management and family finances enable families to plan and reach financial goals. Homeownership Programs work to offer certified homeownership workshops and one-on-one counseling to enable families to plan towards their homeownership goals. Foreclosure Prevention Counseling is designed to prevent foreclosure through direct intervention between families in crisis and their mortgagors.

NEW'S IMPACT: Program and Service Delivery

In 2014-2015 alone, among all of the hundreds of families served by workshops and counseling services of NEW's Financial Literacy Programs, 40 families purchased their first home, creating a combined total of $10,813,400 in economic and asset development, and 26 families avoided foreclosure, protecting a combined total of $10,206,094 in assets for families in crisis.

In fiscal year 2014-2015, NEW created the following impact in direct fulfilment of our Mission, Vision and Impact Statement:

- Through NEW's 2nd Annual CREATE Family Conference, 771 adults, teenagers, and children reinvented their financial goals and family dynamics to enhance their family communication and financial goal-setting.
- Through NEW's FamilySource Centers. $1,931,910 in additional income for families was generated through program service activity. NEW is helping to increase assets for our lowest-income families.
- Through Homeownership Program activity, 40 families purchased their first home, creating a combined total of $10,813,400 in economic and asset development.
- Through our Foreclosure Prevention Programs, 26 families avoided foreclosure, protecting a combined total of $10,206,094 in assets for families in crisis.
- Through Latino TechNet Programs, 326 individuals improved their computer literacy and software skills; 84 of these gained a job as a result of their new skills.
- Through the I Am Change Learning Centers, 89 K-5th students provided with after-school homework support and enrichment activities.
- Through the I Am Change Teen Leadership Program, 12 teenagers enrolled in a youth leadership club to set goals for their future and develop a community service project to enhance their affordable housing complex and the adjacent community.

Real Estate Development Experience

By incorporating unique asset building services and design features to address the needs of women and children living in poverty, NEW created safe, unique affordable housing for low-income parents and homeless individuals, educational and case management services designed to help families move from poverty to economic success and stability. NEW has been nationally recognized for its public and private design of excellence as a model for economic development.

As you will read in the subsequent pages, **Permanent Supportive Housing, Affordable Multifamily Housing, Mixed-Income Housing, Affordable Homeownership, and Innovative Methods of Housing are all housing types that are a part of NEW's Real Estate Development portfolio.**

As of September 1, 2016, NEW's total affordable housing real estate portfolio extends across fourteen real estate developments in operation, with five other developments in the pipeline (exclusive of any units created by this RFP opportunity).

Please see the attached list outlining all Units Developed, Owned, and/or Managed by New Economics for Women.

AFFORDABLE MULTIFAMILY HOUSING EXAMPLES:
NEW's Multi-family Rental Housing Development Experience

NEW's affordable housing portfolio includes seventeen apartment buildings for very low-income families and seniors, totaling 838 units of rental housing and more than 2,800 tenants. Located in areas including the Los Angeles neighborhoods of Pico-Union, Canoga Park, East Los Angeles, San Pedro, Glassell Park, and Pacoima, **NEW has helped to develop each of the twelve housing developments that it owns.**

Please see the attached Exhibit providing examples of NEW's multifamily portfolio.

NEW does own and property manage all of its Southern California properties through its wholly-owned property management subsidiary, NEW Capital, LLC, with a staff of over thirty people.

NEW is experienced in both rehabilitation and ground-up construction projects to develop affordable housing and other economic development projects. The projects have been directly supervised by NEW's Real Estate Development Team including staff members and consultants throughout the years, with strong management of the developments for the portfolio by in-house staff.

Projects have been financed using a variety of financing mechanisms, including public and private funding through Low-Income Affordable Housing Tax Credits (LIHTC) inclusive of bond financing, conventional financing, lines of credit for predevelopment and construction costs, and state, county and local financing through affordable housing programs.

NEW operates a variety of programs and social services to all residents of our housing developments and to the surrounding communities at-large. These include financial literacy, family resource development networks, technology and educational training program, car seat safety education, access to primary health care, and other life skills courses. Our properties typically operate at a 99% occupancy rate.

Through a $24.7 million-dollar grant to NEW by the U.S. Department of Housing and Urban Development Department's Neighborhood Stabilization Program 2 (NSP2), NEW is presently a predevelopment and permanent lender on a $11-million dollar loan portfolio for four separate transit-oriented multifamily affordable housing developments. This will create another 500 units of affordable housing over the next three years. While two of these affordable housing developments is being leased-up for occupancy, two others are in the predevelopment stages—the properties have been acquired and NEW and its development partner are presently engaging the work necessary to secure long-term financing as we enter into construction on these three development projects. All four of these developments will be transit-oriented developments that have or will qualify for state funding designated for high-density affordable housing projects located within one mile from the City of Los Angeles' new Metro station expansion sites. NEW will also take or has a partnership role in each development to provide oversight in the selection and management of the property management agent for each site, and to provide programs and services to the residents in each building.

MIXED INCOME EXPERIENCE EXAMPLE:
NEW's Mixed-Use Development Experience

In addition to NEW's Multifamily Rental Housing and Single Family Housing developments, NEW has also developed mixed-use real estate development projects aimed at economic growth and stimulation throughout Los Angeles. These include the acquisition of an older commercial property to create a 15,000 sq.ft. high-technology business incubator and adjacent 10,000 sq. ft. primary health clinic, a 25,000 sq. ft. community center adjacent to one of NEW's charter elementary school for grades K-5, and rehabilitation of a childcare space to create another charter elementary school for grades K-5.

NEW's Prosperity Center Development represents NEW's twenty year commitment to combining affordable housing with access to high quality healthcare solutions in order to increase health outcomes for our Pico-Union community. NEW has partnered with an incredible Federally-Qualified Health Center (FQHC) to co-locate housing and primary healthcare services in an 8,000 sq.ft primary health clinic located adjacent to 285 units of NEW's affordable housing in Pico-Union, Los Angeles housed in our Prosperity Center Development.

Additionally, NEW offers programs and services aimed at increasing healthy outcomes for families, and asset development programs designed to build economic resilience for our low-income clients. These services have created incredible outcomes for our client families and we believe are directly attributable to stabilizing our affordable housing families moving families into the middle-class.

NEW's Prosperity Center development in Los Angeles is a 24,734 sq.ft. mixed-use development along a severely blighted commercial corridor in the Pico-Union area of Downtown Los Angeles. It is presently anchored by two of our partner nonprofit organizations as tenants in our Prosperity Center development: The Arroyo Vista Family Health Center, who operates one of the few local federally-qualified health clinics on site, seeing over 15,000 patient visits/year in 8,000 sq.ft. of space; and the NEW Academy of Science and Arts, NEW's sister nonprofit spinoff charter elementary school provider, serving 300+ low-income elementary school children and their families each year. Additionally, the building houses NEW's Latino Tech Computer Literacy Lab, Homeownership and Economic Literacy Programs, as well as NEW's property management headquarters and organizational offices.

NEW is presently working on a New Markets Tax Credit plan to redevelop the Prosperity Center site to include affordable- and market rate housing on the site, with a new health clinic build-to-suit for our FQHC partner and possible charter school and other mixed development uses. NEW is in the preliminary stages of forming plans for this development.

AFFORDABLE HOMEOWNERSHIP EXAMPLES:

Our Single-Family Transformations in South Central Los Angeles

NEW has a great history of performing single-family home acquisition and rehabilitation to prepare homes that are particularly blighted or distressed for transformation into viable, livable options for purchase by low- to moderate-income homebuyers.

The organization has been involved in the acquisition and rehabilitation of blighted assets to strengthen low-income communities for well over a decade. NEW has specific real estate development experience throughout South Los Angeles.

NEW was formerly a grantee of the Enterprise Home Ownership Program (EHOP) in Los Angeles, where NEW performed the extensive rehabilitation work required to bring blighted properties up to local code and HUD standards. In the spring of 1999, Enterprise Foundation provided funds to over 1,500 low-income families to help build and renovate homes in South Los Angeles. Many streets were full of empty homes devastated by homeowners simply walking away from their properties. NEW was awarded a contract to become a Development Partner. NEW participated in the rehabilitation, reconfiguration and sale of 30 homes in various locations of the City. NEW successfully rehabilitated and sold 30 single-family homes to first-time homebuyers from 2000 through 2004. Homeowners were able to obtain low interest rate loans for 60% of value and obtain the balance of funds from the City of Los Angeles. Homes ranged from $90,000 to $130,000.

These homes required extensive rehabilitation to bring them up to local code, to remove unpermitted additions, and to repair infrastructure that had been neglected or stolen from the property in the years prior. This development experience gave the organization great familiarity with community organizing in the area as well. NEW did recruit hundreds of local renters to homeownership workshops offered throughout South Los Angeles from 2010 to 2014 to encourage local homeownership of these rehabilitated single-family properties.

Our Single-Family Transformations in South Los Angeles

NEW recently conducted site visits some 16 years later of our initial rehabilitation portfolio of 30 houses in South Los Angeles.

We discovered the following:

- 60% homes are original owners with NO additional loans
- 24% of homes have been sold to new owners
- 5% of homes were foreclosed upon
- 5% of homes obtained additional financing
- 3% of homes are rented out with NO additional financing
- Equity has increased by a minimum of 105%, adjacent properties have also had a significant equity increase from 2003-present.
- Homes located in working class areas (mostly Manchester area) have demonstrated great pride of ownership and changed the landscape of the neighborhood.

The lack of additional loans on the house, and high number of original owners, was a delightful reflection on the investment of time and resources that NEW put into educating these first-time homebuyers about how to avoid the pitfalls of adding secondary financing to their homes.

At least 10 homes were in need of improvement due to deferred maintenance, but this was to be expected. One home had even added a solar electrical system.

We found that a substantial number of these homes were still the nicest on the block, and we are confident that they have become valuable community assets to the blocks that we affected.

AFFORDABLE HOMEOWNERSHIP EXAMPLES:
Our Single-Family Transformations in the San Fernando Valley

NEW recently engaged in the acquisition, complete rehabilitation, and resale of 72 other single family homes in the City of Los Angeles, with one in South Los Angeles and the other 71 located throughout the San Fernando Valley. In six instances, our single-family acquisition and rehabilitation of severely distressed homes occurred on the same street with the specific intention of performing economic revitalization of these distressed neighborhood blocks.

NEW performed acquisition/rehabilitation activity in the San Fernando Valley, one of the areas in Southern California hit the hardest with the foreclosure crisis. These rehabs included complete acquisition, rehabilitation of all major systems, renovation of the interior and exterior of each house, removal of any illegal additions to bring each house into complete code compliance, landscaping overhaul, and marketing of each property for sale to a low-income homeowner of no more than 120% AMI.

In the past four years, NEW has acquired, rehabilitated and sold 72 of these single family houses for an average of $282,199 per house, with a total development cost average of $353,432 per house.

NEW has had incredibly positive results by virtue of our concentrated work in the area. We are proud of our investments in low- to moderate-income families and into the stabilization of corridors of the San Fernando Valley that were blighted and suffering from extreme foreclosures due to the foreclosure crisis of 2008-2013. We funded each homeownership opportunity with a soft-second into each house that required each of the homes to stay owner-occupied for a period of years, and disallowed additional subordinate financing on the house or the use of owner-equity for a period of years.

We have recently had three homeowners sell their homes, now just two years after the conclusion of the program, to equity increases of $100,000 each. This represents a tremendous amount of equity and asset development to our purchaser families earning no more than 120% area median incomes.

We have seen dramatic changes to the care and landscaping of the homes adjacent to our investment parcels, and we have conducted interviews of these neighbors who have substantiated that our investment helped to incentivize their increased care of their own properties. Further, of the 70 remaining owner-occupied homes that we do monitor annually to ensure that they stay owner-occupied for the requisite years of time required by each of their soft-second financing mechanisms, recent sales have earned three of our former borrowers an average of $100,000 in equity dividends in just 3-5 years time.

This helps to prove that not only did NEW's work increase the livability and community enhancement of the areas we served, but we increased assets for these low-income homebuyers and have helped to transition these qualified families into stable positions as middle-class families with more resources and asset development tools than when we first encountered them.

INNOVATIVE METHODS OF HOUSING EXAMPLES:
Use of Modular Construction for Single-Family Developments

NEW is presently developing four single-family homes for sale in another one of our affordable single-family new construction development projects. These will be sold to homebuyers of low to moderate income levels at no more than 120% of area median income levels, and will be ground-up construction projects for detached 1-2 story 3-bedroom 2-bath single-family homes of 1,320 sq.ft. each using modular construction with new construction additions.

The area where our development site is located is also in the San Fernando Valley, which lacks affordable and decent housing options for working-family purchasers who live or work in Canoga Park or its surrounding areas.

This Small Lots Development Project represents the second phase of our economic investment into the community of Canoga Park, a culmination of $40M in economic activity into this neighborhood over the past fifteen years. NEW formerly developed 115-units of affordable housing at our award-winning mixed-use development Tierra Del Sol development, which is just walking distance to our Small Lots Development Project. Tierra Del Sol is part of NEW's Master Plan Development in Canoga Park, including the real estate development of NEW Academy Canoga Park, a public charter elementary school, and our 20,000 sq.ft. Dennis P. Zine Community Center.

Each home will maximize light into the kitchen with a skylight feature, and with large windows in each bedroom and in the master bath. Sustainable features of each home include water and energy-efficient appliances, storm water infiltration planters, gray water barrels for plant irrigation with high-efficiency irrigation systems, and drought tolerant landscaping. Further, Purchasers will enjoy raised-bed planter boxes for gardening and growing organic fruits and vegetables.

Additional services provided by NEW:

- NEW is striving to create homes that fit with the character of the neighborhood, have greater energy efficiencies than other new construction available in the area, and can support the needs of a large family seeking to grow equity as Investors in the local community.
- NEW's own homeownership team will provide free comprehensive homebuyer education and counseling for all prospective purchasers to create educated homeowners.
- NEW will support each home with a soft-second for each qualifying purchaser. Each soft-second will require homeowner-occupancy for a minimum of 15 years and a shared equity growth requirement.
- Potential purchasers will be sourced from our Homeownership Program Department's pipeline of qualified homebuyers.

Development Team Experience:

Real Estate Development Team for the DEVELOPER

NEW's Real Estate Development team includes the Director of Real Estate with over 15 years of real estate development and transactional real estate and financing experience, including experience as a Real Estate lawyer. This Director has over six years of experience with NEW. The Real Estate Development Team also includes a Project Manager with significant single-family and multi-family development experience through her work with NEW, as well as a background in escrow and more than fifteen years of experience in NEW's Real Estate Department, a Compliance Assistant who manages our financial and fiduciary requirements with over twelve years at NEW, and a Files Manager with over twenty years of experience at NEW. The Department is also managed by our Director of Accounting, our Assistant Executive Director, and NEW's Executive Director, each with over fifteen years' experience at NEW. Further, the Executive Committee of the Board of Directors participates in strategic oversight and decision-making for NEW's affordable housing portfolio's management and expansion.

Maggie Cervantes: Executive Director

Since 1992, Maggie Cervantes has served as Executive Director for New Economics for Women (NEW). NEW promotes the economic prosperity for poor families by providing affordable housing with family support programs and economic incentive programs including small business development and home ownership. During her tenure, she has leveraged a $96,000 grant for NEW into its existing success as a **$280** million economic development corporation. Under Ms. Cervantes leadership NEW has developed over 1200 units of affordable housing with on-site economic and social programs to assist families out of poverty, including child care centers serving 255 children.

Leticia Andueza: Associate Executive Director

Since 2013 has served as the Associate Executive Director of New Economics for Women (NEW). Prior to 2013, Leticia Andueza held the position of Director of Administration/Educational Programs from 2009 to 2013. Leticia Andueza is responsible for enhancing the internal organization processes and infrastructure that allows New Economics for Women to effectively fulfill its mission, as well as engage externally with key constituencies. As a key team leader, Leticia Andueza oversees the administrative functions and government-funded educational programs. She has earned her Bachelor of Arts, Public Administration from California State University, Fullerton, CA.

Alicia Matricardi: General Counsel and Director of Real Estate

Since 2013 is the General Counsel and Director of Real Estate at New Economics for Women. As General Counsel for a non-profit economic development organization in Los Angeles, drafting, negotiation and review of all real estate transactional matter is only a part of her duties.

As General Counsel, Alicia Matricardi handles transactional and litigation civil practice in general business and real estate law, intellectual property and entertainment contracts. Other duties include the creation of joint venture real estate development agreements, purchase and sales, and commercial real estate contracts including commercial and retail leases from both landlord and tenant perspectives. She earned her BA from the University of California at Berkeley in 2000 and a Juris Doctor from Southwestern University School of Law in 2006.

Mitchell L. Thompson: Development, Acquisition, Asset Management & Finance Director

Mitchell Thompson has over 30 years of extensive banking finance, real estate investment, development and asset management experience. Since 2004, he has been responsible for overseeing real estate financing, acquisition, asset management & development for NEW in the greater Los Angeles area. He has successfully managed the financial restructuring of two projects , completion of construction on three tax credit projects, acquisition of two new development properties, completion of several innovative joint venture partnerships with for-profit developers, and currently has oversight of NEW's asset management division, financing of one office/retail project, among others. He is a licensed real estate agent and earned his Bachelor of Arts from the University of California, San Diego

Cheryl Bates: Project Manager

Cheryl Bates has over 38 years of experience in escrow, real estate finance and property management. At NEW, Ms. Bates's current capacity is Project Manager of the National Stabilization Program (NSPII). She manages a federal grant for the purchase, complete rehabilitation and sale of blighted properties throughout Southern California and the sale to first-time homebuyers. She brings extensive Real Estate expertise as well as long-term strategic planning which has benefited the NSPII program and enabled NEW to fulfill its programs goals. With her experience in escrow and real estate finance she is able to coordinate the acquisition and disposition process of over 50 properties. She was Project Manager of the Ownership Partners (EHOP) program and was Financial Development Officer for Los Angeles Housing Department, City of Los Angeles. Cheryl was also responsible for the loan closings for the Department's successful Ghost Town Finance Unit. The unit provided $190 million for the rehabilitation of 6,700 housing units. Cheryl has earned Trade Tech College, Los Angeles CA, Associates of Arts in Finance Development, Certificate of Completion for USC Marshall School of Business Real Estate Finance and Development.

Romeo P. Reyes: Director of Accounting

Romeo Reyes is the Manager of Finance at New Economics for Women. His duties include the preparation of financial statements and audit packages for multiple corporate and partnership entities. He has experience since 1981 in maintaining general ledgers and analyzing operating activities for all of NEW's entities. In addition, Mr. Reyes analyses the overhead spending to prepare various reports between budget versus actual.

Description of Developer's local presence and in addition to housing development, description of other programs that are part of Developer's portfolio:

Community Development and Local Presence

NEW has offered homeownership workshops in Hemet but otherwise does not operate major programs or services in the City of Industry. However, NEW's engagement strategy for any community development project is important.

NEW's own reputation and customer-service approach requires that NEW engage in community outreach to also gain insight into what is required of any community development project. If the City has not already undertaken this planning, NEW's community outreach and engagement plan seeks to involve community in the following ways: (a) Facilitate and Engage community input to identify the key individual and community stakeholders of this City of Industry corridor through design workshops to include direct mailings through flyers; (b) Establish Stakeholder Expectations during public design meetings to identify Community Needs; (c) Identify Gaps in our Community Development Desires; (d) Refine Our Development through group meetings; (e) Representation of our Changes to our Development during the Predevelopment Process to elicit community input; (f) Implementation with Community Meetings and Focus Groups; (f) Monitor and Measure Success and Obstacles.

Resident programs

NEW's resident programs work in conjunction with our 1,100+ units of affordable housing across twelve (12) multifamily apartment buildings to provide safe, affordable housing for working parents, parenting workshops, life skills workshops, healthy lifestyle programs and the I Am Change Learning Centers for children. In these I Am Change Learning Centers, NEW also offers academic tutoring and afterschool enrichment programs, and youth leadership programs. All programs address behavioral economics and use a multigenerational approach to motivate families to reflect, reassess, redirect, and reinvent their family dynamics in order to construct a legacy of empowerment for each senior, adult and child participant.

Through the FamilySource Centers (FSCs), NEW empowers thousands of adults, youth, and children to lift themselves out of crisis and onto a stable path towards prosperity. In partnership with the City of Los Angeles, NEW acts as the lead agency for FSCs located in Canoga Park and Van Nuys, as well as serving as a subcontractor to the Westlake FSC. At each site, NEW has formed meaningful partnerships with community organizations to provide low-income families with high quality events, workshops, and services that enable self-sufficiency by increasing family income and academic achievement. Families enrolled in the FSCs can access a holistic spectrum of anti-poverty services including employment services, legal services, free tax preparation, financial literacy classes, certified financial coaches, technology workshops and computer labs, youth leadership and college/career readiness activities, and many more. Each FSC site also operates an Afterschool Learning Center to provide children in grades K-5th with quality homework assistance and enrichment activities. This comprehensive approach to increasing stability for our lowest-income communities has helped to create $1,931,910 in increased income for families served through NEW's FSCs from 2014-2015.

New Economics for Women
2017 Calendar of Sponsorship Opportunities

NEW performs Asset Development programs and services in fulfilment of our Mission and Vision to provide education and support to low and moderate income families as they transition out of poverty. NEW's program staff performs NEW Money Financial Education, Homeownership and Foreclosure Prevention workshops and individual case management. Workshops on money management and family finances enable families to plan and reach financial goals. Homeownership Programs work to offer certified homeownership workshops and one-on-one counseling to enable families to plan towards their homeownership goals. Foreclosure Prevention Counseling is designed to prevent foreclosure through direct intervention between families in crisis and their mortgagors. In 2014-2015, among all of the hundreds of families served by workshops and counseling services of NEW's Financial Literacy Programs, 40 families purchased their first home, creating a combined total of $10,813,400 in economic and asset development, and 26 families avoided foreclosure, protecting a combined total of $10,206,094 in assets for families in crisis.

New Economics for Women
303 South Loma Drive, Los Angeles, CA 90017
PH: 213.483.2060 FX: 213.483.7848 E-mail: **media@neworg.us**
www.neweconomicsforwomen.org

July 18, 2017

prepared for

City of Industry Property and Housing Management Authority

Affordable Housing Design Build Opportunity Sites

NATIONAL COMMUNITY CORE RENAISSANCE

Cover Letter ii

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July 18, 2017

City of Industry Property and Housing Management Authority
15625 East Stafford Street
City of Industry, CA 91744

RE: RFP/Q FOR AFFORDABLE HOUSING DESIGN BUILD OPPORTUNITY SITES

The National CORE Team consists of a robust roster of highly regarded firms led by National Community Renaissance ("National CORE"). National CORE is a 501(c)(3) non-profit community builder that is ideally suited to collaborate with the City of Industry (City) and Industry Property and Housing Management Authority (IPHMA). For this proposal we are drawing from 25 years of experience and an extensive track record of successful collaboration on public and private developments and ongoing management of affordable housing communities. By pooling our collective resources and leveraging talents and resources, our team has developed an approach that we believe will successfully implement the goals of the City/IPHMA to rapidly produce affordable housing opportunities through innovation in financing, design, and construction. The National CORE team proposes an approach that does more than simply create decent spaces for living. Rather, our approach to affordable housing incorporates sustainable features that reduce the cost throughout the project lifecycle – including construction, operation and maintenance, integrates technologies to rapidly deliver units, and assimilates non-traditional design and construction practices to push the innovation and sustainability envelope even further. Our highly adept team includes:

NATIONAL CORE AND HOPE THROUGH HOUSING FOUNDATION 501(C)(3)

For 25 years, National Community Renaissance (National CORE) has been a leader in constructing sustainable developments that leverage community resources to combine quality housing with life-enhancing social services. Headquartered in Rancho Cucamonga, National CORE was established in 1992 as a 501(c)(3) not-for-profit public benefit corporation. Starting with the acquisition and rehabilitation of 248 affordable homes, the company's portfolio has grown over the past two decades to include over 9,000 units in four states, of which 6,700 units are located in Southern California. National CORE currently serves roughly 27,000 residents and is the developer, owner, operator, and services provider for all our properties, thus ensuring long-term affordability as well as the maintenance of high quality affordable communities.

GROWTHPOINT STRUCTURES

GrowthPoint is a leader in the manufacturing and construction of modular and shipping container housing. Their structures are a revolutionary and economical alternative to the existing housing options. By utilizing advanced technology, the most efficient materials, and their proprietary design, GrowthPoint can pass immediate and long-term savings directly to the City/IPHMA. Their structures are designed, manufactured and installed promoting the triple bottom line – economic, environmental, and social sustainability.

National CORE and GrowthPoint each bring a myriad of strengths to the project. National CORE's breadth of experience financing, constructing and managing stellar designed, well-maintained communities will result in a vibrant residential community that fits the needs of local families living in the City of Industry combined with GreenPoint's creative expertise in manufacturing ultra-efficient, sustainable and cost-effective buildings provides Industry with a superior solution for the need for flexible, durable, affordable and energy efficient structures.

ARCHITECTURE & DESIGN

- **Torti Gallas and Partners** will serve as Lead Architect. With over 40,000 affordable and workforce housing units that are built and occupied, Torti is one of the nation's leading affordable housing architects. Torti has become a leader in this field by listening to residents, community stakeholders, and clients to understand their needs, and by balancing those needs with budgetary realities. Their designs create housing for low-income residents that is as attractive as the inter-mixed market-rate housing, making the overall community a highly valued place to live. Local to Los Angeles, Torti is experienced in designing award-winning modular communities for transitional Veterans and families.
- **Partner Energy** will work collaboratively with Torti Gallas and GreenPoint to ensure all project designs achieve the highest level of innovation, sustainability, and energy efficiency. Partner Energy is a cutting-edge technology and product agnostic company that will analyze all potential concepts to help the development achieve its objectives and financial goals.
- **PlaceWorks** – Since 1975, PlaceWorks has been one of the premier urban planning, design, and environmental consulting firms in California. They have an intimate knowledge of the City and stakeholders within the community having recently prepared the General Plan and Housing Element. PlaceWorks will conduct all community outreach and process project entitlements related to the Project and administer the Design Competition for Site 1, if desired by the City.

RESIDENT SERVICES & JOBS

- **Hope through Housing Foundation** will provide high quality programs focused on developmental, educational, social, health, and workforce opportunities for children, youth, and families served living in and around the community.

PROPOSED DEVELOPMENT CONCEPTS

The National CORE team proposes a single-family. detached residential development strategy for Sites 2 and 3 that efficiently and effectively delivers neighborhood compatible, affordable homes within 20-24 months, while concurrently allowing the City to cultivate Site 1 as a lab for innovation by either: 1) conducting a design competition to generate multiple groundbreaking ideas and approaches for affordable housing - an effort that would not only expand the number of solutions available to the City, but also elevate the City of Industry's image as a leader and innovator; OR 2) developing Site 1 with any combination of innovative housing solutions that we have provided in our submittal.

If our team is selected to proceed with the proposed development, we will work closely with the community, IPHMA and City to ensure that we address community needs and explore all financing opportunities to coordinate public and private investment, stimulate economic investment, invigorate neighborhood vitality and achieve a high quality of life for our residents. Our hope in presenting these options will demonstrate our work ethic, qualifications, mutual culture, and desire to achieve shared objectives. You will find that our team is uniquely qualified to meet the full breadth of the City/ IPHMA's goals; one that is committed and equipped to finance, construct and complete the lease-up of high quality residential communities with long-term professional management and high quality services that acts as a catalyst for neighborhood transformation. We look forward to meeting with you to further discuss our vision for the sites through a successful collaboration.

Sincerely,

Steve PonTell
President and Chief Executive Officer
National Community Renaissance

San Emi Apartments, Montclair, CA

SECTION A

Experience and Capacity

Alta Vista, Los Angeles, CA

SUBSECTION A:1

Development Team Experience

Featured in this section:
Company profiles
Resumes of key team members
Experience working together
Supportive services provider
Public agency references
Shortened project timeline example

Development Team Overview

For the City of Industry National Community Renaissance (National CORE) will serve as Master Developer, General Contractor, and Property Manager (if needed/desired). For 25 years, National Community Renaissance (National CORE) has been a leader in constructing sustainable developments that leverage community resources to combine quality housing with life-enhancing social services. National CORE will work in partnership with Growth Point Structures, a leader in the manufacturing and construction of modular and/or shipping container housing. Growth Point Structures offers affordable, sustainable and ultra-green construction models for single family and multi-family housing. Torti Gallas will serve as the Project Architect led by Principle, Neal Payton, AIA. Torti Gallas specializes in affordable, special needs multifamily housing with numerous awarding winning communities designed for transitional veterans and families. Local to Los Angeles, Torti Gallas is also experienced in designing cohesive modular communities. Partner Energy will work collaboratively with Torti Gallas to ensure all project designs achieve the highest level of innovation, sustainability, and energy efficiency, Partner Energy is a technology and product agnostic company, that will analyze all potential project concepts to help the development achieve its energy objectives and financial goals. Finally, the project team is rounded out by PlaceWorks, a comprehensive planning, design, and environmental services. PlaceWorks will conduct all community outreach and process project entitlements related to the Project and administer the Design Competition for Site 1, if desired by the City. An organization chart showing the partnership structure is shown in Exhibit 1.

CITY OF INDUSTRY

Developer

NATIONAL CORE

NATIONAL COMMUNITY CORE RENAISSANCE

- Lead Developer
- Managing General Partner
- General Contractor
- Property Manager
- Asset Management & Compliance

Design and Construction

Torti Gallas

TORTI GALLAS + PARTNERS

Architecture

Partner Energy

PARTNER ENERGY

Energy Efficiency
Sustainability

GrowthPoint

GrowthPoint STRUCTURES

Manufacturer
Construction

PlaceWorks

PLACEWORKS

Planning
Design Competition

Hope through Housing Foundation

HOPE through HOUSING FOUNDATION

Service Provider

Statement of Qualifications

National Community Renaissance of California
Hope through Housing Foundation

Role

Developer, General Contractor, Property Manager, and Social Service Provider

For more than 20 years, National CORE has been a thought leader and pioneer in developing sustainable models that leverage community resources in a unique combination of quality developments paired with life-enhancing social services. Headquartered in Rancho Cucamonga, California, National Community Renaissance is the third largest national nonprofit affordable housing developer serving more than 25,000 residents in over 8,000 units and over 80 developments in California, Texas, Arkansas and Florida. Approximately 6,700 units are located in the Southern California region. National CORE is the developer, owner, operator and services provider of all our properties. Hope through Housing Foundation, an affiliate non-profit corporation provides on-site social services to all of National CORE's communities.

National CORE has been honored with over 46 national, 17 regional and 65 local awards, including being honored by theNational Association of Homebuilders as the:

- Nation's Top Family Housing Developer in 2004
- The Best Affordable Housing Community in 2010 for Villaggio on Route 66
- Outstanding Resident Program in 2011 provided by Hope through Housing

With each development, National CORE remains committed to our CORE Values:

Community
We build and operate great communities where our residents and neighbors can thrive.

Optimism
We believe in the ability of people to strive for better lives, and we help provide them with the means to achieve their dreams.

Respect
We serve our residents, employees and partners with utmost respect.

Excellence
We strive for the highest standards in design, construction, property management, and customer and social service recognizing that we have a fiduciary responsibility to our residents, employees and partners.

We are a vertically integrated company with in-house construction, property management, asset management, compliance, accounting and social programs/services departments. Our company has experienced staff capacity in development, construction, construction management, property management , social services, and is a licensed general contractor. This "in- house" structure allows for strict quality control and cost-savings in all facets of our business. Our philosophy is to not only develop and maintain high-quality affordable housing, but to go well beyond the sticks and mortar and create vibrant communities that are safe and nurturing environments for our residents. National CORE continues to own and manage all of its properties, thus ensuring long-term affordability as well as excellent maintenance of high-quality affordable communities.

Development: Our development department, which consists of acquisitions and project development, is responsible for feasibility analysis, due diligence, project design, entitlement processing, community outreach, securing financing and construction management. Financing for all our projects is obtained by our project development staff, who prepare all funding applications in-house and perform financial feasibly analysis in regards to determining the appropriate funding sources to use for each project. Typical sources of financing used include: 501 (c)(3) bonds, other tax-exempt bonds, 4% federal tax credits, 9% federal tax credits, state tax credits, AHP funds, State HCD HOME funds, State HCD MHP funds, CalHFA HELP funds, County/City HOME funds, CDBG funds, Low and Moderate Set- Aside funds, and MHSA funds. National CORE is familiar with the process and regulations applicable in securing the above funding sources and has been very successful in competing and securing awards from these funding sources.

Construction

As a licensed general contractor, our Construction Team builds selected projects and also serves as the owner's representative for projects that are contracted to third-party general contractors. In that respect, the Construction Team serves as the Construction Manager in all instances. Having this expertise in-house has allowed us to develop strong systems and processes and accurate construction cost forecasting that draws from our historical database of properties built and managed.

Property Management

Our in-house property management department employs strict management practices that include comprehensive tenant screening, use of a crime free addendum to the tenant leases allowing for zero tolerance of illegal activities. We strongly believe that quality management is critical to maintaining quality developments in the long term and providing a positive environment for our residents.

Compliance

We have affordable housing agreements recorded on all of our developments, in addition to various other regulatory agreements with TCAC, AHP, CalHFA HELP, and conventional permanent lenders. All of these agreements have annual compliance provisions that have to be tracked and complied with in a timely manner. To ensure timely compliance with these various agreements we have an in-house compliance department whose primary responsibilities include initial placed-in- service rent calculations and annual rent calculations for all properties, welfare exemption filing, 100% file audits at property placement in service, sample file audits annually, and legal document review to set up a tickler system for all monitoring requirements for all projects.

Social Services

Hope through Housing Foundation (HTHF), a 501 (c)(3) non-profit organization, provides on-site social services in all our developments. HTHF shares the same board as National CORE. HTHF services are focused on three initiatives: Youth Development, Child Development, and Senior Wellness. Hope has consistently demonstrated its capacity to launch and develop high quality programs that incorporate community partners designed to have a measurable impact in our communities.

Sustainable Development

We have also embraced the concept of sustainability whenever possible and practical in our developments. We have multiple multi-family developments that have achieved the coveted Platinum, Gold, and Silver LEED Certifications. Our first Platinum project was recognized by the Home Depot Foundation at the 2009 National Green Builders Conference as "Outstanding Green Project of the Year." All of these cutting edge technologies are becoming part of standard building approach that we believe will allow us to excel in this new century.

Planning

A house is more than sticks and bricks, and CORE understands the broader context and importance of housing in a community. Planning from a housing perspective includes integrating the diverse pieces that make up a neighborhood and community—including parks and recreation, social services, care for the environment, design and aesthetics, health and wellness, and the economy. CORE's in-house community planning services offers our partner clients experience and knowledge to craft creative and workable housing solutions for the communities we serve. We manage, prepare and implement a variety of urban planning and design projects including general, community, master, revitalization, downtown, and specific plans; corridor studies, housing elements, and sustainability strategies. Because we want to design plans that are not only practical and implementable but also embraced by the public and decision makers, we employ a variety of engagement tools. We seek input and involvement online, by phone, in person, and through focus groups from diverse voices in the community. And by opening this dialogue and building support, we can help move projects—from the simple to the most challenging— through review and final approval.

Our developments have won numerous industry awards of excellence. A sample listing of awards received is included in this section. A detailed project list of our completed developments is also included in this section.

Statement of Qualifications

GrowthPoint Structures

Role

Manufacturer and Builder for Modular and/or Shipping Container Housing

GrowthPoint Structures (legal name: GrowthPoint Global Inc.) is a Los Angeles-based company formed in 2012. GrowthPoint designs and manufactures eductional and affordable housing buildings using adaptable metal structures. GrowthPoint's mission is to have a local and global impact by manufacturing ultra-efficient, sustainable and cost-effective buildings. The Company has been specifically focused to provide a superior solution for the need for flexible, durable, affordable and energy efficient structures.

Prior to incorporation, GrowthPoint spent 5-years in research and development designing and refining its energy efficient buildings. GrowthPoint has established a strong relationship with The Division of the State Architect (DSA) and Housing and Community Development (HCD), the two state agencies that govern this type of construction.

Over the last 5 years, many state officials and regulatory agencies have reviewed and approved the designs that have been designed, manufactured by GrowthPoint. In addition, hundreds of architects, engineers, as well as in-plant and on-site inspectors have visited the GrowthPoint factory and are familiar with the specifics of our adaptive metal structures.

GrowthPoint is comprised of a high-performance executive team with a proven track record in real estate development, manufacturing and construction.

GrowthPoint STRUCTURES

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

Amanda Gattenby
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

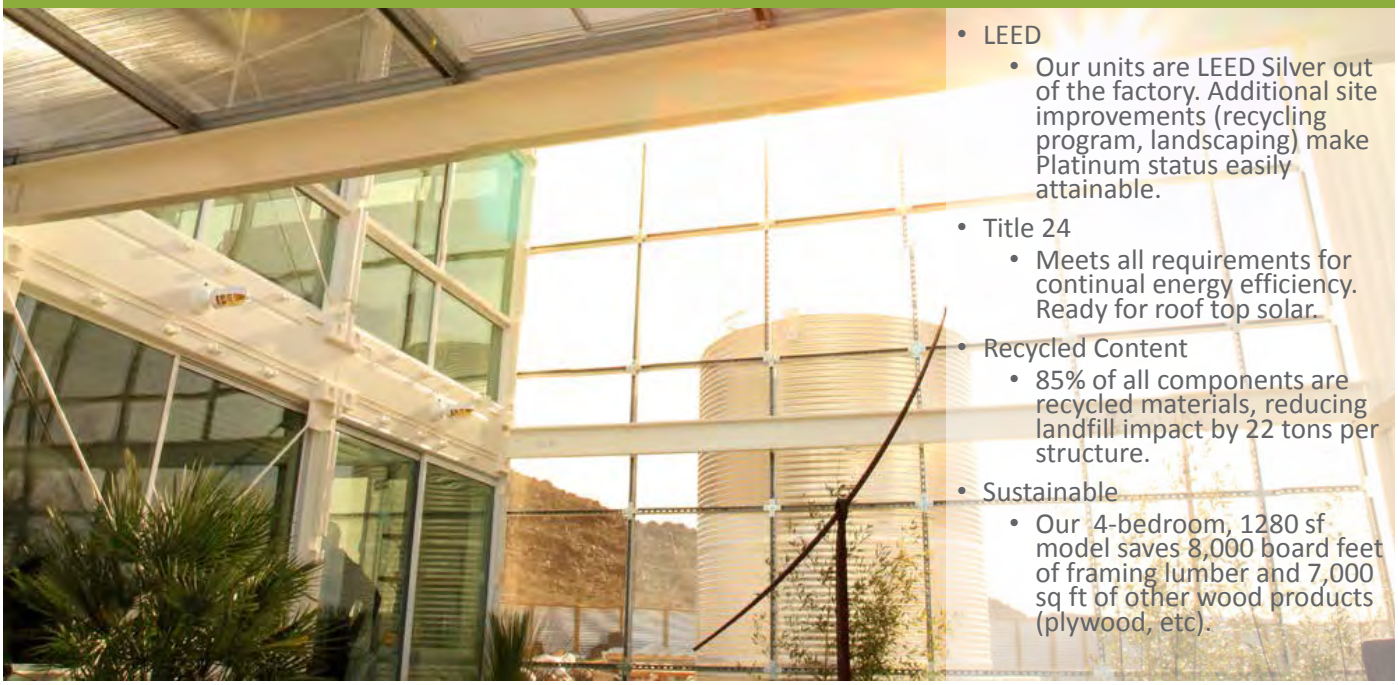
50% less time

- 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.

Statement of Qualifications

Torti Gallas and Partners

Role
Architect

Business Name
Torti Gallas and Partners

Principle in Charge
Neal I. Payton, AIA
npayton@tortigallas.com

Location
601 West 5th Street, Suite 600
Los Angeles, CA 90071

P: (213) 607-0070
F: (213) 607-0077

Website
www.tortigallas.com

Years in Business
64 Years; Founded in 1953

Related Prior Business Names
Jack C. Cohen, AIA (1953)
Cohen Haft and Associates (1960)
CHK Architects and Planners, Inc. (1981)
Torti Gallas and Partners • CHK, Inc. (1998)

Torti Gallas and Partners was established in Silver Spring, Maryland in 1953. Today, with offices in Silver Spring, Los Angeles, California, and Istanbul, Turkey, the firm is one of the largest planning and architectural firms in the United States dedicated to advancing the principles of the New Urbanism and Smart Growth to meet the challenges of our time.

Torti Gallas has extensive experience with all scales of master planning and building projects in the residential, mixed-use, transit-oriented, and commercial markets, applying jurisdictional needs and code requirements in local, national and international markets. With extensive experience in the public and private sectors, we take pride in balancing the diverse needs of communities with the realities of the marketplace to arrive at buildable solutions that bring value to our clients and to the communities in which we work. In applying this successful, market-focused balance, Torti Gallas has designed over 485,000 residential units and planned over 1,600 residential and mixed-use communities. Since our founding, these projects have resulted in more than $35 billion of construction. Our dedication to full implementation of our designs and master plans over 64 years of practice enables our team to arrive at inventive solutions for communities and downtowns that provide value to our clients and to the people who will ultimately live, work, learn, shop, visit and play in them.

At Torti Gallas and Partners, we take pride in a culture of constant inquiry and innovation that often results in the catalytic transformation of the communities in which we work. Our design solutions are a direct response to the particular challenges of a project and the opportunities they present. We believe that such an inventive approach is required today, more than ever before. Rapidly approaching what many have called the "Peak Carrying Capacity" of our planet, we are facing increasing pressures on our current environmental, economic and social frameworks. These translate into unprecedented challenges towards community building. We must provide basic needs for larger populations, but have access to fewer resources. We aim to deliver positive economic development while preserving local commerce and cultures. We aspire to create socially just communities that, with every successive development, are expected to achieve a higher standard of design and quality.

Statement of Qualifications

Partner Energy

Role

Innovation/Sustainability/Energy Consultant

Business Name

Partner Energy

Principle in Charge

Lance A. Collins, AIA
lcollins@ptrenergy.com

Location

2154 Torrance Blvd., Suite 100
Torrance, CA 90501

P: 888 826 1216
F: 310-817-2745

Website

www.ptrenergy.com

Years in Business

8 Years; Founded in 2009

Related/Prior Business Names

Partner Engineering and Science, Inc.

Partner Energy is a technology and product agnostic company that works with building owners and managers to identify, capitalize, and implement accretive energy efficiency, renewable energy and sustainability projects. Founded in 2009 by real estate and engineering professionals, Tony Liou and Joe Derhake, Partner Energy, a Small Business Enterprise and Minority-Owned Business. Tony and Joe started Partner Energy after noticing an increase in demand for energy efficiency and sustainability consulting services. The demand arose due to the onset of complex energy efficiency and disclosure laws, rising energy costs, and global awareness of climate change.

Partner Energy's headquarters is based in Southern California with a network across the nation. Our professionals work with building owners and users to increase asset values, lower ownership costs, and promote environmental stewardship. By recommending and implementing fiscally responsible energy efficiency measures, our team helps clients reduce energy usage and energy costs. Our recommended solutions are economically sound, as we take into consideration the client's energy goals as well as their investment return criteria.

Partner Energy has experience working with diverse building types, including: low-rise and high-rise multifamily developments, condominiums and garden style complexes, educational facilities such as K-12 schools and higher education, municipalities and other institutional agencies, industrial and commercial, hospitality and resorts, military bases, office and retail spaces, and mixed-use buildings. Partner Energy works alongside Partner Engineering and Science, Inc. The sister company was founded in 2007 and is a nationwide provider of environmental and building science services. Partner is a leader in due diligence services nationwide, with over 30 offices across the country.

Our team of experienced professionals hold various types of professional and industry designations and licenses, including the following: Professional Engineer (PE), Registered Architect (RA), Certified Energy Manager (CEM), Home Energy Rating System (HERS I & II Rater) Certified , LEED Accredited Professional (LEED AP BD+C, EB O+M) and Certified Building Commissioning Professional – Building Commissioning Association (CBCP). Through a multidisciplinary approach we are able to assist clients with new and existing projects:

For existing building projects, we provide:

- Energy & Water Benchmarking
- Energy & Water Audit
- Green Property Condition Assessment
- Measurement & Verification
- Retro-Commissioning
- Rebates & Incentives
- LEED-EB Certification
- GreenPoint Rated Certification
- Third Party Certification
- Training
- Portfolio Management & Reporting
- Continuous Commissioning

For new construction projects, we provide:

- Procurement & Construction Administration
- Engineering & Performance Specifications
- Construction Support - Sustainability Review
- Commissioning
- CALGreen Compliance
- HERS, CAS & Other Diagnostic Testing
- Energy Modeling
- LEED Certification
- GreenPoint Rated Certification
- Third Party Certification

Statement of Qualifications

PlaceWorks

Role

Design Competition Administrator, Community Outreach, and Entitlements

Business Name

PlaceWorks

Principle in Charge

Randy Jackson
rjackson@placeworks.com

Location

3 MacArthur Place, Suite 1100
Santa Ana, CA 92707

P: (714) 966-9220

Website

www.placeworks.com

Years in Business

42 Years; Founded in 1975

Related/Prior Business Names

The Planning Center
The Planning Center | DC&E

PlaceWorks is one of the premier urban planning, design, and environmental consulting firms in California. We are devoted to developing viable, imaginative planning solutions to the challenges that arise from urban growth and land development. We are passionate about our mission that place matters, and we are driven by the prospect of building healthy, vibrant places where culture, commerce, and community thrive.

The firm was established in 1975 on the principles that aimed to integrate individual design disciplines and work efforts into a greater whole. We have more than 125 employees in six offices and serve public- and private-sector clients in the fields of comprehensive planning, environmental analysis and science, urban design, landscape architecture, and Geographic Information Systems (GIS).

PlaceWorks serves a broad spectrum of clients, including local governments, school districts, the development community, nonprofit organizations, regional government entities, and hospitals, among others. Our success in meeting the demands of our clients is rooted in a client-focused and systems approach to planning. Regardless of the client, we approach our work by looking at the entire spectrum of issues involved—land use, the environment, urban design, policy, economics, and other allied areas. This comprehensive approach to problem solving leads to innovative solutions that are uniquely tailored to our clients.

Housing Expertise

Over the past decade, PlaceWorks has developed a particular expertise in housing planning and policy development. This has included housing elements, analysis of impediments to fair housing, strategic plans, pro formas, and housing demand studies. The firm and its staff have been involved in well over housing plans across California, from cities of 10,000 residents to some of the largest cities in California. Our work has also received numerous awards from the American Planning Association, including the Orange County Council of Government's Design Competition titled, "Changing the Face of/The Changing Face of Orange County, as well as the Pasadena and Santa Ana Housing Elements.

Focusing on quality rather than quantity, our goal is to produce housing elements that are uniquely tailored to our clients. Few firms can offer our breadth of services or the resume of awards that demonstrate project innovation and quality. With our experience, you can also be assured of obtaining certification with the California Department of Housing and Community Development: 100 percent of our housing elements have received certification.

Community Planing

- Comprehensive Planning
- Community Participation
- Zoning and Form-Based Codes
- Geographic Information Systems
- Housing
- Economics
- Healthy Communities
- Transportation Planning

Design

- Urban Design
- Landscape Architecture
- Graphic Design
- Open Space & Resource Planning
- Corridor Planning
- Streetscape Design
- Site Planning

Environmental

- CEQA/NEPA
- Risk Assessments
- Site Assessment & Remediation
- School Facilities Planning
- Air Quality & GHG
- Noise & Vibration
- Regulatory Compliance

STEVE PONTELL

PRESIDENT AND CEO, NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA, HOPE THROUGH HOUSING FOUNDATION

Mr. PonTell oversees both HTHF and National CORE – two large nonprofits that, together, serve over 16,000 low-income residents in over 8,000 apartment units under ownership and management throughout Arkansas, California, Florida and Texas. Mr. PonTell has extensive experience managing large scale community based projects. He is a nationally recognized authority on community development and creating forward-thinking organizations to maximize evolving market environments.

Mr. PonTell is the Chief Executive Officer and President of National CORE, a national nonprofit housing firm with more than 8,000 apartments under its ownership and management throughout Arkansas, California, Florida and Texas. Mr. PonTell, with a track record of success in organizational development, is improving National CORE's in-house model that guarantees superior quality control and results. He is building on the organization's demonstrated capacity to build on its successes through prudent financial management and a holistic approach to building and preserving affordable housing.

Prior to leading National CORE, Mr. PonTell founded the La Jolla Institute in 1996, a California-based nonprofit think tank. While at La Jolla Institute, Mr. PonTell was vigorously involved in "Pioneering the New Community". The La Jolla Institute worked on major research projects ranging from studying critical community indicators in San Bernardino County to bringing together four counties: Los Angeles, San Bernardino, Riverside, and Orange County with the four Corners Coalition. In addition, he has served as a strategic consultant to both corporations and communities helping them to adapt to changes impacting the economy and the workplace. Mr. PonTell's clients included the County of San Bernardino; The Four Corners Coalition; and the Ventura Auto Center. Mr. PonTell has an MBA from the Claremont Graduate School Drucker Center, and he holds a Bachelor of Science degree in City and Regional Planning from California Polytechnic State University.

JULIE MUNGAI

VP OF ACQUISITIONS,
NATIONAL COMMUNITY
RENAISSANCE OF CALIFORNIA

Julie Mungai has over 30 years' work experience in the public and private sector working in the finance and affordable housing development field. Specific experience includes working in the auditing, financial analysis, financial management and in the last 15 years with National Community Renaissance in the development of affordable housing. Prior to joining National CORE she worked with the Los Angeles County Community Development Commission in the capacity of an Accounting Manager for ten years.

At national CORE she has worked on a wide variety of projects ranging from large neighborhood revitalization, multi phased developments, mixed-use/mixed-income, family, senior and special needs projects. Responsibilities include; acquisition and determination of preliminary feasibility, oversight/monitoring projects from the financing phase to project close out and lease up as well as maintaining relationships with lenders and municipal partners.

Ms. Mungai is well versed with the numerous affordable housing financing sources and related regulations such as federal and state Low Income Housing Tax Credits, HOME, CDBG, AHP, tax-exempt bonds, conventional financing and the various funding programs available at the state and local levels.

PROJECT ROLE

VP of Acquisitions
Project Manager

EDUCATION

MBA, Finance,
University of Oregon

CREDENTIALS

Certified Public Accountant (CPA)

SELECTED PROJECT EXPERIENCE

LITTLE LAKE VILLAGE
Santa Fe Springs CA
144 Low Income units

SUMMER TERRACE
Palmdale, CA
80 Low and Very Low Income units

WHISPERING PALMS
Palmdale, CA
75 Low Income units

ENCANTO COURT
Los Angeles, CA
62 Extremely Low and VLI units

DESERT MEADOWS
Indio, CA
80 Extremely Low and VLI units

MISSION POINTE AT RIVERSIDE
Riverside, Ca
67 Low Income Housing Units

CITRUS GROVE
Rialto, CA
152 VLI and Low Income Housing Units

VISTA CASCADE
Rialto, CA
43 VLI Housing Units

DUMOSA SENIOR VILLAGE
Yucca Valley, CA
75 ELI and VLIvHousing Units

HERITAGE POINT
Rancho Cucamonga, CA
49 VLI and Low Income Housing Units

SAN ANTONIO VISTA
Montclair, CA
77 ELI, VLI, and LI Housing Units

SAN MARINO
Montclair, CA
85 VLI Housing Units

VALENCIA VISTA
San Bernadino, CA
75 ELI, VLI, and LI Housing Units

LA MISIÓN VILLAGE
Oceanside, CA
80 LI and VLI Housing Units

JUNIPER SENIOR VILLAGE
Escondido, CA
61 ELI, VLI, LI Housing Units

LESLEY EDWARDS

VP OF PROJECT DEVELOPMENT, NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA

Ms. Edwards holds an MBA degree from the University of California, Irvine (1994) and a B.A. degree from the University of California, San Diego (1986). She received the National Development Council, Housing Finance Professional Certification in 2007. She joined National CORE in 2002 as a financial analyst and transitioned to project management in 2005. She was promoted to Asst. V.P. of Project Development 2012-2014 and subsequently promoted to V.P. of Project Development. Prior to joining National CORE she worked with the Orlando Housing Authority as chief accountant from 1999- 2002. She was the LA Region Controller for Community of Christ from 1990-1998. Ms. Edwards' professional experience includes banking and working for non-profit and public organizations. Ms. Edwards is experienced with numerous affordable housing financing sources such as low income housing tax credits, HOME, CDBG, HOPWA, AHP, housing set-aside funds, MHP, tax exempt bonds and conventional financing.

PROJECT ROLE

Vice President of Project Development

EDUCATION

MBA, Finance,
University of California, Irvine

CERTIFICATIONS

National Development Council, Housing Finance Professional Certification

SELECTED PROJECT EXPERIENCE

VILLA PLUMOSA
Yorba Linda

OAKCREST TERRACE
Yorba Linda

OAKCREST HEIGHTS
Yorba Linda

JUNIPER SENIOR VILLAGE
Escondido

EAST RANCHO VERDE
Rancho Cucamonga

VILLAGGIO ON ROUTE 66
Rancho Cucamonga

GARDENS AT SIERRA
Fontana

PLAZA AT SIERRA
Fontana

DUMOSA SENIOR VILLAS
Yucca Valley

DESERT MEADOWS
Indio

MISSION COVE I & II
Oceanside

CAPE COD SENIOR VILLAS
Oceanside

NORTHGATE VILLAGE
Victorville

VALENCIA VISTA
San Bernardino

OLIVE MEADOW
San Bernardino

DAY CREEK VILLAS
Rancho Cucamonga

ENCANTO VILLAGE
San Diego

Mr. Killian joined National CORE in 2004. He began his construction carrier in the structural concrete trade in 1996, but quickly realized his passion was construction management. Prior to joining National CORE, Mr. Killian spent five years with Fontana Unified School District, where as a Project Manager he was involved with the construction of four new schools with a total value of 103 million dollars. He was also responsible for the coordination of infrastructure and installation of numerous modular facilities during his time with the school district. During his tenure with National CORE he has been responsible for the construction of over 800 apartment units, valued at approximately 120 million dollars. Mr. Killian's formal education includes a bachelor's degree in business administration from the University of Redlands, and course work in construction and supervision from Riverside Community College.

CHRIS KILLIAN

VP OF CONSTRUCTION, NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA

PROJECT ROLE

Vice President of Project Development

EDUCATION

BA, University of Redlands

SELECTED PROJECT EXPERIENCE

SUNSET HEIGHTS
Atla Loma

MISSION POINTE AT RIVERSIDE
Riverside

MISSION VILLAGE SENIOR
Jurupa Valley

SAN ANTONIO VISTA
Montclair

VISTA DEL CIELO
Monclair

ALTA VISTA
Los Angeles

RENAISSANCE VILLAGE
Rialto

CITRUS GROVE
Rialto

DOWNEY VIEW
Downey

DUMOSA SENIOR VILLAGE
Yucca Valley

VALENCIA VISTA
San Bernardino

OLIVE MEADOW
San Bernardino

VISTA DEL PUENTE
Monclair

OAKCREST TERRACE
Yorba Linda

OAKCREST HEIGHTS
Yorba Linda

ARBOR VILLAS
Yorba Linda

MARV'S PLACE
Pasadena

LAS PALMAS
San Celemente

ALEXA WASHBURN

AICP, LEED AP,
VP OF POLICY & PLANNING
NATIONAL COMMUNITY
RENAISSANCE OF CALIFORNIA

EDUCATION

M.A., Public Policy & Administration, California State University, Long Beach

B.A., Geography, California State University, Long Beach

B.A., Urban Studies, California State University, Long Beach

Environmental Studies, University of California, Santa Barbara

EXPERIENCE

18 Years

PROFESSIONAL AFFILIATIONS

American Planning Association (APA)
Urban Land Institute (ULI)

RECENT HONORS AND AWARDS

2017 Southern California Association of Governments (SCAG) Sustainability Award -Against All Odds – Waterman + Baseline Neighborhood Specific Plan (City of San Bernardino)

2017 American Planning Association – Inland Empire Section Economic Planning and Development Award – Waterman + Baseline Neighborhood Specific Plan (City of San Bernardino)

2016 SCAG Sustainability Award for Green Region-Riverside Restorative Growthprint

2016 Inland Empire APA Award for Innovation in Green Community Planning-Riverside Restorative Growthprint

As a private consultant and as a public agency program manager, Alexa has managed, prepared and implemented a variety of urban planning and design projects including general, community/area, master, revitalization, downtown, and specific plans; corridor studies, housing elements, development entitlements, and sustainability strategies throughout California. Her projects have been recognized with 11 awards from the American Planning Association and Southern California Association of Governments. She is well versed in the interpretation of and methods to comply with government codes, policies and regulations; and possessed strong interpersonal skills that have been developed through direct involvement with elected and appointed public officials as well as community stakeholders. Her in-depth understanding of progressive land use, policy and implementation strategies effectively enhance the feasibility, livability, and sustainability of plans and communities.

At National CORE she established an in-house planning practice providing consulting services to public and private clients including preparing General Plans, Specific Plans, Corridor Plan, and Housing Elements. She has worked on a wide variety of projects ranging from large neighborhood revitalization, multi phased developments, mixed-use/mixed-income, family, senior and special needs projects. Responsibilities include project planning and entitlements, actively working with architects on site planning and design, and leading community outreach and engagement programs.

SELECTED PROJECT EXPERIENCE

RELEVANT PROJECT EXPERIENCE

- Arrowhead Grove Neighborhood Revitalization Project, San Bernardino
- Waterman+Baseline Specific Plan, San Bernardino
- Valencia Vista, San Bernardino
- Olive Meadow, San Bernardino
- Day Creek Villas, Rancho Cucamonga

HOUSING ELEMENT EXPERIENCE

- City of Adelanto, Housing Element 2008 - 2014
- City of Bellflower, Housing Element 2014 - 2021
- City of Carson, Housing Element 2014 - 2021
- City of Commerce, Housing Element 2008–2014 and 2014-2021
- City of Downey, Housing Element 2014 - 2021
- City of El Monte, Housing Element 2014-2021
- City of Eureka, Housing Element 2014-2019,
- City of La Verne, Housing Element, 2014-2021, La Verne, CA
- City of Lynwood, Housing Element 2014 - 2021, Lynwood, CA
- City of Mountain View, Housing Element 2015 - 2023, Mountain View, CA
- City of Murrieta City of Napa, Housing Element 2015 - 2023, Napa, CA
- City of Norco, Housing Element 2008–2014 and 2014-2021
- City of Perris, Housing Element 2008–2014 and 2014-2021
- City of Pico Rivera, Housing Element 2014 - 2021, Pico Rivera, CA
- City of Shafter, Housing Element 2015 - 2025, Shafter, CA
- City of West Covina, Housing Element 2008–2014 and 2014-2021
- Stanislaus County Model Housing Element, Stanislaus County, CA

GrowthPoint is comprised of a high-performance executive team with a proven track record in real estate development, manufacturing and construction. GrowthPoint Structures' senior management team is made up of the following individuals:

PRESTON CLARK

CO-FOUNDER AND CEO

Preston Clark, has been in a leadership role for the last 18-years providing strategic planning and launching large-scale mixed-use development projects. He has been responsible for launching 58+ real estate projects in 7 countries representing $8 Billion in sales, developed an analytical infrastructure for multi-billion dollar international real estate developer igniting a 150% revenue upswing to $2.5 Billion in 24 months.

ERIC ENGHEBEN

CO-FOUNDER AND EXECUTIVE VICE PRESIDENT

Eric Engheben, has over 30-years of construction management and building construction experience and is an expert in modular, pre-engineered steel production, specializing in shipping container building for the last nine-years. He has been Principal of a construction management firm for 15-years representing over $320 Million in assets and is known for green-innovation construction and LEED-Platinum building. Eric was awarded Best Construction Award by McGraw Hill, Best Construction project by Metal Construction News for container building, and has been consistently recognized for construction excellence in national publications throughout his career.

LISA SHARPE

SENIOR VICE PRESIDENT OF SALES AND PROJECT EXECUTION

Lisa Sharpe, has been a sales and client services leader for 10 years with a primary focus on the real estate development industry. Lisa has created and delivered sales successes representing over $6 Billion USD in revenue. She has led numerous International real estate projects. Prior to her focus on real estate development, Lisa was the Sales & Marketing lead for one of the largest Golf Management operations in North America responsible for generating $40 Million in annual revenue.

NEAL PAYTON

FAIA, LEED AP BD+C
PLANNING PRINCIPAL,
TORTI GALLAS

EDUCATION

Master of Architecture, 1981, Syracuse University

Bachelor of Architecture, 1978, Carnegie-Mellon University

REGISTRATION

1983, Architect, AZ, CA, HI, NV, NY, TX, UT, NCARB

LEED Accredited Professional, 2004

Mr. Payton is a Principal at Torti Gallas, where he directs the West Coast office. His work involves Urban Design and Town Planning activities at a variety of scales, including inner city revitalization, inner suburban infill and refill, transit-oriented development in emerging development areas as well as regional plans for counties and metropolitan areas. Often called upon to work on politically sensitive sites, Mr. Payton has led over 50 design charrettes and participated in close to 100. Mr. Payton's urban design efforts have been honored nationally with numerous design awards from the American Institute of Architects and the Congress for the New Urbanism, among others.

In addition to these planning efforts, Mr. Payton works on crafting many of the individual architectural commissions of the firm to the urban context within which they will sit. The architectural work of Torti Gallas focuses on residential and mixed-use development that is inextricably linked to urbanism and placemaking rather than to the making of individual object buildings. As a result of this experience, Mr. Payton is able to craft urban and architectural guidelines that are market sensitive, yet support the urban design.

Prior to joining Torti Gallas, Mr. Payton headed his own Town Planning and Urban Design Practice. During this time he developed his expertise as a Community Facilitator, working with citizens and developers in community development and revitalization projects.

SELECTED PROJECT EXPERIENCE

ALICE GRIFFITH HOMES, SAN FRANCISCO, CA

Redevelopment of one of San Francisco's most dangerous and run-down housing projects into a mixed-income community of 504 new homes. Funded by a HUD Choice Neighborhoods Grant, the new community will be a mix of public housing, replacement tax credit market rate apartments, and townhomes with community facilities, a community garden, tot lots, green space, and on-site parking.

MACARTHUR PARK METRO, LOS ANGELES, CA

A transit oriented mixed-use development located on the LA Metro's Red Line. This new mixed-use development contains 172 affordable rental units, 31,500 sf of retail space and a 244 space parking garage.

FAMILY HOUSING REVITALIZATION, NAS FALLON, FALLON, NV

Under the US Navy's Family Housing Privatization Program, Torti Gallas designed the plan for 105 replacement homes for one of the base's three neighborhoods. By utilizing and expanding an existing street network neighborhood and tightening up the spacing of the new homes, we were able to provide a Neighborhood Green to act as a central gathering space for the community, and provide visual and pedestrian access to a new community center building at the heart of the Family Housing Area.

FORT IRWIN MILITARY HOUSING REVITALIZATION, MOJAVE DESERT, CA

Revitalization and privatization of housing at Fort Irwin. Under this public-private partnership, Torti Gallas designed 715 new, energy-efficient homes for military families and a new sustainable community center.

FORT BELVOIR MILITARY FAMILY HOUSING, FORT BELVOIR, VA

A public private partnership that is planning, operating, and constructing military family housing communities for Fort Belvoir. The initial development plan, which spans eight years, includes the demolition and replacement of 1,192 new homes, the renovation of 170 historically significant homes, and major renovations of 694 homes on Fort Belvoir. The project also includes five new Neighborhood Centers, one of which became the first new construction project in the military to achieve LEED Platinum status. In total, 2,106 new homes for the U.S. Army will be completed during the next fifty years.

LANCE A. COLLINS

DIRECTOR,
PARTNER ENERGY

Mr. Collins is the Director of Sustainability and Architect at Partner Energy with experience in whole building analysis/benchmarking, energy conservation measures, resource consumption reduction strategies, LEED certification administration, building commissioning, solar project development, and project/construction management. As a licensed architect in the state of

California, LEED Accredited Professional, and Certified Sustainable Building Advisor, Mr. Collins holds 16 years of professional experience to the fields of sustainable design, architecture, and urban design. His professional practice has addressed solutions for many different building types including office, mixed-use, retail, schools, and residential. Mr. Collins has completed the certification process for over two dozen LEED projects ranging from Certified to Platinum.

He is a member of the American Institute of Architects (AIA), the United States Green Building Council (USGBC), and the National Organization of Minority Architects (NOMA). Currently, Mr. Collins is the Co-Chair of the Greater Long Beach Area Branch of the US Green Building Council – LA Chapter. In addition to his professional experience, Mr. Collins also is an adjunct professor at Long Beach City College and has guest lectured at Santa Monica College and Mt. San Antonio College, teaching green building principles and sustainable design strategies to students as well as industry professionals. Additionally, Mr. Collins has been published in a number of magazines and journals including Sustainable Industries Magazine, Destinations Magazine in Long Beach, the USGBC Los Angeles Chapter newsletter, and the National Organization of Minority of Architects quarterly magazine. Mr. Collins was born and raised in Seattle, Washington. From there he received his architectural education at Cornell University in New York and his master's degree in Architecture and Urban Design from the University of California in Los Angeles.

EDUCATION

Master of Architecture II and Urban Design – University of California in Los Angeles

Bachelor of Architecture - Cornell University

REGISTRATIONS

American Institute of Architects (AIA)

LEED Accredited Professional (BD+C) (#31355)

California Architects Board (CAB) (lic. #C30647)

Certified Sustainable Building Advisor-National Sustainable Building Advisor Program (CSBA)

HIGHLIGHTS

Over 15 years in the architecture, construction, and sustainability industries

7 Years of commissioning services

Commissioned retail, office, educational, and institutional buildings, including historic properties

KYLE BRUMFITT

DIRECTOR,
PARTNER ENERGY

Mr. Brumfitt has eight years of experience in the sustainability service industry. Since 2007, he has been a Green Building Consultant working alongside developers, architects, engineers and general contractors. He has fostered client relationships in affordable multifamily, market rate multifamily, single family and commercial building sectors. Mr. Brumfitt's diverse experience includes responsibilities spanning the entire lifecycle of a project, from schematic design through construction completion. As both a LEED for Homes AP or LEED Green Rater, Mr. Brumfitt has led design teams and developers through the certification process on over 50 projects. Mr. Brumfitt has certified over 400,000 SF of multifamily and single family projects as either the LEED Homes AP or LEED Green Rater. His LEED experience ranges from New Construction to Core and Shell and Commercial Interiors.

In addition to new construction support, Mr. Brumfitt has conducted energy audits for numerous existing multifamily properties, as well as utility allowance calculations and system sizing analysis (ACCA Manual J.). He was the primary engineer performing analysis for a portfolio of existing multifamily properties that were the first existing building projects in the state of California allowed to use the California Utility Allowance Calculator, which was designed to promote and reward property owner investments in energy efficiency measures.

REGISTRATIONS

BPI Multi Family Building Analyst Professional

BPI Single Family Building Analyst Professional

Certified Energy Analysis (CEA)

Certified Energy Plans Examiner (CEPE)

ENERGY STAR® Rater

GPR Certified Green Building Professional

GPR Existing Building Multifamily Rater

GPR GreenPoint Rater

Green Physical Needs Assessments

Home Energy Rating System (HERS I)

Whole House Energy Rater (HERS II)

LEED Accredited Professional (LEED AP BD+C)

LEED Accredited Professional (LEED AP Homes)

LEED for Homes Green Rater

TRAINING

PG&E Multifamily Upgrade California Training

Ms. Yepez has eight years of experience in project management, energy efficiency and sustainability. She has been associated with the completion of over 15 green certification projects and managed over 30 projects at one time.

Ms. Yepez's sustainability experience includes Greenpoint Rated and LEED for Homes certifications, energy modeling and overall implementation of energy efficient measures. Predominantly managing affordable multifamily projects, Ruby has worked with clients in gaining funding for their projects and guiding them through Green Certification programs and meeting CalGreen Requirements. Ruby is currently on the board of directors for the LA chapter of US Green Building Council and is active with the community in pushing sustainability and education of healthy buildings and environments.

RUBY ROSE YEPEZ

SUSTAINABILITY CONSULTANT, PARTNER ENERGY

EDUCATION

Bachelor of Architecture,
California State Polytechnic University, Pomona

REGISTRATIONS

LEED Accredited Professional

Certified Green Building Professional (CBCP)

LEED for Homes Green Rater

Certified Energy Analyst (CEA)

GreenPoint Rater

PROFESSIONAL AFFILIATIONS

Board of Director and Branch Chair – USGBC Los Angeles, San Gabriel Valley Branch

National Association of Women in Construction

San Gabriel Valley Conservation Corps

National Latina Business Women Association

CABEC - (California Association of Building Energy Consultants)

RANDAL W. JACKSON

ASLA, PRESIDENT, PLACEWORKS

Throughout his more than 45 years of experience in planning and design, Randy Jackson has conceived and developed unique land use and design concepts for award-winning communities. He continues to focus his expertise on healthy communities built around and integrating transportation, transit, open space, and park and recreation systems. He oversees projects throughout California, across the United States, and abroad.

Randy has a wide range of community design and landscape architecture experience with both public and private concerns throughout the western and southwestern United States and the Pacific Basin. He is a guest lecturer the University of California's Irvine and Riverside campuses for courses in the Planning Certificate program. He also taught land development in the Graduate School of Social Ecology at the UC Irvine for 15 years.

Randy recently completed a two-year term as Chairman of Urban Land Institute's Community Development Council (Blue Flight), a national product council leading the discussion in the areas of suburban new communities, suburban large-scale (multi-use) communities, rehabilitation/reuse, asset management, and process. He currently serves as ULI Governor as well as Chairman of ULI Orange County/Inland Empire's District Council.

PROJECT ROLE

Vice President of Project Development

EDUCATION

Bachelor of Landscape Architecture, Utah State University

Graduate Studies, University of Hawaii, Pacific Urban Studies Center

CREDENTIALS

Licensed Landscape Architect - California, No.1582

SELECTED PROJECT EXPERIENCE

INFILL & REDEVELOPMENT

- University Village Vision Plan
  Fullerton CA
- MCAS Tustin Reuse Plan/Specific Plan
  Tustin CA
- Prospect Village, Downtown Tustin Redevelopment
  Tustin CA
- Las Alamedas Design Guidelines
  Las Cruces NM
- Stanton Plaza Specific Plan
  Stanton CA
- Anaheim Downtown Industrial Area Reuse Plan
  Anaheim CA
- I-5 Freeway Expansion Analysis, I-5 Corridor Phase One, and Freeway Overlay Zone
  Santa Fe Springs CA
- MCAS El Toro Conversion Specific Plan
  El Toro CA
- Rialto Airport Land Use Study
  Rialto CA

STRATEGIC PLANS

- Kennecott Master Plan
  Oquirrh Mountain UT
- Centennial Master Plan, Tejon Ranch
  Los Angeles County CA
- Newhall Ranch Communities Planning
  Newhall Ranch CA
- Collier Strategic Plan
  Collier County FL
- Estrella Mountain Ranch Strategic Plan
  Goodyear AZ
- Jianfengling Resort Master Plan
  Hainan Island, People's Republic of China
- The Creative City Master Plan
  Phu Yen, Vietnam

COLIN DRUKKER

ASSOCIATE PRINCIPAL, PLACEWORKS

Colin provides leadership and guidance for local governments, the development community, and nonprofit organizations. From fine tuning project approaches to producing final documents, Colin sets high standards for himself, his team, and his projects. He draws on nearly 20 years of planning experience in the public and private sectors to tackle problems in an innovative and effective manner.

His body of work has ranged from general plan updates to regional planning projects to large mixed-use/TOD developments. Colin has the experience of leading and organizing groups of public staff and consultants on complex projects to successful completion. He possesses the knowledge needed to understand and, if necessary, conduct nearly all of the phases of a large planning project.

Finally, Colin keeps his clients and PlaceWorks informed of the latest planning issues and technology. For example, he speaks on the topics of affordable housing, healthy communities, and food planning to jurisdictions throughout Southern California. He is also the project director for PlaceWork's studies on suburbia and practical steps that communities can take to enhance the suburban experience.

EDUCATION

Master of Urban & Regional Planning, University of California, Irvine

BA, Urban Studies & Planning, University of California, San Diego

Education Abroad Program, Urban Planning, University of New South Wales (Sydney, Australia)

SELECTED PROJECT EXPERIENCE

COMPREHENSIVE PLANNING

- San Bernardino Countywide General Plan and EIR
  San Bernardino County CA
- Los Alamitos General Plan Update & EIR
  Los Alamitos CA
- Clovis General Plan Update & EIR
  Clovis CA
- Yorba Linda General Plan Update (Phases 2 & 3)
  Yorba Linda CA
- Rancho Mirage Comprehensive General Plan Update, EIR, and Executive Summary Brochure
  Rancho Mirage CA
- Anaheim General Plan Update & EIR
  Anaheim CA
- Fontana General Plan Update & EIR
  Fontana CA
- Highland General Plan Update, Zoning Code Update, & EIR
  Highland CA
- Rancho Cucamonga General Plan Update & EIR
  Rancho Cucamonga CA
- City of San Bernardino General Plan Update & EIR
  San Bernardino CA

URBAN PLANNING

- Carson Marketplace Specific Plan
  Carson CA
- Artesia Corridor Specific Plan
  Gardena CA
- Section 19 Specific Plan & EIR
  Rancho Mirage CA
- Menifee Town Center Specific Plan
  Menifee CA

Experience Working Together

National CORE and Growthpoint Structures, supported by Torti Gallas, Partner Energy and PlaceWorks, see development within the City of Industry as an opportunity to expand and further our collective missions to increase the number of affordable special needs units and meet the growing need for affordable housing in the City and LA County. With a common purpose: to create high quality housing that is affordable, environmentally sustainable, with life-enhancing social services; a close partnership between the development team presents a number of compelling benefits to the City of Industry.

National CORE has a longstanding relationship with Placeworks that pre-dates the company. Leadership from both companies has collaborated on dozens of public/private development projects throughout Southern California. The two companies are currently working on the redevelopment of 43 acres of public housing into a 400+ unit mixed-income, mixed-use community in the City of San Bernardino.

Torti Gallas has provided design and architecture services to National CORE for the past 5 years. Most recently, National CORE and Torti Gallas collaborated on transit-oriented development proposals for Los Angeles Metropolitan Transportation Authority (LACMA), the County of Los Angeles (County) and the cities of Inglewood and Los Angeles.

The collaboration between GrowthPoint Structures and Partner Energy includes 5 years of collective research and development designing and refining its energy efficient structures leading to innovative developments such as Colden – the first permitted multifamily shipping container project in the City of Los Angeles, Potter's Lane in unincorporated community of Midway City in Orange County, Rockhill in Vacaville, and Alvarado in Los Angeles.

The Team provides many complimentary resources ranging from in-house general contracting, construction services and property management; great success in competing and receiving state, federal, and private financing; and experience from the development of a large portfolio of award-winning affordable housing developments. All these benefits will ensure the greatest results for the City of Industry/IPHMA.

Supportive Services Provider Hope through Housing Foundation

Hope through Housing Foundation (HTHF) will incorporate its relationships with numerous community partners to provide a needs-based menu of community services. Hope's unique model is outcomes driven, and engages both residents and the broader community in defining needs and tailoring services.

Hope has extensive experience managing federal and local funding as well as private foundation and individual funding. Over the past five years, HTHF has managed numerous foundation, city, county, and federal grants. In addition, HTHF annually raises nearly $500,000 from its annual Gala event, creating a diverse funding portfolio.

HTHF services are focused on three initiatives: Youth Development, Child Development, and Senior Wellness, each described below. Hope has demonstrated its capacity to launch and develop high quality programs that incorporate community partners and have a measurable impact on participants. Hope's social services are organized around three key initiatives that will be offered at the site depending on needs and resources.

- **YOUTH DEVELOPMENT** – Hope currently offers its signature program, After School and Beyond, on-site of 32 multi-family projects. This quality after school program serves children in grades K-12 who live in the properties or surrounding neighborhoods. Trained staff provides homework assistance, a healthy snack, physical recreation, and activities that reinforce math, literacy, and other academic skills. Programs also emphasize violence prevention through the nationally acclaimed PeaceBuilders curriculum. On some properties, Hope partners with local YMCA's, Boys and Girls clubs or other community-based organizations.
- **CHILD DEVELOPMENT** - Hope partners with Head Start or State Preschool providers to deliver state-licensed preschool services on-site at four of its multi-family apartment complexes. All services are oriented to preparing preschoolers for entry into elementary school. This emphasis on school readiness includes a focus on developing children's social and emotional skills, early literacy skills, and other aspects of school readiness. In summer 2010, Hope opened its first self-delivered preschool in Palmdale, California.
- **SENIOR AND DISABILITY SERVICES** – With 19 National CORE senior properties, Hope's Connections to Care model offers seniors and individuals with disabilities the opportunities to remain in their homes with dignity and health for as long as possible. Care Managers ensure that residents have sufficient basic needs (food, money for utilities and rent), preventive and basic healthcare, and that they maintain social interaction. Together these core services help bridge the gap between community and home.

About National CORE

Great feats are seldom the work of one, but the endeavor of many. National Community Renaissance (National CORE) understands that prosperity, security, revitalization, and growth require a concerted collaboration and shared ambitions. We are a nonprofit affordable housing developer, but our work is not about bricks and mortar, rather creating healthy communities that thrive and prosper for many generations to come.

At National CORE, we support families and seniors by providing housing communities that are affordable, safe, and of the highest quality. We enhance neighborhood stability through long-term management and maintenance, as well as industry-leading services such as senior wellness, preschool and afterschool programs, and family financial training.

National CORE created the Hope through Housing Foundation (HOPE) in order to provide high-quality services for our residents to improve their lives and their communities. HOPE strives to meet or exceed nationally recognized benchmarks and best practices for its programs.

Coordinated Services Build Long-Term Community Transformation

National CORE's unique in-house capabilities ensure the same high-level standards are met at each phase of community development.

Develop

Our development team has a more than 20-year track record of consistently finding creative solutions to finance, design and project manage award-winning developments that provide the physical platform for community and social change.

Build

Our in-house construction division includes experts in new construction, rehabilitation, infill podium development, mixed-use, senior and special needs housing, and state-of-the-art "green" building technology.

Manage

National CORE's full-service property management division trains and manages onsite staff to make sure that resident and community needs are met. Our team includes experts in property management, compliance, asset management and risk management.

Serve

Once safe, quality housing is achieved, true revitalization occurs when there is access to resources that promote prosperity, quality of life and physical well-being. Through measurable outcomes, our Hope through Housing Foundation ensures residents have access to services that improve their lives and transform their communities.

Our Mission

National CORE's mission is to provide award-winning affordable housing paired with best-practice social service programs tailored to help families move toward self-sufficiency and ultimately to home ownership. Over more than two decades, CORE has built and renovated needed housing for tens of thousands of people. Our Hope through Housing Foundation has provided more than two million hours of service that better the lives of our very youngest to our most senior residents. It is that commitment that sets National CORE apart.

Key Accomplishments

- National Community Renaissance (CORE) is one of the largest national nonprofit affordable housing developers in the United States.
- The National Association of Home Builders has honored CORE in the past as the nation's "Best Multifamily Housing Developer."
- In 2010, CORE's Villaggio on Route 66 community in Rancho Cucamonga, California was named the "Best Affordable Housing Community" by the National Association of Home Builders.
- In 2012, CORE was recognized by the Urban Land Institute as the "Best of the Best for Achievement in Community" for Vista Dunes located in La Quinta, California.
- CORE is consistently ranked as a top 50 apartment management company by the National Apartment Association.
- In 2013, the National Association of Home Builders named Alta Vista, CORE's new urban infill development in East Los Angeles, the "Best Workforce Housing" in the nation.
- CORE has been honored with more than 50 national, 30 regional and 80 local awards.

HOPE enhances National CORE with a wide range of services:

Family Services

- Financial literacy
- Asset-building tools
- Pathway to homeownership

Child Development

- Head Start and State preschool
- Social and emotional skill development
- Reading and math skills development

Youth Development

- K-12 academic & enrichment programming
- Homework assistance
- Violence prevention programs
- Physical recreation
- Family involvement activities

Senior Services and Independent Living

- Care management
- Benefits and entitlement counseling
- Onsite food banks
- In-house health clinics
- Special assistance for disabled adults

Key Personnel - Hope Through Housing Foundation

Greg Bradbard, President

Gregory Bradbard serves as the President for Hope Through Housing Foundation. Combined with extensive leadership, management, fundraising, and programmatic experience, Greg brings a passion for improving the lives and futures of low-income families and children to Hope's efforts in southern California. Greg has served in senior management and development positions in several nonprofit organizations, has a track record for developing effective strategic plans, and has secured and managed a variety of grants, contracts and social service programs. Past roles have included serving as the President of Inland Empire United Way (IEUW), the Executive Director for Court Appointed Special Advocates (CASA) of Orange County, Executive Director for the Irvine Public Schools Foundation, and Director of Development for Families Forward.

Under Greg's leadership, IEUW increased its community impact, developed the successful Challenge for Children Winter Benefit, launched the Inland Empire's Nonprofit Resource Directory - ieCapaciteria.org, and combined operations with Desert Communities United Way. Greg has appeared on many local radio and television programs focused on the topics of poverty and child abuse and he writes a regular column in both the Daily Bulletin and the Foothills Reader section of the LA Times. He also serves as a member of the Funders Alliance of San Bernardino and Riverside Counties, the Rancho Cucamonga Chamber of Commerce Board of Directors, Alignment San Bernardino County's Executive Board, and participates on several other local collaborative initiatives.

Corina Garay, Senior Director, Aging and Disabilities Services

Corina Garay is the Director of Aging and Disabilities Services for Hope through Housing. In this capacity, Ms. Garay develops, manages and directs Hope's aging and disabilities services model intended to provide health promotion and awareness, disease prevention and wellness interventions. These services are designed to promote and maintain independent lifestyles for low-income older adults living in and around National Community Renaissance housing communities. Prior to joining the Hope team, Ms. Garay held the position of Vice President of Day Programs for OPARC, where she managed and directed the general operations of Adult Day Programs throughout the inland empire. She has 16 years of non-profit management experience and received her Bachelors in Business Management from Cal State Northridge and a Masters in Organizational Leadership from Azusa Pacific University.

Brian Woods, Senior Director, Strategic Partnerships

Brian Woods joined the leadership team of National Core and the Hope Through Housing Foundation in June of 2016. He has a Master's degree in Business Administration from the University of Phoenix. His leadership experience spans several industries. Prior to joining the Hope team, Brian spent 17 years in higher education in various leadership positions, with a focus on strategic planning, business development, employee development and company culture, and organizational efficiency. He developed innovative methods of delivering services designed to promote student success within multiple institutions. In his current role as Senior Director of Strategic Partnerships, Brian is responsible for the development of strategic partnerships with organizations and individuals who provide social services to our residents. He is also responsible for leadership and staff development, as well as developing methods of analyzing and reporting on the outcomes of services designed to improve the lives of our residents.

Public Agency References

COUNTY OF LOS ANGELES COMMUNITY DEVELOPMENT COMMISSION

700 West Main Street
Alhambra, CA 91801

Contact: Lynn Katano, Manager – Housing Development
626-262-4511
Lynn.katano@lacdc.org

Projects: Alta Vista, Encanto Court, Marv's Place, Downey View, Little Lake Village, Park View Terrace, Oaks on Florence

CITY OF PASADENA

649 N. Fair Oaks Ave. Suite 202
Pasadena, CA 91109

Contact: Bill Huang, Community Development Director
626-744-8300
whuang@cityofpasadena.net

Project: Marv's Place

CITY OF DOWNEY

11111 Brookshire Avenue
Downey, CA 90241

Contact: Fernando Vasquez, Mayor
562-904-7274
fvasquez@downeyca.org

Projects: Downey View, Clark Manor

CITY OF MONTCLAIR

5111 Benito Street
Montclair, CA 91763

Contact: Marilyn J. Staats, Deputy City Manager
909-625-9412
mstaats@cityofmontclair.org

Projects: San Emi, San Antonio Vista, Vista Del Cielo, San Marino

CITY OF YORBA LINDA

4845 Casa Loma Ave.,
Yorba Linda, CA 92886

Contact: Pamela Stoker, Economic Development Manager
714-961-7105
pstoker@yorba-linda.org

Projects: Villa Plumosa, Arbor Villas, Oakcrest Terrace, Oakcrest Heights

TOWN OF YUCCA VALLEY

57090 29 Palms Hwy
Yucca Valley, CA 92284

Contact: Curtis Yakimow, Town Manager
(760) 369-7207 ext. 232
cyakimow@yucca-valley.org

Project: Dumosa Senior Villas

Shortened Project Timeline Example

ENCANTO VILLAGE, SAN DIEGO

Encanto Village is a future project in the City of San Diego to be built on six contiguous parcels to develop a high-quality, 66 unit, transit-oriented development family apartment community with integration of 8 homeless veteran units - Permanent Supportive Housing (PSH). The development will also provide a large community room, leasing and management offices, meeting space, office space for local non-profits and other local business, as well as outdoor amenities including three garden areas, tot lot, and recreational exterior space. The development is located in the "Encanto Village District", a key walkable mixed-use transit-oriented development node identified in the Encanto Community Plan Update approved on November, 2015. The sites have CN 1-4 zoning and the land use classification is Neighborhood Mixed-use Medium with a density of 30-44 per acre.

National CORE, as the developer, has made key strategic decisions in order to expedite the project's timeline. First, in selection of a site, the developer identified sites within the City that (1) would have priority characteristics for local funding approval (nearby high frequency transit and other priorities outlined in the Community Plan); and (2) were already zoned for the intended use. The developer then made the strategic decision to design the project to meet the existing code standards ("by right") for the site in order to eliminate the lengthy Planning Commission discretionary approval process, which could have doubled the timing of approvals and delayed the ability to submit for tax credit financing by about 9 months. For example, the project could have benefited from a lot consolidation as well as a density bonus mandated by law which would have required an extensive approval process. After a careful cost benefit analysis, it was decided that building to existing code standards could yield an equally high quality and feasible project while shortening the development timeline. Planning and designing to code, while accommodating the design standards and expectations for the project, was a challenge to the development, construction, and architect team, however, it has received overwhelming support from the city and the community.

ARROWHEAD GROVE, SAN BERNARDINO

National CORE was selected by the San Bernardino County Housing Authority in April 2013 from a competitive RFP field of three national developers as the Designated Developer of the conversion of the Waterman Gardens public housing site located in San Bernardino California to create a comprehensive, holistic strategy for improving the overall physical, social and economic conditions of the existing neighborhood. The proposed approximately 38 acres project would demolish the existing 252-residential unit Waterman Gardens Public Housing project that was constructed in 1943. The proposed residential units, a community center, and other community service-oriented uses would include up to 411 new dwelling units including 337 apartment and townhouse units and 74 affordable senior housing units.

Shortly after being awarded we made the strategic decision to move rapidly and apply for the initial allocation from HUD of the most critical financing piece which involved the innovative use of HUD Rental Assistance Demonstration (RAD) rental subsidy that would convert existing Public Housing operating subsidy into long term rental subsidy contracts that can underwrite the debt needed to make this opportunity financially feasible. This funding was awarded in December 2013.

Phase 1, Valencia Vista, 76 family units, which was completed in October 2016, was the critical first step of the multi-year phased redevelopment of the neighborhood. A strategic decision was made to acquire and develop an adjacent vacant site for the following reasons:

- Provide quality housing for residents displaced during the construction phasing
- Stimulate economic and development activity in surrounding neighborhood - transformational impact on the community at large.
- Allow for the relocation of Waterman Gardens residents with minimal disruption to their lives. It enabled them to stay in the same neighborhood and for their children to attend the same schools.
- Allow for more efficient demolition of the current Waterman Gardens site, which creates cost efficiencies.
- Upgrade the broader community's housing stock and begin the broader neighborhood revitalization

Phase 2, Olive Meadows, 62 Family affordable units will be completed on August 1, 2017. Both Phase 1 and 2 were successfully awarded 9% tax credits and an initial HUD RAD Voucher allocation.

continued »

After overcoming many obstacles the Planning Commission unanimously approved the entitlements for Waterman Gardens in November 2013 and the City Council in Feb 2014. It took approximately 3 months to get the entitlements approved on this large scale complex project which was unprecedented in the City. It was also quite an accomplishment given that the city was in bankruptcy proceedings and several council members were undergoing election recall actions. Our goal was to expedite the process in order to apply for the 9% tax credits in March 2014. We made some strategic decisions early on to conduct extensive community outreach in the community beyond that required by the planning commission for discretionary approvals. We saw this as a necessary strategic step in educating the community of the benefits the project could have in transforming the neighborhood in a city that had been hit especially hard by the foreclosure crisis.

Since our vision went beyond the development of affordable housing but rather focused on neighborhood transformation, our outreach touched all sectors of the community including: health, education, public safety, elected officials, businesses, residents, school district, chamber of commerce, church groups, building industry association, social service providers, economic development groups and non-profits, local media, neighborhood associations, various county departments, fire and police chiefs, local universities, local hospitals, waterman garden residents and various community leaders and stakeholders. We had many one on one meeting with local stakeholders and took the time to listen to their concerns incorporating some of the suggestions in the design. The extensive outreach strategy helped to minimize significantly the opposition to the project at the council meeting where it passed unanimously.

Valencia Vista at Arrowhead Grove, San Bernardino, CA

Encanto Court, Los Angeles, CA

SUBSECTION A:2

Portfolio Summary

Featured in this section:
Relevant project experience for:
National CORE •
GrowthPoint Structures •
Torti Gallas •
Partner Energy •
PlaceWorks •
Additional team member's experience in Appendix A •

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 chvildren 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

Owner, Developer, Property Manager:
National CORE

Architect: ONYX Architects

Contractor: Westport Inc.

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

Total Development Costs (TDC): $11,461,236

TDC/Unit: $573,061

Completion time: 18 months

Completion date: 9/26/16

Sustainable Features:
LEED Platinum Certification including solar thermal system, energy star appliances, water saving features and LED lighting.

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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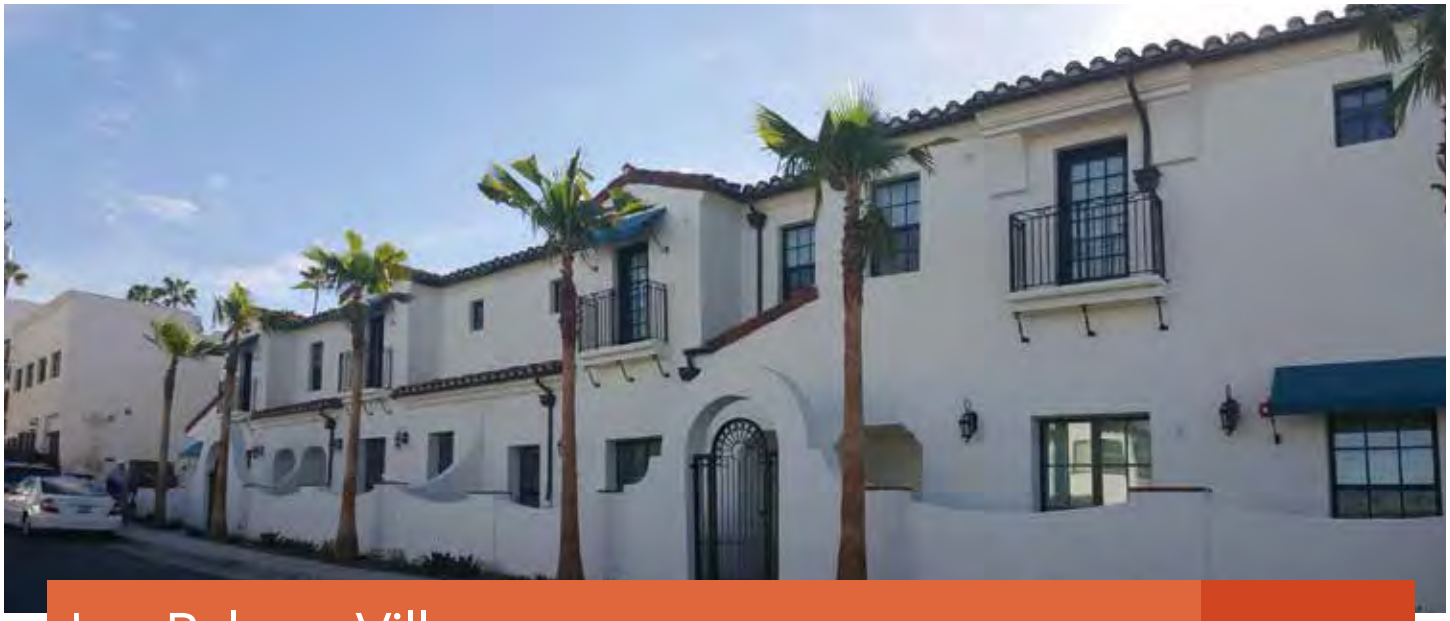

Las Palmas Village

115 Avenida Serra • San Clemente, CA 92672 | New Construction (Family)

Las Palmas Village provides 19 units of much-needed workforce housing for low-income families in south Orange County. Located near San Clemente's historic downtown, the community matches the city's "Spanish Village by the Sea" design style and features an onsite community resource center.

Total Units: 19 1-Bedroom

Affordability: 100% Affordable
- 30%, 50%, 60% AMI

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

Architect:
RRM Design Group

Financing Sources:
- LIHTC - 4%
- City of San Clemente Inclusionary Funds
- HCD Infill Infrastructure Grant
- Tax-Exempt Bonds

Onsite Amenities:
- Community Room
- Private Patios and Balconies
- Outdoor Courtyard
- Private Parking
- Laundry Facility
- Smoke-free Housing
- ADA Accessible

Total Development Costs (TDC): $7,653,273

TDC/Unit: $402,803

Completion time: 18 months

Completion date: 10/29/15

Sustainable Features:
LEED Silver Certification, energy star appliances, energy efficient windows, water saving features, and LED lighting.

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 chvildren 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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Dumosa Senior Village

Completed in 2014

57110 Twentynine Palms Hwy • Yucca Valley, CA 92284 | New Construction/Custom Built Modular (Senior)

Dumosa Senior Village is a beautiful, award-winning affordable housing community providing 75 apartment homes for adults 55 and older. This senior community consists of two three-story residential buildings designed to offer residents privacy and ease of access to onsite amenities, community events and social service programs. Outdoor gathering spaces promote a pleasant and active living environment.

Total Units: 75
- 74 1-Bedroom
- 1 2-Bedroom Manager's Unit

Affordability:
30%, 45%, 50%, 55% AMI

Developer, General Contractor, Property Manager, Supportive Services Provider:
National CORE

Architect:
Towaga Smith Martin

Onsite Amenities:
- Community Center
- Computer Room
- Fitness Room
- Onsite Laundry Facilities
- Onsite Property Management and Maintenance
- Conveniently located near public transit, shopping, Town Hall, library and the Yucca Valley Senior Center

Financing Sources:
- Section 538 USDA Loan
- Town of Yucca Valley Loan
- LIHTC - 9%
- County of San Bernardino HOME Funds
- Federal Home Loan Bank AHP

Total Development Costs (TDC): $17,181,779

TDC/Unit: $229,090

Completion time: 20 months

Completion date: 12/12/14

Sustainable Features:
LEED Gold Certification, including a sewer treatment plant, energy star appliances, energy efficient windows, water saving features, draught tolerant landscape and drip irrigation.

Awards:
- Best 50+ Independent Living Community, On the Boards
  National Association of Home Builders (NAHB)

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 chvildren 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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GrowthPoint STRUCTURES

Potters Lane

UNINCORPORATED ORANGE COUNTY, CA

- 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

GrowthPoint STRUCTURES

Evans Lane

SAN JOSE, CA

In partnership with Abode Communities, Growthpoint has designed 17 pre-fab dwellings on a long-vacant six-acre parcel, which lies right off of Evans Lane in San Jose's Canoas Gardens neighborhood. The development is one of two being considered by the San Jose City Council. The Evans Lane project would cost up to $15 million, take nine months to build and put a roof over the heads of homeless veterans and vulnerable women. It would include features that benefit the surrounding community, including a satellite library, community garden and a dog park. The development would be the first publically funded housing for formerly homeless individuals in the City.

GrowthPoint STRUCTURES

Rocky Hill Veterans Housing

VACAVILLE, CA

In partnership with the City of Vacaville and Community Development Partners , Growthpoint is manufacturing units for the Rocky Hill Veterans Housing development located at 582 Rocky Hill Road in Vacaville, CA. Rocky Hill will consist of 39 new, high-quality permanent rental homes for people earning 15% to 60% of the Area Median Income. Twenty-nine units will be reserved for veterans, with the remainder having a veteran preference. Eleven of the veterans' units will have Project-Based VASH vouchers, a program that combines HUD Sec-8 rental assistance with Veterans Administration case management services. The 11 units will serve as Permanent Supportive Housing, a solution to homelessness that combines housing, rental assistance and wrap around supportive services. The innovative project's structure is comprised of modified steel shipping containers. The project is designed to achieve LEED Gold certification, and is scheduled for completion in December 2017. As one of the only new affordable developments targeting veterans in Solano County, this $21-million project will provide much-needed housing for chronically homeless veterans, and low-income veterans and families.

- 39 units of 3 bedrooms, 4 bedrooms, and 1 bedrooms
- 3 story on grade
- Tax Credits, bonds, and VHHP
- Will serve homeless veterans

Colden

LOS ANGELES, CA

In partnership with FlyawayHomes, Growthpoint is manufacturing permanent supportive housing units on a 10,000 square foot plot of land located at 820 West Colden Avenue, Los Angeles 90044. Funded by Social Impact Equity, the project is intended to provide permanent supportive housing (PSH) for the homeless in Los Angeles. This ambitious development is intended to serve as a model to create these important communities throughout Los Angeles and eventually the U.S. GrowthPoint Structures will be responsible for constructing PSH with modular units built from repurposed shipping containers thereby substantially lowering the per tenant construction cost. The People Concern will provide all the support services its clients need to stay housed. As a result, PSH can be built as an economically viable investment vehicle with about a 4% after-tax return, and without the need for government funds or private donations. The 3-story development includes 9 units- (8) four bedroom units plus (1) manager's one bedroom. The project is currently in the first phase of development (grading and underground utilities work) and is the first permitted multifamily container project in the City of LA.

GrowthPoint STRUCTURES

Alvarado

LOS ANGELES, CA

Growthpoint Structures is currently partnering with the LA County Housing for Health to design a 65-unit project in Los Angeles, CA. The development would contain studios and one-bedroom units in a 3-story structure over podium parking. The project will be privately funded and available to formerly homeless individuals. The project is still in the design stages.

GrowthPoint STRUCTURES

Single Family Home

JOSHUA TREE, CA

Two story on grade , Privately funded

TORTI GALLAS + PARTNERS | HOUSING

PATH Concept House

OMAHA, NEBRASKA

Builder's Choice Award

The Torti Gallas designed PATH House (Partnership for Advancing Technology in Housing), is a prototype energy house created to develop a technological vision for the next generation of American homes. This vision includes flexible floor plans, organized and accessible systems, improved production processes, alternative basic materials, standardization of measurements and component interfaces, and integrated functions. In doing so, this home accommodates a diverse range of lifestyles within the same basic shell.

The organizing principle for the concept urban infill townhouse is to divide one house into two distinct zones: the service area and the served area. The majority of the building systems are combined into the space efficient service zone. This frees the served zone for complete flexibility of use and adaptation to changing needs over time. The service core can be manufactured as a module and craned into place on site.

Movable furniture walls allow the quick adaptation of the first floor living space. Framing is simple and proper clearance and provision for the installation of an elevator allow for aging in place, accommodating a variety of lifestyles.

Organized and accessible systems allow for simple building methods and ease of future renovations.

THE PATH CONCEPT HOUSE

THE PATH CONCEPT HOUSE FLOOR PLAN

FLOOR PLAN OPTION SHOWING SERVICE AREA

TORTI GALLAS + PARTNERS | MIXED-INCOME AFFORDABLE HOUSING

MetroPointe WHEATON, MD

NAHRO Journal of Housing & Community Development Living Above the Station Award; HAND Housing Achievement Award Winner, Best Project Maryland; Affordable Housing Conference, New Construction Project Award; Mixed-Income Project of the Year, Multifamily Executive Magazine Award

SITE PLAN

NEW APARTMENTS AT METROPOINTE

MetroPointe at Wheaton Metro, with its urbane architectural character and central location in downtown Wheaton, Maryland has become a focal point of the area's renaissance. Designed for the Housing Opportunities Commission of Montgomery County (HOC), and located directly on top of a Metro Station, it is a minute's walk to retail shopping, restaurants, a neighborhood Safeway and workplaces. This mixed-finance, mixed-income rental development utilizes the existing infrastructure, and along with the Metro Station, provides accommodations for multiple modes of transit including direct Metro access, buses, flexcar, private automobiles, bicycles and walking. MetroPointe brings together a pedestrian-friendly, mixed-use development that is a model for affordable, smart growth.

Facing the challenge of a complex site, a client whose mission is to provide quality low- to moderate-income housing and support services to local residents, and a mixed-use program, Torti Gallas and Partners successfully designed and organized the new community to enhance the lives of the new residents and to jumpstart the revitalization of downtown Wheaton. At the same time Torti Gallas assisted the Owner through the complicated bond and low-income housing tax credit financing process with HOC, the State of Maryland, Montgomery County Government and Wachovia Bank.

The buildings were designed to create a new urban community and provide a smooth transition to the smaller scale, single-family homes to the east, and to negotiate a three story grade differential from one end of the site to the other. The elevations transition from a vibrant, modern façade with formal edges, wide sidewalks, and ground floor retail along the primary commuter street to the west. As the building moves away from the commuter street towards the smaller local streets, there is a more traditional, idiosyncratic feel, with residential entrances and small courtyards developed to keep the building in character with the existing residential neighborhood to the east.

Beautifully landscaped semi-private courtyards are interspersed along the serpentine public park that runs through the site to provide the public and the tenants with a park-like feel that provides easy access from the adjacent residential community to the Metro station. The community's mixed-income program consists of 53 tax credit units, 114 Market-rate units, and 6 units that were specifically designed for tenants who suffer from spinal cord injuries.

Through the joint efforts of designers, community leaders, housing experts, state and county officials, transit authorities, and public and private investors, this mixed-income development achieves a dense urban community that sets a model for future smart growth in the area and the surrounding region.

PROGRAM DATA:

- 2.7 acre site
- 173 rental units
- 3,300 sf of retail
- 4,800 sf of common areas

TORTI GALLAS + PARTNERS | MIXED-USE

MacArthur Park Apartments

LOS ANGELES, CALIFORNIA

"...creating vital, affordable, transit-oriented housing and a safe public realm with a 'sense of place' that will encourage ridership, promote a more pedestrian- friendly community as well as the inextricable link to its urban context."

VIEW OF MACARTHUR PARK APARTMENTS FROM MACARTHUR PARK LAKE

SITE PLAN

VIEW FROM ALVARADO STREET

Torti Gallas was part of McCormack Baron Salazar's team for the redevelopment of the MacArthur Park Metro site in downtown Los Angeles. Torti Gallas led the design with Roschen Van Cleve Architects, Suisman Urban Design, Rios Clementi Hale Studios, and Fong Hart Schneider - Partners as collaborating designers.

This mixed-use, transit-oriented development is comprised of affordable housing and retail uses. Situated atop the Red Line Metro Station in Westlake, the most densely populated neighborhood in Los Angeles, and adjacent to the most signficant public park in Los Angeles, the unique site challenges provided the opportunity to create a vibrant new component of downtown Los Angeles.

In order to encourage ridership and promote a more pedestrian-friendly public realm, a top priority was given to creating a 'sense of place,' inextricably linked to the urban context. Semi-private courts, as well as a public paseo and plaza, are combined with a festive landscape design to create a clearly defined open space hierarchy. Designed in two phases, Phase I and Phase II are linked by a public view corridor extending to MacArthur Park. A generous community room with exceptional views and a play yard are available to the residents. This mixed-income, mixed-use, transit-oriented development provides a model for future transit station uses in Greater Los Angeles.

PROJECT DATA

- 3.42 acre site
- 172 affordable housing units
- 244 parking spaces
- 30,000 sf of retail space

Arbor Green | CARSON, CA

CLIENT

Affirmed Housing Group

SERVICES PROVIDED

LEED-Homes Documentation

Energy Modeling

HERS Verification

COMPLETION DATE

Feb 2014

BUILDING TYPE

Multifamily

REBATE

$210,000

CERTIFICATION

LEED Platinum

PROJECT DESCRIPTION

Arbor Green Apartments is a three-story, 40-unit, multifamily affordable housing development. Under the LEED-Homes rating system, Arbor Green was awarded LEED Platinum certification. Partner Energy assisted the client through the design and construction process, guiding the team to maintain the necessary LEED points for Platinum. Partner Energy also conducted HERS verification to satisfy both code and LEED requirements.

Arbor Green Apartments was designed with significant energy efficiency measures allowing the project to achieve over 40% compliance better than Title 24 code. The site includes a solar photovoltaic and solar thermal array system that will offset on-site energy usage by approximately 90%. Partner Energy assisted the owner in applying for Savings By Design and California Advanced Homes utility incentive programs, earning over $64K in incentive funds. The development also received over $170K from the New Solar Homes Partnership. The sustainability features include: solar PV and solar hot water, drought tolerant landscaping and efficient irrigation, low-flow plumbing fixtures, Energy Star appliances, high efficacy lighting, and proximity to local transit stops.

PARTNER ENERGY

El Monte Gateway | EL MONTE, CA

CLIENT

Jamboree Housing

CONTACT

George Lopez

SERVICES PROVIDED

LEED-Homes Documentation

Energy Modeling

HERS Verification

COMPLETION DATE

Oct 2015

BUILDING TYPE

Multifamily

REBATE

$100,000+ (Anticipated)

CERTIFICATION

LEED Silver (Targeted)

PROJECT DESCRIPTION

El Monte Gateway is a 132-unit, four-story multifamily affordable housing development that is pursuing LEED-Homes certification, and is designed to achieve LEED Silver or greater. Partner Energy completed the energy modeling, which demonstrates 29% over code, earning the project 19 LEED points. The design team has committed to implementing numerous sustainability and energy efficiency measures, making a LEED Platinum level of certification within reach.

Partner Energy has played a significant role in this project, assisting the client through the TCAC application phase and guiding the design team through the LEED process, confirming the credits the project plans to pursue to achieve LEED Silver. Partner Energy will be working with the construction team to verify LEED credits and provide HERS verification and testing services to meet both LEED and code requirements. Partner Energy will also be submitting applications for utility incentive programs such as Savings By Design and California Advanced Homes, which at this time is estimated to total over $100k in incentive funds. This project is currently under construction and is anticipated to be completed by early 2015.

PARTNER ENERGY

Del Lago | LOS ANGELES, CA

CLIENT

Lincoln Properties

CONTACT

Al Zelaya

SERVICES PROVIDED

LEED-Homes Documentation

Energy Modeling

HERS Verification

COMPLETION DATE

Feb 2016

BUILDING TYPE

Multifamily

CERTIFICATION

LEED-Homes Silver (Targeted)

PROJECT DESCRIPTION

The Del Lago project is a 12 building 200 unit multifamily development located in Los Angeles. The project is pursuing LEED-Homes-Silver certification. This project has targeted an energy reduction of at least 20% and will be implementing a variety of sustainable site strategies to minimize the development's impact on the existing neighborhood.

PARTNER ENERGY

Paseo Pointe | VISTA, CA

CLIENT

Affirmed Housing Group

CONTACT

Chris Earl

SERVICES PROVIDED

GreenPoint Rated Documentation

HERS Verification

COMPLETION DATE

Sept 2015

BUILDING TYPE

Multifamily

CERTIFICATION

GPR 125 (Targeted)

PROJECT DESCRIPTION

The Paseo Pointe project is a 3 story 60 unit affordable housing development. The project is pursing GreenPoint Rated certification and is implementing many energy efficiency measures to reduce the building's consumption by over 25%.

PARTNER ENERGY

Vermont Villas | LOS ANGELES, CA

CLIENT

Affirmed Housing Group

CONTACT

John Wurster

SERVICES PROVIDED

GreenPoint Rated Documentation

HERS Verification

COMPLETION DATE

Fall 2015

BUILDING TYPE

Multifamily

CERTIFICATION

GPR 125 (Targeted)

PROJECT DESCRIPTION

The Vermont Villas project is a 4 story, 79 unit transitional housing development. The project is pursuing GreenPoint Rated certification and has implemented a number of energy and water efficiency measures to lower the building's operating costs and utility allowances for the residents.

PARTNER ENERGY

Mosaic Gardens | MONTEREY PARK, CA

CLIENT

LINC Housing

CONTACT

Michael De La Torre

SERVICES PROVIDED

GreenPoint Rated Documentation

HERS Verification

CAS Testing

COMPLETION DATE

Spring 2016

CERTIFICATION

GPR 125 (Targeted)

PROJECT DESCRIPTION

The Mosaic Gardens at Monterey Park project is a scattered site development totaling 25 units. 6 new units will be constructed in a building that also includes resident support services, and existing units will be rehabbed to reduce their energy and water consumption.

PARTNER ENERGY

Taylor Yards Senior Housing | LOS ANGELES, CA

CLIENT

McCormack Barron Salazaar

CONTACT

Antonio Bermundez

SERVICES PROVIDED

LEED Documentation

T24 Energy Modeling

HERS Verification

Rebate Processing

COMPLETION DATE

2016

CERTIFICATION

LEED-Homes Gold (Targeted)

PROJECT DESCRIPTION

The Taylor Yards Senior Housing development is a 108 unit mixed-use project that includes ground floor retail and community service spaces.

The project is scheduled for completion in August 2017.

PARTNER ENERGY

Holt Family Apartments | LOS ANGELES, CA

CLIENT

Related

CONTACT

Randy Mai

SERVICES PROVIDED

GreenPoint Rated Documentation

T24 Energy Modeling

HERS Verification

Rebate Processing

COMPLETION DATE

Fall 2016

CERTIFICATION

GPR 125 (Targeted)

PROJECT DESCRIPTION

The Holt Family Apartments are a 62 unit low-rise development. The project includes many sustainable design features that will help it achieve GreenPoint Rated certification, as well as community service spaces for the residents.

PARTNER ENERGY

Gas & Oil Engineering Offices | LONG BEACH, CA

CLIENT

Long Beach Gas & Oil Department

CONTACT

Craig Beck

SERVICES PROVIDED

LEED-NC Documentation

Energy Modeling

Commissioning

COMPLETION DATE

Aug 2013

CERTIFICATION

LEED-NC Gold

PROJECT DESCRIPTION

The Gas & Oil Engineering offices are a 2 story 16,000 square foot building on the campus of the city of Long Beach Gas Department. The building was built using modular construction which minimized waste and site disturbance.

The project was awarded Gold Certification with 62 points. The project utilizes energy efficiency measures to reduce its consumption by 38%. It has an abundance of natural lighting and a built-in measurement and verification system. Additionally, the project includes a natural gas fueling station, bike parking and showers, low-emission vehicle parking, and native planting and drought tolerant landscaping.

PARTNER ENERGY

Rocky Hill Veterans Housing | VACAVILLE, CA

CLIENT

Community Development Partners

SERVICES PROVIDED

LEED-Homes Documentation

Energy Modeling

HERS Verification

COMPLETION DATE

Dec 2017

BUILDING TYPE

Multifamily

REBATE

n/a

CERTIFICATION

LEED Gold

PROJECT DESCRIPTION

The Rocky Hill Veterans Housing is a 3 story 39-unit multifamily project that constructed utilizing shipping containers. The project started construction in April of 2017 and is expected to be completed by the end of the year. The residential units are being fabricated in a factory in Carson, California and then delivered to the site for final assembly.

Partner Energy is providing LEED documentation support, energy modeling, and HERS testing to meet the goal of a Gold certification under the USGBC's LEED-Homes certification system. The project is exceeding the Title 24 energy code by more than 10% and is reducing water usage in the building by over 25%.

PARTNER ENERGY

HOUSING

A house is more than sticks and bricks, and planning from a housing perspective means integrating the diverse pieces that make up a neighborhood and community—such as parks and recreation, social services, care for the environment, design and aesthetics, health and wellness, and the economy. We have crafted housing documents for towns under 2 square miles, counties over 20,000 square miles, and everything in between, with creative and workable housing solutions for the communities we serve.

PROMINENT PROJECTS

- Pasadena Housing Element and Housing Agenda for Action, City of Pasadena
- International Design Competition for Workforce Housing, Coachella Valley
- Western Riverside Council of Governments Video, “Another Step Forward” (SCAG), Riverside County
- County of San Bernardino Housing Element, San Bernardino County
- Dana Point Housing Element, City of Dana Point
- Los Gatos Housing Element, Town of Los Gatos
- Rancho Cucamonga Analysis of Impediments to Fair Housing Choice, City of Rancho Cucamonga
- San Mateo Housing and Environmental Primer, San Mateo County

PLACEWORKS

SANTA ANA HOUSING ELEMENT

Santa Ana is one of the few cities in California whose housing vision is inclusive, sustainable, and embraces community health and wellness. PlaceWorks has completed the City's last three Housing Element updates, winning multiple APA awards. The Housing Element strategy centers on implementing smart growth principles: housing along transportation corridors and mixed-use development in downtown; rehabilitation of housing to stabilize neighborhoods; and the integration of health, wellness, and active living. Community workshops in English, Spanish, and Vietnamese were part of an extensive public outreach effort.

- *2012 Outstanding Planning Award for Focused Issue Planning, California APA, Orange Section*
- *2004 Outstanding Planning Award for Focused Issue Planning, California APA, Orange Section*

PLACEWORKS

COMPREHENSIVE PLANNING

PlaceWorks takes an integrated and holistic approach to comprehensive planning projects. The breadth of our experience includes general plans, zoning codes, community profiles, and other long-term planning and policy documents. We also have significant experience helping agencies apply for and utilize grant funding to help implement their projects. Working closely with our clients and stakeholders, we help communities realize their goals while supporting environmental stewardship and sustainable, long-term growth.

PROMINENT PROJECTS

- Temple City 2050 Mid-Century General Plan and Zoning Code Update, and EIR, City of Temple City
- Truckee General Plan Update and EIR, Town of Truckee
- ConnectMenlo General Plan, M-2 Area Zoning Update, and EIR, City of Menlo Park
- Pasadena Land Use and Mobility Elements and EIR, City of Pasadena
- Clovis General Plan Update and EIR, City of Clovis
- Anaheim General Plan and Zoning Code Update, and EIR, City of Anaheim
- Yucca Valley Community Profile, Town of Yucca Valley
- Butte County General Plan and Zoning Code Update and EIR, Butte County
- Stockton General Plan Update and EIR, City of Stockton
- National City General Plan and EIR, City of National City
- Riverside County General Plan Update, Riverside County

PLACEWORKS

THE SAN BERNARDINO COUNTYWIDE PLAN

PlaceWorks is leading an effort to go further than any county or city has ever gone with a general plan: a web-based "complete county" plan. While most general plans are simply rulebooks for guiding development and growth, this update will go well beyond that to establish a comprehensive plan that covers all County services. As a complement to the Countywide Vision, the Plan will take into account the unique values and priorities of individual communities across the county. In fact, it will serve as a guide for all County decision-making, financial planning, and communications. Additionally, the web-based format makes it possible to provide easy access to a wealth of data—such as performance metrics for tracking goals and dynamic online mapping tools that allow anyone to view, overlay, and filter information from the parcel level to the entire 20,000-square-mile area.

PLACEWORKS

HEALTHY COMMUNITIES

Throughout the state, in city halls and neighborhoods, healthy community initiatives are at the top of the agenda. PlaceWorks has a long history of working to improve the health of our communities in collaboration with schools, healthcare professionals, civic leaders, businesses, and residents. With our multidisciplinary approach and experience, resources, and planning tools, we transform ideas into plans and, finally, into healthier places.

PROMINENT PROJECTS

- Western Riverside Council of Governments Sustainability Framework (SCAG), Riverside County
- Santa Clara County Healthy Food Resources Survey, Santa Clara County
- Envision Chino: Healthy City Element, City of Chino
- El Monte Community Building Initiative, City of El Monte
- Alameda Urban Farm and Garden Plan, City of Alameda
- Healthy Montclair Initiative, City of Montclair
- California State Parks Youth Soccer & Recreation Grants, Cities of South Gate and San Fernando
- Clovis Urban Greening Plan, City of Clovis

RECENT PRESENTATIONS & PUBLICATIONS

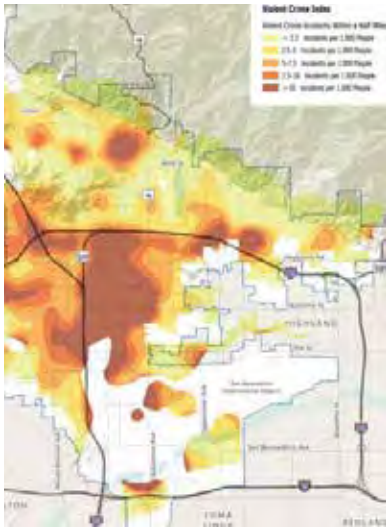
- "Pioneering a New Frontier for Healthy Communities," Healthy High Desert Summit
- *A Practical Guide to Planning Healthy Communities*

PLACEWORKS

SAN BERNARDINO HEALTHY COMMUNITY ENVIRONMENTAL SCAN

PlaceWorks conducted a healthy community environmental scan to analyze how the City of San Bernardino's environmental conditions affect the health of its residents. Using state-of-the-art GIS techniques, the scan used health indicators to analyze the condition of parks and open space, food resources, public safety, and air and water quality. We also provided evidence-based policy recommendations in the form of action briefs for City staff, the Healthy San Bernardino Coalition, and policymakers.

- *2012 Advocacy, Social Change, and Diversity Planning Award, APA California, Inland Empire Section*
- *2011 Public Health Practice Award, Southern California Public Health Association*



PLACEWORKS

COMMUNITY PARTICIPATION

Developing and implementing strong public engagement processes is a cornerstone of our work. As a result, PlaceWorks projects reflect the interests and concerns of community members and decision makers. We employ a variety of in-person and online outreach tools—including workshops, focus groups, special events, surveys, and our proprietary, customizable online engagement platform—to elicit creative input and participation from all stakeholders. By successfully opening dialogue and building support, we help move projects from vision to final approval.

PROMINENT PROJECTS

- Southeast Area Specific Plan and EIR, City of Long Beach
- Mendocino Blueprint Planning Community Outreach (MCOG), Mendocino County
- Harbor Boulevard Mixed-Use Transit Corridor (SCAG), Orange County
- Southeast Greenway Vision, General Plan Amendment, and EIR, City of Santa Rosa
- A Compact for a Sustainable Ventura County (SCAG), Ventura County
- Yucca Valley General Plan Outreach Program, Town of Yucca Valley
- Riverside Reconnects Streetcar Feasibility Study (SCAG), City of Riverside
- Palo Alto Comprehensive Plan Summit, City of Palo Alto

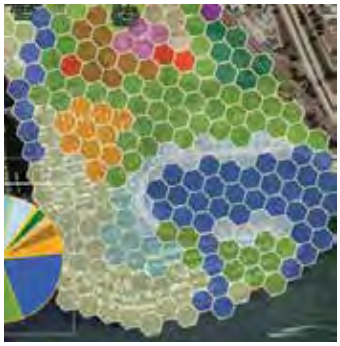
PROPRIETARY TOOL

- PlaceWorks Online Civic Engagement Platform

PLACEWORKS

DE ANZA REVITALIZATION PLAN

PlaceWorks and the City of San Diego led a 3-year, comprehensive outreach, design, and environmental program to reimagine, repurpose, and revitalize one of the last redevelopment sites along San Diego's shoreline. This was a long-awaited opportunity for the community to reclaim regional parkland, and the extensive, multipronged outreach involved the community, stakeholders, and decision makers in developing a revitalization plan and amending the Mission Bay Park Master Plan. PlaceWorks' outreach program included 16 stakeholder interviews, 8 steering committee meetings, 3 open-house community workshops attracting over 600 attendees, various pop-up events in Mission Bay Park, citywide notifications in utility bills, media coverage, a project website, and a robust interactive online forum. When the draft plans were released for public review, over 1,700 comments were received via PlaceWorks' innovative feedback and self-mapping tools.



DE ANZA
Revitalization Plan

PLACEWORKS

ECONOMICS

PlaceWorks approaches planning, design, and environmental projects with a comprehensive analysis of the underlying economic and market dynamics and with a thoughtful eye to attainable implementation. We assist public- and private-sector clients with market analyses, economic development strategies, assessing and enhancing development feasibility, assessing financing mechanisms and incentives, and optimizing the fiscal benefits of development. And in every project, we focus on providing concise, understandable, and effective recommendations tailored for each client.

PROMINENT PROJECTS

- El Monte Economic Development Feasibility Study, City of El Monte
- San Joaquin Valley Demographic Forecasts (FCOG), San Joaquin Valley
- Torrance Community Profile and Environmental Scan, City of Torrance
- Buena Park Entertainment District Financing Alternatives Review, City of Buena Park
- Napa Pipe EIR Urban Decay Analysis, Napa County
- Marketplace at El Paseo Market Analysis and EIR, City of Fresno
- Financial Planning and Economic Development Assessment (SCAG), City of Coachella
- Parcels at El Toro Conceptual Site Plans and Market Analysis, Orange County
- Downtown Redding Specific Plan Market Analysis, City of Redding

PLACEWORKS

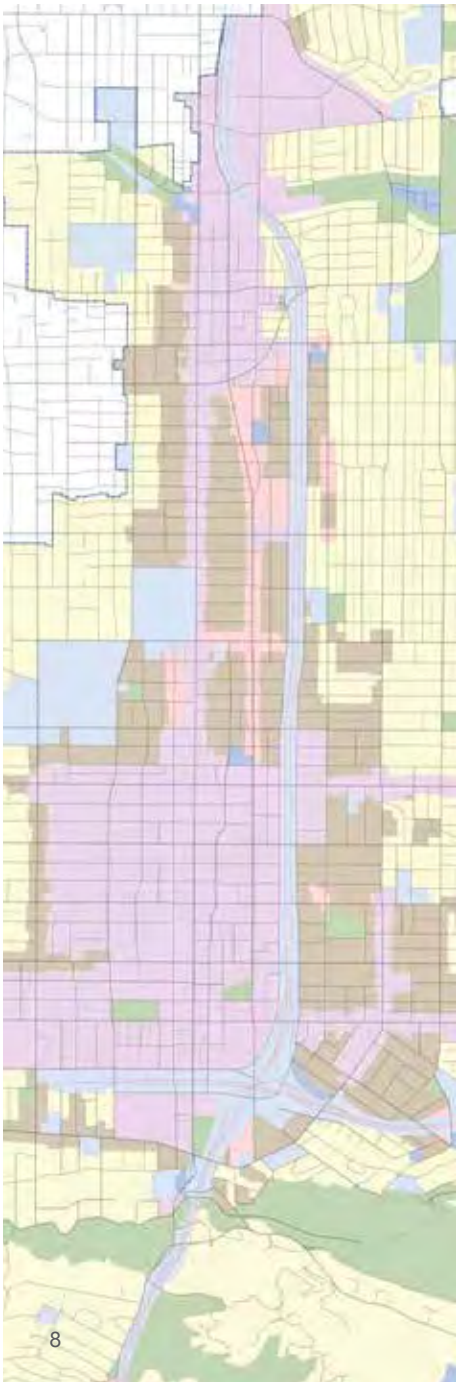
CLOVIS GENERAL PLAN UPDATE: ECONOMIC/FISCAL ANALYSIS AND ECONOMIC DEVELOPMENT ELEMENT

The City's primary planning objective was to continue building a city they can afford to own. PlaceWorks prepared an economic analysis quantifying trends that would shape development, generate revenues, and drive demand for public facilities and services. The analysis influenced the land use plan to create Sierra Gateway Commerce Park, enhance the Shaw Avenue corridor, and expand the Old Town district. We also prepared a fiscal analysis that recommended funding and financing strategies to improve the plan's fiscal performance.

RE-ENVISIONING CHINO: IMPLEMENTING THE 2025 GENERAL PLAN

PlaceWorks was asked to answer a very basic question: what level of development density/intensity would be needed to make private-sector redevelopment financially feasible? Our analysis quantified the market demand for residential and retail development. We analyzed the redevelopment potential of individual parcels, identifying 6 opportunity sites. We collaborated with SCAG and City staff to create desirable and realistic development scenarios for each site. Finally, we prepared financially feasible site plans for each site in a graphically rich report format. The City is currently using the report to guide land use decisions.

PLACEWORKS



ZONING & FORM-BASED CODES

PlaceWorks' effective and user-friendly zoning codes are carefully customized to meet each community's unique needs. We focus on what already works and then tailor and integrate best practices from a range of approaches, including form-based codes, performance zoning, and conventional zoning. Our codes are innovative but practical—grounded in economic realities, with clear and concise text, high-quality graphics, and creative solutions to complicated issues.

PROMINENT PROJECTS

- San Bernardino Transit-Oriented Development Overlay District, City of San Bernardino
- Merced Comprehensive Zoning Ordinance Update, City of Merced
- Envision Chino: Zoning Code Update, City of Chino
- Downtown Burbank Development Standards (SCAG), City of Burbank
- Moran and Weststate Streets Specific Plan and Form-Based Code, City of Westminster
- National City Zoning Code Update, City of National City
- CollegeTown Visioning, Specific Plan, EIR, and Form-Based Code, City of Fullerton
- Capitola Zoning Code Update, City of Capitola
- Temple City Zoning Code Update, City of Temple City

PLACEWORKS

BUTTE COUNTY ZONING CODE UPDATE

As part of our work on the General Plan Update, PlaceWorks prepared a comprehensive update to Butte County's Zoning Code. The updated Zoning Code implemented important new policies to address resource conservation, economic development, and community character. Butte County's new Zoning Code features a simplified and streamlined permit approval process and modernized regulations to reflect current conditions. Abundant tables, charts, and graphics, combined with a plain English writing style, make the new Zoning Code easy to understand for all readers.

CONVENTIONAL SUBDIVISION
- 20-acre site
- 15 1-acre residential parcels
- 1.3 units per acre
- no dedicated open space

CLUSTERED SUBDIVISION
- 20-acre site
- 237,500 sq.ft. residential parcels
- 0.9 units per acre
- 15 acres (75%) dedicated open space

SAN BRUNO ZONING CODE AND SUBDIVISION ORDINANCE

PlaceWorks updated San Bruno's Zoning Code to help transform the city into a model of sustainable development. The Zoning Code contains new transit-oriented development districts to concentrate pedestrian-friendly mixed-use development around San Bruno's BART and Caltrain stations. PlaceWorks will also prepare online versions of the Zoning Code and Zoning Map, which will feature a graphical user interface, automated navigation links, and downloadable documents.

PLACEWORKS

TRANSPORTATION PLANNING

Transportation systems should not only improve mobility for all modes, but enhance the public realm as part of the social infrastructure. Our community planning and urban design practice encompasses station area and network planning for fixed-rail and bus rapid transit, multimodal streets, parking management strategies, bicycle planning, streetscape design, and multiuse trail planning at local and regional scales.

PROMINENT PROJECTS

- Avenal Active Transportation Plan, City of Avenal
- Tracy Bikeways Master Plan Amendment, City of Tracy
- West Carson TOD Specific Plan and EIR, Los Angeles County
- Western Riverside BRT Route Planning (SCAG), Riverside County
- Napa Community-Based Transportation Plan, City of Napa
- Washington Boulevard Light Rail Corridor Plan (SCAG), Los Angeles County
- Bay Area Rapid Transit (BART) to Livermore Extension Planning, Bay Area
- Fullerton College Connector Study (SCAG), City of Fullerton
- Newman Non-Motorized Transportation Plan, City of Newman
- Sustainable Transit Communities: A TOD Toolkit (SCAG), City of Los Angeles
- Sycamore Academy of Science and Cultural Arts Traffic Impact Analysis, City of Wildomar

PLACEWORKS

CALIFORNIA HIGH-SPEED RAIL: PALMDALE TO BURBANK

PlaceWorks is leading the planning and design efforts for station areas along this segment of the California High Speed Rail project. As a key member of the consultant team led by Sener, we collaborate across disciplinary lines. For instance, we are working with the public outreach team to develop strategies for integrating the rail corridors and stations with adjoining communities. Also, we are providing technical support for the environmental team, including preparation of land use, environmental justice, and community impact analyses for the environmental clearance.

LOS GATOS BICYCLE AND PEDESTRIAN MASTER PLAN

PlaceWorks developed a Bicycle and Pedestrian Master Plan to guide the development of safe and accessible active transportation routes between local destinations and regional assets. The project involved extensive outreach, including community meetings, volunteer bike and pedestrian counts, and online surveys, as well as close collaboration with the Bicycle and Pedestrian Advisory Committee. The Plan identified critical gaps in the town's non-motorized network; recommended feasible, context-sensitive facility designs; and provided guidance for obtaining regional, State, and federal funding.

PLACEWORKS

CENTURY VILLAGES AT CABRILLO

Breaking the Cycle of Homelessness

Project Type	Master Plan
Location	Long Beach, California
Size	146 acres
Client	Century Housing Corporation
Date Completed	2010
Services Provided	Master Planning, Community Design, Public Outreach, Creative Media, Entitlement Services

The Villages at Cabrillo is an ingenious reuse of a former US Naval housing site. This 26-acre facility is the largest, most comprehensive residential social service complex of its kind in the country, serving veteran and nonveteran homeless individuals and families in need of transitional housing and services. The Villages houses approximately 1,000 homeless veterans, women, and children on any given night. Owned by Century Housing, an affordable housing lender, the Villages is operated by U.S. VETS, the largest organization in the country dedicated to helping homeless veterans, and is dependent upon the collaborative efforts of over 12 service providers to promote achievement of the highest human potential and to break the cycle of homelessness.

Over the past 10 years many of the objectives identified in the original master plan have been funded and constructed. As a result, PlaceWorks was retained by Century Housing Corporation to revisit the existing master plan to provide recommendations to maximize the development potential and functional capabilities of the underutilized areas in the village—essentially establishing a new vision for the next ten years of development within the project area.

PlaceWorks facilitated a charrette with service providers to generate a wish list of uses and amenities that should be incorporated into the community. We generated a series of land use development concepts and will work with the City of Long Beach to amend the planned development regulations to allow additional uses and facilitate new development in future phases.

PLACEWORKS

PASADENA HOUSING ELEMENT

Vibrant Economy, Education, Culture, and Diversity

Project Type	Housing Element
Location	Pasadena, California
Size	23 square miles; 140,000 people
Client	City of Pasadena
Date Completed	2013
Services Provided	Housing Element Preparation, Public Outreach
Awards	2014 Robert C. Larson Housing Policy Award, Urban Land Institute

The City of Pasadena is a thriving community at the foot of the San Gabriel Mountains. The city is renowned for its vibrant economy, educational and scientific institutions, cultural amenities, diverse and quality housing, thriving central district, strong neighborhoods, and high quality of life. Pasadena has established itself as a national leader in housing and neighborhood initiatives, and these efforts have contributed to Pasadena being one of the most-sought-after places to live and work.

PlaceWorks has supported the city's housing initiatives and prepared every housing element since 2000, including the 2013–2021 housing element. These housing elements have directed mixed-use and transit-oriented development around Gold Line stations, encouraged the production of affordable housing through inclusionary programs, preserved residential neighborhoods (including those with historical designations), and addressed the special needs of residents.

Pasadena's housing elements and vision have been a model of success. Since the turn of the century, Pasadena has facilitated the development and preservation of more than 5,000 housing units. A full 25 percent of these are below market rate, including hundreds of units for seniors, families, people with disabilities, people who are homeless, and other groups. The Pasadena Housing Element earned recognition for best practices from the California Department of Housing and Community Development and national recognition from the Urban Land Institute with the 2014 Robert C. Larson Housing Policy Award.

PLACEWORKS

SANTA ANA HOUSING ELEMENT AND IS/ND

The Historic Core of Orange County

Project Type	Housing Element, Initial Study/Negative Declaration
Location	Santa Ana, California
Size	28 square miles; 353,200 people
Client	City of Santa Ana
Date Completed	2009
Services Provided	Housing Element Preparation, Visioning, Public Outreach
Awards	2010 Orange Section APA Outstanding Planning: Focused Issue

Incorporated in 1886, Santa Ana has a rich cultural heritage. As the county seat, the city boasts an eclectic urban core, burgeoning employment centers, transit hub, historic areas, and a rich history. PlaceWorks was called to complete the 2008–2014 Housing Element update in the midst of a turbulent housing market. At this juncture, the community faced critical challenges addressing tremendous population growth, lack of housing production, neighborhood stabilization, revitalization of underutilized commercial corridors, economic development, and improved mobility and air quality.

In order to frame a housing agenda to address these challenges, considerable consensus was required. PlaceWorks led an extensive public outreach and engagement effort, which included multiple educational sessions with individual members of the City Council, Planning Commission, and Redevelopment Housing Commission. Several community workshops were held and presented in English, Spanish, and Vietnamese. Additional outreach was conducted with community-based organizations and the Chamber of Commerce, including a business survey. The public outreach program culminated in two visioning sessions with the Santa Ana City Council.

The housing element update and visioning process has proven successful. The City of Santa Ana is now one of the few cities in California with an explicit housing vision that is inclusive, sustainable, and reflective of the community. The city's strategy for addressing housing needs is centered on implementing smart growth principles: locating housing along transportation corridors, facilitating mixed-use development into district centers to support economic development goals, supporting the rehabilitation of housing to stabilize neighborhoods, and assisting the production of housing and services for special needs groups.

Since adoption of the housing element, PlaceWorks has leveraged the project to secure funding from the Southern California Association of Governments as part of its Compass Blueprint Demonstration Projects. Funds will be used to create a specific plan for a residential mixed-use district along Harbor Boulevard that connects to the city's Go Local transit program, Orange County BRT lines, and proposed rail corridor.

PLACEWORKS

Oakcrest Terrace, Yorba Linda, CA

SUBSECTION A:3

Financial Capacity

Featured in this section:
Financial history
Financial partner references
Summary of financial statements

Overview

National CORE's long-term and multiple deal relationships with numerous public and private financial partners give the organization access to external capital resources that can be committed to develop affordable housing in Industry Specifically, the trust and open communication we share with our private equity and debt partners as well as local, state, and federal agencies allow National CORE to structure even the most complex deals effectively with a diversity of financial products and services.

Financing for all our communities is obtained by our in-house project development and finance staff. All funding applications are prepared in-house as well as financial feasibility analysis to determine the appropriate funding sources to develop each project. CORE has extensive experience with the regulations and process required to secure available affordable housing funding sources and has been very successful in competing for and securing funding for 25 years, as demonstrated in our financial history below.

Financial History

Celebrating its 25th anniversary this year, National CORE has obtained over $600 million over the years in construction and permanent financing (including HUD 202, 811, 223(f) and 221(d)(4) programs) and over $300 million in Low Income Housing Tax Credit Equity funding. Additionally, National CORE has received funds through a variety of other sources, including:

- HOME funds
- Community Development Block Grants
- Redevelopment Agency Housing set-aside funds
- California Department of Housing and Community Development MHP funds
- FHLB Affordable Housing Program (AHP) funds
- City of Industry Funds
- CalHFA MHSA funds
- Section 202 & 811 Funds
- Section 8 Project Based Vouchers

National CORE maintains over $8 million in revolving lines of credit with Wells Fargo Bank, Housing Capital and Silvergate Bank to provide pre-development project funding.

With the combination of these funding sources, National CORE has built or rehabilitated over 8,000 apartment units throughout Southern California, with our first Northern California community acquired in 2010. With a book value of over $830 million, this portfolio includes over 50 tax credit projects.

Supporting our efforts are established relationships with construction and permanent lenders, which include:

- Wells Fargo
- Chase Bank
- US Bank
- CalFHA
- Citibank
- Union Bank

Relationships with tax credit equity providers include:

- Centerline
- Hudson Capital
- Boston Capital
- RBC/Apollo
- Union Bank
- Raymond James
- WNC
- MMA

Financial Partner References

A list of references of financial partners for the City of Industry to contact is listed below.

Financial Partner	Contact Name/Address	Phone	Dates/Services Provided
Hudson Housing Capital, LLC (Tax Credit Investor)	**Sam Ganeshan** 630 Fifth Avenue, 28th Floor New York, NY. 10111 sam.ganeshan@hudsonhousing.com	(212) 218-4469	2002 – Present Projects: Alta Vista, Vista del Cielo, Vista Dunes, Villa Plumosa, Downey View
Well Fargo Community Investment (Tax Credit Investor)	**Timothy J. McCann** 333 Market Street, 18th Floor San Francisco, CA Tim.McCann@WellsFargo.com	(415) 801-8520	2014 – Present Projects: Val 9, Waterman Gardens, Mission Cove, Santa Clarita
Raymond James Tax Credit Funds, Inc. (Tax Credit Investor)	**Kevin Kilbane** 1956 West 25th Street, Suite 310 Cleveland, OH 44113 kevin.kilbane@raymondjames.com	(213) 614-2501 (216) 696-1300	2007 – Present Projects: Las Palmas Village, Oakcrest Terrace, Mar Vista, San Emi
JP Morgan Chase, N.A. (Construction and Perm Lender)	**Raymond Junior** 300 S. Grand Avenue, Floor 4 Los Angeles, CA 90071 raymond.junior@chase.com	(213) 621-8392	2005 – Present Projects: Vista del Cielo, Alta Vista, Villa Plumosa, Downey View
Wells Fargo Bank , N.A. (Construction and Perm Lender)	**Christian M. von Merkatz** 707 Wilshire Blvd, 11th Floor Los Angeles, CA 90071 christian.vonmerkatz@wellsfargo.com	(213) 614-4740	2002 – Present Projects: Signature at Fairfield, San Marino, Waterman Gardens
Citi Community Capital (Construction and Perm Lender)	**Bryan D. Barker** One Sansome Street, 27th Floor San Francisco, CA 94104 bryan.barker@citigroup.com	(415) 627-6484	2012 – Present Projects: Westlake Village, Las Palmas, Oakcrest Terrace, Mission Cove

A summary of National CORE's audited financial statements for 2014, 2015 and 2016 is provided on the following page. Complete audited financial statements are provided under separate cover.

City of Industry
Affordable Housing Design Build Opportunity Site RFQ
SUMMARY AUDITED FINANCIAL STATEMENTS

Balance Sheet	**2016**	**2015**	**2014**
Current Assets			
Cash and Cash Equivalents	$7,146,565	$6,201,538	$6,700,595
Other Receivables	653,144	808,394	825,252
Total Current Assets	**7,799,709**	**7,009,932**	**7,525,847**
Fixed Assets			
Land & Building Improvements	128,371,699	126,696,832	144,080,504
Equipment	2,145,860	2,179,575	2,313,045
Total Fixed Assets	130,517,559	128,876,407	146,393,549
Less: Accumulated Depreciation	(41,954,932)	(39,059,482)	(40,652,060)
Fixed Assets Net Depreciation	88,562,627	89,816,925	105,741,489
Other Assets			
Reserves	14,346,302	15,470,382	16,349,496
Investment partnerships	(92,747)	411,299	447,981
Total other assets	66,925,653	63,314,761	60,622,321
Total Assets	**$177,541,544**	**$176,023,299**	**$190,687,134**
Current Liabilities			
Current portion of long term debt	5,013,319	4,590,309	5,550,195
Accounts payable	1,265,326	1,109,792	972,375
Mortgage interest payable			
Security deposits payable	1,023,655	1,014,671	1,113,914
Total current liabilities	**7,302,300**	**6,714,772**	**7,636,484**
Long term liabilities			
Mortgages payable	31,572,954	32,401,163	33,499,676
Other notes payable	36,054,675	35,182,482	52,625,146
Residual receipts notes payable			
Interest payable - long term			
Total long term liabilities	67,627,629	67,583,645	86,124,822
Total Liabilities	**74,929,929**	**74,298,417**	**93,761,306**
Net Assets			
Unrestricted	52,771,119	53,112,824	53,137,553
Temporarily unrestricted Permanently restricted Total net assets	49,840,496	48,612,058	43,788,275
Total liabilities and Net Assets	**$177,541,544**	**$176,023,299**	**$190,687,134**

Westlake Village, San Marcos, CA

SECTION B

Development Strategy

Featured in this section:
For Site 1:
Development and design concept •

For Sites 2 & 3:
Development and design concept •
Concept site plan •
Development budget •
Critical path schedule •

Innovative Approaches to Rapid Delivery of Units
Innovative Approaches to Financing

Approach

We understand that the City of Industry is seeking development strategies that will result in the efficient production of housing through innovation in financing, design, and construction. The National CORE team proposes an approach that does more than simply create decent spaces for living. Rather, our approach to affordable housing incorporates sustainable features that reduce the cost throughout the project lifecycle – including construction, operation and maintenance, integrates technologies to rapidly deliver units, and assimilates non-traditional design and construction practices to push the innovation and sustainability envelope even further.

The National CORE team proposes a single-family. detached residential development strategy for Sites 2 and 3 that efficiently and effectively delivers neighborhood compatible, affordable homes within 20-24 months, while concurrently allowing the City to cultivate Site 1 as a lab for innovation by either: 1) conducting a design competition to generate multiple groundbreaking ideas and approaches for affordable housing - an effort that would not only expand the number of solutions available to the City, but also elevate the City of Industry's image as a leader and innovator; OR 2) developing Site 1 with any combination of innovative housing solutions that we have provided on the following pages.

Site 1: Faure Avenue
22036 Valley Blvd, APN 8709-027-908

The City-owned site consists of one 3.3-acre parcel, generally rectangular in shape, designated Employment in the City's General Plan and zoned Industrial. Directly to the west of the project site is an industrial warehouse and further west is The Marketplace shopping center with a variety of retail stores, restaurants, and a health club; to the east are industrial uses; to the north across Valley Blvd. in the City of Walnut is vacant undeveloped land with 49 acres proposed as a Specific Plan to accommodate commercial/retail and residential development; and, to the south are industrial uses.

This location offers an opportunity to create a community with a sense of place, with enhanced pedestrian connections to the existing shopping centers at the intersection of Valley & Faure, substantial onsite amenities, and distinctive architectural design. The surrounding uses provide the flexibility to design an innovation lab that explores and implements affordable housing solutions for the City of Industry and serves as a model for other communities. The National CORE team proposes the following options for Site 1:

Option A: Affordable Housing Design Competition

The current approaches to affordable housing differ little from market-rate housing with the exception of leveraging vast financial subsidies. The land values of southern California continue to drive housing costs higher and diminish the ability to construct affordable housing. It is clear from the RFQP that the City of Industry is interested in moving beyond the conventional housing paradigm. With this effort, the City has an opportunity to not only develop new affordable housing, but to also discover and perpetuate better housing solutions for California and beyond.

For Site 1, National CORE would partner with PlaceWorks to conduct an expedited design competition to generate multiple groundbreaking ideas and approaches for affordable housing in Industry. PlaceWorks has experience running design competitions in southern California and is completing work for The California Endowment to uncover construction techniques and materials that substantially reduce the cost for affordable housing. Outside of land costs, construction costs represent nearly 70 percent of an affordable housing project. PlaceWorks' research found examples such as 3D printing and robotic building systems with built concepts and financial results that could reduce costs by 30 percent or more.

PlaceWorks and National CORE would use the City's site as the context and conduct a design competition for the housing construction and design industry to create a design for a housing community that would be affordable—with as little subsidy as possible. National CORE would coordinate with the City to evaluate submissions and build a housing project based on the entries received. PlaceWorks has found that such an approach—the potential of a housing concept being constructed—is a far larger incentive than simple prize money and would draw substantial interest from the housing construction and design industries. Because the competition would emphasize shovel-ready concepts with site plans and architectural drawings, the City of Industry and National CORE would receive actionable submissions.

Over the course of 4 to 6 months, PlaceWorks would develop and conduct the competition as an online effort (with an option for in-person visits for finalists), review and process submissions, convene an expert jury panel, coordinate site visits and interviews, compile the results, and hold a final awards ceremony. Key caveats and legal terms would be included to ensure the City of Industry could use the results as it sees fit, from publishing the concepts online to building an affordable housing project based on one (or more) submissions.

The City of Industry's past allocation of redevelopment funds already led to an unparalleled construction of affordable housing throughout southern California. Hosting a competition alongside this housing design build effort would not only expand the number of solutions available to the City, it would also elevate the City of Industry's image as a leader and innovator.

Option B: Innovative Housing Solutions – Modular and Shipping Container Homes

As an alternate to the design competition presented in Option A, Site 1 could be developed with any combination of housing including modular, shipping container, and small-lot. The size, shape, surrounding uses, and available financing sources lend Site 1 to an affordable multi-family apartment home community; however, single-family residential is also an option that would require greater city subsidy. On the following pages, we have provided a variety of housing solutions that have been designed, built or can be built by our team. Advantages to modular/pre-fab and shipping container homes are summarized in the table on the following page.

MODULAR/PRE-FAB

Potential Reduction in Cost:

- Potential reduction in total project cost when built with union labor; more accurate cost estimating.
- Controlled factory conditions increase the predictability of quality, cost, and time.
- The shortened construction schedule due to the ability to perform site work and building construction simultaneously is the greatest cost savings opportunity on a modular construction project.
- Reducing the time that large expenses such as cranes and hoists are needed on a site is a further reduction of overall cost.

Faster Schedule:

- Up to 50% reduction in project schedule delivers product to market faster.
- Better construction sequencing and fewer conflicts in crew scheduling.
- Quick installation - Modules are delivered and installed, at a rate of 6-10 modules per day within days depending on site conditions, resulting in project completion sooner.

Less Waste and Environmental Disturbance:

- Optimizes construction material purchases and usage while minimizing on-site waste.
- Reduces site environmental impacts due to reduced material waste, pollution, dust, and noise
- Reduces site constraints such as staging, weather, and security. Because building modules are fabricated off-site it is possible to achieve tighter site control.
- The duration and impact on the surrounding site environment will be reduced, which makes it a good choice for greenfield sites or urban infill.
- Modular construction takes a lot of less mess and noise produced by construction out of the city and behind the walls of a factory. This is an advantage for projects that are highly controversial or with difficult neighbors.

Flexible:

- Accommodates wood (max 3-4 stories) and steel structures (5-12 stories)
- Configuration of modular completely customizable to your site and project needs. Ranges wood:
  - Wood single-family
  - Steel low-rise
  - Wood mid-rise multifamily
  - Steel high-rise mixed-use
- Allows for creative architecture

Higher Quality Control:

- Allows for the ability to more closely monitor work quality. Quality control is a very methodical and consistent process performed at each assembly station, which eliminates error and reduces the time needed to perform quality checks at the end of the line.

SHIPPING CONTAINER

Cost Effective:

- Reasonable price per square foot (less than $100 sf)'
- 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 resulting in less 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.
- Construction timeline condensed- Factory fabrication of units simultaneous with site work and foundation condense construction timeline significantly.
- Quick installation - Modules are delivered, placed, and ready to turn over within days resulting in project completion sooner.

Ultra–Green and Sustainable:

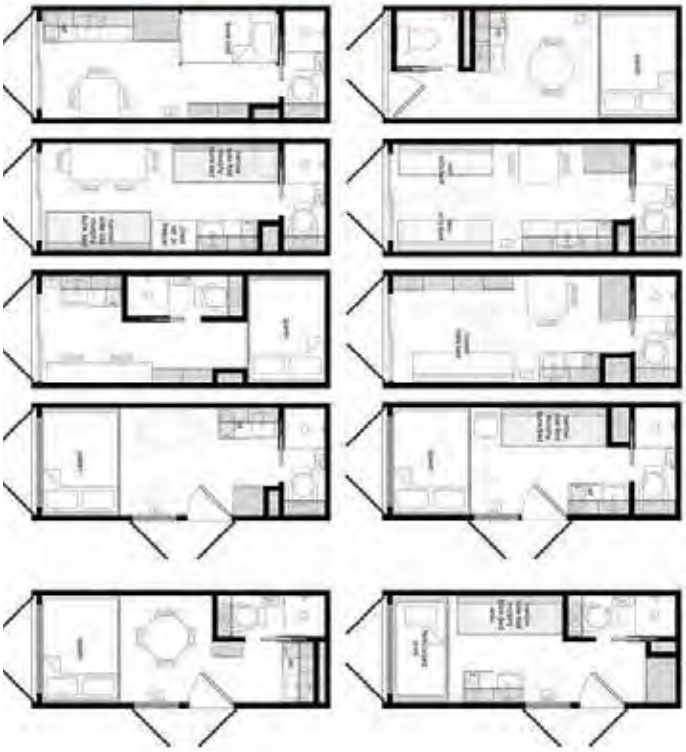
- Growthpoint's units are LEED Silver out of the factory. Additional site improvements (recycling program, landscaping) make LEED Platinum status easily attainable.
- Title 24 - Meets all requirements for continual energy efficiency. Ready for roof top solar.
- Recycled Content - 85% of all components are recycled materials, reducing landfill impact by 22 tons per structure.
- Sustainable – Growthpoint's 4-bedroom, 1280 sf model saves 8,000 board feet of framing lumber and 7,000 sf of other wood products (plywood, etc.).
- Reduces site constraints such as staging, weather, and security. Because units are fabricated off-site it is possible to achieve tighter site control.
- The duration and impact on the surrounding site environment will be reduced, which makes it a good choice for greenfield sites or urban infill.
- Factory built units take a lot of less mess and noise produced by construction out of the city and behind the walls of a factory. This is an advantage for projects that are highly controversial or with difficult neighbors.

Flexible:

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

Higher Quality Control:

- Allows for the ability to more closely monitor work quality. Quality control is a very methodical and consistent process performed at each assembly station, which eliminates error and reduces the time needed to perform quality checks at the end of the line.



Sites 2 and 3: E. Walnut Drive - 20137 and 20249 E. Walnut, APNs: 8762-002-901, -902

The IPHMA-owned sites consist of two, linear parcels that total 5.34-acres. Directly to the west of the project site is a faith-based temple, to the east are single-family homes; to the north is the SR-60 freeway, and to the south across Walnut Drive in the City of Walnut are single-story, single-family homes. The site is designated Employment and zoned Industrial. The size, shape, and surrounding uses make this site ideal for an affordable, single-family residential community, either for-sale or rental. The National CORE proposes two development scenarios on Sites 2 and 3. Both scenarios share fundamental site planning features to maximize open space, encourage pedestrian connectivity, foster community cohesion and instill a sense of belonging and dignity that comes from a thoughtfully designed neighborhood with a true sense of place.

Option A: Single-Family, Detached Homes

With the support of the City, the National CORE team proposes to develop the site with a cohesive, new construction residential community consisting of 17 affordable single-family, detached homes and a 1.4 acre linear park. The preliminary design includes three single-story, two bedroom homes approximately 1,570 square feet in size and 14 two-story homes with three bedrooms approximately 2,200 square feet. Each home would include a two car enclosed garage and have generous yards. The overall density of the combined site would be 3.18 dwelling units per acre. The homes will contain a long-term covenant to ensure continued affordability in perpetuity and attention has been given to:

- **Compatibility** – The relationship, scale and architecture of the homes complement the existing, single-family residences across Walnut Drive directly to the south of the site. The two-story homes are an unassuming addition to the neighborhood.
- **Community Benefit** – Vehicle access to the homes will be from a new frontage road that aligns on the west with Moscada Avenue across the street. The new linear park buffers existing residential development to the south and provides an amenity for residents as well as a benefit to the wider community.
- **Flexibility** – The homes could provide affordable rental or home ownership opportunities. Development budgets have been provided for both scenarios.

A conceptual site plan is provided on the next page followed by development budgets and critical path schedule for project completion.

Option A: Conceptual Site Plan and Unit Matrix

QUANTITY	TYPE	SIZE	AMENITIES
3	2-Bedroom One-Story, Single-Family Detached	1,570 SF	2-car garage, generous yards
14	3-4 Bedroom Two-Story, Single-Family Detached	2,200 SF	2-car garage, generous yards

Community Park / Open Space – 1.4 acres

Development Budget Narrative

National CORE has presented a development budget for a traditional for-sale single-family home development. However, this budget can also be used to determine a rental program. The RFP/Q Addendum Q&A stated that IPHMA desires to own the properties and structures upon completion of construction and a direct investment would maintain affordability of the homes. In the event a for-sale program is preferred resale restrictions would be placed on the homes to ensure they remain affordable with some opportunity for appreciation.

As an alternate, the city could rent the homes. National CORE can work with the City/IPHMA to develop an affordable home ownership program or provide property management services for rental units. Accordingly this proposal includes three financing scenarios:

- For sale development budget of 17 single family homes
- Rental proforma of 17 single family homes with 100% of the homes available to households earning 80% AMI (low income)
- Rental proforma of 17 single family homes with 50% of the units available to households earning 80% AMI (low income) and the other 50% of the units available to households earning 120% (moderate income)

In preparing the development budget we have made the following assumptions:

- In both rental housing scenarios the traditional sources of affordable financing such as tax credits, are not incorporated as the project is too small and AMI targets exceed the tax credit maximum of 60% AMI eligibility inclusion in tax credit basis. Furthermore utilizing tax credits will require that the ownership structure include a limited partner who would own 99.99% of the development which is not the desire of the city. We have assumed that since the property ownership will be retained by the city then no property tax expenses are assumed. Interim financing of a construction loan is assumed to be taken out at construction completion by city funds, alternatively the City could choose to finance the construction and save the associated financing costs.
- The for-sale development budget included is for a traditional single family home, however we have included in our proposal partners who have experience utilizing innovative building models using modular factory built models that may result in reduction in costs due to the shortening of the construction time period. Cost savings could range from 10% - 15%.
- The projected sales prices were derived by analyzing the comparable home values of adjacent single family homes surrounding site 2 and 3. The sales price without allocation of land costs is sufficient to cover the development costs and realize a profit to cover the residual land costs if the city pursues the sale of the single family homes.
- For site 2 and 3, given their close proximity to the freeway we have assumed the construction of a 10-inch tall sound wall.
- It may appear that given the location of Site 1 and the current surrounding uses being primarily industrial the home values may be less than Site 2 and 3. However it was noted that the City of Walnut has engaged a consultant to evaluate the environmental impacts of a proposed establishment of a specific plan that would facilitate a commercial/retail, and a residential development on a 49 acre site located at the northern edge of Valley Boulevard, at the intersection of Valley Blvd. and Faure Avenue, which is directly across the street from site 1. It appears from the documentation available that this process could take 1-2 years to complete, so it's unclear how the potential home sales prices would be affected, depending on the timing. The proposed plan would include a commercial district consisting of retail, office, and/or restaurant uses; four proposed residential types, including detached single-family dwellings, terrace townhomes, traditional townhomes, condominium units totaling 282 dwelling units; and approximately 1.8 acres reserved for open space in the form of pocket parks.
- In the event the city is interested in construction of an affordable or mixed-income multifamily product on any of the sites, the following sources of financing would be available to finance the development (see section B6 Innovative Approaches to Financing for further details):
  - Federal and state low income tax credits
  - Tax exempt bond financing
  - County of Los Angeles Community Development Commission Affordable Housing Trust Fund
  - State HCD Infill grant funds
  - State HCD Veterans housing funds
  - Federal Home Loan Bank of San Francisco Affordable housing program (AHP)

RENTAL PROFORMA
17 Single-Family Homes: 80% AMI

SOURCES AND USES

Project Name:	**City of Industry 17 SFR**
Project Financing:	**Rental 80%**
Developer:	**National CORE**
Number of Dwelling Units:	**17**
Gross Building Area:	**35,510**

SOURCES: CONSTRUCTION		
Construction Loan	$	10,000,000
Donated Land Value	$	-
City of Industry	$	618,131
	$	-
	$	-
Deferred Costs/ Reserves	$	890,000
Total	**$**	**11,508,131**

USES: CONSTRUCTION			**PER UNIT**	
Acquisition Costs/Closing	$	-	$	-
Architecture/Fees & Permits	$	1,058,200	$	62,247
Construction Cost	$	7,668,787	$	451,105
Indirect Construction/Legal	$	548,738	$	32,279
Developer's Fee	$	1,500,000	$	88,235
Rent-Up Costs/Reserves	$	55,000	$	3,235
Financing Costs	$	677,407	$	39,847
Total	**$**	**11,508,131**	$	676,949

SOURCES: PERMANENT		
Permanent Loan -	$	3,190,668
Donated Land Value	$	-
City of Industry	$	8,317,463
	$	-
	$	-
	$	-
Total	**$**	**11,508,131**

USES: PERMANENT				
Acquisition Costs/Closing	$	-	$	-
Architecture/Fees & Permits	$	1,058,200	$	62,247
Construction Cost	$	7,668,787	$	451,105
Indirect Construction/Legal	$	548,738	$	32,279
Developer's Fee	$	1,500,000	$	88,235
Rent-Up Costs/Reserves	$	55,000	$	3,235
Financing Costs	$	677,407	$	39,847
Total	**$**	**11,508,131**	$	676,949

DEVELOPMENT COSTS

Project Name: *City of Industry 17 SFR*
Project Financing: *Rental 80%*
Developer: *National CORE*

Number of Dwelling Units:	**17**		**Gross Building Area (sf)**		**35,510**
		TOTAL COST	**$ PER UNIT**	**$ PER SF BUILDING**	**% OF TOTAL**
1. ACQUISITION COSTS:					
Purchase Price		$0	$0	$0.00	0.00%
Closing Costs		$0	$0	$0.00	0.00%
		$0	$0	$0.00	0.00%
		$0	$0	$0.00	0.00%
TOTAL ACQUISITION COSTS		$0	$0.00	$0.00	0.00%
2. FEES/PERMITS & STUDIES					
Plan check Fees and Permits		$170,000	$10,000	$4.79	1.48%
Development impact fees		$340,000	$20,000	$9.57	2.95%
Surveys/Soils/Bank Inspections		$161,500	$9,500	$4.55	1.40%
Utility Consultant		$0	$0	$0.00	0.00%
Special Inspections		$8,900	$524	$0.25	0.08%
Environmental Documentation		$0	$0	$0.00	0.00%
Arch. & Engineering Fees					
Design		$377,800	$22,224	$10.64	3.28%
Reimbursables		$0	$0	$0.00	0.00%
Subtotal:		$377,800	$22,224.00	$10.64	3.28%
TOTAL FEES/PERMITS & STUDIES		$1,058,200	$62,248.00	$29.80	9.20%
3. DIRECT CONSTRUCTION COSTS:					
Residential Construction		$3,178,145	$186,950	$89.50	27.62%
Off-Site		$756,250	$44,485	$21.30	6.57%
On-Site Improvements (Master Developer Podium Infrastructure)		$2,379,509	$139,971	$67.01	20.68%
Commercial/Retail		$0	$0	$0.00	0.00%
Subtotal:		$6,313,904	$371,406.00	$177.81	54.86%
Contractor's Overhead	8%	$505,112	$29,712	$14.22	4.39%
Subtotal:		$6,819,017	$401,118.00	$192.03	59.25%
General Conditions	6%	$378,834	$22,284	$10.67	3.29%
Insurance/Performance Bond	2.5%	$215,936	$12,702	$6.08	1.88%
Subtotal:		$7,413,787	$436,104.00	$208.78	64.42%
Construction Contingency		$255,000	$15,000	$7.18	2.22%
TOTAL DIRECT CONSTRUCTION COSTS	.	$7,668,787	$451,104.00	$215.96	66.64%
4. INDIRECT CONSTRUCTION COSTS					
Developer Fee		$1,500,000	$88,235	$42.24	13.03%
Deferred			$0	$0.00	0.00%
Subtotal:		$1,500,000	$88,235.00	$42.24	13.03%
Construction Manager		$100,000	$5,882	$2.82	0.87%
Builders Risk/Liability Insurance		$74,138	$4,361	$2.09	0.64%
Real Estate Taxes		$0	$0	$0.00	0.00%
Legal - Organizational		$50,000	$2,941	$1.41	0.43%
Warranty Reserve		$303,000	$17,824	$8.53	2.63%
Accounting/Inspection		$21,600	$1,271	$0.61	0.19%
Indirect Construction Costs Contingency		$0	$0	$0.00	0.00%
TOTAL INDIRECT CONSTRUCTION COSTS		$2,048,738	$120,514.00	$57.69	17.80%
5. RENT-UP COSTS					
Marketing/Advertising Expense		$25,000	$1,471	$0.70	0.22%
Lease-up Reserve		$30,000	$1,765	$0.84	0.26%
Capitalized Operating Reserve		$0	$0	$0.00	0.00%
Common Area Furnishings		$0	$0	$0.00	0.00%
TOTAL RENT-UP/MARKETING COSTS		$55,000	$3,236.00	$1.55	0.48%
6. FINANCING COSTS					
Construction Loan Interest		$385,000	$22,647	$10.84	3.35%
Construction Loan Fees (Origination)		$120,000	$7,059	$3.38	1.04%
Construction Loan Due Diligence		$35,500	$2,088	$1.00	0.31%
Construction Loan Legal		$30,000	$1,765	$0.84	0.26%
Permanent Loan Fees (Origination)		$31,907	$1,877	$0.90	0.28%
Perm Lender Legal		$50,000	$2,941	$1.41	0.43%
Tax Credit Allocation Fee		$0	$0	$0.00	0.00%
Bridge Loan Costs		$0	$0	$0.00	0.00%
Bond Issuance Costs		$0	$0	$0.00	0.00%
Title and Recording (Constr./Perm.)		$25,000	$1,471	$0.70	0.22%
TOTAL FINANCING COSTS		$677,407	$39,848.00	$19.08	5.89%
7. SUBTOTAL DEVELOPMENT COSTS		$11,508,131	$676,950.00	$324.08	100.00%
TOTAL LAND COSTS		$0	$0.00	$0.00	0.00%
TOTAL DEVELOPMENT COSTS		***$11,508,131***	***$676,950.00***	***$324.08***	***100.00%***

RENT SCHEDULE - CTCAC

Project Name: City of Industry 17 SFR
Project Financing: Rental 80%
County: Los Angeles
Developer: National CORE
# of Dwelling Units: 17
Gross Building Area: 35,510

Unit Type	AMI	Number of Units	Square Footage	CTCAC 2017 Restricted		Monthly Utility Allow.	Monthly Net Rent	Total Annual CTCAC Rents	Total # of Bedrooms
1BR	30%	0	642	$ 507	$ 507	$ 108	$ 399	$ -	0
1BR	45%	0	642	$ 760	$ 760	$ 108	$ 652	$ -	0
1BR	80%	0	642	$ 1,352	$ 1,352	$ 108	$ 1,244	$ -	0
1BR	120%	0	642	$ 2,028	$ 2,028	$ 108	$ 1,920	$ -	0
	Subtotal:	**0**						**$ -**	**0**
2BR	30%	0	1,570	**$ 608**	$ 608	$ 129	$ 479	$ -	0
2BR	45%	0	1,570	**$ 912**	$ 912	$ 129	$ 783	$ -	0
2BR	80%	3	1,570	**$ 1,621**	$ 1,621	$ 129	$ 1,492	$ 53,705	6
2BR	120%	0	1,570	**$ 2,431**	$ 2,431	$ 129	$ 2,302	$ -	0
	Subtotal:	**3**						**$ 53,705**	**6**
3BR	30%	0	2,200	**$ 703**	$ 703	$ 160	$ 543	$ -	0
3BR	45%	0	2,200	**$ 1,054**	$ 1,054	$ 160	$ 894	$ -	0
3BR	80%	14	2,200	**$ 1,874**	$ 1,874	$ 160	$ 1,714	$ 287,885	42
3BR	120%	0	2,200	**$ 2,810**	$ 2,810	$ 160	$ 2,650	$ -	0
	Subtotal:	**14**						**$ 287,885**	**42**
	Subtotal:	**0**						**$ -**	**0**
3BR	Exempt-Mgr	0	1,172	$ -		$ -	$ -	$ -	3
	Subtotal:	**0**						**$ -**	**0**
CTCAC RENT	**Total:**	**17**						**341,590**	**48**

OPERATING EXPENSES

Project Name:
Project Name: City of Industry 17 SFR
Developer: National CORE
Number of Dwelling Units: 17
Gross Building Area: 35,510

Description	Annual	Monthly	Per Unit	Unit/Month
1. Management				
Management Fee	$ 12,240	$ 1,020.00	$ 720.00	$ 60.00
Management Total:	**$ 12,240**	**$ 1,020.00**	**$ 720.00**	**$ 60.00**
2. Administration				
Marketing/Credit Checks	$ 1,000	$ 83.33	$ 58.82	$ 4.90
Audit / File Mgmt (Compliance)	$ 2,500	$ 208.33	$ 147.06	$ 12.25
Legal	$ 1,000	$ 83.33	$ 58.82	$ 4.90
Office Expenses/ MISC	$ 5,000	$ 416.67	$ 294.12	$ 24.51
Other	$ 5,000	$ 416.67	$ 294.12	$ 24.51
Administration Total:	**$ 14,500**	**$ 791.67**	**$ 558.82**	**$ 46.57**
3. Salaries and Benefits				
Manager/Asst. Manager	$ 15,000	$ 1,250.00	$ 882.35	$ 73.53
Main Personnel	$ 15,000	$ 1,250.00	$ 882.35	$ 73.53
Leasing Commissions	$ -	$ -	$ -	$ -
Case Manager	$ -	$ -	$ -	$ -
Housekeepers	$ -	$ -	$ -	$ -
Payroll Txs, Ins & Wkr. Comp.	$ 10,500	$ 875.00	$ 617.65	$ 51.47
Salaries and Benefits Total:	**$ 40,500**	**$ 3,375.00**	**$ 2,382.35**	**$ 198.53**
4. Maintenance				
General Maintenance/ Janitorial	$ 4,000	$ 333.33	$ 235.29	$ 19.61
Repairs Contract	$ 10,000	$ 833.33	$ 588.24	$ 49.02
Exterminating	$ 2,000	$ 166.67	$ 117.65	$ 9.80
Fire Protection/ Security	$ 3,000	$ 250.00	$ 176.47	$ 14.71
Elevator	$ -	$ -	$ -	$ -
Grounds Contract	$ 5,000	$ 416.67	$ 294.12	$ 24.51
Decorating/ Equipment Maintenance	$ -	$ -	$ -	$ -
Maintenance Total:	**$ 24,000**	**$ 2,000.00**	**$ 1,411.76**	**$ 117.65**
5. Utilities Not Paid by Tenants				
Electricity and Gas	$ -	$ -	$ -	$ -
Water/Sewer	$ -	$ -	$ -	$ -
Trash Removal	$ -	$ -	$ -	$ -
Utilities Total:	**$ -**	**$ -**	**$ -**	**$ -**
6. Insurance				
Property & Liability Insurance	$ 5,950	$ 495.83	$ 350.00	$ 29.17
Insurance Total:	**$ 5,950**	**$ 495.83**	**$ 350.00**	**$ 29.17**
7. Tax and Reserves				
Real Estate Taxes	$ -	$ -	$ -	$ -
Replacement Reserves	$ 5,100	$ 425.00	$ 300.00	$ 25.00
Tax and Reserves Total:	**$ 5,100**	**$ 425.00**	**$ 300.00**	**$ 25.00**
8. Other	$ -	$ -	$ -	$ -
Licenses/ Permits	$ -	$ -	$ -	$ -
Social Services	$ -	$ -	$ -	$ -
Other Total:	**$ -**	**$ -**	**$ -**	**$ -**
Operating Expenses Total:	**$ 102,290**	**$ 8,107.50**	**$ 5,722.94**	**$ 476.91**

CASH FLOW ANALYSIS

Project Name: City of Industry 17 SFR
Project Financing: Rental 80%
Developer: National CORE
Number of Dwelling Units: 17
Gross Building Area: 35,510

Assumptions

Residential Income Infl. Rate:	2.50%	Laundry Inc/Month/Unit:	25
Laundry & Misc. Infl. Factor:	2.50%	Laundry, Misc Inc/Year:	5,000
Operating Expense Infl. Factor:	3.50%	Unit Operating Exp:	5,717
Real Estate Infl. Factor:	2.00%	Unit Property Taxes:	0
Vacancy Rate:	5.00%	Unit Social Services:	0
Number of Units:	17	Unit Replacement Reserve	300

Conventional Loan Rate:	5.00%
Conventional Loan Yrs:	35
Conventional Loan Type:	AMORTIZED
Debt Coverage Ratio:	1.150
Cash Available for Debt Service:	193,235
Perm Loan Size	$3,190,668
Loan Constant Per Each $1 of Debt Svc	$17

	Total	Per Unit	Percent
Permanent Loan -	$3,190,668	187,686	27.73%
	0	0	0.00%
Public Subsidy/Land Loan	8,317,463	489,263	72.27%
	0	0	0.00%
	0	0	0.00%
	0	0	0.00%
Development Costs Total:	11,508,131	676,949	100.00%

		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
Revenue																
Gross Rental Income		341,590	350,129	358,883	367,855	377,051	386,477	396,139	406,043	416,194	426,599	437,264	448,195	459,400	470,885	482,657
Laundry & Miscellaneous		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross Income		341,590	350,129	358,883	367,855	377,051	386,477	396,139	406,043	416,194	426,599	437,264	448,195	459,400	470,885	482,657
Vacancy		-17,079	-17,506	-17,944	-18,393	-18,853	-19,324	-19,807	-20,302	-20,810	-21,330	-21,863	-22,410	-22,970	-23,544	-24,133
FTEH Operating Reserve																
Effective Gross Income		**324,510**	**332,623**	**340,938**	**349,462**	**358,198**	**367,153**	**376,332**	**385,741**	**395,384**	**405,269**	**415,400**	**425,785**	**436,430**	**447,341**	**458,524**
Expense																
Operating Expense		97,190	100,592	104,112	107,756	111,528	115,431	119,471	123,653	127,981	132,460	137,096	141,894	146,861	152,001	157,321
Property Taxes		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
Replacement Reserve		5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100
Expense Total		**102,290**	**105,692**	**109,212**	**112,856**	**116,628**	**120,531**	**124,571**	**128,753**	**133,081**	**137,560**	**142,196**	**146,994**	**151,961**	**157,101**	**162,421**
HCD Servicing Fee	0.42%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NOI Before Debt Service		**222,220**	**226,931**	**231,726**	**236,606**	**241,571**	**246,622**	**251,761**	**256,988**	**262,303**	**267,709**	**273,204**	**278,791**	**284,469**	**290,240**	**296,103**
Debt Service																
1st Mortgage Debt Service		193,235	193,235	193,235	193,235	193,235	193,235	193,235	193,235	193,235	193,235	193,235	193,235	193,235	193,235	193,235
Debt Service Coverage		1.15	1.17	1.20	1.22	1.25	1.28	1.30	1.33	1.36	1.39	1.41	1.44	1.47	1.50	1.53
CASH AVAILABLE AFTER DEBT SERVICE																
Available Cash Flow		28,985	33,696	38,491	43,371	48,336	53,387	58,526	63,753	69,069	74,474	79,969	85,556	91,234	97,005	102,868
PAYMENTS TO INVESTOR LIMITED PARTNER																
Credit Adjustors, Recapture, Change in Law Adjustor																
LP & GP Partnership Asset Management Fees	3.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investor Limited Partner Loans		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Incentive Management Fee		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OPERATING RESERVE UNTIL BALANCE EQUALS REQURED																
CASH AVAILABLE FOR DEFERRED DEVELOPER FEE:																
Available Cash Flow		28,985	33,696	38,491	43,371	48,336	53,387	58,526	63,753	69,069	74,474	79,969	85,556	91,234	97,005	102,868
Balance Beginning		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Simple Interest @ AFR	3.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payment @ % of RR	100.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance Remaining	$ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CASH AVAILABLE FOR DISTRIBUTION		28,985	33,696	38,491	43,371	48,336	53,387	58,526	63,753	69,069	74,474	79,969	85,556	91,234	97,005	102,868
DEFERRED MANAGEMENT FEE																
DEFERRED SOCIAL SERVICES MGMT FEE																
CASH AVAILABLE FOR GP PARTNERSHIP AM FEES		28,985	33,696	38,491	43,371	48,336	53,387	58,526	63,753	69,069	74,474	79,969	85,556	91,234	97,005	102,868
CASH AVAILABLE FOR RESIDUAL RECEIPTS DISTRIBUTION:		28,985	33,696	38,491	43,371	48,336	53,387	58,526	63,753	69,069	74,474	79,969	85,556	91,234	97,005	102,868
Available Cash Flow for Repayment of Public Soft Loans	50%	14,493	16,848	19,246	21,685	24,168	26,694	29,263	31,876	34,534	37,237	39,985	42,778	45,617	48,503	51,434
Agency Loan																
Balance Beginning		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Simple Interest @ AFR	4.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payment @ % of RR	100.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance Remaining		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CASH FLOW AVAILABLE FOR GPS	50.00%	28,985	33,696	38,491	43,371	48,336	53,387	58,526	63,753	69,069	74,474	79,969	85,556	91,234	97,005	102,868

RENTAL PROFORMA
17 Single-Family Homes: 80% and 120% AMI

SOURCES AND USES

Project Name:	**City of Industry 17 SFR**
Project Financing:	**Rental 80% & 120%**
Developer:	**National CORE**
Number of Dwelling Units:	**17**
Gross Building Area:	**35,510**

SOURCES: CONSTRUCTION		
Construction Loan	$	10,000,000
Donated Land Value	$	-
City of Industry IPHMA	$	623,519
	$	-
	$	-
Deferred Costs/ Reserves	$	890,000
Total	**$**	**11,513,519**

USES: CONSTRUCTION				**PER UNIT**
Acquisition Costs/Closing	$	-	$	-
Architecture/Fees & Permits	$	1,058,200	$	62,247
Construction Cost	$	7,668,787	$	451,105
Indirect Construction/Legal	$	548,738	$	32,279
Developer's Fee	$	1,500,000	$	88,235
Rent-Up Costs/Reserves	$	55,000	$	3,235
Financing Costs	$	682,795	$	40,164
Total	**$**	**11,513,519**	$	677,266

SOURCES: PERMANENT		
Permanent Loan -	$	3,729,452
Donated Land Value	$	-
City of Industry IPHMA	$	7,784,067
	$	-
	$	-
	$	-
Total	**$**	**11,513,519**

USES: PERMANENT				
Acquisition Costs/Closing	$	-	$	-
Architecture/Fees & Permits	$	1,058,200	$	62,247
Construction Cost	$	7,668,787	$	451,105
Indirect Construction/Legal	$	548,738	$	32,279
Developer's Fee	$	1,500,000	$	88,235
Rent-Up Costs/Reserves	$	55,000	$	3,235
Financing Costs	$	682,795	$	40,164
Total	**$**	**11,513,519**	$	677,266

DEVELOPMENT COSTS

Project Name: ***City of Industry 17 SFR***
Project Financing: ***Rental 80% & 120%***
Developer: ***National CORE***

Number of Dwelling Units:	**17**		**Gross Building Area (sf)**		**35,510**
		TOTAL COST	**$ PER UNIT**	**$ PER SF BUILDING**	**% OF TOTAL**
1. ACQUISITION COSTS:					
Purchase Price		$0	$0	$0.00	0.00%
Closing Costs		$0	$0	$0.00	0.00%
		$0	$0	$0.00	0.00%
		$0	$0	$0.00	0.00%
TOTAL ACQUISITION COSTS		$0	$0.00	$0.00	0.00%
2. FEES/PERMITS & STUDIES					
Plan check Fees and Permits		$170,000	$10,000	$4.79	1.48%
Development impact fees		$340,000	$20,000	$9.57	2.95%
Surveys/Soils/Bank Inspections		$161,500	$9,500	$4.55	1.40%
Utility Consultant		$0	$0	$0.00	0.00%
Special Inspections		$8,900	$524	$0.25	0.08%
Environmental Documentation		$0	$0	$0.00	0.00%
Arch. & Engineering Fees					
Design		$377,800	$22,224	$10.64	3.28%
Reimbursables		$0	$0	$0.00	0.00%
Subtotal:		$377,800	$22,224.00	$10.64	3.28%
TOTAL FEES/PERMITS & STUDIES		$1,058,200	$62,248.00	$29.80	9.19%
3. DIRECT CONSTRUCTION COSTS:					
Residential Construction		$3,178,145	$186,950	$89.50	27.60%
Off-Site		$756,250	$44,485	$21.30	6.57%
On-Site Improvements		$2,379,509	$139,971	$67.01	20.67%
Commercial/Retail		$0	$0	$0.00	0.00%
Subtotal:		$6,313,904	$371,406.00	$177.81	54.84%
Contractor's Overhead	8%	$505,112	$29,712	$14.22	4.39%
Subtotal:		$6,819,017	$401,118.00	$192.03	59.23%
General Conditions	6%	$378,834	$22,284	$10.67	3.29%
Insurance/Performance Bond	2.5%	$215,936	$12,702	$6.08	1.88%
Subtotal:		$7,413,787	$436,104.00	$208.78	64.39%
Construction Contingency		$255,000	$15,000	$7.18	2.21%
TOTAL DIRECT CONSTRUCTION COSTS	.	$7,668,787	$451,104.00	$215.96	66.61%
4. INDIRECT CONSTRUCTION COSTS					
Developer Fee		$1,500,000	$88,235	$42.24	13.03%
Deferred			$0	$0.00	0.00%
Subtotal:		$1,500,000	$88,235.00	$42.24	13.03%
Construction Manager		$100,000	$5,882	$2.82	0.87%
Builders Risk/Liability Insurance		$74,138	$4,361	$2.09	0.64%
Real Estate Taxes		$0	$0	$0.00	0.00%
Legal - Organizational		$50,000	$2,941	$1.41	0.43%
Warranty Reserve		$303,000	$17,824	$8.53	2.63%
Accounting/Inspection		$21,600	$1,271	$0.61	0.19%
Indirect Construction Costs Contingency		$0	$0	$0.00	0.00%
TOTAL INDIRECT CONSTRUCTION COSTS		$2,048,738	$120,514.00	$57.69	17.79%
5. RENT-UP COSTS					
Marketing/Advertising Expense		$25,000	$1,471	$0.70	0.22%
Lease-up Reserve		$30,000	$1,765	$0.84	0.26%
Capitalized Operating Reserve		$0	$0	$0.00	0.00%
Common Area Furnishings		$0	$0	$0.00	0.00%
TOTAL RENT-UP/MARKETING COSTS		$55,000	$3,236.00	$1.55	0.48%
6. FINANCING COSTS					
Construction Loan Interest		$385,000	$22,647	$10.84	3.34%
Construction Loan Fees (Origination)		$120,000	$7,059	$3.38	1.04%
Construction Loan Due Diligence		$35,500	$2,088	$1.00	0.31%
Construction Loan Legal		$30,000	$1,765	$0.84	0.26%
Permanent Loan Fees (Origination)		$37,295	$2,194	$1.05	0.32%
Perm Lender Legal		$50,000	$2,941	$1.41	0.43%
Tax Credit Allocation Fee		$0	$0	$0.00	0.00%
Bridge Loan Costs		$0	$0	$0.00	0.00%
Bond Issuance Costs		$0	$0	$0.00	0.00%
Title and Recording (Constr./Perm.)		$25,000	$1,471	$0.70	0.22%
TOTAL FINANCING COSTS		$682,795	$40,165.00	$19.23	5.93%
7. SUBTOTAL DEVELOPMENT COSTS		$11,513,519	$677,267.00	$324.23	100.00%
TOTAL LAND COSTS		$0	$0.00	$0.00	0.00%
TOTAL DEVELOPMENT COSTS		***$11,513,519***	***$677,267.00***	***$324.23***	***100.00%***

RENT SCHEDULE - CTCAC

Project Name: City of Industry 17 SFR
Project Financing: Rental 80% & 120%
County: Los Angeles
Developer: National CORE
# of Dwelling Units: 17
Gross Building Area: 35,510

Unit Type	AMI	Number of Units	Square Footage	CTCAC 2017 Restricted		Monthly Utility Allow.	Monthly Net Rent	Total Annual CTCAC Rents	Total # of Bedrooms
1BR	30%	0	642	$ 507	$ 507	$ 108	$ 399	$ -	0
1BR	45%	0	642	$ 760	$ 760	$ 108	$ 652	$ -	0
1BR	80%	0	642	$ 1,352	$ 1,352	$ 108	$ 1,244	$ -	0
1BR	120%	0	642	$ 2,028	$ 2,028	$ 108	$ 1,920	$ -	0
	Subtotal:	**0**						**$ -**	**0**
2BR	30%	0	1,570	**$ 608**	$ 608	$ 129	$ 479	$ -	0
2BR	45%	0	1,570	**$ 912**	$ 912	$ 129	$ 783	$ -	0
2BR	80%	2	1,570	**$ 1,621**	$ 1,621	$ 129	$ 1,492	$ 35,803	4
2BR	120%	1	1,570	**$ 2,431**	$ 2,431	$ 129	$ 2,302	$ 27,626	2
	Subtotal:	**3**						**$ 63,430**	**6**
3BR	30%	0	2,200	**$ 703**	$ 703	$ 160	$ 543	$ -	0
3BR	45%	0	2,200	**$ 1,054**	$ 1,054	$ 160	$ 894	$ -	0
3BR	80%	7	2,200	**$ 1,874**	$ 1,874	$ 160	$ 1,714	$ 143,942	21
3BR	120%	7	2,200	**$ 2,810**	$ 2,810	$ 160	$ 2,650	$ 222,634	21
	Subtotal:	**14**						**$ 366,576**	**42**
	Subtotal:	**0**						**$ -**	**0**
	Exempt-Mgr	0		$ -		$ -	$ -	$ -	
	Subtotal:	**0**						**$ -**	**0**
CTCAC RENT	**Total:**	**17**						**430,006**	**48**

OPERATING EXPENSES

Project Name:
Project Name: City of Industry 17 SFR
Developer: National CORE
Number of Dwelling Units: 17
Gross Building Area: 35,510

Description	Annual	Monthly	Per Unit	Unit/Month
1. Management				
Management Fee	$ 12,240	$ 1,020.00	$ 720.00	$ 60.00
Management Total:	**$ 12,240**	**$ 1,020.00**	**$ 720.00**	**$ 60.00**
2. Administration				
Marketing/Credit Checks	$ 1,000	$ 83.33	$ 58.82	$ 4.90
Audit / File Mgmt (Compliance)	$ 2,500	$ 208.33	$ 147.06	$ 12.25
Legal	$ 1,000	$ 83.33	$ 58.82	$ 4.90
Office Expenses/ MISC	$ 5,000	$ 416.67	$ 294.12	$ 24.51
Other	$ 5,000	$ 416.67	$ 294.12	$ 24.51
Administration Total:	**$ 14,500**	**$ 791.67**	**$ 558.82**	**$ 46.57**
3. Salaries and Benefits				
Manager/Asst. Manager	$ 15,000	$ 1,250.00	$ 882.35	$ 73.53
Main Personnel	$ 15,000	$ 1,250.00	$ 882.35	$ 73.53
Leasing Commissions	$ -	$ -	$ -	$ -
Case Manager	$ -	$ -	$ -	$ -
Housekeepers	$ -	$ -	$ -	$ -
Payroll Txs, Ins & Wkr. Comp.	$ 10,500	$ 875.00	$ 617.65	$ 51.47
Salaries and Benefits Total:	**$ 40,500**	**$ 3,375.00**	**$ 2,382.35**	**$ 198.53**
4. Maintenance				
General Maintenance/ Janitorial	$ 4,000	$ 333.33	$ 235.29	$ 19.61
Repairs Contract	$ 10,000	$ 833.33	$ 588.24	$ 49.02
Exterminating	$ 2,000	$ 166.67	$ 117.65	$ 9.80
Fire Protection/ Security	$ 3,000	$ 250.00	$ 176.47	$ 14.71
Elevator	$ -	$ -	$ -	$ -
Grounds Contract	$ 5,000	$ 416.67	$ 294.12	$ 24.51
Decorating/ Equipment Maintenance	$ -	$ -	$ -	$ -
Maintenance Total:	**$ 24,000**	**$ 2,000.00**	**$ 1,411.76**	**$ 117.65**
5. Utilities Not Paid by Tenants				
Electricity and Gas	$ -	$ -	$ -	$ -
Water/Sewer	$ -	$ -	$ -	$ -
Trash Removal	$ -	$ -	$ -	$ -
Utilities Total:	**$ -**	**$ -**	**$ -**	**$ -**
6. Insurance				
Property & Liability Insurance	$ 5,950	$ 495.83	$ 350.00	$ 29.17
Insurance Total:	**$ 5,950**	**$ 495.83**	**$ 350.00**	**$ 29.17**
7. Tax and Reserves				
Real Estate Taxes	$ -	$ -	$ -	$ -
Replacement Reserves	$ 5,100	$ 425.00	$ 300.00	$ 25.00
Tax and Reserves Total:	**$ 5,100**	**$ 425.00**	**$ 300.00**	**$ 25.00**
8. Other	$ -	$ -	$ -	$ -
Licenses/ Permits	$ -	$ -	$ -	$ -
Social Services	$ -	$ -	$ -	$ -
Other Total:	**$ -**	**$ -**	**$ -**	**$ -**
Operating Expenses Total:	**$ 102,290**	**$ 8,107.50**	**$ 5,722.94**	**$ 476.91**

CASH FLOW ANALYSIS

Project Name: City of Industry 17 SFR
Project Financing: Rental 80% & 120%
Developer: National CORE
Number of Dwelling Units: 17
Gross Building Area: 35,510

Assumptions

Residential Income Infl. Rate:	2.50%	Laundry Inc/Month/Unit:	25
Laundry & Misc. Infl. Factor:	2.50%	Laundry, Misc Inc/Year:	5,000
Operating Expense Infl. Factor:	3.50%	Unit Operating Exp:	5,717
Real Estate Infl. Factor:	2.00%	Unit Property Taxes:	0
Vacancy Rate:	5.00%	Unit Social Services:	0
Number of Units:	17	Unit Replacement Reserve	300

Conventional Loan Rate:	6.00%
Conventional Loan Yrs:	35
Conventional Loan Type:	AMORTIZED
Debt Coverage Ratio:	1.200
Cash Available for Debt Service:	255,179
Perm Loan Size	$3,729,452
Loan Constant Per Each $1 of Debt Svc	$15

	Total	Per Unit	Percent
Permanent Loan -	$3,729,452	219,380	32.39%
	0	0	0.00%
Public Subsidy/Land Loan	7,784,067	457,886	67.61%
	0	0	0.00%
	0	0	0.00%
	0	0	0.00%
Development Costs Total:	11,513,519	677,266	100.00%

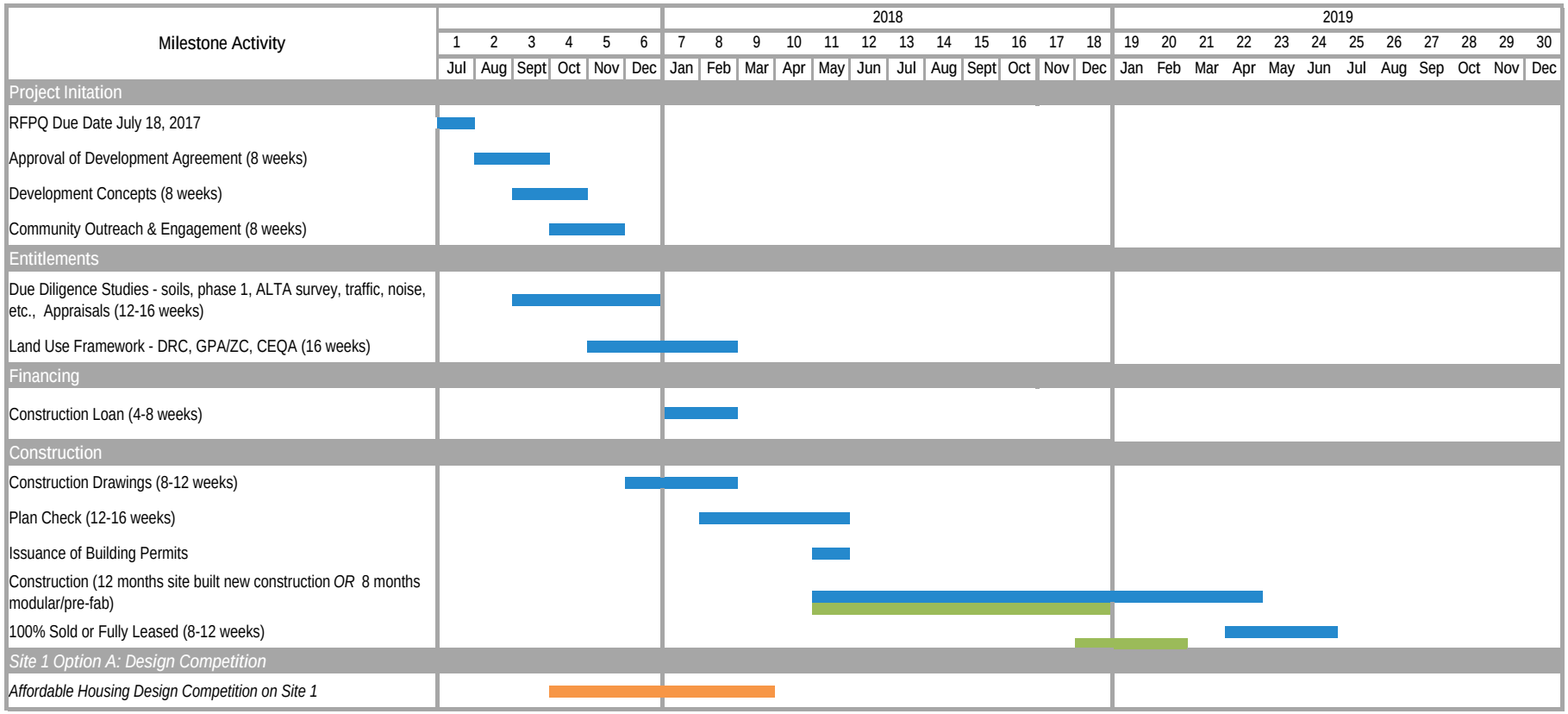
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Revenue															
Gross Rental Income	430,006	440,756	451,775	463,069	474,646	486,512	498,675	511,142	523,920	537,018	550,444	564,205	578,310	592,767	607,587
Laundry & Miscellaneous	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross Income	430,006	440,756	451,775	463,069	474,646	486,512	498,675	511,142	523,920	537,018	550,444	564,205	578,310	592,767	607,587
Vacancy (5%)	-21,500	-22,038	-22,589	-23,153	-23,732	-24,326	-24,934	-25,557	-26,196	-26,851	-27,522	-28,210	-28,915	-29,638	-30,379
FTEH Operating Reserve															
Effective Gross Income	**408,505**	**418,718**	**429,186**	**439,916**	**450,913**	**462,186**	**473,741**	**485,584**	**497,724**	**510,167**	**522,921**	**535,994**	**549,394**	**563,129**	**577,207**
Expense															
Operating Expense	97,190	100,592	104,112	107,756	111,528	115,431	119,471	123,653	127,981	132,460	137,096	141,894	146,861	152,001	157,321
Property Taxes	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
Replacement Reserve	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100
Expense Total	**102,290**	**105,692**	**109,212**	**112,856**	**116,628**	**120,531**	**124,571**	**128,753**	**133,081**	**137,560**	**142,196**	**146,994**	**151,961**	**157,101**	**162,421**
NOI Before Debt Service	**306,215**	**313,026**	**319,974**	**327,059**	**334,286**	**341,655**	**349,170**	**356,832**	**364,643**	**372,607**	**380,725**	**389,000**	**397,433**	**406,028**	**414,786**
Debt Service															
1st Mortgage Debt Service	255,179	255,179	255,179	255,179	255,179	255,179	255,179	255,179	255,179	255,179	255,179	255,179	255,179	255,179	255,179
Debt Service Coverage	1.20	1.23	1.25	1.28	1.31	1.34	1.37	1.40	1.43	1.46	1.49	1.52	1.56	1.59	1.63
CASH AVAILABLE AFTER DEBT SERVICE															
Available Cash Flow	51,036	57,847	64,794	71,880	79,106	86,476	93,990	101,652	109,464	117,428	125,546	133,820	142,254	150,849	159,607

FOR-SALE PROFORMA
17 Single-Family Homes

INDUSTRY HOMEOWNERSHIP PROJECT
HOMEOWNERSHIP NEW CONSTRUCTION PROGRAM
Builder Proforma - 12 Month Construction/Sale Program
Single-Family Detached Homes

		2 Br.	3 Br.	Total	Per Sq Ft	% Sales
UNITS		**3**	**14**	**17**		
MIX PERCENTAGE		**18%**	**82%**	**100%**		
				Avg SF	Total SF	Avg Price
SQUARE FEET		**1,570**	**2,200**	**2,089**	**35,510**	**779,044**
SALES						
Base Sales Price - Net of Incentives		667,250	803,000	13,243,750	372.96	100.00%
Per Square Foot		**425.00**	**365.00**			
Lot Premiums		-	-	-	-	0.00%
Buyer Incentives		-	-	-	-	0.00%
Gross Sales Price		**667,250**	**803,000**	**13,243,750**	**372.96**	**100.00%**
In Tract Sales Cost		-	-	-	-	0.00%
Outside Sales Cost		(10,000)	(12,000)	(198,000)	(5.58)	-1.50%
Other Sales Costs/HOW		(3,300)	(4,000)	(65,900)	(1.86)	-0.50%
Closing Costs (Escrow/Title)		(6,673)	(8,030)	(132,400)	(3.73)	-1.00%
Other		-	-	-	-	0.00%
		(19,973)	**(24,030)**	**(396,300)**	**(11.16)**	**-2.99%**
NET SALES		**647,277**	**778,970**	**12,847,450**	**361.80**	**97.01%**
FINISHED LOT COSTS						
Land		-	-	-	-	0.00%
Land Closing Costs		-	-	-	-	0.00%
Civil Eng/Soils Eng/Other Consultants		8,824	8,824	150,000	4.22	1.13%
Lot Development/Offsites		44,485	44,485	756,300	21.30	5.71%
Site Development costs (demolition, sound wall, site demo, grading, site work)		139,971	139,971	2,379,500	67.01	17.97%
Dev Impact/School Fees		20,000	20,000	340,000	9.57	2.57%
		213,300	**213,300**	**3,625,800**	**102.11**	**27.38%**
PRODUCTION COSTS						
Direct Costs		140,515	196,900	3,178,100	89.50	24.00%
Per Square Foot		**89.500**	**89.500**			
Production Indirects (Bond, Ins)		12,702	12,702	215,936	6.08	1.63%
Building Permits		8,000	10,000	164,000	4.62	1.24%
Contingency	3%	10,130	11,822	195,900	5.52	1.48%
		171,300	**231,400**	**3,753,936**	**105.71**	**28.34%**
INDIRECT COSTS						
Model Maintenance		-	-	-	-	0.00%
Sales,Marketing & Advertising		7,790	7,790	132,400	3.73	1.00%
Model Loan Interest & Fees		-	-	-	-	0.00%
Construction Loan Fees & Costs		5,882	5,882	100,000	2.82	0.76%
Construction Loan Interest		19,118	19,118	325,000	9.15	2.45%
Architectural & Engineering		7,353	7,353	125,000	3.52	0.94%
Quality Build Review & Inspections		1,500	1,500	25,500	0.72	0.19%
CA Bureau of Real Estate		588	588	10,000	0.28	0.08%
Construction Manager		7,059	7,059	120,000	3.38	0.91%
Builder G & A	7%	46,708	56,210	927,100	26.11	7.00%
Property Taxes		-	-	-	-	0.00%
Legal Costs		5,882	5,882	100,000	2.82	0.76%
Contingency		15,000	15,000	255,000	7.18	1.93%
		116,900	**126,400**	**2,120,000**	**59.70**	**16.01%**
ADDITIONAL COSTS						
Project Insurance - (Net Wrap GL/Defect)		6,673	8,030	132,400	3.73	1.00%
Builder's Risk Insurance		5,147	5,147	87,500	2.46	0.66%
Warranty Reserve		13,345	16,060	264,900	7.46	2.00%
Developer Fee		88,235	88,235	1,500,000	42.24	11.33%
Other		-	-	-	-	0.00%
		113,400	**117,472**	**1,984,800**	**55.89**	**14.99%**
TOTAL COSTS		**614,900**	**688,572**	**11,484,536**	**323.42**	**86.72%**
RESIDUAL LAND VALUE		**32,377**	**90,398**	**1,362,914**	**38.38**	**10.29%**

Sites 2 and 3
Option A: 17 Single-Family Detached Homes



NOTE: This timeline is an estimate only and will be refined in conjunction with City staff upon award of contract. Schedule adjustments require coordination of City Staff and Consultant, and accommodation for time remaining on project.

New Construction
Modular/Pre-Fab

Option B: Single-Family, Detached Courtyard Homes

The National CORE team proposes to develop the sites with a cohesive residential community consisting of 54 affordable, single-family detached homes and 1.1-acre linear park. Homes are arranged around an interior courtyard (6-pack) creating central plazas and gardens interconnected by inviting paths lined with benches and conversation nodes. The preliminary design includes 54 two-story homes with three bedrooms ranging from 2,218-2,857 square feet. Each home would include a two-car enclosed garage. The overall density of the combined site would be 10.1 dwelling units per acre. Vehicle access to the homes will be from motor courts/ alleys arranged off a new frontage road. The new linear park buffers existing residential development to the south and provides an amenity for residents as well as a benefit to the wider community.

Option B: Conceptual Site Plan and Unit Matrix

QUANTITY	TYPE	SIZE	AMENITIES
9	Type 1: 3-Bedroom, Two-Story Single-Family Detached Courtyard	2,351-2,576 SF (avg. 2,352)	2-car garage
18	Type 2: 3-Bedroom Two-Story Single-Family Detached Courtyard	2,218-2,576 SF (avg. 2,352)	2-car garage
18	Type 3: 3-Bedroom Two-Story Single-Family Detached Courtyard	2,352 SF	2-car garage
9	Type 4: 3-Bedroom Two-Story Single-Family Detached Courtyard	2,602-2,857 SF	2-car garage

Community Park / Open Space – 1.1 acres

5. Innovative Approaches to Rapid Delivery of Units

Integrated Design Process - Our approach to helping developments implement sustainable and innovative strategies is based around the Integrated Design Process. Our process involves getting engagement from all members of the development, design, and construction teams, as well as from local stakeholders, early and often. This level of **interaction throughout the project lifecycle** helps to incorporate sustainable design strategies and innovative delivery models into proposed developments. Our team is comprised of experienced builders, licensed architects, professional engineers, licensed contractors, energy modelers, LEED accredited professionals, HERS Rater, and Commissioning agents to all offer input in to the design and construction process to identify areas of increased efficiency, potential for systems optimization, and for more expedited ways of helping projects comply with city requirements and Calgreen building code. The National CORE team has the capability to identify more cost effective resource efficient materials and energy and water conservation measures reflected in our rapid delivering of multiple multifamily residential projects that have also achieved LEED-Platinum certification, Energy Star, and other high performance designations. That success comes from a collaborative process with the team that incorporates innovative practices in a financially accretive manner.

Efficient "State-Approved" Plans – GrowthPoint designs and manufactures affordable housing and educational buildings using adaptable metal structures. The Company has been specifically focused to provide a superior solution for the need for flexible, durable, affordable and energy efficient structures. GrowthPoint has established a strong relationship with Housing and Community Development (HCD) and The Division of the State Architect (DSA), the two state agencies that govern this type of construction. Over the last 5 years, many state officials and regulatory agencies have reviewed and approved the designs that have been designed and manufactured by GrowthPoint. Specifically, manufacturing plans produced in-house at GrowthPoint **reduce plan check time by 50%**. Plans are pre-approved at the State level before submitting to a local jurisdiction. Lastly, GrowthPoint Structures are factory-built and assembled in the City of Los Angeles using local products which also reduces time in transport.

Standardized Floor Plans - National CORE has spent the past 3-years in research and development designing and refining standardized floor plans for studio, one, two, three and four-bedroom units which has allowed us to increase efficiencies during the design, construction, and operation phases. Our plans are designed for the "stacking" of units whereby plumbing and electrical align on each floor. Further, our standardized plans are universally designed (ADA compliant) to accommodate physically disabled, special needs residents which also saves time and money during lease-up and operation as all units are already adapted.

Non-Traditional Construction Practices – Because of our integrated design process, the National CORE Team has been able to work with non-traditional design and construction practices to push the innovation and sustainability envelope even further. The use of factory fabricated units simultaneous with site work and foundations, condense the construction timeline significantly and is the greatest cost savings opportunity on a modular construction project. Modules are delivered, placed and ready to turn-over within days. **Construction times can be cut up to 50%**. Modules can typically be installed at a rate of 6-10 modules per day depending on site conditions. For example, GrowthPoint installed Potters Lane, a 2-story16 unit affordable shipping container community for Veterans in unincorporated Orange County within two days. See attached Project Sheet for more information on Potters Lane.

National CORE completed Dumosa Senior Village, a 3-story 75 unit affordable apartment home community, in 2014 that was built from custom modular units in a factory in Hemet. This modular process helps expedite the overall construction schedule, reduce labor costs, increase quality control, and achieve a stellar level of waste management due to the controlled environment that was used. See attached project sheet on Dumosa Senior Villas for further details. Similarly, Partner Energy completed a 2 story 16,000 office building in 2013 that was built from modular units in a factory in Riverside.

GrowthPoint and Partner Energy are currently working on a 3-story, 39 unit multifamily development in Vacaville that is utilizing shipping containers for the residential units. The residential units are being fabricated in a factory in Carson and then delivered to the site. Partner Energy is conducting the HERS testing in the factory as well as the preliminary LEED documentation before the units are shipped out to minimize costs and expedite the construction schedule. See the attached case study on the Rocky Hill Veterans Housing for further details. Also in the design phase is a 3-story over podium, 65 unit multifamily development in the Alvarado community of Los Angeles to be master leased to LA County Housing for Health.

The flexible team nature and integration/alignment with the client needs has made it possible for all of the above projects to be successful. The National CORE Team can deliver housing cheaper, faster, better and flexible.

6. Innovative Approaches to Financing

The development budget included is for a traditional single-family detached home community; however we have included in our proposal a Team who has experience utilizing innovative building models using modular factory built models that may result in reduction in costs due to the shortening of the construction time period. Cost savings could range from 10%-15%.

Reduced Construction Costs - The use of factory fabricated units condenses the timeline to deliver units significantly which saves in construction loan interest and generates rents/ sales sooner. Although almost any building can be divided into modules, multifamily residential projects will receive the greatest economic benefit. Reducing the time that large expenses such as cranes and hoists are needed on a site is a further reduction of overall cost. Further, with factory-built units there is greater ability to control and predict cost thereby reducing change orders. Cheaper labor - Work done in a factory can be done quicker than work on-site due to the controlled climate, factory organization, and optimized repetition of tasks. In addition, the same amount of work can be done with a smaller crew size. Base wages for tradesmen in a factory setting are typically lower than on a traditional site as well; however, even in the event that factory workers are paid the same as on-site workers the smaller crew size and reduced schedule would still result in opportunities for cost savings. Modular construction is especially cost competitive against conventional construction built with union labor.

Savings in Operational Costs — Integrating sustainable features such as energy efficient lighting and appliances, water conservation devices, drought tolerant landscaping, and green building practices (i.e., solar or geothermal water heating) will generate continued cost savings during operation.

Equity Contribution – IPHMA could provide an equity contribution to the project. The RFP/Q Addendum Q&A stated that IPHMA desires to own the properties and structures upon completion of construction and a direct investment would maintain affordability of the homes. IPHMA could put resale restrictions on the homes to ensure they remain affordable with some opportunity for appreciation.

Multifamily Product - In the event the City/ IPHMA is interested in construction of an affordable or mixed-income multifamily product on any of the sites, a broader range of financing sources would be available to finance the development, such as:

- **Local, Qualified CHDO** – National CORE is eligible for priority HOME funds through local, County and State
- **Affordable Housing Program (AHP)** – National CORE has 31 total awards
- **Low Income Housing Tax Credits (9% LIHTC)** – National CORE was awarded three 9% allocations in 2015 and three 9% in 2016 in SoCal for a total of 35 9% funded projects
- **Veterans Affairs Supportive Housing (VASH)** – National CORE has obtained 43 total vouchers
- **Section 811 Project Rental Assistance (PRA)** – National CORE - San Emi in Montclair, CA - 100% Section 811 project
- **Project Based Vouchers (PBV)** – National CORE – 1,643 total vouchers + 41 pending approval
- **Veterans Housing and Homeless Prevention (VHHP)** – National CORE has been awarded $4.3M total funds
- **Mental Health Services Act (MHSA)** – National CORE has MHSA units in Fairfield, counties of LA , SD and OC
- **No Place Like Home** – new funding program expected to start in early 2018
- **Infill Infrastructure Grant (IIG)** – National CORE
- **Affordable Housing Sustainable Communities (AHSC)** - development must meet minimum density requirements

San Marino, Montclair, CA

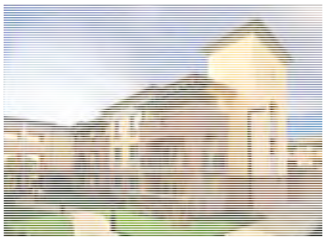
ATTACHMENTS

Featured in this section for National CORE:

- A: Property Listing
- B: Awards
- C: Board of Directors
- D: Certificate of Good Standing
- E: Articles of Incorporation
- F: By-laws
- G: 2014 Financial Statement
- H: 2015 Financial Statement
- I: 2016 Financial Statement

	PROPERTY NAME & LOCATION	TOTAL UNITS & MARKET	TYPE	ROLE	FINANCING SOURCES
	NEWHALL AVE FAMILY APTS Santa Clarita, CA Completion in 2017	30 UNITS 30% , 45% , 50% , 60% AMI	New Construction Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	LIHTC - 9% City RDA/Bond & CDBG Funds Wells Fargo Const & Perm Loan
	OLIVE MEADOW San Bernardino, CA Completion in 2017	62 UNITS 30% , 45% , 50% , 60% AMI	New Construction Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	LIHTC - 9% HUD Rental Assistance Demonstration City HOME Funds Housing Authority of County of San Bernardino, PBVs & Loan Ground Lease FHLB AHP Wells Fargo HUD/FHA 221(d)(4) Loan
	OAKCREST TERRACE Yorba Linda, CA Completion in 2017	69 UNITS 30% , 45% , 50% , 60% AMI	New Construction Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	LIHTC - 9% FHLB AHP City of Yorba Linda RDA Loan Citibank Const & Perm Loans Citibank Subordinate Loan
	MISSION COVE I Oceanside, CA Completion in 2017	90 UNITS 30% , 45% , 50% , 60% AMI	New Construction Mixed - Use 100% Affordable	Owner Co-Developer General Contractor Property Manager Supportive Services Provider	LIHTC - 9% (Wells Fargo as Investor) FHLB AHP City HOME Funds & Ground Lease UrbanLIFT Grant Citibank Const & Perm Loans Citibank Subordinate Loan MHSA FHLB AHP Veterans VHHP
	VALENCIA-9TH San Bernardino, CA Completion in 2016	76 UNITS 30% , 45% , 50% , 60% AMI	New Construction Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	LIHTC - 9% (Wells Fargo as Investor) HUD Rental Assistance Demonstration City HOME Funds Housing Authority of County of San Bernardino, PBVs & Loan PNC HUD/FHA 221(d)(4) Loan
	MAR VISTA UNION Pasadena, CA Completion in 2016	20 UNITS 30% AMI	New Construction Special Needs Homeless 100% Affordable	Owner Developer General Contractor Property Manager	LIHTC - 9% City of Pasadena Housing Funds & PBVs County of Los Angeles Industry & First 5 Funds
	LAS PALMAS VILLAGE 107-115 Avenida Serra San Clemente, CA 92673 Completion in 2015	19 UNITS 30% , 50% , 60% AMI	New Construction Family/Workforce 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	LIHTC - 4% City of San Clemente Inclusionary Funds HCD IIG Tax-exempt Bonds (Citibank) Citibank Subordinate Loan

	THE VIEW 8314 2nd Street Downey, CA 90241 Completion in 2014	50 UNITS 30%, 45%, 50% AMI	New Construction Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	LIHTC - 9% City of Downey HOME/Set-Asides Los Angeles County Industry Funds Permanent Bank Loan with JP Morgan Chase
	SAN EMI 4115 Kingsley St. Montclair, CA 91763 Completion in May 2014	18 UNITS 30%, 45%, 50% AMI	New Construction Special Needs 100% Affordable	Owner Developer Property Manager	LIHTC - 9% HUD 811 City of Montclair AHP
	DUMOSA SENIOR VILLAGE 57110 Twentynine Palms Hwy Yucca Valley, CA 92884 Completion in 2014	75 UNITS 30%, 40%, 50%, 55% AMI	New Construction Senior 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	LIHTC - 9% Town of Yucca Valley Funds County of San Bernardino HOME USDA Section 538 Permanent Loan AHP
	WESTLAKE VILLAGE II 405 & 419 Autumn Drive San Marcos, CA 92069 Completed in February 2014	57 UNITS 35%, 40%, 50%, 60% AMI	New Construction Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	LIHTC - 9% City of San Marcos RDA Loan Permanent Loan
	DESERT MEADOWS 44071 Clinton St. Indio, CA 92201 Completed in January 2013	80 UNITS 25%, 35%, 40% AMI	New Construction Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	LIHTC - 4% County of Riverside RDA Funds FHLB AHP State of CA HCD MHP Funds
	RIVER CANYON 34300 Corregidor Drive Cathedral City, CA 92234 Completed in April 2010	60 UNITS 30%, 45%, 50%, 60% AMI	New Construction Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	LIHTC - 9% City of Cathedral City RDA Loan Infill Grant Permanent Loan Developer Equity County of Riverside Home Funds
	ALTA VISTA 5051 E. 3rd St. Los Angeles, CA 90022 Completed in 2012	60 UNITS 30%, 45%, 50% AMI	New Construction Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	Los Angeles County Industry Funds Los Angeles County CDC HOME Los Angeles County 1st District Funds State of CA HCD IIG State of CA HCD TOD LIHTC - 9% Permanent Bank Loan

	ENCANTO COURT 1345 W. 105th St. Los Angeles, CA 90044 Completed in 2012	62 25%, 45%, 50% AMI	New Construction Senior Infill 100% Affordable	Owner Developer Property Manager Supportive Services Provider	LIHTC - 9% CDC HOME/DDA Loan CDC CCP Homeless Loan Infill Infrastructure Grant HACOLA Industry Loan FHLB AHP Permanent Loan Developer Equity
	SIGNATURE AT FAIRFIELD 1189 Tabor Ave. Fairfield, CA 94533 Completed in 2012	46 30%, 40%, 50%, 60% AMI	Acq/Rehab Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	Tax-Exempt Bonds LIHTC - 4% CalHFA MHSA State of CA HOME Funds City of Fairfield RDA Funds Permanent Loan Developer Equity
	WESTLAKE VILLAGE I 405 Autumn Drive San Marcos, CA 92069 Completed in November 2013	49 35%, 45%, 50%, 60% AMI	New Construction Family Mixed-Use 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	LIHTC - 9% City of San Marcos RDA Loan FHLB AHP Permanent Loan
	JUNIPER SENIOR VILLAGE 215 E. Washington Avenue Escondido, CA 92025 Completed in 2011	61 35%, 45%, 50, 60% AMI	New Construction Senior 100% Affordable	Owner Developer Property Manager Supportive Services Provider	LIHTC - 9% City of Escondido RDA/HOME Loan HCD Infill Infrastructure Grant Permanent Loan Developer Equity
	VISTA DEL CIELO 10319 Mills Avenue Montclair, CA 91763 Completed in 2011	50 30%, 45%, 50, 60% AMI	New Construction Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	LIHTC - 9% County of San Bernardino HOME Loan City of Montclair RDA Loan Permanent Bank Loan Developer Equity
	MISSION VILLAGE SENIOR 8989 Mission Blvd. Riverside, CA 92509 Completed 2010	110 50% AMI	New Construction Senior 100% Affordable	Owner Developer Property Manager Supportive Services Provider	Tax Exempt Bonds LIHTC - 4% City of Riverside RDA Loan FHLB AHP Permanent Loan Developer Equity
	SAN MARINO 10355 Mills Avenue Montclair, CA 91763 Completed 2010	85 50%, 60% AMI	New Construction Senior 3 Phase Project 100% Affordable	Owner Developer Property Manager Supportive Services Provider	LIHTC - 9% HUD 202 HUD Predevelopment Loan City of Montclair RDA Loan FHLB AHP Permanent Loan Developer Equity

	TRES LOMAS 4343 Toland Way Los Angeles, CA 90041 Completed 2010	46 30%, 40%, 50%, 60% AMI	Acq/Rehab Senior 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	LIHTC - 4% HCD MHP Loan LAHD Permanent Loan Developers Equity
	VISTA CASCADE 1432 N. Willow Avenue Rialto, CA Completed in 2010	42 50% AMI	Acq/Rehab Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	LIHTC - 4% HCD MHP Loan AHP Permanent Loan Developers Equity
	RANCHO VERDE EAST EXPANSION 8837 Grove Avenue Rancho Cucamonga, CA Completed in 2009	40 35%, 45%, 60% AMI	New Construction Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	Tax Exempt Bonds LIHTC - 4% County of San Bernardino HOME Loan City of Rancho Cucamonga RDA Loan Permanent Loan Developer Equity
	SUMMER TERRACE 38500 Tierra Subida Avenue Palmdale, CA Completed in 2009	80 30%, 45%, 50%, 60% AMI	New Construction Senior 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	LIHTC - 9% City of Palmdale RDA Loan City of Palmdale HOME Loan City of Palmdale Fee Waivers FHLB AHP Permanent Loan Developer Equity
	VILLAGGIO ON ROUTE 66 10220 Foothill Blvd. Rancho Cucamonga, CA Completed in 2009	166 35%, 45%, 60% AMI	New Construction Family Mixed Market Rate & Affordable	Owner Developer Property Manager Supportive Services Provider	Tax Exempt Bonds LIHTC - 4% HCD MHP City of Rancho Cucamonga RDA Loan Permanent Loan Developer Equity
	VILLA PLUMOSA 4672 Plumosa Drive Yorba Linda, CA 92886 Completed in 2009	76 30%, 45%, 50%, 60% AMI	Acq/Rehab Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	LIHTC - 9% City of Yorba Linda RDA Loan Permanent Loan Developer Equity
	CAPE COD VILLAS 1710 Maxson Street Oceanside, CA 92054 Completed in 2008	36 30%, 50%, 60% AMI	Acq/Rehab Senior 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	Tax-Exempt Bonds LIHTC - 4% City of Oceanside RDA Loan

	CITRUS GROVE AT RIALTO 1432 Willow Avenue Rialto, CA 92376 Completed in 2008	152 30%, 40%, 50%, 60% AMI	Acq/Rehab Family 2 Phase Project 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	Tax-Exempt Bonds LIHTC - 4% HCD MHP/MHP-NSSS CalHFA HELP Loan San Bernardino County HOME Loan City of Rialto RDA Loan FHLB AHP Permanent Bank Loan Developer Equity
	LA MISION VILLAGE 3220 Mision Avenue Oceanside, CA 92054 Completed in 2008	80 40%, 60% AMI	New Construction Family 100% Affordable	Owner Developer Property Manager Supportive Services Provider	Tax-Exempt Bonds LIHTC - 4% HCD MHP Loan City of Oceanside RDA Loan Permanent Loan
	VISTA DUNES 44-950 Vista Dunes Lane La Quinta, CA 92201 Completed in 2008	80 30%, 45%, 50% AMI	New Construction Family Certified LEED Platinum 100% Affordable	Owner Developer Property Manager Supportive Services Provider	LIHTC - 9% City of La Quinta RDA Loan Permanent Loan
	WHISPERING PALMS 38250 Ninth Street Palmdale, CA 93550 Completed in 2008	75 50% AMI	New Construction Senior 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	Tax Exempt Bonds LIHTC - 4% HCD State HOME Loan City of Palmdale RDA Loan FHLB AHP Permanent Bank Loan Developer Equity
	NORTHGATE VILLAGE 17251 Dante Street Victorville, CA 92392 Completed in 2007	140 50%, 80% AMI	Acq/Rehab Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	Tax-Exempt Bonds LIHTC - 4% HCD MHP City of Victorville RDA Loan Permanent Loan Developer Equity
	PARK VIEW TERRACE 6728 Clara Street Bell Gardens, CA 90201 Completed in 2007	72 50% AMI	New Construction Senior Infill 100% Affordable	Owner Developer Property Manager	Tax-Exempt Bonds LIHTC - 4% HACOLA HOME Loan LACDC Loan City of Industry Loan City of Bell Gardens CDC Loan FHLB AHP Developer Equity
	SAN ANTONIO VISTA 10410 Pradera Avenue Montclair, CA 91763 Completed in 2007	75 30%, 45%, 50%, 60% AMI	New Construction Family 3 Phase Project 100% Affordable	Owner Developer General Contractor Property Manager Co-Supportive Services Provider	LIHTC - 9% County of San Bernardino HOME Loan City of Montclair RDA Loan Permanent Bank Loan Developer Equity

	SUNSET HEIGHTS 6230 Haven Avenue Alta Loma, CA 91737 Completed in 2007	117 35%, 45%, 60% AMI	Acq/Rehab Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	Tax-Exempt Bonds LIHTC - 4% CalHFA Perm - A Bonds CalHFA Perm - B Bonds City of Rancho Cucamonga RDA Loan
	INDIAN WELLS VILLAS 74-800 Valley Center Drive Indian Wells, CA 92210 Completed in 2006	90 50%, 80%, 120% AMI	Acq/Rehab Senior 100% Affordable	Owner Developer Property Manager Supportive Services Provider	City of Indian Wells RDA Loan
	MELROSE VILLAS 1820 Melrose Drive San Marcos, CA 92069 Completed in 2006	114 35%, 60% AMI	New Construction Family Inclusionary 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	Tax-Exempt Bonds LIHTC - 4% HCD MHP Loan Developer Equity
	TALMADGE SENIOR VILLAGE 5252 El Cajon Boulevard San Diego, CA 92115 Completed in 2006	91 30%, 45%, 50% AMI	New Construction Senior Infill 100% Affordable	Owner Developer Property Manager Co-Supportive Services Provider	LIHTC - 9% City of San Diego RDA NOFA Loan Permanent Bank Loan Developer Equity
	VISTA TERRAZA 7735 Via Solare San Diego, CA 92129 Completed in 2006	123 35%, 60% AMI	New Construction Family Inclusionary 100% Affordable	Owner Developer Property Manager Supportive Services Provider	Tax-Exempt Bonds LIHTC - 4% HCD MHP Loan Developer Equity
	FOUNTAINS AT SIERRA 16946 Ceres Avenue Fontana, CA 92335 Completed in 2005	93 30%, 45%, 50% AMI	New Construction Senior 3 Phase Project 100% Affordable	Co-Owner Co-Developer Property Manager Supportive Services Provider	LIHTC - 9% City of Fontana RDA Loan FHLB AHP CCRC Permanent Loan
	GARDENS AT SIERRA 16838 Ceres Avenue Fontana, CA 92335 Completed in 2005	93 50% AMI	New Construction Senior 3 Phase Project 100% Affordable	Co-Owner Co-Developer Property Manager Supportive Services Provider	Tax-Exempt Bonds LIHTC - 4% City of Fontana RDA Loan FHLB AHP CCRC Permanent Loan

	HAWTHORNE TERRACE 13006 Kornblum Avenue Hawthorne, CA 90250 Completed in 2005	100 35%, 50%, 60%, 80% AMI	Acq/Rehab Family Inclusionary 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	CCRC Permanent Loan Developer Equity
	MISSION POINTE 2750 Topaz Drive Riverside, CA 92507 Completed in 2005	64 40%, 55% AMI	Acq/Rehab Family Neighborhood Revitalization 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	Tax-Exempt Bonds LIHTC - 4% HCD MHP Permanent Loan Developer Equity
	CLARK MANOR 13032 Clark Avenue Downey, CA 90242 Completed in 2004	41 35%, 50%, 60%, 80% AMI	Acq/Rehab Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	City of Downey HOME Loan Washington Mutual
	MOUNTAIN VIEW VILLAS 78-000 Betty Barker Way Indian Wells, CA 92210 Completed in 2004	128 50%, 80%, 120% AMI	New Construction Senior 100% Affordable	Owner Developer Property Manager Supportive Services Provider	City of Indian Wells RDA Loan
	MULBERRY VILLAS 14950 Mulberry Drive Whittier, CA 90604 Completed in 2004	51 35%, 50%, 60%, 80% AMI	Acq/Rehab Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	Washington Mutual Permanent Loan
	LITTLE LAKE VILLAGE 10902 Fulton Wells Avenue Santa Fe Springs, CA 90670 Completed in 2003	144 50%, 60% AMI	New Construction Senior 100% Affordable	Owner Developer Property Manager Supportive Services Provider	Tax-Exempt Bonds LIHTC - 4% LACDC HOME Loan City of Industry Loan City of Santa Fe Springs CDC Loan Permanent Loan
	OAKS ON FLORENCE 4224 Florence Avenue Bell, CA 90201 Completed in 2003	63 50% AMI	New Construction Senior Infill 100% Affordable	Owner Developer Property Manager Co-Supportive Services Provider	Tax-Exempt Bonds LIHTC - 4% City of Industry Loan Bell Land Loan LACDC HOME Loan FHLB AHP Developer Equity

	SHADOW HILL 11085 Woodside Avenue Santee, CA 92071 Completed in 2003	82 20%, 30%, 60% AMI	Acq/Rehab Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	Tax-Exempt Bonds LIHTC - 4% HCD MHP CalHFA HELP County of San Diego HOME/HOPWA City of Santee CDC Loan Permanent Loan Developer Equity
	SPRING VALLEY 8885 Orville Street Spring Valley, CA 91977 Completed in 2003	60 50%, 60% AMI	Acq/Rehab Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	Tax-Exempt Bonds LIHTC - 4% County of San Diego HOME/HOPWA Loan Permanent Loan Developer Equity
	VILLAGE AT SIERRA 8684 Sierra Avenue Fontana, CA 92335 Completed in 2003	108 45%, 50%, 60% AMI	New Construction Senior 3 Phase Project 100% Affordable	Co-Owner Co-Developer Property Manager Supportive Services Provider	LIHTC - 9% City of Fontana RDA Loan FHLB AHP CCRC Permanent Loan
	HERITAGE POINTE 8590 Malven Avenue Rancho Cucamonga, CA 91730 Completed in 2003	49 35%, 45%, 60% AMI	New Construction Senior 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	Tax-Exempt Bonds LIHTC - 4% County of San Bernardino HOME Loan MHRB/Rancho Cucamonga RDA Loan Permanent Loan (WAMU)
	IMPRESSIONS AT VALLEY CENTER 15500 Midtown Drive Victorville, CA 92392 Completed in 2003	100 45%, 50% AMI	New Construction Family 100% Affordable	Owner Developer Property Manager Supportive Services Provider	LIHTC - 9% San Bernardino County HOME Loan City of Victorville RDA Loan Permanent Loan Developer Equity
	COBBLESTONE VILLAGE 360 E. Washington Avenue Escondido, CA 92025 Completed in 2002	44 20%, 30%, 60% AMI 100% Affordable	Acq/Rehab Family All-3 Bedrooms	Owner Developer General Contractor Property Manager Supportive Services Provider	Tax-Exempt Bonds LIHTC - 4% HCD MHP City of Escondido RDA Loan FHLB AHP CCRC Permanent Loan Developer Equity
	PARKSIDE 4035 Park Haven Court, #D San Diego, CA 92113 Completed in 2002	40 50%, 60% AMI	Acq/Rehab Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	Tax-Exempt Bonds LIHTC - 4% San Diego Housing Commission Funds Permanent Loan Developer Equity

	PASEO DEL ORO 432 West Mission Road, Suite 106 San Marcos, CA 92069 Completed in 2002	120 30%, 45%, 50% AMI	New Construction Family Mixed-Use Smarth Growth Mixed Market-Rate & Affordable	Co-Owner Developer Property Manager Supportive Services Provider	LIHTC - 9% County of San Diego HOME/HOPWA Loan City of San Marcos RDA Loan FHLB AHP Permanent Loan
	SUMMERIDGE 818 E. Alvarado Street Fallbrook, CA 92028 Completed in 2002	96 50%, 60%, 80% AMI	Acq/Rehab Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	CalHFA HELP County of San Diego HOME Funds Permanent Loan
	CORONA DE ORO 680 West Second Street Corona, CA 92882 Completed in 2001	72 45%, 50% AMI	Acq/Rehab Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	LIHTC - 9% City of Corona HOME Loan City of Corona RDA Loan FHLB AHP Permanent Bank Loan
	SIERRA VISTA 422 Los Vallecitos Boulevard San Marcos, CA 92069 Completed in 2001	192	Acq/Rehab Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	Tax-Exempt Bonds LIHTC - 4% County of San Diego HOME/HOPWA Loan City of San Marcos RDA Loan Permanent Loan
	CROSSINGS 177 W. South Street Rialto, CA 92376 Completed in 2000	100 30%, 45%, 50% AMI	New Construction Family 100% Affordable	Owner Developer Property Manager Supportive Services Provider	LIHTC - 9% County of San Bernardino HOME Funds FHLB AHP Permanent Bank Loan
	VISTA DEL SOL 1545 Q Avenue National City, CA 91950 Completed in 2000	132 50%, 60% AMI	Acq/Rehab Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	Tax-Exempt Bonds LIHTC - 4% City of National City CDC Loan Permanent Bank Loan
	ARBOR VILLAS 4661 Plumosa Drive Yorba Linda, CA 92886 Completed in 1999	67 40%, 50%, 60% AMI	Acq/Rehab Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	City of Yorba Linda RDA Loan FHLB AHP Permanent Bank Loan

	CORONA DEL REY 1148 D Street Corona, CA 92882 Completed in 1999	160 50%, 60%, 80% AMI	Acq/Rehab Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	County of Riverside HOME Loan City of Corona HOME Loan City of Corona RDA Loan FHLB AHP Permanent Bank Loan
	PROMENADE 1333 W. Garvey Avenue North West Covina, CA 91790 Completed in 1999	124 40%, 50%, 60% AMI	Acq/Rehab Family Hotel Conversion 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	Tax-Exempt Bonds LIHTC - 4% City of West Covina RDA Loan FHLB AHP Permanent Loan
	SUMMERWOOD 38272 11th Street East Palmdale, CA 93550 Completed in 1999	54 40%, 50% AMI	Acq/Rehab Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	City of Palmdale RDA Loan FHLB AHP Washington Mutual Permanent Loan
	VILLA SERENA 339-340 Marcos Street San Marcos, CA 92069 Completed in 1999	136 35%, 45%, 50%, 60% AMI	Acq/Rehab Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	Tax-Exempt Bonds LIHTC - 4% County of San Diego HOME Loan City of San Marcos RDA Loan FHLB AHP Permanent Loan
	BRAVO MOBILE HOME PARK 4041 Pedley Road Riverside, CA 92509 Completed in 1999	156 50%, 80%, 120% AMI	Acq/Rehab Senior 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	Mobile Home Park Revenue Bonds County of Riverside EDA Loan
	CATHEDRAL PALMS 31-750 Landau Boulevard Cathedral City, CA 92234 Completed in 1997	231 40%, 50% AMI	Acq/Rehab Senior 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	County of Riverside HOME Loan City of Cathedral City RDA Loan FHLB AHP Permanent Bank Loan
	LA QUINTA 38301 11th Street East Palmdale, CA 93550 Completed in 1997	100 40%, 50% AMI	Acq/Rehab Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	City of Palmdale RDA Loan FHLB AHP Washington Mutual Permanent Loan

	PARK VISTA 38204 11th Street East Palmdale, CA 93550 Completed in 1997	28 40%, 50% AMI	Acq/Rehab Family 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	City of Palmdale RDA Loan FHLB AHP Washington Mutual Permanent Loan
	COLONY 221 New York Street Redlands, CA 92373 Completed in 1996	88 40%, 50% AMI	Acq/Rehab Family Mixed Market-Rate & Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	City of San Bernardino HOME Loan Permanent Loan
	IMPRESSIONS 38055 10th Street East Palmdale, CA 93550 Completed in 1996	109 40%, 50% AMI	Acq/Rehab Senior 100% Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	City of Palmdale RDA Loan FHLB AHP Washington Mutual Permanent Loan
	MONTEREY VILLAGE 10244 Arrow Route Rancho Cucamonga, CA 91730 Completed in 1996	224 35%, 45%, 60%, 80% AMI	Acq/Rehab Family Mixed Market-Rate & Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	CalHFA City of Rancho Cucamonga RDA Loan Permanent Bank Loan
	MOUNTAINSIDE 9181 Foothill Boulevard Rancho Cucamonga, CA 91730 Completed in 1996	384 35%, 45%, 60%, 80% AMI	Acq/Rehab Family Mixed Market-Rate & Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	CalHFA City of Rancho Cucamonga RDA Loan Permanent Bank Loan
	RENAISSANCE VILLAGE 220 N. Glenwood Avenue Rialto, CA 92376 Completed in 1996	144 50%, 60% AMI	Acq/Rehab Family Neighborhood Revitalization 100% Affordable	Owner Developer General Contractor Property Manager Co-Supportive Services Provider	City of Rialto RDA Loan FHLB AHP Permanent Loan
	SYCAMORE VILLAGE 7127 Archibald Avenue Alta Loma, CA 91701 Completed in 1995	240 35%, 45%, 60%, 80% AMI	Acq/Rehab Family Mixed Market-Rate & Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	CalHFA City of Rancho Cucamonga RDA Loan Permanent Bank Loan

	RANCHO VERDE VILLAGE 8837 Grove Avenue Rancho Cucamonga, CA 91730 Completed in 1993	248 35%, 45%, 60%, 80% AMI	Acq/Rehab Family Mixed Market-Rate & Affordable	Owner Developer General Contractor Property Manager Supportive Services Provider	City of Rancho Cucamonga RDA Loan Essex Corporation Permanent Bank Loan

Awards List

2016 Awards

Marv's Place

Supportive Housing Project of the Year
Southern California Association on NonProfit Housing (SCANPH)

2015 Awards

Dumosa Senior Village

Best 50+ Independent Living Community
National Association of Home Builders (NAHB)

2014 Awards

Alta Vista

Award of Merit in Housing and Community Development
National Association of Housing and Redevelopment Officials (NAHRO)

Westlake Village

Housing Community of the Year Finalist
San Diego Housing Federation

Hope through Housing Foundation and the Interprofessional Geriatric Curriculum

Extraordinary Engagement Award
University of Southern California (USC)

2013 Awards

Alta Vista

Best Workforce Housing
National Association of Home Builders (NAHB)

Apartment Association of the Greater Inland Empire (AAGIE)
APEX Awards

- Sean Tippett, Maintenance Supervisor of the Year, 151-350 units, Sycamore Springs
- Stephanie Martinez, Assistant Manager of the Year, 1-150 units, Mission Village Senior
- Megan Brosz, Community Manager of the Year, 1-75 units, Heritage Pointe
- AnnaMaria Gonzalez, Community Manager of the Year, 76-150 units, Renaissance Village
- Villaggio on Route 66, Community of the Year, 151-350 units
- Mountainside Apartments, Community of the Year, 351+ units
- San Marino, Senior Community of the Year

2013 Awards (cont)

San Diego Housing Federation
Ruby Awards

- Sara Matheson, Outstanding Service to Residents, Vista Terraza

2012 Awards

The Plaza at Sierra

Best New Development: Seniors Housing
Multi-Housing News Excellence Awards

Encanto Court

Best Creative Financing of an Affordable Apartment
National Association of Home Builders (NAHB)

Vista Dunes

Best of the Best for Achievement in Community Development Urban Land Institute – Orange County/Inland Empire (ULI)

Apartment Association of the Greater Inland Empire (AAGIE)
APEX Awards

- Sevaro Mendoza, Maintenance Supervisor of the Year, Promenade Apartments
- Heritage Pointe, Community of the Year, 1-75 units
- San Antonio Vista, Community of the Year, 46-150 units
- Vista Dunes Courtyard Homes, Affordable Housing Community of the Year
- Vista Del Cielo, Lease Up Community of the Year
- Mountain View Villas, Senior Community of the Year

2011 Awards

Villaggio on Route 66

National Finalist for Outstanding Resident Programs
National Association of Home Builders (NAHB)

Award of Merit in Housing and Community Development
National Association of Housing and Redevelopment Officials (NAHRO)

Vista Dunes

National Pillar of the Industry Award for Best Green Building Concepts
National Association of Home Builders (NAHB)

2011 Awards (cont)

Juniper Senior Village

Housing Project of the Year
San Diego Housing Federation

Cobblestone Village

Luisa Rodriguez, Community Manager
Outstanding Service to Residents Award
San Diego Housing Federation

Apartment Association of the Greater Inland Empire (AAGIE)
APEX Awards

- Juliana Schweiger, Community Manager of the Year (East Rancho Verde Village)
- Alberto Castro, Maintenance Person of the Year (Fountains at Sierra)
- Frank Taiese, Maintenance Person of the Year (Mountainside)
- Sharon Roll, Support Person of the Year
- Indian Wells Villas, Affordable Housing Community of the Year
- East Rancho Verde Village, Community of the Year
- Mission Village, Lease up Community of the Year

2010 Awards

The Plaza at Sierra

50+ Housing Council Project of the Year
Building Industry Association of Southern California (BIA/SC)

San Marino Senior Apartments

Senior Housing Project of the Year
Honorable Mention
Southern California Association of Non Profit Housing (SCANPH)

Vista Dunes Courtyard Homes

Award for Municipal Excellence Finalist
National League of Cities

Citrus Grove of Rialto

Award of Excellence in Residential Rehabilitation Development
California Redevelopment Association (CRA)

Villaggio on Route 66

Best Affordable Housing Community Finalist
National Association of Home Builders (NAHB)

2010 Awards (cont)

San Marino Senior Apartments

Best Creative Financing of an Affordable Housing Community
National Association of Home Builders (NAHB)

Award of Merit in Housing and Community Development
National Association of Housing and Redevelopment Officials (NAHRO)

2009 Awards

Citrus Grove of Rialto

Award of Merit
Award of Excellence
National Association of Housing and Redevelopment Officials (NAHRO)

Best Conversion/Repositioning of a Multifamily Asset
National Association of Home Builders (NAHB)

Vista Dunes Courtyard Homes

Award of Excellence for Affordable Housing Build Responsibly
Home Depot Foundation

Helen Putnam Award of Excellence
Housing Programs and Innovations
California League of Cities

Vista Dunes Courtyard Homes

California Redevelopment Association (CRA) Award of Excellence for Sustainable Development

Builder's Choice Grand Award Winner
Affordable Housing Project; Green/ Sustainable Community

Villaggio on Route 66

Gold Nugget (PCBC) Award of Merit
1.Outstanding Affordable Project
2. Sustainable Residential Neighborhood
3. Residential Community of the Year

Vista Terraza

Best Affordable Apartment Community Finalist
National Association of Home Builders (NAHB)

2009 Awards (cont)

National Community Renaissance

Ranked #1 Nonprofit Developer in Nation by Affordable Housing Finance

Ranked #3 Developer in Nation by Affordable Housing Finance

Ranked #15 Owner in Nation by Affordable Housing Finance

La Misión Village

Housing Project of the Year, 50 units or more
San Diego Housing Federation

Apartment Association of the Greater Inland Empire (AAGIE)
APEX Awards

- Kim Ross, Assistant Manager of the Year, 151-350 units (Rancho Verde Village)
- Promenade, Best Affordable Housing Community of the Year
- San Antonio Vista, Community of the Year, 1-75 units
- Sycamore Springs, Community of the Year, 151-350 units

2008 Awards

Park View Terrace

Finalist for Best Affordable Community
National Association of Home Builders (NAHB)

Mission Pointe

Award of Merit
National Association of Housing and Redevelopment Officials (NAHRO)

Park View Terrace

Excellence in Implementation and Special Award of Merit for Social Change and Diversity
American Planning Association

Prosperity Achievement Award
Southern California Association of Governments (SCAG)

Little Lake Village

Community of Quality
National Affordable Housing Management Association (NAHMA)

2008 Awards (cont)

Fountains at Sierra

Community of Quality
National Affordable Housing Management Association (NAHMA)

Impressions at Valley Center

Community of Quality
National Affordable Housing Management Association (NAHMA)

Apartment Association of the Greater Inland Empire
APEX Awards

- Edgar Rodriguez, Maintenance Supervisor of the Year
- Rebecca Lopez, Assistant Manager of the Year 76-150 units
- Nicole Murphy, Assistant Manager of the Year 151-350 units
- Jovonne Steptner, Community Manager of the Year 76-150 units
- Heritage Pointe, Community of the Year 0-75 units

2007 Awards

National Community Renaissance

4th Largest Non-Profit Developer Affordable Housing Finance Magazine Top 50 Developers Survey

6th Largest Non-Profit Owner
Affordable Housing Finance Magazine Top 50 Owners Survey

Talmadge Senior Village

Affordable Housing Project of the Year
Developer and Builder's Alliance

Apartment Association of the Greater Inland Empire (AAGIE)
APEX Awards

- Severo Mendoza, Maintenance Person of the Year for a Community with 1-150 units (Mission Pointe)
- Manny Hernandez, Maintenance Supervisor of the Year for a Community with 150-350 units (Monterey Village)
- Chris Brown, Assistant Manager of the Year for a Community with 1-150 units (Northgate Village)
- Reshawn Cunningham, Community Manager of the Year for a Community with 76-150 units (Mountain View Villas)
- Monterey Village, Community of the Year for a Community with 151-350 units

2006 Awards

Apartment Association of the Greater Inland Empire (AAGIE)
APEX Awards

- Gilbert Del Gado, Maintenance Person for a Community with 151-350 units
- Kenny Stepner, Maintenance Person for a Community with 350+ units
- Emily Villegas, Grounds Person of the Year
- Jessie Esquieval, Leasing Consultant of the Year for a Community with 350+ units
- Michelle Sosa, Assistant Manager of the Year for a Community with 151-350 units
- Danielle Briggs, Community Manager of the Year for a Community with 0-76 units
- Angel Rogers, Support Person of the Year
- Fountains at Sierra, Community of the Year for a Community with 151-350 units
- Mountainside, Community of the Year for a Community with 350+ units

2005 Awards

Paseo del Oro

National Association of Home Builders (NAHB)
Innovation in Workforce Housing
Award of Distinction

Shadow Hill

National Association of Home Builders (NAHB)
Pillars of the Industry Finalist
Best Rehabilitation of an Asset

2004 Awards

Southern California Housing Development Corporation

National Association of Home Builders (NAHB)
Pillars of the Industry Winner
Best Multifamily Development
Firm of the Year

MarCom Creative Awards
Gold Finalist
SoCal Housing 2003 Annual Report
Nonprofit Annual Report Category

2004 Awards (cont)

Hermosa Village

National Association of Home Builders (NAHB)
Pillars of the Industry finalist
Best Rehabilitation of an Asset

Little Lake Village

Gateway Cities Partnership, Inc. Conference City Award
Quality Affordable Housing

Heritage Pointe

City of Rancho Cucamonga Planning Commission
Design Excellence

Shadow Hill Apartments

Heartland Human Relations & Fair Housing Association Housing Award

National City Family Resource Center

San Diego Housing Federation
Resident Program of the Year

Apartment Association of the Greater Inland Empire (AAGIE)

- Robert Reynoso, Maintenance Person of the Year for a community with 151-350 units (Sycamore Springs)
- Nicole Murphy, Leasing Consultant of the Year for a community with 151-350 units (Rancho Verde Village)
- Arlene Ortiz, Assistant Manager of the Year for a community with 351 or more units (Mountainside)
- Gloria Velto, Community Manager of the Year for a community with 1-75 units (Corona de Oro)
- Mondi Dorrough, Community Manager of the Year for a community with 351 or more units (Mountainside)
- Kareem Salama, Regional Manager of the Year
- Linda Gomez, Support Person of the Year
- Heritage Pointe, Community of the Year for a community with 1-75 units
- Mountainside, Community of the Year for a community with 351 or more units
- Cathedral Palms, Most Improved Community of the Year
- Village at Sierra, Lease-Up Community of the Year

2003 Awards

Paseo del Oro

American Planning Association
HUD Secretary Opportunity & Empowerment Award

National Association of Home Builders (NAHB)
Pillars of the Industry Finalist
Best Mixed Use

San Diego Housing Federation
New Construction Project of the Year

Southern California Housing Development Corporation

National Association of Home Builders (NAHB)
Pillars of the Industry Finalist
Best Multifamily Development Firm of the Year

Multifamily Executive Magazine
Community Service Award

The Village at Sierra

Gold Nugget Award of Merit
Best Seniors Project – Active Adult

Inland Empire American Planning Association
Outstanding Planning Award

Cobblestone Village

San Diego Housing Federation
Rehabilitation Project of the Year

Hermosa Village

Wilfredo Motta
South Coast Apartment Association
Community Manager of the Year

Apartment Association of the Greater Inland Empire
APEX Award

- Sean Tippet, Maintenance Supervisor of the Year (151-350 units)
- Corona de Oro, Most Improved Community of the Year
- Ramon Simmons, Maintenance Supervisor of the Year (1-150 units)

2002 Awards

Hermosa Village

Gold Nugget
Best in the West
Best Redevelopment/Rehabilitation/Infill
Site Plan

2002 Awards (cont)

Corona de Oro

American Planning Association
"Outstanding Planning"

Paseo del Sol

California Redevelopment Association (CRA)
Award of Excellence
"Community Revitalization"

Paseo del Sol

National Association of Home Builders (NAHB)
Best Rehabilitation of an Asset

Affordable Housing Management Association
Outstanding Turnaround of a Troubled Property

Villa Serena

Affordable Housing Management Association
Exemplary Family Property

Apartment Association of the Greater Inland Empire (AAGIE)
APEX Awards

- Promenade, Most Improved Community of the Year
- The Crossings, Community of the Year
- Susie Powers, Regional Manager of the Year
- Kathy Sandoval, Community Manager of the Year, Promenade
- Jay Martin, Maintenance Supervisor of the Year, Mountainside

2001 Awards

Villa Serena

National Association of Home Builders (NAHB) & Multi Housing News
Best Rehab

Apartment Association, California Southern Cities Chapter
Supervisor of the Year, 10 Buildings or More

- Donna Gutzke, Regional Property Manager

2000 Awards

Corona del Rey

National Association of Home Builders (NAHB) & Multi Housing News
Best Rehab

Affordable Housing Management Association (AHMA)
Best Turnaround of a Troubled Property

1999 Awards

Arbor Villas

Apartment Association of Orange County
Most Improved Community of the Year

Cathedral Palms

National Association of Home Builders (NAHB) & Multi Housing News
Most Creative Financing of a Multifamily Development

Renaissance Village

National Affordable Housing Management Association (NAHMA)
Outstanding Turnaround of a Troubled Property

Apartment Association of the Greater Inland Empire (AAGIE)
APEX Awards

- Lisette Castaneda, Assistant Manager of the Year, 150 units or less
- Corona del Rey, Apartment Community of the Year, 151 units and up

National Association of Home Builders (NAHB) & Multi Housing News
National Property Manager of the Year

- Teri Hoerntlein

1998 Awards

Renaissance Village

California Redevelopment Association (CRA)
Award of Excellence for Residential Development

1997 Awards

Renaissance Village

National Association of Home Builders (NAHB) & Multi Housing News
Best Multifamily Rehabilitation

1996 Awards

Renaissance Village

American Institute of Architects
The Chianti Award

National Association for County Community Economic Development (NACCED)
Best Use of Home Funds

National Community Renaissance Board of Directors

SEBASTIANO "SEB" STERPA

CO-CHAIRMAN

Mr. Sterpa founded and operated Sterpa Realty Inc. from 1962 to 1985, and today serves as Chairman of The Sterpa Group, a real estate investment and management firm. In 1982, he was elected President of the California Real Estate Association and in 1987, Vice President of the National Association of Realtors. In 1983, Governor Deukmejian appointed him Chairman of the Board of Directors of the California Housing Finance Agency (CHFA). Mr. Sterpa served for 12 years as a director of the SunAmerica Asset Management Corp., AIG Mutual Funds and Countrywide Mutual Funds. In 1990, he received from President Cossiga of Italy the award of Commendatore of the Italian Republic.

ANDREW B. WRIGHT

CO-CHAIRMAN

Mr. Wright co-founded National Community Renaissance in 1992 and now serves as the organization's Co-Chairman. Mr. Wright led a prestigious career in real estate development spanning more than 30 years. He served as a partner for Diversified Pacific Development Group and was President of the Inland Empire division of KB Homes. Throughout his real estate career, Mr. Wright built more than 5,000 entry level homes, was a three-time president of the Southern Arizona Home Builders Association and was named Builder of the Year in 1979.

G. ALLAN KINGSTON

VICE CHAIRMAN

Mr. Kingston, as President and CEO of Century Housing Corporation for 18 years directed the financing of more than 14,000 affordable/workforce households, in 250 housing developments, in Los Angeles and throughout Southern California. While originating more than $450 million in housing loans, he also led Century to initiate "More Than Shelter® Services, Inc." to assist underserved communities and families with after-school tutoring, job training and placement, transitional housing for homeless veterans, childcare, health and wellness for seniors, and creation of two charter middle schools. Now retired, Mr. Kingston served three years as the Chairman of the National Housing Conference, the nation's oldest advocacy organization for affordable housing. He is a member of several national and state non-profit boards, including the National Alliance to End Homelessness, the NHC, and the California Housing Consortium, and is a long-time member of the Urban Land Institute.

ARMANDO J. BUCELO, JR.

DIRECTOR

Mr. Bucelo is an attorney in Coral Gables, Florida, specializing primarily in corporate, banking, real estate and transactional work. In 1991, he was appointed by former President George Bush as the first Hispanic as well as the first Floridian ever selected to the Board of Directors of the Federal Home Loan Mortgage Corporation (Freddie Mac). In 2002, he was appointed by President George W. Bush as Chairman of the Securities Investor Protection Corporation (SIPC), one of the highest appointments ever made to a Hispanic by any administration. On July 14, 2006, Mr. Bucelo became the first Cuban-American ever to ring the closing bell of the New York Stock Exchange (NYSE).

JAMES D. CASHION

DIRECTOR

Mr. Cashion is a principle of Cashion, Go & Company, LLP, a CPA firm, and Cashion Consulting, Inc., a valuation and litigation support firm. Together his businesses provide accounting, auditing, tax, business valuation, and litigation support to small and mid-sized business clients. He is a member of an array of professional associations including the American Institute of CPAs and the California Society of CPAs and has served on more than 20 civic organization boards in his community.

GAVIN CLINGHAM

DIRECTOR

Mr. Clingham is a Principal with Woodberry Associates, a Washington, D.C. public and government affairs firm. He assists corporations and not-for-profit organizations develop and implement strategies to get their voices heard before Executive Branch Agencies and the United States Congress. Mr. Clingham's expertise focuses on the education, health care, financial services and appropriations sectors. Previously, Mr. Clingham served as staff for a senior Member of the United States House of Representatives. Mr. Clingham holds a J.D. from the Boston University School of Law and a B.A. in Political Science from The Catholic University of America. He resides in Bethesda, MD.

LAURA KURTZ KUHNS

DIRECTOR

Ms. Kuhns currently leads the efforts of Vandalia Heritage Foundation and Vandalia Redevelopment Corporation, sister non-profit organizations dedicated to economic revitalization through the built environment. Since their inception in 1998, she has managed the successful completion of more than fifty impactful projects, ranging from small community improvements and plans to restoring landmark historic properties, and developing large R&D and manufacturing facilities on behalf of other non-profits. Formerly managing director of a versatile real estate firm that championed public-private partnerships, she served two terms on the Governor's Council for Community & Economic Development and is an advisor to the National Trust for Historic Preservation.

STEPHEN G. LARSON

DIRECTOR

Mr. Larson, a former United States District Court judge, is a founding partner of Larson O'Brien LLP, a litigation boutique located in Los Angeles which handles litigation, appeals, white collar defense, and internal investigations. Mr. Larson also served as federal prosecutor in Los Angeles, where he was chief of the organized crime section. Among the notable cases he presided over as a federal judge was United States v. Duro, in which he blocked the U.S. Bureau of Indian Affairs' decade-long effort to close down a major migrant worker camp on the Torres Martinez Indian Reservation in the Coachella Valley and appointed a receiver to transition the occupants to suitable housing.

DR. JOE D. THIGPEN

DIRECTOR

Dr. Thigpen has been consulting with business and industry since 1979 in the areas of executive assessment, executive coaching, and team development. Dr. Thigpen served two years in the Peace Corps in rural Brazil. He was assigned to the Joint Chiefs of Staff while in the US Army. He is a past President of the American Association of Suicidology, and he received the Edwin Shneidman Award for outstanding scientific contributions to the field of suicide and life-threatening behavior. Dr. Thigpen received his Master's Degree in Business from George Washington University and his Ph. D. and undergraduate degrees from the University of Florida.

Resident Board Members

Resident Board Members serve as a Community Housing Development Organization (CHDO) member on the National Community Renaissance of California Board of Directors

JOVITA SCHOFIELD

RESIDENT BOARD MEMBER

Jovita Schofield has lived in National CORE's Villaggio development in Rancho Cucamonga since it opened in 2009. She currently works part-time for the County of San Bernardino, doing assisted care for the elderly and has previously worked as a Customer Services Manager for Walmart and as a fundraiser for the American Heart Association. She has also served on an advisory board for First 5 San Bernardino, which was created to oversee the implementation of California's Children and Families Act. She said she loves where she lives and participates in every community event. She has a great relationship with the property management staff at Villaggio and sees joining the National CORE board as a tremendous learning experience. In the future, she would like to go back to school to study social service delivery and would like to become a homeowner. She has three children and several grandchildren, two of whom live with her and her daughter at Villaggio.

JOYCE JOHNSON

RESIDENT BOARD MEMBER

Joyce Johnson has lived in National CORE's Encanto Court community in south Los Angeles since it opened in 2011. Joyce was born and raised in San Francisco as one of nine children. Her career has included years spent as a roofer, construction worker, nurse and as one of the first female African-American truck drivers. She is especially interested in working to alleviate veterans' homelessness and said it is her mission in life to help people less fortunate than herself.

VENUS LUJAN

RESIDENT BOARD MEMBER

Venus Lujan moved from Los Angeles to our Renaissance Village development in Rialto 18 years ago. She became an important part of the community, volunteering in Hope through Housing's afterschool program on the property and joining our Inland Empire CHDO board. She and her husband have four children, including two currently on full-ride scholarships at UC Riverside and Cal Baptist University. Her family eventually moved out of Renaissance Village after no longer being income-qualified to live there. Her husband is a former structural steel welder who now manages a company that makes hair dye products, while Venus focuses on raising her children, nephew and grandson. She has a passion for education and athletics, and hopes to one day visit all 30 Major League Baseball stadiums on an RV trip across the country.

LAWRENCE JANE PENN

RESIDENT BOARD MEMBER

Lawrence Jane Penn ("Miss Larri") has lived in National CORE's Rancho Verde Village Apartments since 1993, when it became the first apartment community owned and managed by the new non-profit housing development organization. Miss Larri quickly became a recognized leader in the community, and a trusted advisor to the residents. She was a founder of the Consortium for Multicultural Projects, and involved in many Inland Empire activities that promoted cross-cultural understanding, like the annual Martin Luther King Jr. Day celebration. Miss Larri volunteered with the founders' wives, Kellie Burum and Blenda Wright, to create and run Rancho Verde's first after-school program, in a vacant apartment in the community. She worked to provide the children with many special opportunities, such as trips to see "The Lion King" stage production, and to the Museum of Tolerance. She also organized the community's first health fair, in partnership with the Western University of Health Sciences.

RICHARD DAWSON

RESIDENT BOARD MEMBER

Richard Dawson has lived in National CORE's Talmadge Senior Village Apartments in San Diego since 2014. Now retired, Richard worked for 40 years at his family-owned car dealership and for 10 years as the Operations Director for Sportlands Team Sports. He served two tours in Vietnam as part of the United States military and is now active in promoting opportunities for veterans. Previously, Richard served for six years on the board of the Alpine American Little League as he helped connect youth with positive role models through athletics. Born and raised in San Diego, he enjoys traveling and outdoor activities.

State of California
Secretary of State

CERTIFICATE OF STATUS

ENTITY NAME:

NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA

FILE NUMBER:	C1817911
FORMATION DATE:	03/26/1992
TYPE:	DOMESTIC NONPROFIT CORPORATION
JURISDICTION:	CALIFORNIA
STATUS:	ACTIVE (GOOD STANDING)

I, ALEX PADILLA, Secretary of State of the State of California, hereby certify:

The records of this office indicate the entity is authorized to exercise all of its powers, rights and privileges in the State of California.

No information is available from this office regarding the financial condition, business activities or practices of the entity.

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of June 21, 2017.

ALEX PADILLA
Secretary of State

CMH

NP-25 (REV 01/2015)

A0767392

1817911

CERTIFICATE OF AMENDMENT
OF
ARTICLES OF INCORPORATION
OF
National Community Renaissance of California

FILED
Secretary of State
State of California
MAR 05 2015
1 pc

Steve PonTell and Philip Nelson Lee certify that:

1. They are the President and Secretary, respectively of National Community Renaissance of California.

2. Article II of the Articles of Incorporation of the Corporation shall be amended to add the following paragraphs:

   "In addition to the purposes of the Corporation as set forth in paragraph II.B., the purposes of this corporation include the provision of decent housing that is affordable to low-income and moderate-income persons. Nothing in this paragraph shall allow this Corporation to carry on any activities not permitted to be carried on by an organization exempt from Federal and state income tax under section 501 (c)(3) of the Internal Revenue Code of 1986 or the corresponding provision of any future United States Internal Revenue law."

3. Article VI of the Articles of Incorporation of the Corporation shall be added as follows:

   The composition of the board of directors and its manner of selection shall be governed by the bylaws but in no event shall a for-profit entity ever have the right to appoint more than one third of the directors for this Corporation. Any directors who are appointed by a for profit corporation shall not have the right to appoint any of the remaining two thirds of the directors. Likewise, in no event shall any state or local government that provides federal HOME funds to this Corporation have the right to appoint more than one third of the directors and no more than one third of the directors shall be public officials or employees of such state or local governments (such public officials and employees, if any, shall not have the right to appoint any of the remaining two thirds of the directors).

4. The foregoing amendment of the Articles of Incorporation has been duly approved by the Board of Directors.

5. The Corporation has no members

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

Date: February 3, 2015

By: _____
Steve PonTell, President
National Community Renaissance
Of California

_____
Philip Nelson Lee, Secretary
National Community Renaissance
Of California

A0657184

State of California
Secretary of State

I, DEBRA BOWEN, Secretary of State of the State of California, hereby certify:

That the attached transcript of 1 page(s) has been compared with the record on file in this office, of which it purports to be a copy, and that it is full, true and correct.

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of

FEB 24 2007

DEBRA BOWEN
Secretary of State

Sec/State Form CE-107 (REV 1/2007)

OSP 06 99734

A0657184

ENDORSED - FILED
In the office of the Secretary of State
of the State of California

FEB 21 2007

CERTIFICATE OF AMENDMENT
OF
ARTICLES OF INCORPORATION
OF
THE SOUTHERN CALIFORNIA HOUSING DEVELOPMENT CORPORATION

Rebecca Clark and Doretta Bryan certify that:

1. They are the President and the Secretary, respectively, of The Southern California Housing Development Corporation, a California nonprofit public benefit corporation (the "Corporation").

2. Article I of the Articles of Incorporation of the Corporation shall be amended to read in its entirety as follows:

"I

The name of this corporation is: NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA."

3. The foregoing amendment of the Articles of Incorporation has been duly approved by the Board of Directors.

4. The Corporation has no members.

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

DATE: February 15, 2007

Rebecca Clark, President

Doretta Bryan, Secretary

OFFICE OF THE SECRETARY OF STATE

OHS EAST:160170683.1

1C 7911

ENDORSED
FILED
In the office of the Secretary of State
of the State of California
MAR 23 1992
MARCH FONG EU, Secretary of State

ARTICLES OF INCORPORATION

OF

THE SOUTHERN CALIFORNIA HOUSING DEVELOPMENT CORPORATION

I.

The name of this corporation is The Southern California Housing Development Corporation.

II.

A. This corporation is a nonprofit public benefit corporation and is not organized for the private gain of any person. It is organized under the Nonprofit Public Benefit Corporation Law for charitable purposes.

B. The specific purpose of this corporation is to lessen the burdens of the governments of cities located in Imperial County, Kern County, Los Angeles County, Orange County, Riverside County, San Bernardino County, San Diego County, Santa Barbara County and Ventura County, California, by assisting such cities in the development of affordable housing, as defined by the State of California Community Redevelopment Law (Health and Safety Code Section 33000 et. seq.), as it may be amended from time to time.

III.

The name and address in the State of California of this corporation's initial agent for service of process is:

Andrew Wright
356 West Eleventh Street
Claremont, California 91711

IV.

A. This corporation is organized and operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code.

B. Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (i) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code or (ii) by a corporation contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code.

7460M

C. No substantial part of the activities of this corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate or intervene in any political campaign (including the publishing or distribution of statements) on behalf of any candidate for public office.

V.

A. The property of this corporation is irrevocably dedicated to charitable purposes and no part of the net income or assets of this corporation shall ever inure to the benefit of any director, officer or member thereof or to the benefit of any private person.

B. Upon the dissolution or winding up of the corporation, its assets remaining after payment, or provision for payment, of all debts and liabilities of this corporation shall be distributed to a nonprofit fund, foundation or corporation which is organized and operated exclusively for charitable purposes and which has established its tax exempt status under Section 501(c)(3) of the Internal Revenue Code.

Dated: March 20 1992

Andrew Wright, Incorporator

I hereby declare that I am the person who executed the foregoing Articles of Incorporation, and that this instrument is my act and deed.

Andrew Wright, Incorporator

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ATTACHMENT F
By-laws

CERTIFICATE OF AMENDMENT
OF THE BYLAW OF
National Community Renaissance of California
(A California nonprofit public benefit corporation)

Steve PonTell and Philip Nelson Lee certify that:

1. They are the President and Secretary, respectively of National Community Renaissance of California, a California nonprofit public benefit corporation (the "Corporation").

2. Article II of the Bylaws of the Corporation shall be amended to add the following new sections:

   Section 3. Geographic Area of Operation as a CHDO: The activities of the Corporation shall be undertaken primarily, but not exclusively, in the following geographic area of operation: Kern County, Los Angeles County, Orange County, Riverside County, San Diego County, San Bernardino County, San Luis Obispo County, Santa Barbara County, Solano County, and Ventura County.

   Section 4. Advice. It is the policy of this Corporation with respect to CHDO operations for low-income residents to advise and participate in planning the design, location of sites, development and management of each of its affordable housing undertakings. This shall be done through methods such as open town meetings, community surveys, special committees, or other means. In those areas of the Corporation's operations where housing will be developed, but which are not represented on the board of directors, such systems may include special committees of neighbors of a proposed development site, neighborhood advisory councils or open town meetings.

3. Article IV of the Bylaws of the Corporation shall be amended to add the following new section:

   Section 16. CHDO Directors. Regardless of other mechanisms used in these bylaws for the selection of directors or the filling of board vacancies, at all times at least one third of the board of directors shall be composed of persons who fit the following categories: (1) residents of low-income neighborhoods, (2) low-income community residents, or (3) elected representative of low-income neighborhood organizations. No more than one third of the board members, at any given time, shall be public officials or employees of local governments that provide this Corporation of with funding.

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

Date: February 3, 2015

National Community Renaissance of California

By: _____ President

_____ Secretary

SOLUTION
OF THE BOARD OF DIRECTORS
OF
NATIONAL COMMUNITY RENAISSANCE DEVELOPMENT CORPORATION
a California Nonprofit Public Benefit Corporation

AMENDMENT OF BYLAWS

Pursuant to the authority vested in the Directors of National Community Renaissance Development Corporation (the "Corporation") under the By-laws and Section 7211(6) of the California Nonprofit Corporation Law, the Directors at a duly noticed and properly held meeting of the Corporation hereby adopts the following resolution on behalf of the Corporation, for the purposes, among other things, of amending the Bylaws of the Corporation.

WHEREAS, the directors have determined that there are numerous significant inconsistencies between the By-laws of the Corporation and its affiliated and associated entities (the "CORE Corporations");

WHEREAS, the directors have deemed it to be in the best interests of the Corporation to amend the Bylaws of the Corporation and the CORE Corporations in order to rectify the inconsistencies and to align the provisions of such Bylaws;

WHEREAS, this resolution sets forth Bylaws that are to take effect immediately upon approval of this resolution and any conflicting language in the Bylaws shall be removed from the Bylaws;

NOW, THEREFORE, BE IT RESOLVED, that the Bylaws are amended, if necessary, as follows:

1. The officers of the corporation shall be the Chairman of the Board, the Chief Executive Officer, the President, the Chief Operating Officer, the Chief Financial Officer, the Secretary and the General Counsel, who shall be the chief legal officer of the Corporation. The corporation may also have, at the discretion of the board of directors, one or more vice presidents, one or more assistant secretaries, one or more assistant treasurers and such other officers as may be appointed in accordance with the provisions of these Bylaws. Any number of offices may be held by the same person, except that neither the Secretary nor the Chief Financial Officer may serve concurrently as the Chairman of the Board.

2. References to the term Executive Director shall be removed and replaced with the term President or Chief Executive Officer, as applicable.

3. The Board shall consist of between three (3) and fifteen (15) Directors until such number is changed by amendment of the Bylaws and shall include as non-voting ex officio directors the Chief Executive Officer, the Chief

Operating Officer, the Chief Financial Officer and the General Counsel of the Corporation. The exact number of directors shall be fixed, within these limits, by a resolution adopted by the board of directors.

4. The Board may appoint any ex officio Director to serve on one or more committees of the Board.

5. Each director shall hold office for a minimum of three (3) years or until a successor has been elected and qualified. Vacancies in the board shall be filled in the same manner as the director(s) whose office is vacant was selected; vacancies filled by election by directors may be filled by a majority of the remaining directors, although less than a quorum, or by a sole remaining director. Each director so selected shall hold office until the expiration of the term of the replaced director and until a successor has been selected and qualified. This provision shall not be applicable to SAGHC.

6. The Board shall hold an annual meeting for the purpose of organization, selection of Directors and Officers, and the transaction of other business. Annual meetings of the board shall be held on such dates and at such times as may be fixed by the board.

7. A majority of the authorized number of Directors shall constitute a quorum for the transaction of business, except to adjourn as provided in the Bylaws. As used in these Bylaws a quorum is determined not by reference to the total authorized directors, but by reference to the total number of directors fixed by the resolution of the Board or the number of Directors then in office. Every act or decision done or made by a majority of the Directors present at a meeting duly held at which a quorum is present shall be regarded as the act of the Board, unless a greater number is required by law or by these Bylaws, except as provided in the next sentence. A meeting at which a quorum is initially present may continue to transact business, notwithstanding the withdrawal of Directors, if any action taken is approved by at least a majority of the required quorum for that meeting.

RESOLVED FURTHER, that the Secretary of this Corporation is hereby authorized to execute a certificate of adoption of these amendments and cause them to be filed with the Bylaws of this Corporation.

Dated: March 15, 2012.

National Community Renaissance of California
a California Nonprofit Public Benefit Corporation

SECRETARY'S CERTIFICATE

I, Philip Nelson Lee, Secretary of National Community Renaissance Development Corporation, a nonprofit corporation (the "Corporation"), hereby certify that attached hereto is a true, correct and complete copy of the resolution and amended By-laws adopted on March 15, 2012 by the Board of Directors of the Corporation; such resolutions and By-laws have not been amended, modified or rescinded and remain in full force and effect.

IN WITNESS WHEREOF, I have hereunto signed my name.

Dated:
February 12, 2014

Philip Nelson Lee, Secretary

BYLAWS OF

NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA

a California Nonprofit Public Benefit Corporation

ARTICLE I

The name of this corporation shall be NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA.

ARTICLE II

Section 1. Principal Office. The principal office for the transaction of the business of the corporation ("principal executive office") shall be fixed and located at Rancho Cucamonga, California, or at such other place as the board of directors shall determine. The directors may change the principal office from one location to another. Any change of this location shall be noted by the Secretary on these bylaws opposite this section, or this section may be amended to state the new location.

Section 2. Other Offices. The board of directors may at any time establish branch or subordinate offices at any place or places where the corporation is qualified to do business.

ARTICLE III

MEMBERSHIP

Section 1. Members. The corporation shall have no members. Any action which would otherwise require approval by a majority of all members or approval by the members shall require only approval of the board of directors. All rights which would otherwise vest in the members shall vest in the board of directors.

Section 2. Associates. Nothing in this Article III shall be construed as limiting the right of the corporation to refer to persons associated with it as "members" even though such persons are not members, and no such reference shall constitute anyone a member, within the meaning of Section 5056 of the California Nonprofit Corporation Law. The corporation may confer by amendment of its articles or of these bylaws some or all of the rights of a member, as set forth in the California Nonprofit Corporation Law, upon any person or persons who do not have the right to vote for the election of directors or on a disposition of substantially all of the assets of the corporation or on a merger or on a dissolution or on changes to the corporation's articles or bylaws, but no such person shall be a member within the meaning of said Section 5056.

ARTICLE IV

DIRECTORS

Section 1. Powers. Subject to limitations of the articles and these bylaws, the activities and affairs of the corporation shall be conducted and all corporate powers shall be exercised by

or under the direction of the board of directors ("board"). The board may delegate the management of the activities of the corporation to any person or persons, a management company, or committees, however composed, provided that the activities and affairs of the corporation shall be managed and all corporate powers shall be exercised under the ultimate direction of the board. Without prejudice to such general powers, but subject to the same limitations, it is hereby expressly declared that the board shall have the following powers in addition to the other powers enumerated in these bylaws or statute:

(a) To select and remove all the other officers, agents, and employees of the corporation, prescribe powers and duties for them as may not be inconsistent with law, the articles, or these bylaws, fix their compensation, and require from them security for faithful service.

(b) To conduct, manage, and control the affairs and activities of the corporation and to make such rules and regulations therefor not inconsistent with law, the articles, or these bylaws, as they may deem best.

(c) To adopt, make, and use a corporate seal and to alter the form of such seal from time to time as they may deem best.

(d) To borrow money and incur indebtedness for the purposes of the corporation, and to cause to be executed and delivered therefor, in the corporate name, promissory notes, bonds, debentures, deeds of trust, mortgages, pledges, hypothecations, or other evidences of debt and securities therefor.

(e) To carry on a business at a profit and apply any profit that results from the business activity to any activity in which it may lawfully engage as a tax exempt corporation. No part of such profits shall inure to the benefit of any of its directors, trustees, officers, members, or to individuals.

Section 2. Number of Directors. The board of directors shall consist of at least nine (9) directors but no more than twelve (12) directors, which shall include ex officio directors as provided in Section 3 hereunder, until such number is changed by amendment of this section of the bylaws. The exact number of directors shall be fixed, within these limits, by a resolution adopted by the board of directors.

Section 3. Selection and Term of Office. The Chief Executive Officer, Chairman of the Board, and the Executive Director shall serve as ex officio directors with full voting powers. All other directors shall be elected at annual meetings of the board. Each director shall hold office for three (3) years and until a successor has been elected and qualified.

Section 4. Vacancies. Subject to the provisions of Section 5226 of the California Nonprofit Public Benefit Corporation Law, any director may resign effective upon giving written notice to either the Chairman of the Board, the Secretary, or the board, unless the notice specified a later time for the effectiveness of such resignation. If the resignation is effective at a future time, a successor may be selected before such time, to take office when the resignation becomes effective.

Vacancies in the board shall be filled in the same manner as the director(s) whose office is vacant was selected; vacancies filled by election by directors may be filled by a majority of the remaining directors, although less than a quorum, or by a sole remaining director. Each director so selected shall hold office until the expiration of the term of the replaced director and until a successor has been selected and qualified.

A vacancy or vacancies in the board shall be deemed to exist in case of the death, resignation, or removal of any director or if the authorized number of directors is increased.

The board may declare vacant the office of a director who has been declared of unsound mind by a final order of court, or convicted of a felony, or found by a final order of judgment of any court to have breached any duty arising under Article 4 of the California Nonprofit Public Benefit Corporation Law.

No reduction of the authorized number of directors shall have the effect of removing any director before that director's term of office expires.

Section 5. Place of Meetings. Meetings of the board may be held at any place within or outside the State of California that has been designated from time to time by resolution of the board. In the absence of such designation, regular meetings shall be held at the principal executive office of the corporation.

Section 6. Annual Meetings. The board shall hold an annual meeting for the purpose of organization, selection of directors and officers, and the transaction of other business. Annual meetings of the board shall be held during the fourth quarter of each year.

Section 7. Other Regular Meetings. Other regular meetings of the board shall be held on such dates and at such times as may be fixed by the board.

Section 8. Special Meetings. Special meetings of the board for any purpose or purposes may be called at any time by the Chairman of the Board, the Chief Executive Officer, or any three (3) directors acting together. Special meetings of the board shall be held upon four days' notice by first-class mail or 48 hours' notice given personally or by telephone, telegraph, telex, or other similar means of communication. Any such notice shall be addressed or delivered to each director at such director's address as it is shown upon the records of the corporation by the director for purposes of notice or, if such address is not shown on such records or is not readily ascertainable, at the place in which the meetings of the directors are regularly held.

Notice by mail shall be deemed to have been given at the time a written notice is deposited in the United States mails, postage prepaid. Any other written notice shall be deemed to have been given at the time it is personally delivered to the recipient or is delivered to a common carrier for transmission, or actually transmitted by the person giving the notice by electronic means, to the recipient. Oral notice shall be deemed to have been given at the time it is communicated, in person or by telephone or wireless, to the recipient or to a person at the office of the recipient who the person giving the notice has reason to believe will promptly communicate it to the receiver.

Section 9. Quorum. A majority of the authorized number of directors shall constitute a

quorum for the transaction of business, except to adjourn as provided in Section 12 of this Article IV. Every act or decision done or made by a majority of the directors present at a meeting duly held at which a quorum is present shall be regarded as the act of the board of directors, unless a greater number is required by law or by the articles, except as provided in the next sentence. A meeting at which a quorum is initially present may continue to transact business, notwithstanding the withdrawal of directors, if any action taken is approved by at least a majority of the required quorum for that meeting.

Section 10. Participation in Meetings by Conference Telephone. Members of the board may participate in a meeting through use of conference telephone or similar communications equipment, so long as all members participating in such meeting can hear one another.

Section 11. Waiver of Notice. Notice of a meeting need not be given to any director who signs a waiver of notice or a written consent to holding the meeting or an approval of the minutes thereof, whether before or after the meeting, or who attends the meeting, without protesting, prior thereto or at its commencement, the lack of notice to such director. All such waivers, consents, and approvals shall be filed with the corporate records or made a part of the minutes of the meeting.

Section 12. Adjournment. A majority of the directors present, whether or not constituting a quorum, may adjourn any meeting to another time and place. Notice of the time and place of holding an adjourned meeting need not be given to absent directors if the time and place is fixed at the meeting adjourned, except as provided in the next sentence. If the meeting is adjourned for more than 24 hours, notice of any adjournment to another time or place shall be given prior to the time of the adjourned meeting to the directors who were not present at the time of the adjournment.

Section 13. Action Without Meeting. Any action required or permitted to be taken by the board of directors may be taken without a meeting, if all members of the board, individually or collectively, consent in writing to that action; provided, however, that the consent of any director who has a material financial interest in a transaction to which the Corporation is a party and who is an "interested director" as defined in Section 5233 of the California Corporations Code shall not be required for approval of that transaction. Such action by written consent shall have the same force and effect as a unanimous vote of the board of directors. Such written consent or consents shall be filed with the minutes of the proceedings of the board.

Section 14. Rights of Inspection. Every director shall have the absolute right at any reasonable time to inspect and copy all books, records, and documents of every kind and to inspect the physical properties of the corporation of which such person is a director.

Section 15. Fees and Compensation. Directors and members of committees shall receive no compensation for their services. Reimbursement for expenses incurred in performance of duties may be fixed or determined by the Board.

ARTICLE V

COMMITTEES

Section 1. Committees of the Board. The board may appoint one or more committees, each consisting of two (2) or more directors and no persons who are not directors, and delegate to such committees any of the authority of the board except with respect to:

(a) the taking of any final action on matters which, under the Nonprofit Corporation Law of California, also requires members' approval or approval of a majority of all the members;

(b) the filling of vacancies on the board of directors or in any committee;

(c) the fixing of compensation of the directors for serving on the board or on any committee;

(d) the amendment or repeal of bylaws or adoption of new bylaws;

(e) the amendment or repeal of any resolution of the board of directors which by its express terms is not so amendable or repealable;

(f) the appointment of any other committees of the board of directors or the members of these committees.

(g) the expenditure of corporate funds to support a nominee for director after there are more people nominated for director than can be elected; or

(h) the approval of any self-dealing transaction, as such transactions are defined in Section 5233(a) of the California Nonprofit Public Benefit Corporation Law.

Any such committee must be created, and the members thereof appointed, by resolution adopted by a majority of the authorized number of directors then in office, provided a quorum is present, and any such committee may be designated by such name as the board shall specify. The board may appoint, in the same manner, alternate members of any committee who may replace any absent member at any meeting of the committee. The board shall have the power to prescribe the manner in which proceedings of any such committee shall be conducted. In the absence of any such prescription, such committee shall have the power to prescribe the manner in which its proceedings shall be conducted. Unless the board or such committee shall otherwise provide, the regular and special meetings and other actions of any such committee shall be governed by the provisions of Article IV applicable to meetings and actions of the board. Minutes shall be kept of each meeting of each committee.

Section 2. Executive Committee. There shall be an Executive Committee of the board which shall consist of the following: Chief Executive Officer, Chairman of the Board, Chairperson of the Acquisition Committee; Chairperson of the Property Management Committee; and Chairperson of the Audit/Finance Committee. The Executive Committee shall have all of the authority of the board of directors, except as provided in Section 1 of this Article.

Section 3. Executive Committee. Advisory committees may be appointed from time to time by the board of directors. Advisory committees' membership may consist of both directors and nondirectors or nondirectors only. Advisory committees have no legal authority to act for the corporation but shall report their findings and recommendations to the board of directors.

ARTICLE VI

OFFICERS

Section 1. Officers. The officers of the corporation shall be a Chief Executive Officer, Chairman of the Board, Executive Director, Secretary, and Chief Financial Officer. The corporation may also have, at the discretion of the board of directors, one or more vice presidents, one or more assistant secretaries, one or more assistant treasurers, and such other officers as may be appointed in accordance with the provisions of Section 3 of this Article VI. Any number of offices may be held by the same person, except as provided in the articles or in these bylaws and except that neither the Secretary nor the Chief Financial Officer may serve concurrently as either the Chief Executive Officer or the Chairman of the Board.

Section 2. Election. The officers of the corporation, except those appointed in accordance with the provisions of Section 3 or Section 5 of this Article VI, shall be chosen annually by the board of directors, and each shall serve at the pleasure of the board, subject to the rights, if any, of an officer under any contract of employment.

Section 3. Subordinate Officers. The board of directors may appoint, and may authorize the Chairman of the Board or the Chief Executive Officer or another officer to appoint, any other officers that the business of the corporation may require, each of whom shall have the title, hold office for the period, have the authority, and perform the duties specified in the bylaws or determined from time to time by the board of directors.

Section 4. Removal and Resignation. Any officer may be removed, with or without cause, by the board of directors at any time or, except in case of an officer chosen by the board of directors, by an officer on whom such power of removal may be conferred by the board of directors. Any such removal shall be without prejudice to the rights, if any, of the officer under any contract of employment of the officer.

Any officer may resign at any time by giving written notice to the corporation. Any resignation shall take effect at the date of the receipt of that notice or at any later time specified in that notice; and, unless otherwise specified in that notice, the acceptance of the resignation shall not be necessary to make it effective. Any resignation is without prejudice to the rights, if any, of the corporation under any contract to which the officer is a party.

Section 5. Vacancies. A vacancy in any office because of death, resignation, removal, disqualification, or any other cause shall be filled only in the manner prescribed in these bylaws for regular election or appointment to that office, provided that such vacancies shall be filled as they occur and not on an annual basis.

Section 6. Chairman of the Board. The Chairman of the Board shall preside at meetings of the board of directors and exercise and perform such other powers and duties as may be from

time to time assigned to him by the board of directors or prescribed by the bylaws.

Section 7. Chief Executive Officer. Subject to such powers as may be given by the board of directors to the Chairman of the Board, the Chief Executive Officer shall, subject to the control of the board of directors, generally supervise, direct, and control the business and the officers of the corporation. The Chief Executive Officer shall preside at all meetings of the board of directors in the absence of the chairman of the board. The Chief Executive Officer shall have such other powers and duties as may be prescribed by the board of directors or the bylaws.

Section 8. Executive Director. The Executive Director shall be the Chief Operating Officer of the corporation and shall be responsible for managing the general operations and business of the corporation under the supervision of the Chief Executive Officer and the Chairman of the Board.

Section 9. Secretary. The Secretary shall attend to the following:

(a) Book of minutes. The Secretary shall keep or cause to be kept, at the principal executive office or such other place as the board of directors may direct, a book of minutes of all meetings and actions of directors, and committees of directors, with the time and place of holding, whether regular or special, and, if special, how authorized, the notice given, the names of those present at such meetings, and the proceedings of such meetings.

(b) Notices, seal and other duties. The Secretary shall give, or cause to be given, notice of all meetings of the board of directors required by the bylaws to be given. The Secretary shall keep the seal of the corporation in safe custody. The Secretary shall have such other powers and perform such other duties as may be prescribed by the board of directors or the bylaws.

Section 10. Chief Financial Officer. The Chief Financial Officer shall attend to the following:

(a) Books of account. The Chief Financial Officer shall keep and maintain, or cause to be kept and maintained, adequate and correct books and records of accounts of the properties and business transactions of the corporation, including accounts of its assets, liabilities, receipts, disbursements, gains, losses, capital, retained earnings, and other matters customarily included in financial statements. The books of account shall be open to inspection by any director at all reasonable times.

(b) Deposit and disbursement of money and valuables. The Chief Financial Officer shall deposit all money and other valuables in the name and to the credit of the corporation with such depositories as may be designated by the board of directors; shall disburse the funds of the corporation as may be ordered by the board of directors; shall render to the Chief Executive Officer and the directors, whenever they request it, an account of all transactions as Chief Financial Officer and of the financial condition of the corporation; and shall have such other powers and perform such other duties as may be prescribed by the board of directors or the bylaws.

Section 11. Compensation. Officers may receive such compensation, if any, for their

services, and such reimbursement for expenses, as may be fixed or determined by the board or the Executive Committee, provided, however, that no officer who is an employee or officer of a governmental entity shall receive any payment other than for necessary travel, and other actual expenses incurred in performing the duties of his or her office.

ARTICLE VII

RECORDS AND REPORTS

Section 1. Corporate Records. The corporation shall keep:

(a) Adequate and correct books and records of accounts;

(b) Written minutes of the proceedings of its board and committees of the board; and

(c) The original or a copy of the articles of incorporation and bylaws, as amended, to date.

Section 2. Annual Report.

(a) Financial statements shall be prepared as soon as reasonably practicable after the close of the fiscal year. The financial statements shall contain in appropriate detail the following:

(1) The assets and liabilities, including trust funds, of this corporation as of the end of the fiscal year;

(2) The principal changes in assets and liabilities, including trust funds, during the fiscal year;

(3) The revenue or receipts of this corporation, both unrestricted and restricted to particular purposes, for the fiscal year;

(4) The expenses or disbursements of this corporation, for both general and restricted purposes during the fiscal year;

(5) Any transaction during the previous fiscal year involving Forty Thousand Dollars ($40,000.00) or more to which this corporation or a subsidiary was a party and in which any directors or officers of the corporation or subsidiary had or has a direct or indirect material financial interest. The report must disclose the names of the interested persons involved in such transaction, stating such person's relationship to the corporation, the nature of such person's interest in the transaction and, where practicable, the amount of such interest; and

(6) The amount and circumstances of any indemnification or advances aggregating more than Ten Thousand Dollars ($10,000.00) paid during the fiscal year to any officer or director of the Corporation.

(b) Such financial statements shall be accompanied by any report thereon of independent accountants, or, if there is no such report, the certificate of an authorized officer of the corporation that such statements were prepared without audit from the books and records of the Corporation.

(c) A report including the financial statements prescribed above shall be furnished annually to all directors of the corporation.

ARTICLE VIII

OTHER PROVISIONS

Section 1. Endorsement of Documents; Contracts. Subject to the provisions of applicable law, any note, mortgage, evidence of indebtedness, contract, conveyance, or other instrument in writing and any assignment or endorsement thereof executed or entered into between the corporation and any other person, when signed by the Chairman of the Board, Executive Director or the Chief Executive Officer, and the Secretary or the Chief Financial Officer shall be valid and binding on the corporation in the absence of actual knowledge on the part of the other person that the signing officers had no authority to execute the same. Any such instruments may be signed by any other person or persons and in such manner as from time to time shall be determined by the board, and, unless so authorized by the board, no officer, agent, or employee shall have any power or authority to bind the corporation by any contract or engagement or to pledge its credit or to render it liable for any purpose or amount.

Section 2. Representation of Shares of Other Corporations. The Chief Executive Officer or any other officer or officers authorized by the board or the Chief Executive Officer are each authorized to vote, represent, and exercise on behalf of the corporation all rights incident to any and all shares of any other corporation or corporations standing in the name of the corporation. The authority herein granted may be exercised either by any such officer in person or by any other person authorized so to do by proxy or power of attorney duly executed by said officer.

Section 3. Construction and Definitions. Unless the context otherwise requires, the general provisions, rules of construction, and definitions contained in the General Provisions of the California Nonprofit Corporation Law and in the California Nonprofit Public Benefit Corporation Law shall govern the construction of these bylaws.

Section 4. Amendments. These bylaws may be amended or repealed by the vote of a majority of the board.

Section 5. Fiscal Year. The fiscal year of this corporation shall be determined by resolution of the board.

Section 6. Corporate Seal. This Corporation shall have a seal which shall be specified by resolution of the board of directors. The seal shall be affixed to all corporate instruments, but failure to affix it shall not affect the validity of the instrument.

ARTICLE IX

INDEMNIFICATION

Section 1. Right of Indemnity. To the fullest extent permitted by law, this corporation shall indemnity its directors, officers, employees, and other persons described in Section 5238(a) of the California Corporations Code, including persons formerly occupying any such position, against all expenses, judgments, fines, settlements and other amounts actually and reasonably incurred by them in connection with any "proceeding," as that term is used in that Section, and including an action by or in the right of the corporation, by reason of the fact that the person is or was a person described in that section. "Expenses," as used in this bylaw, shall have the same meaning as in Section 5238(a) of the California Corporations Code.

Section 2. Approval of Indemnity. On written request to the board by any person seeking indemnification under Section 5238(b) or Section 5238(c) of the California Corporations Code, the board shall promptly determine under Section 5238(e) of the California Corporations Code whether the applicable standard of conduct set forth in Section 5238(b) or Section 5238(c) has been met and, if so, the board shall authorize indemnification. If the board cannot authorize indemnification because the number of directors who are parties to the proceeding with respect to which indemnification is sought prevents the formation of a quorum of directors who are not parties to that proceeding, the court in which such proceeding is or was pending upon application made by the corporation or the agent or the attorney or other person rendering services in connection with the defense, whether or not such application by the agent, attorney, or other person is opposed by the corporation, shall determine under Section 5238(e) of the California Corporations Code whether the applicable standard of conduct set forth in Section 5238(b) or Section 5238(c) has been met and, if so, the court shall authorize indemnification.

Section 3. Advancement of Expenses. To the fullest extent permitted by law and except as otherwise determined by the board in a specific instance, expenses incurred by a person seeking indemnification under Sections 1 and 2 of this Article in defending any proceeding covered by those sections shall be advanced by the corporation before final disposition of the proceeding, on receipt by the corporation of an undertaking by or on behalf of that person that the advance will be repaid unless it is ultimately determined that the person is entitled to be indemnified by the corporation for those expenses.

Section 4. Insurance. The corporation shall have the right to purchase and maintain insurance to the full extent permitted by law on behalf of its officers, directors, employees, and other agents, against any liability asserted or incurred by any officer, director, employee, or agent in such capacity or arising out of the officer's, director's, employee's, or agent's status as such.

ARTICLE X

NONPARTISAN ACTIVITIES

This corporation has been formed under the California Nonprofit Public Benefit Corporation Law as a charitable and public organization, and it shall be nonprofit and nonpartisan. No substantial part of the activities of the corporation shall consist of the

publication or dissemination of materials with the purpose of attempting to influence legislation, and the corporation shall not participate or intervene in any political campaign on behalf of any candidate for public office or for or against any cause or measure being submitted to the people for a vote.

The corporation shall not, except in an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the purposes described above.

ARTICLE XI

DEDICATION OF ASSETS

The properties and assets of this nonprofit corporation are irrevocably dedicated to fulfillment of the objectives and purposes of this corporation as set forth in Article X above. No part of the net earnings, properties, or assets of this corporation, on dissolution or otherwise, shall inure to the benefit of any private person or individual, or any member or director of this corporation. On liquidation or dissolution, all properties and assets and obligations shall be distributed pursuant to the nonprofit provisions of the California Corporations Code then in effect.

CERTIFICATE OF SECRETARY

I, the undersigned, certify that I am the presently elected and acting Secretary of NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA, a California nonprofit corporation, and the above bylaws, consisting of 12 pages, are the bylaws of this corporation as adopted at a meeting of the board of directors held on October 12, 2006.

DATED: August 1, 2011

DORETTA M. BRYAN, Secretary

BYLAWS OF

THE SOUTHERN CALIFORNIA HOUSING DEVELOPMENT CORPORATION

a California Nonprofit Public Benefit Corporation

ARTICLE I

The name of this corporation shall be THE SOUTHERN CALIFORNIA HOUSING DEVELOPMENT CORPORATION.

ARTICLE II

Section 1. Principal Office. The principal office for the transaction of the business of the corporation ("principal executive office") shall be fixed and located at Rancho Cucamonga, California, or at such other place as the board of directors shall determine. The directors may change the principal office from one location to another. Any change of this location shall be noted by the Secretary on these bylaws opposite this section, or this section may be amended to state the new location.

Section 2. Other Offices. The board of directors may at any time establish branch or subordinate offices at any place or places where the corporation is qualified to do business.

ARTICLE III

MEMBERSHIP

Section 1. Members. The corporation shall have no members. Any action which would otherwise require approval by a majority of all members or approval by the members shall require only approval of the board of directors. All rights which would otherwise vest in the members shall vest in the board of directors.

Section 2. Associates. Nothing in this Article III shall be construed as limiting the right of the corporation to refer to persons associated with it as "members" even though such persons are not members, and no such reference shall constitute anyone a member, within the meaning of Section 5056 of the California Nonprofit Corporation Law. The corporation may confer by amendment of its articles or of these bylaws some or all of the rights of a member, as set forth in the California Nonprofit Corporation Law, upon any person or persons who do not have the right to vote for the election of directors or on a disposition of substantially all of the assets of the corporation or on a merger or on a dissolution or on changes to the corporation's articles or bylaws, but no such person shall be a member within the meaning of said Section 5056.

ARTICLE IV

DIRECTORS

Section 1. Powers. Subject to limitations of the articles and these bylaws, the activities and affairs of the corporation shall be conducted and all corporate powers shall be exercised by or under the direction of the board of directors ("board"). The board may delegate the management of the activities of the corporation to any person or persons, a management company, or committees, however composed, provided that the activities and affairs of the corporation shall be managed and all corporate powers shall be exercised under the ultimate direction of the board. Without prejudice to such general powers, but subject to the same limitations, it is hereby expressly declared that the board shall have the following powers in addition to the other powers enumerated in these bylaws or statute:

(a) To select and remove all the other officers, agents, and employees of the corporation, prescribe powers and duties for them as may not be inconsistent with law, the articles, or these bylaws, fix their compensation, and require from them security for faithful service.

(b) To conduct, manage, and control the affairs and activities of the corporation and to make such rules and regulations therefor not inconsistent with law, the articles, or these bylaws, as they may deem best.

(c) To adopt, make, and use a corporate seal and to alter the form of such seal from time to time as they may deem best.

(d) To borrow money and incur indebtedness for the purposes of the corporation, and to cause to be executed and delivered therefor, in the corporate name, promissory notes, bonds, debentures, deeds of trust, mortgages, pledges, hypothecations, or other evidences of debt and securities therefor.

(e) To carry on a business at a profit and apply any profit that results from the business activity to any activity in which it may lawfully engage as a tax exempt corporation. No part of such profits shall inure to the benefit of any of its directors, trustees, officers, members, or to individuals.

Section 2. Number of Directors. The board of directors shall consist of at least nine (9) directors but no more than twelve (12) directors, which shall include ex officio directors as provided in Section 3 hereunder, until such number is changed by amendment of this section of the bylaws. The exact number of directors shall be fixed, within these limits, by a resolution adopted by the board of directors.

Section 3. Selection and Term of Office. The Chief Executive Officer, Chairman of the Board, and the Executive Director shall serve as ex officio directors with full voting powers. All

other directors shall be elected at annual meetings of the board. Each director shall hold office for three (3) years and until a successor has been elected and qualified.

Section 4. Vacancies. Subject to the provisions of Section 5226 of the California Nonprofit Public Benefit Corporation Law, any director may resign effective upon giving written notice to either the Chairman of the Board, the Secretary, or the board, unless the notice specified a later time for the effectiveness of such resignation. If the resignation is effective at a future time, a successor may be selected before such time, to take office when the resignation becomes effective.

Vacancies in the board shall be filled in the same manner as the director(s) whose office is vacant was selected; vacancies filled by election by directors may be filled by a majority of the remaining directors, although less than a quorum, or by a sole remaining director. Each director so selected shall hold office until the expiration of the term of the replaced director and until a successor has been selected and qualified.

A vacancy or vacancies in the board shall be deemed to exist in case of the death, resignation, or removal of any director or if the authorized number of directors is increased.

The board may declare vacant the office of a director who has been declared of unsound mind by a final order of court, or convicted of a felony, or found by a final order of judgment of any court to have breached any duty arising under Article 4 of the California Nonprofit Public Benefit Corporation Law.

No reduction of the authorized number of directors shall have the effect of removing any director before that director's term of office expires.

Section 5. Place of Meetings. Meetings of the board may be held at any place within or outside the State of California that has been designated from time to time by resolution of the board. In the absence of such designation, regular meetings shall be held at the principal executive office of the corporation.

Section 6. Annual Meetings. The board shall hold an annual meeting for the purpose of organization, selection of directors and officers, and the transaction of other business. Annual meetings of the board shall be held during the fourth quarter of each year.

Section 7. Other Regular Meetings. Other regular meetings of the board shall be held on such dates and at such times as may be fixed by the board.

Section 8. Special Meetings. Special meetings of the board for any purpose or purposes may be called at any time by the Chairman of the Board, the Chief Executive Officer, or any three (3) directors acting together. Special meetings of the board shall be held upon four days' notice by first-class mail or 48 hours' notice given personally or by telephone, telegraph, telex, or other similar means of communication. Any such notice shall be addressed or delivered to

each director at such director's address as it is shown upon the records of the corporation by the director for purposes of notice or, if such address is not shown on such records or is not readily ascertainable, at the place in which the meetings of the directors are regularly held.

Notice by mail shall be deemed to have been given at the time a written notice is deposited in the United States mails, postage prepaid. Any other written notice shall be deemed to have been given at the time it is personally delivered to the recipient or is delivered to a common carrier for transmission, or actually transmitted by the person giving the notice by electronic means, to the recipient. Oral notice shall be deemed to have been given at the time it is communicated, in person or by telephone or wireless, to the recipient or to a person at the office of the recipient who the person giving the notice has reason to believe will promptly communicate it to the receiver.

Section 9. Quorum. A majority of the authorized number of directors shall constitute a quorum for the transaction of business, except to adjourn as provided in Section 12 of this Article IV. Every act or decision done or made by a majority of the directors present at a meeting duly held at which a quorum is present shall be regarded as the act of the board of directors, unless a greater number is required by law or by the articles, except as provided in the next sentence. A meeting at which a quorum is initially present may continue to transact business, notwithstanding the withdrawal of directors, if any action taken is approved by at least a majority of the required quorum for that meeting.

Section 10. Participation in Meetings by Conference Telephone. Members of the board may participate in a meeting through use of conference telephone or similar communications equipment, so long as all members participating in such meeting can hear one another.

Section 11. Waiver of Notice. Notice of a meeting need not be given to any director who signs a waiver of notice or a written consent to holding the meeting or an approval of the minutes thereof, whether before or after the meeting, or who attends the meeting, without protesting, prior thereto or at its commencement, the lack of notice to such director. All such waivers, consents, and approvals shall be filed with the corporate records or made a part of the minutes of the meeting.

Section 12. Adjournment. A majority of the directors present, whether or not constituting a quorum, may adjourn any meeting to another time and place. Notice of the time and place of holding an adjourned meeting need not be given to absent directors if the time and place is fixed at the meeting adjourned, except as provided in the next sentence. If the meeting is adjourned for more than 24 hours, notice of any adjournment to another time or place shall be given prior to the time of the adjourned meeting to the directors who were not present at the time of the adjournment.

Section 13. Action Without Meeting. Any action required or permitted to be taken by the board of directors may be taken without a meeting, if all members of the board, individually or collectively, consent in writing to that action; provided, however, that the consent of any

director who has a material financial interest in a transaction to which the Corporation is a party and who is an "interested director" as defined in Section 5233 of the California Corporations Code shall not be required for approval of that transaction. Such action by written consent shall have the same force and effect as a unanimous vote of the board of directors. Such written consent or consents shall be filed with the minutes of the proceedings of the board.

Section 14. Rights of Inspection. Every director shall have the absolute right at any reasonable time to inspect and copy all books, records, and documents of every kind and to inspect the physical properties of the corporation of which such person is a director.

Section 15. Fees and Compensation. Directors and members of committees shall receive receive no compensation for their services. Reimbursement for expenses incurred in performance of duties may be fixed or determined by the Board.

ARTICLE V

COMMITTEES

Section 1. Committees of the Board. The board may appoint one or more committees, each consisting of two (2) or more directors and no persons who are not directors, and delegate to such committees any of the authority of the board except with respect to:

(a) the taking of any final action on matters which, under the Nonprofit Corporation Law of California, also requires members' approval or approval of a majority of all the members;

(b) the filling of vacancies on the board of directors or in any committee;

(c) the fixing of compensation of the directors for serving on the board or on any committee;

(d) the amendment or repeal of bylaws or adoption of new bylaws;

(e) the amendment or repeal of any resolution of the board of directors which by its express terms is not so amendable or repealable;

(f) the appointment of any other committees of the board of directors or the members of these committees.

(g) the expenditure of corporate funds to support a nominee for director after there are more people nominated for director than can be elected; or

(h) the approval of any self-dealing transaction, as such transactions are defined in Section 5233(a) of the California Nonprofit Public Benefit Corporation Law.

Any such committee must be created, and the members thereof appointed, by resolution adopted by a majority of the authorized number of directors then in office, provided a quorum is present, and any such committee may be designated by such name as the board shall specify. The board may appoint, in the same manner, alternate members of any committee who may replace any absent member at any meeting of the committee. The board shall have the power to prescribe the manner in which proceedings of any such committee shall be conducted. In the absence of any such prescription, such committee shall have the power to prescribe the manner in which its proceedings shall be conducted. Unless the board or such committee shall otherwise provide, the regular and special meetings and other actions of any such committee shall be governed by the provisions of Article IV applicable to meetings and actions of the board. Minutes shall be kept of each meeting of each committee.

Section 2. Executive Committee. There shall be an Executive Committee of the board which shall consist of the following: Chief Executive Officer, Chairman of the Board, Chairperson of the Acquisition Committee; Chairperson of the Property Management Committee; and Chairperson of the Audit/Finance Committee. The Executive Committee shall have all of the authority of the board of directors, except as provided in Section 1 of this Article.

Section 3. Executive Committee. Advisory committees may be apopinted from time to time by the board of directors. Advisory committees' membership may consist of both directors and nondirectors or nondirectors only. Advisory committees have no legal authority to act for the corporation but shall report their findings and recommendations to the board of directors.

ARTICLE VI

OFFICERS

Section 1. Officers. The officers of the corporation shall be a Chief Executive Officer, Chairman of the Board, Executive Director, Secretary, and Chief Financial Officer. The corporation may also have, at the discretion of the board of directors, one or more vice presidents, one or more assistant secretaries, one or more assistant treasurers, and such other officers as may be appointed in accordance with the provisions of Section 3 of this Article VI. Any number of offices may be held by the same person, except as provided in the articles or in these bylaws and except that neither the Secretary nor the Chief Financial Officer may serve concurrently as either the Chief Executive Officer or the Chairman of the Board.

Section 2. Election. The officers of the corporation, except those appointed in accordance with the provisions of Section 3 or Section 5 of this Article VI, shall be chosen annually by the board of directors, and each shall serve at the pleasure of the board, subject to the rights, if any, of an officer under any contract of employment.

Section 3. Subordinate Officers. The board of directors may appoint, and may authorize the Chairman of the Board or the Chief Executive Officer or another officer to appoint, any other

officers that the business of the corporation may require, each of whom shall have the title, hold office for the period, have the authority, and perform the duties specified in the bylaws or determined from time to time by the board of directors.

Section 4. Removal and Resignation. Any officer may be removed, with or without cause, by the board of directors at any time or, except in case of an officer chosen by the board of directors, by an officer on whom such power of removal may be conferred by the board of directors. Any such removal shall be without prejudice to the rights, if any, of the officer under any contract of employment of the officer.

Any officer may resign at any time by giving written notice to the corporation. Any resignation shall take effect at the date of the receipt of that notice or at any later time specified in that notice; and, unless otherwise specified in that notice, the acceptance of the resignation shall not be necessary to make it effective. Any resignation is without prejudice to the rights, if any, of the corporation under any contract to which the officer is a party.

Section 5. Vacancies. A vacancy in any office because of death, resignation, removal, disqualification, or any other cause shall be filled only in the manner prescribed in these bylaws for regular election or appointment to that office, provided that such vacancies shall be filled as they occur and not on an annual basis.

Section 6. Chairman of the Board. The Chairman of the Board shall preside at meetings of the board of directors and exercise and perform such other powers and duties as may be from time to time assigned to him by the board of directors or prescribed by the bylaws.

Section 7. Chief Executive Officer. Subject to such powers as may be given by the board of directors to the Chairman of the Board, the Chief Executive Officer shall, subject to the control of the board of directors, generally supervise, direct, and control the business and the officers of the corporation. The Chief Executive Officer shall preside at all meetings of the board of directors in the absence of the chairman of the board. The Chief Executive Officer shall have such other powers and duties as may be prescribed by the board of directors or the bylaws.

Section 8. Executive Director. The Executive Director shall be the Chief Operating Officer of the corporation and shall be responsible for managing the general operations and business of the corporation under the supervision of the Chief Executive Officer and the Chairman of the Board.

Section 9. Secretary. The Secretary shall attend to the following:

(a) Book of minutes. The Secretary shall keep or cause to be kept, at the principal executive office or such other place as the board of directors may direct, a book of minutes of all meetings and actions of directors, and committees of directors, with the time and place of holding, whether regular or special, and, if special, how authorized, the notice given, the names of those present at such meetings, and the proceedings of such meetings.

(b) Notices, seal and other duties. The Secretary shall give, or cause to be given, notice of all meetings of the board of directors required by the bylaws to be given. The Secretary shall keep the seal of the corporation in safe custody. The Secretary shall have such other powers and perform such other duties as may be prescribed by the board of directors or the bylaws.

Section 10. Chief Financial Officer. The Chief Financial Officer shall attend to the following:

(a) Books of account. The Chief Financial Officer shall keep and maintain, or cause to be kept and maintained, adequate and correct books and records of accounts of the properties and business transactions of the corporation, including accounts of its assets, liabilities, receipts, disbursements, gains, losses, capital, retained earnings, and other matters customarily included in financial statements. The books of account shall be open to inspection by any director at all reasonable times.

(b) Deposit and disbursement of money and valuables. The Chief Financial Officer shall deposit all money and other valuables in the name and to the credit of the corporation with such depositories as may be designated by the board of directors; shall disburse the funds of the corporation as may be ordered by the board of directors; shall render to the Chief Executive Officer and the directors, whenever they request it, an account of all transactions as Chief Financial Officer and of the financial condition of the corporation; and shall have such other powers and perform such other duties as may be prescribed by the board of directors or the bylaws.

Section 11. Compensation. Officers may receive such compensation, if any, for their services, and such reimbursement for expenses, as may be fixed or determined by the board or the Executive Committee, provided, however, that no officer who is an employee or officer of a governmental entity shall receive any payment other than for necessary travel, and other actual expenses incurred in performing the duties of his or her office

ARTICLE VII

RECORDS AND REPORTS

Section 1. Corporate Records. The corporation shall keep:

(a) Adequate and correct books and records of accounts;

(b) Written minutes of the proceedings of its board and committees of the board; and

(c) The original or a copy of the articles of incorporation and bylaws, as amended, to date.

Section 2. Annual Report.

(a) Financial statements shall be prepared as soon as reasonably practicable after the close of the fiscal year. The financial statements shall contain in appropriate detail the following:

(1) The assets and liabilities, including trust funds, of this corporation as of the end of the fiscal year;

(2) The principal changes in assets and liabilities, including trust funds, during the fiscal year;

(3) The revenue or receipts of this corporation, both unrestricted and restricted to particular purposes, for the fiscal year;

(4) The expenses or disbursements of this corporation, for both general and restricted purposes during the fiscal year;

(5) Any transaction during the previous fiscal year involving Forty Thousand Dollars ($40,000.00) or more to which this corporation or a subsidiary was a party and in which any directors or officers of the corporation or subsidiary had or has a direct or indirect material financial interest. The report must disclose the names of the interested persons involved in such transaction, stating such person's relationship to the corporation, the nature of such person's interest in the transaction and, where practicable, the amount of such interest; and

(6) The amount and circumstances of any indemnification or advances aggregating more than Ten Thousand Dollars ($10,000.00) paid during the fiscal year to any officer or director of the Corporation.

(b) Such financial statements shall be accompanied by any report thereon of independent accountants, or, if there is no such report, the certificate of an authorized officer of the corporation that such statements were prepared without audit from the books and records of the Corporation.

(c) A report including the financial statements prescribed above shall be furnished annually to all directors of the corporation.

ARTICLE VIII

OTHER PROVISIONS

Section 1. Endorsement of Documents; Contracts. Subject to the provisions of applicable law, any note, mortgage, evidence of indebtedness, contract, conveyance, or other instrument in writing and any assignment or endorsement thereof executed or entered into between the corporation and any other person, when signed by the Chairman of the Board, Executive Director or the Chief Executive Officer, and the Secretary or the Chief Financial Officer shall be valid and binding on the corporation in the absence of actual knowledge on the part of the other person that the signing officers had no authority to execute the same. Any such instruments may be signed by any other person or persons and in such manner as from time to time shall be determined by the board, and, unless so authorized by the board, no officer, agent, or employee shall have any power or authority to bind the corporation by any contract or engagement or to pledge its credit or to render it liable for any purpose or amount.

Section 2. Representation of Shares of Other Corporations. The Chief Executive Officer or any other officer or officers authorized by the board or the Chief Executive Officer are each authorized to vote, represent, and exercise on behalf of the corporation all rights incident to any and all shares of any other corporation or corporations standing in the name of the corporation. The authority herein granted may be exercised either by any such officer in person or by any other person authorized so to do by proxy or power of attorney duly executed by said officer.

Section 3. Construction and Definitions. Unless the context otherwise requires, the general provisions, rules of construction, and definitions contained in the General Provisions of the California Nonprofit Corporation Law and in the California Nonprofit Public Benefit Corporation Law shall govern the construction of these bylaws.

Section 4. Amendments. These bylaws may be amended or repealed by the vote of a majority of the board.

Section 5. Fiscal Year. The fiscal year of this corporation shall be determined by resolution of the board.

Section 6. Corporate Seal. This Corporation shall have a seal which shall be specified by resolution of the board of directors. The seal shall be affixed to all corporate instruments, but failure to affix it shall not affect the validity of the instrument.

ARTICLE IX

INDEMNIFICATION

Section 1. Right of Indemnity. To the fullest extent permitted by law, this corporation shall indemnity its directors, officers, employees, and other persons described in Section 5238(a) of the California Corporations Code, including persons formerly occupying any such position, against all expenses, judgments, fines, settlements and other amounts actually and reasonably incurred by them in connection with any "proceeding," as that term is used in that Section, and including an action by or in the right of the corporation, by reason of the fact that the person is or was a person described in that section. "Expenses," as used in this bylaw, shall have the same meaning as in Section 5238(a) of the California Corporations Code.

Section 2. Approval of Indemnity. On written request to the board by any person seeking indemnification under Section 5238(b) or Section 5238(c) of the California Corporations Code, the board shall promptly determine under Section 5238(e) of the California Corporations Code whether the applicable standard of conduct set forth in Section 5238(b) or Section 5238(c) has been met and, if so, the board shall authorize indemnification. If the board cannot authorize indemnification because the number of directors who are parties to the proceeding with respect to which indemnification is sought prevents the formation of a quorum of directors who are not parties to that proceeding, the court in which such proceeding is or was pending upon application made by the corporation or the agent or the attorney or other person rendering services in connection with the defense, whether or not such application by the agent, attorney, or other person is opposed by the corporation, shall determine under Section 5238(e) of the California Corporations Code whether the applicable standard of conduct set forth in Section 5238(b) or Section 5238(c) has been met and, if so, the court shall authorize indemnification.

Section 3. Advancement of Expenses. To the fullest extent permitted by law and except as otherwise determined by the board in a specific instance, expenses incurred by a person seeking indemnification under Sections 1 and 2 of this Article in defending any proceeding covered by those sections shall be advanced by the corporation before final disposition of the proceeding, on receipt by the corporation of an undertaking by or on behalf of that person that the advance will be repaid unless it is ultimately determined that the person is entitled to be indemnified by the corporation for those expenses.

Section 4. Insurance. The corporation shall have the right to purchase and maintain insurance to the full extent permitted by law on behalf of its officers, directors, employees, and other agents, against any liability asserted or incurred by any officer, director, employee, or agent in such capacity or arising out of the officer's, director's, employee's, or agent's status as such.

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ARTICLE X

NONPARTISAN ACTIVITIES

This corporation has been formed under the California Nonprofit Public Benefit Corporation Law as a charitable and public organization, and it shall be nonprofit and nonpartisan. No substantial part of the activities of the corporation shall consist of the publication or dissemination of materials with the purpose of attempting to influence legislation, and the corporation shall not participate or intervene in any political campaign on behalf of any candidate for public office or for or against any cause or measure being submitted to the people for a vote.

The corporation shall not, except in an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the purposes described above.

ARTICLE XI

DEDICATION OF ASSETS

The properties and assets of this nonprofit corporation are irrevocably dedicated to fulfillment of the objectives and purposes of this corporation as set forth in Article X above. No part of the net earnings, properties, or assets of this corporation, on dissolution or otherwise, shall inure to the benefit of any private person or individual, or any member or director of this corporation. On liquidation or dissolution, all properties and assets and obligations shall be distributed pursuant to the nonprofit provisions of the California Corporations Code then in effect.

CERTIFICATE OF SECRETARY

I, the undersigned, certify that I am the presently elected and acting Secretary of THE SOUTHERN CALIFORNIA HOUSING DEVELOPMENT CORPORATION, a California nonprofit corporation, and the above bylaws, consisting of 12 pages, are the bylaws of this corporation as adopted at a meeting of the board of directors held on Nov. 11, 1995.

DATED: 11-15-95

MARY ANN JACKSON, Secretary

78702-1

CERTIFICATE

OF

ADOPTION OF AMENDMENT OF BYLAWS

I, MARY ANN JACKSON, Secretary of THE SOUTHERN CALIFORNIA HOUSING DEVEOPMENT CORPORATION, do hereby certify that the following is a full, true and correct copy of resolutions of the board of directors of said corporation duly adopted by unanimous written consent of the board of directors, without a meeting, dated January 20, 1995:

AMENDMENT OF BYLAWS

WHEREAS, the board of directors has deemed it to be in the best interest of the Corporation to amend the bylaw provisions regarding the officers of the corporation.

NOW, THEREFORE, BE IT RESOLVED that Section 1 of Article V of the Bylaws of this Corporation is hereby amended to read as follows:

> Section 1. Officers. The officers of this corporation shall be a Chief Executive Officer, Chairman of the Board, Executive Director, Chief Financial Officer, Secretary, and such officers as the Board of Directors may appoint. Any number of offices may be held by the same person except that neither the Secretary nor the Chief Financial Officer may serve concurrently as the Chief Executive Officer or Chairman of the Board.
>
> RESOLVED, FURTHER, that Section 5 of Article V of the Bylaws of this Corporation is hereby amended to read as follows:

/////

Section 5. Chief Executive Officer; Chairman of the Board.

A. Chief Executive Officer. The Chief Executive Officer shall be the President of the corporation and shall be responsible for conducting the affairs of the corporation in a manner consistent with the policies and directives of the Board of Directors. The Chief Executive Officer shall have such other duties as may be prescribed by the Board of Directors.

B. Chairman of the Board. The Chairman of the Board shall be responsible for conducting the affairs of the corporation in a manner consistent with the policies and directives of the Board of Directors. The Chairman of the Board shall preside at all meetings of the Board of Directors. The Chairman of the Board shall have such other duties as may be prescribed by the Board of Directors.

WHEREAS, the board of directors has further deemed it to be in the best interest of the Corporation to amend the bylaw provision regarding the Executive Committee of the Board of Directors.

NOW, THEREFORE, BE IT RESOLVED that Section 2 of Article IV of the Bylaws of this Corporation is hereby amended to read as follows:

Section 2. Executive Committee. There shall be an Executive Committee of the Board of Directors consisting of the following seven members:

A. The Chief Executive Officer;

B. The Chairman of the Board;

C. The Executive Director; and

D. Four at large Board Members.

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Each at large Board Member shall be elected to the Executive Committee annually by a majority of the members of the Board of Directors. Such Executive Committee shall have all the authority of the Board except as provided in Section 1 of this Article IV.

I further certify that said resolutions are still in full force and effect and have not been amended or revoked.

IN WITNESS WHEREOF, I have hereunto set my hand as such Secretary, and affixed the corporate seal, this 10th day of February, 1995.

Mary Ann Jackson

MARY ANN JACKSON, Secretary

49750

BYLAWS

OF

THE SOUTHERN CALIFORNIA HOUSING DEVELOPMENT CORPORATION,

a California nonprofit public benefit corporation

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ARTICLE I

OFFICES

The principal executive office of the corporation shall be located in the City of Rialto, State of California, as the Board of Directors may from time to time designate. Additional offices may be established and maintained at such place or places in the State of California as the Board of Directors may from time to time designate.

ARTICLE II

MEMBERSHIP

This corporation shall have no members. All corporate actions shall be approved by the Board of Directors as provided in these bylaws. All rights which would otherwise rest in the members shall rest in the Directors.

ARTICLE III

DIRECTORS

Section 1. Powers. This corporation shall have powers to the full extent allowed by law. All powers and activities of this corporation shall be exercised and managed directly by the Board of Directors or, if delegated, under the ultimate direction of the Board.

Section 2. Number of Directors. Andrew B. Wright, Jeffrey S. Burum and John R. Trauth shall serve as interim Directors of this corporation. The three interim Directors shall serve until a full Board of Directors is appointed pursuant to Section 3 of this Article III. Beginning December 31, 1992, there shall be fifteen (15) members of the Board of Directors until the directors shall fix a different number of members of the Board by an amendment to these bylaws.

Section 3. Appointment of Directors. The Board of Directors shall be appointed and elected by the existing or interim Board of Directors as follows:

(a) One Director shall be a housing developer;

(b) One Director shall be an officer of a financial institution;

(c) One Director shall be a professional staff member of a city located in Imperial, Kern, Los Angeles, Orange, Riverside, San Bernardino, San Diego, Santa Barbara or Ventura County (collectively, the "Designated Counties") and shall be a specialist in housing;

(d) Two Directors shall be elected public officials of a government jurisdiction located in any of the Designated Counties;

(e) One Director shall be a person who commits substantial time to promoting low-income housing or special-needs housing;

(f) One Director shall be an elected official of a school district located in any of the Designated Counties;

(g) One Director shall be a past or present officer of a Building Industry Association in Southern California;

(h) One Director shall be a professional who has been employed as a managing agent of a low-income housing project located in any of the Designated Counties;

(i) One Director shall be an officer of an employer of
any of the Designated Counties;

r shall be a full-time faculty member of
students granting baccalaureate degrees
ity located in any of the Designated

r shall be a resident of any of the

r shall be a real estate economist.

set forth in Sections 3(a) through 3(l)
pply to each respective Director only at
l, once appointed, no Director shall be
r to the expiration of his or her term
of a change in status, position or
in a failure to satisfy any of the
ections 3(a) through 3(l).

President and the Executive Director of
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tial terms of the first full Board of
e for each Director of this corporation

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shall be three (3) years or until his or her successor is appointed. A Director may succeed himself or herself in office. In order to stagger the terms of the Directors, the initial term of office for the Directors whose terms commence on July 1, 1992 shall be three years for five of the Directors, two years for five of the Directors, and one year for five of the Directors. The interim Directors shall determine which terms shall apply to which Directors.

Section 5. Vacancies. A vacancy shall be deemed to exist in the event that the actual number of Directors is less than the authorized number for any reason. A resignation shall be effective upon receipt of written notice by the Board, the Chairman of the Board, the President or the Secretary, unless the notice specifies a later time of effectiveness. The Board may remove any Director with or without cause. Absence of a Director from three or more consecutive Board meetings shall constitute cause for removal. If a vacancy occurs, the Board of Directors shall appoint a Director to fill the vacancy in accordance with the requirements set forth in Section 3 of this Article III. A Director so appointed shall serve for the unexpired term of his or her predecessor.

Section 6. Meetings of the Board. The Board of Directors shall meet at least once during each fiscal year at such date, time and place as the Board of Directors shall determine. In addition to the annual meetings, additional regular or special meetings shall be held at such times as shall from time to time be fixed by the President or the Directors. Special meetings of the Board of Directors for any purpose or purposes may be called at any time by the President or by any three (3) Directors. Members of the Board may participate in any meeting through the use of conference telephone or similar communications equipment, so long as all members participating in such meeting can hear one another. Participation in a meeting by this means constitutes presence in person at such meeting.

Section 7. Notice of Board Meetings. Notice of regular and special meetings shall be given to the Directors not less than six (6) days prior to the meeting if delivered by first class mail or not less than forty-eight (48) hours prior to the meeting if the notice is delivered personally or by telephone. If mailed, such notice shall be deemed given when deposited in the United States mail, with postage thereon prepaid, directed to the Director.

Section 8. Waivers of Notice. The notice requirements contained in these bylaws may be waived in writing by any Director, either before or after the meeting. The attendance of any Director at a meeting without protesting prior to the conclusion of the meeting the lack of notice of such meeting shall constitute a

waiver of notice by him or her. All waivers shall be made part of the minutes of the meetings.

Section 9. Quorum of Directors. A quorum for any meeting of the Board of Directors shall be a majority of the members in office, but such number shall not be less than one-fifth (1/5) of the authorized number of Directors. Except where a greater vote is required by the Articles of Incorporation or bylaws or by applicable law, if a quorum is present, the affirmative vote of a majority of the Directors represented at the meeting, entitled to vote, and voting on any manner, shall be the act of the Board of Directors. A meeting at which a quorum is initially present may continue to transact business notwithstanding the withdrawal of Directors, if any action taken is approved by at least a majority of the required quorum for such meeting. A majority of the Directors then present, whether or not constituting a quorum, may adjourn any meeting to another time and place.

Section 10. Action in Lieu of a Meeting. Any Board action required or permitted to be taken by the Board may be taken without a meeting, if all Directors of the Board, not including any "interested director" as defined in Section 5233 of the California Nonprofit Corporation Law, shall individually or collectively consent in writing. Such written consent shall be made a part of the minutes of the proceedings of the Board. Such action by written consent shall have the same force and effect as the unanimous vote of the Directors.

Section 11. Standard of Care.

A. General. A Director shall perform the duties of a director, including duties as a member of any committee of the Board on which the Director may serve, in good faith, in a manner such Director believes to be in the best interest of this corporation and with such care, including reasonable inquiry, as an ordinarily prudent person in a like situation would use under similar circumstances.

In performing the duties of a Director, a Director shall be entitled to rely on information, opinions, reports or statements, including financial statements and other financial data, in each case prepared or presented by:

(1) One or more officers or employees of the corporation whom the Director believes to be reliable and competent in the matters presented;

(2) Counsel, independent accountants or other persons as to matters which the Director believes to be within such person's professional or expert competence; or

(3) A committee of the Board upon which the Director does not serve, as to matters within its designated authority, which committee the Director believes to merit confidence, so long as, in any such case, the Director acts in good faith, after reasonable inquiry when the need therefor is indicated by the circumstances and without knowledge that would cause such reliance to be unwarranted.

A person who performs the duties of a Director in accordance with the above shall have no liability based upon any failure or alleged failure to discharge that person's obligations as a Director, including, without limiting the generality of the foregoing, any actions or omissions which exceed or defeat a public or charitable purpose to which a corporation, or assets held by it, are dedicated.

B. Investments. Except with respect to assets held for use or used directly in carrying out this corporation's charitable activities, in investing, reinvesting, purchasing, acquiring, exchanging, selling and managing this corporation's investments, the Board shall avoid speculation, looking instead to the permanent disposition of the funds, considering the probable income, as well as the probable safety of this corporation's capital. The provisions of Subsection A above shall apply to this Subsection.

Section 12. Loans and Self-Dealing Transactions.

A. Loans. This corporation shall not make any loan of money or property to or guarantee the obligation of any Director or officer; provided, however, that this corporation may advance money to a Director or officer of this corporation or any subsidiary for expenses reasonably anticipated to be incurred in performance of the duties of such officer or Director so long as such individual would be entitled to be reimbursed for such expenses absent that advance.

B. Self-Dealing Transactions. The Board shall not approve a self-dealing transaction. A self-dealing transaction is one to which this corporation is a party and in which one or more of the Directors has a material financial interest and which does not meet the requirements of Subsection C below.

C. Exemption Requirements. The following transactions are exempted from the prohibition of Subsection B above:

(1) A transaction which is part of a public or charitable program approved in good faith by the Board of Directors without unjustified favoritism and which results in a benefit to one or more Directors or their families only because they are in a class of persons intended to be benefited by the program.

(2) A transaction of which the Director with a material financial interest has no actual knowledge, and which does not exceed the lesser of one percent of the gross receipts of this corporation for the preceding fiscal year or $100,000.

(3) A transaction which has been approved by the Attorney General before or after it was consummated.

(4) A transaction which the Board of Directors, having knowledge of the material facts concerning the transaction and the Director's interest in the transaction, authorizes (by a vote of a majority of the Directors then in office without counting the vote of the interested Director) after considering and in good faith determining, upon reasonable investigation under the circumstances, that (a) the transaction will be entered into by this corporation for its own benefit, (b) the transaction is fair and reasonable as to this corporation, and (c) this corporation could not have obtained a more advantageous arrangement with reasonable effort under the circumstances.

Section 13. Inspection Rights. Every Director shall have the absolute right at any reasonable time to inspect and copy all books, records, and documents, and to inspect the physical properties of this corporation. Such inspection by a Director may be made in person or by agent or attorney and the right of inspection includes the right to copy and make extracts.

Section 14. Compensation. No Director shall receive any compensation from the corporation for serving on the Board. Subject to approval by the Board of Directors, Directors shall be entitled to receive reimbursement for necessary travel and other actual expenses incurred in performing duties of his or her office and in attending meetings of the Board of Directors and meetings of committees of the Board of Directors.

Section 15. Interested Persons Limit. Not more than forty-nine (49) percent of the persons serving on the corporation's Board may be interested persons. For purposes of this section, "interested persons" means either:

A. Any person currently being compensated by the corporation for services rendered to it within the previous twelve (12) months, whether as a full- or part-time employee, independent contractor, or otherwise; or

B. Any brother, sister, ancestor, descendant, spouse, brother-in-law, sister-in-law, son-in-law, daughter-in-law, mother-in-law or father-in-law of any such person.

ARTICLE IV

COMMITTEES

Section 1. Committees of Directors. The Board of Directors may, by resolution adopted by a majority of the Directors then in office, designate one or more committees, each consisting of three or more Directors, to serve at the pleasure of the Board. Appointments to such committees shall be made annually by majority vote of the Directors then in office. Any committee, to the extent provided in the resolution, shall have all the authority of the Board, except that no committee, regardless of the Board resolution, may:

A. Fill vacancies on the Board of Directors or on any committee;

B. Fix compensation of Directors for serving on the Board or any committee;

C. Amend or repeal bylaws or adopt new bylaws;

D. Amend or repeal any resolution of the Board of Directors which by its express terms is not so amendable or repealable;

E. Appoint any other committees of the Board of Directors or the members of these committees; or

F. Approve any self-dealing transaction.

Section 2. Executive Committee. There shall be an Executive Committee of the Board of Directors consisting of the following three members:

A. The President and Chairman of the Board;

B. The Executive Director; and

C. One at large Board Member.

Each at large Board member shall be elected to the Executive Committee annually by a majority of the members of the Board of Directors. Such Executive Committee shall have all the authority of the Board except as provided in Section 1 of this Article IV.

Section 3. Audit Committee. There shall be an Audit Committee of the Board of Directors consisting of three Directors elected by the Board. Members of the Executive Committee and

officers of the Corporation shall be ineligible to serve on the Audit Committee.

The Audit Committee shall have no powers of the Board but shall serve in an advisory capacity by reviewing the corporation's annual audit and preparing a report for the Board of Directors.

Section 4. Advisory Committees. Advisory committees may be appointed from time to time by the Board of Directors. Advisory committees' membership may consist of Directors only or both Directors and nondirectors or nondirectors only. Advisory committees have no legal authority to act for the corporation, but shall report their findings and recommendations to the Board of Directors.

Section 5. Meetings. Except as otherwise provided in this Article IV, meetings and actions of committees shall be governed by and held and taken in accordance with the provisions of Article III of these bylaws concerning meetings of Directors, with such changes in the content of those bylaws as are necessary to substitute the committee and its members for the Board of Directors and its members. Minutes shall be kept of each meeting of any committee and shall be filed with the corporate records. The Board of Directors may adopt rules for the governance of any committee not inconsistent with the provisions of these bylaws.

ARTICLE V

OFFICERS

Section 1. Officers. The officers of this corporation shall be a President and Chairman of the Board, Executive Director, Chief Financial Officer, Secretary and such officers as the Board of Directors may appoint. Any number of offices may be held by the same person except that neither the Secretary nor the Chief Financial Officer may serve concurrently as the President or Chairman of the Board.

Section 2. Appointment. The Board of Directors shall elect all officers of the corporation for terms of one year, or until their successors are elected and qualified.

Section 3. Removal. Subject to the rights, if any, of the officer under any contract of employment, any officer of the corporation may be removed with or without cause by the Board of Directors at any time.

Section 4. Resignation. Any officer may resign at any time by giving written notice to this corporation. Any resignation shall take effect at the date of the receipt of that notice or at any later time specified by that notice and unless otherwise

specified in that notice, the acceptance of the resignation shall not be necessary to make it effective. Any resignation is without prejudice to the rights, if any, of this corporation under any contract to which the officer is a party.

Section 5. President and Chairman of the Board. The President and Chairman of the Board shall be the chief executive officer of the corporation and shall be responsible for conducting the affairs of the corporation in a manner consistent with the policies and directives of the Board of Directors. He or she shall preside at all meetings of the Board of Directors and shall have such other duties as may be prescribed by the Board.

Section 6. Executive Director. The Executive Director shall be the chief operating officer of the corporation and shall be responsible for managing the general operations and business of the corporation under the supervision of the President and Chairman of the Board.

Section 7. Secretary. The Secretary shall serve notice of and act as Secretary at all meetings of the Board of Directors, shall record all such proceedings in the Minute Books and shall be responsible for conducting the affairs of the corporation in a manner consistent with the policies and directives of the Board of Directors. The Secretary shall have such additional powers and duties as shall be prescribed by the Board.

Section 8. Chief Financial Officer. The Chief Financial Officer of the corporation shall have charge and custody of and shall receive, safeguard, disburse and account for all funds of the corporation, and shall deposit and invest them in such banks, other depositories or investments as may be designated by the Board. The Chief Financial Officer shall maintain books and records of the corporation, and shall prepare and submit such accounting and tax forms as may be required by local, state and federal law. The Chief Financial Officer shall have such additional powers and duties as shall be prescribed by the Board.

Section 9. Vice Presidents. The Board may appoint one or more Vice Presidents to perform such duties and have such powers as the Board shall designate.

Section 10. Compensation. Compensation of the officers shall be determined by the Board or the Executive Committee; provided, however, that no officer who is an employee or officer of a governmental entity shall receive any payments other than for necessary travel and other actual expenses incurred in performing duties of his or her office.

Section 11. Execution of Instruments. Any and all instruments executed in the name of the corporation, including, but not limited to, contracts, agreements, purchase orders, notes,

deeds, deeds of trust, mortgages, leases, security agreements, checks and drafts issued, endorsements of checks and drafts received, certificates, applications and reports, shall be executed by one or more officers, employees or agents of the corporation as authorized from time to time by the Board of Directors. Such authorization may be general or confined to specific instances. The respective offices and duties thereof as established and defined in this Article V and by resolution of the Board of Directors include, except as otherwise provided, the authority to execute instruments in the name of the corporation when the execution of the instrument is incident to carrying out the duties of the offices.

ARTICLE VI

RECORDS

Section 1. Minute Book. The corporation shall keep or cause to be kept a minute book which shall contain:

A. The record of all meetings of the Board of Directors including date, place, those attending the proceedings thereof, a copy of the notice of the meeting and when and how given, written waivers of notice of meeting, written consents to holding meeting, written approvals of minutes of meeting, and unanimous written consents to action of the Board of Directors without a meeting, and similarly as to meetings of committees of the Board of Directors and as to meetings or written consents of the Incorporator of the corporation prior to the appointment of the initial Board of Directors.

B. A copy of the Articles of Incorporation and all amendments thereof and a copy of all certificates filed with the Secretary of State.

C. A copy of the bylaws, as amended, duly certified by the Secretary.

Section 2. Annual Report.

A. Financial statements shall be prepared as soon as reasonably practicable after the close of the fiscal year. The financial statements shall contain in appropriate detail the following:

(1) The assets and liabilities, including trust funds, of this corporation as of the end of the fiscal year;

(2) The principal changes in assets and liabilities, including trust funds, during the fiscal year;

(3) The revenue or receipts of this corporation, both unrestricted and restricted to particular purposes, for the fiscal year;

(4) The expenses or disbursements of this corporation, for both general and restricted purposes during the fiscal year;

(5) Any transaction during the previous fiscal year involving Forty Thousand Dollars ($40,000.00) or more to which this corporation or a subsidiary was a party and in which any Directors or officers of the corporation or subsidiary had or has a direct or indirect material financial interest. The report must disclose the names of the interested persons involved in such transaction, stating such person's relationship to the corporation, the nature of such person's interest in the transaction and, where practicable, the amount of such interest; and

(6) The amount and circumstances of any indemnification or advances aggregating more than Ten Thousand Dollars ($10,000.00) paid during the fiscal year to any officer or Director of the corporation.

B. Such financial statements shall be accompanied by any report thereon of independent accountants, or, if there is no such report, the certificate of an authorized officer of the corporation that such statements were prepared without audit from the books and records of the corporation.

C. A report including the financial statements prescribed above shall be furnished annually to all Directors of the corporation.

ARTICLE VII

INDEMNIFICATION

Section 1. Indemnification of Directors, Officers and Employees. The corporation may indemnify its Directors, officers, employees and other eligible persons pursuant to the provisions of Section 5238 of the California Nonprofit Corporation Law, or pursuant to a contract entered into with any employee who is not an officer or Director.

Section 2. Advancement of Expenses. Expenses incurred in defending any proceeding may be advanced by the corporation as authorized in Section 5238 of the California Nonprofit Corporation Law prior to final disposition of such proceeding, upon receipt of an undertaking by or on behalf of the Director, officer or employee to repay such amount unless it shall be determined ultimately that the Director, officer or employee is entitled to be indemnified.

ARTICLE VIII

MISCELLANEOUS

Section 1. Fiscal Year. The fiscal year of this corporation shall be determined by resolution of the Board of Directors.

Section 2. Corporation Seal. This corporation shall have a seal which shall be specified by resolution of the Board of Directors. The seal shall be affixed to all corporate instruments, but failure to affix it shall not affect the validity of the instrument.

Section 3. Amendment of Bylaws. These bylaws may be amended by the vote of two-thirds of all of the members of the Board of Directors. All Directors must receive at least thirty (30) days notice of any vote on amending or repealing these bylaws.

Section 4. Reimbursement of Expenses of the Corporation. The corporation shall provide full reimbursement for monies expended on behalf of the corporation by its officers or Directors.

CERTIFICATE OF SECRETARY

I, the undersigned, do hereby certify:

1. That I am the duly elected and acting Secretary of The Southern California Housing Development Corporation, a California nonprofit public benefit corporation.

2. That the foregoing bylaws constitute the bylaws of said corporation as adopted by the directors of this corporation by unanimous written consent on September 4, 1992.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 4th day of September, 1992.

Mary Ann Jackson
Secretary

SF3-2108.1

ATTACHMENT G
2014 Financial Statement

National Community Renaissance of California

Consolidating Financial Statements
(With Supplementary Information) and
Independent Auditor's Report

December 31, 2014

National Community Renaissance of California

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Independent Auditor's Report

To the Board of Directors
National Community Renaissance of California

We have audited the accompanying consolidating financial statements of National Community Renaissance of California, which comprise the statement of financial position as of December 31, 2014, and the related statements of activities, changes in net assets and cash flows for the year then ended, and the related notes to the consolidating financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidating financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidating financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidating financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidating financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidating financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidating financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidating financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidating financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidating financial statements referred to above present fairly, in all material respects, the financial position of National Community Renaissance of California as of December 31, 2014, and the results of their operations, changes in their net assets and their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Information

Our audit was conducted for the purpose of forming an opinion on the consolidating financial statements as a whole. The accompanying supplementary information on pages 34 to 53 is presented for purposes of additional analysis, and is not a required part of the consolidating financial statements. The accompanying schedule of expenditures of federal awards, as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, is presented for purposes of additional analysis and is not a required part of the consolidating financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidating financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidating financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidating financial statements or to the consolidating financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects in relation to the consolidating financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 29, 2015, on our consideration of National Community Renaissance of California's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering National Community Renaissance of California's internal control over financial reporting and compliance.

Cohn Reznick LLP

Sacramento, California
May 29, 2015

Taxpayer Identification Number:
22-1478099

Lead Auditor: Brian J. Brewer, CPA

National Community Renaissance of California

Consolidating Statement of Financial Position
December 31, 2014

Assets

	National Community Renaissance of California	Housing Affiliates	Eliminations	Total
Assets				
Cash and cash equivalents	$ 6,700,595	$ 13,396,191	$ -	$ 20,096,786
Reserve for security deposits held in trust	1,093,709	2,137,596	-	3,231,305
Restricted cash	15,255,787	15,103,219	-	30,359,006
Accounts receivable, net	825,252	225,751	(194,348)	856,655
Advance due from affiliate, net	52,368,007	441,733	(43,287,144)	9,522,596
Developer fee receivable	7,102,203	-	(7,102,203)	-
Prepaid expenses	379,997	619,892	-	999,889
Investments	447,981	-	264,927	712,908
Project development costs	12,043	-	-	12,043
Property, equipment and improvemets, net	105,741,489	627,050,570	(3,023,208)	729,768,851
Deferred costs, net	760,071	9,135,317	-	9,895,388
Total assets	$ 190,687,134	$ 668,110,269	$ (53,341,976)	$ 805,455,427

Liabilities and Net Assets

Liabilities				
Accounts payable	$ 972,375	$ 5,310,946	$ -	$ 6,283,321
Accrued expenses	2,315,175	59,919,537	(463,357)	61,771,355
Security deposits	1,113,914	2,098,143	-	3,212,057
Deferred revenue	3,235,020	242,981	(3,023,208)	454,793
Mortgages and notes payable	86,124,822	488,298,390	(33,641,473)	540,781,739
Due to affiliates	(1)	10,547,433	(9,681,367)	866,065
Developer fee payable	-	7,294,097	(6,797,498)	496,599
Total liabilities	93,761,305	573,711,527	(53,606,903)	613,865,929
Commitments and contingencies	-	-	-	-
Net assets				
Partners' equity	-	94,398,742	(94,398,742)	-
Unrestricted net assets, controlling	53,137,553	-	(10,234,233)	42,903,320
Unrestricted net assets, non-controlling	-	-	104,897,902	104,897,902
Total unrestricted net assets	53,137,553	-	94,663,669	147,801,222
Temporarily restricted net assets	43,788,275	-	-	43,788,275
Total net assets	96,925,828	94,398,742	264,927	191,589,497
Total liabilities and net assets	$ 190,687,133	$ 668,110,269	$ (53,341,976)	$ 805,455,426

See Notes to Consolidating Financial Statements.

National Community Renaissance of California

Consolidating Statement of Activities
Year Ended December 31, 2014

	National Community Renaissance of California	Housing Affiliates	Temporarily Restricted Net Assets	Eliminations	Total
Revenues					
Rental income	$ 19,365,148	$ 34,292,664	$ -	$ -	$ 53,657,812
Consulting, development and partnership fees	5,566,300	-	-	(1,571,199)	3,995,101
Management fees	3,426,740	-	-	(111,599)	3,315,141
Private donations - Hope Through Housing	522,209	-	-	-	522,209
Grants, including release of temporarily restricted net assets	834,234	-	(321,679)	-	512,555
Grants - Hope Through Housing	449,172	-	-	-	449,172
Laundry revenue	177,420	569,555	-	-	746,975
Interest	362,775	48,107	-	(44,185)	366,697
Other revenue	9,017,799	590,812	-	(6,843,187)	2,765,424
Total revenues	39,721,797	35,501,138	(321,679)	(8,570,170)	66,331,086
Expenses and losses					
Program service expenses					
Administrative	1,652,870	1,208,750	-	-	2,861,620
Salaries and related expenses	3,566,910	3,666,294	-	-	7,233,204
Utilities	2,466,191	5,314,078	-	-	7,780,269
Operating and maintenance	4,612,431	6,979,783	-	-	11,592,214
Professional services	424,614	952,065	-	-	1,376,679
Taxes and insurance	1,688,406	2,239,520	-	-	3,927,926
Interest	2,061,821	15,079,255	-	(44,185)	17,096,891
Depreciation	2,992,231	20,976,790	-	-	23,969,021
Amortization	53,277	441,736	-	-	495,013
Management fees	894,057	4,198,761	-	(1,682,798)	3,410,020
Other expense	556,274	869,658	-	-	1,425,932
Loss on impairment	-	4,567,314	-	-	4,567,314
Total program service expenses	20,969,082	66,494,004	-	(1,726,983)	85,736,103

National Community Renaissance of California

Consolidating Statement of Activities
Year Ended December 31, 2014

	National Community Renaissance of California	Housing Affiliates	Temporarily Restricted Net Assets	Eliminations	Total
General and administrative expenses					
Administrative	1,400,693	-	-	-	1,400,693
Salaries and related expenses	8,481,381	-	-	-	8,481,381
Operating and maintenance	125,470	-	-	-	125,470
Professional services	1,159,462	-	-	-	1,159,462
Taxes and insurance	66,405	-	-	-	66,405
Interest	204,262	-	-	-	204,262
Depreciation	356,079	-	-	-	356,079
Amortization	50,000	-	-	-	50,000
Total general and administrative expenses	11,843,752	-	-	-	11,843,752
Total expenses	32,812,834	66,494,004	-	(1,726,983)	97,579,855
Excess of revenues and gains over expenses	6,908,963	-	(321,679)	(6,843,187)	(255,903)
Net loss	-	(30,992,866)	-	-	(30,992,866)
Attributable to non-controlling interest	-	(30,982,975)	-	-	(30,982,975)
Excess of revenues and gains over expenses and losses attributable to National Community Renaissance of California	$ 6,908,963	$ (9,891)	$ (321,679)	$ (6,843,187)	$ (265,794)

See Notes to Consolidating Financial Statements.

National Community Renaissance of California

Consolidating Statement of Changes in Net Assets
Year Ended December 31, 2014

	National Community Renaissance of California (controlling interest)	Housing Affiliates (non-controlling interest)	Total
Net assets - unrestricted, December 31, 2013	$ 42,849,239	$ 107,655,504	$ 150,504,743
Excess (deficiency) of revenues over expenses	55,885	(30,982,975)	(30,927,090)
Contributions	-	28,506,267	28,506,267
Distributions	(1,804)	(280,894)	(282,698)
Net assets - unrestricted, December 31, 2014	$ 42,903,320	$ 104,897,902	$ 147,801,222
Net assets - temporarily restricted, December 31, 2013	$ 44,109,954	$ -	$ 44,109,954
Grant income - Pledge Agreement grant	339,200	-	339,200
Release of temporarily restricted net assets	(660,879)	-	(660,879)
Net assets - temporarily restricted, December 31, 2014	$ 43,788,275	$ -	$ 43,788,275

See Notes to Consolidating Financial Statements.

National Community Renaissance of California

Consolidating Statement of Cash Flows
Year Ended December 31, 2014

Cash flows from operating activities	
Decrease in unrestricted net assets	$ (30,927,090)
Decrease in temporarily restricted net assets	(321,679)
Adjustments to reconcile increase in net assets to net cash provided by operating activities	
Depreciation and amortization	24,870,113
Bad debt expense	408,513
Loss on impairment of property, equipment and improvements	4,567,314
(Increase) decrease in	
Accounts receivable	(600,317)
Security deposits held in trust	(251,660)
Prepaids and other assets	(594,478)
Decrease (increase) in	
Accounts payable and accrued expenses	8,387,936
Security deposits liability	243,193
Due to affiliates	205,699
Deferred revenue	(192,703)
Net cash provided by operating activities	5,794,841
Cash flows from investing activities	
Investment in property, equipment and improvements and assets held for use	(34,999,298)
Proceeds from repayment of advances from affiliates	2,752,248
Repayment of project development costs	339,998
Investment in joint venture	(170,639)
Developer fees paid	(4,448)
Net change in restricted cash	(3,007,231)

National Community Renaissance of California

Consolidating Statement of Cash Flows
Year Ended December 31, 2014

Cash flows from financing activities	
Proceeds from mortgages and notes payable	34,636,214
Prinicpal payments on mortgages and notes payable	(30,490,130)
Distributions paid	(282,698)
Proceeds from capital contributions	28,506,267
Payment of deferred costs	(357,370)
Net cash provided by financing activities	32,012,283
Net increase in cash and cash equivalents	2,717,754
Cash and cash equivalents, beginning of the year	17,379,031
Cash and cash equivalents, end of year	$ 20,096,785
Supplemental disclosure of cash flow information	
Cash paid during the year for interest, net of capitalized portion	$ 9,981,150
Noncash investing and financing activities	
Accounts payable included in property, equipment and improvements and assets held for use	$ 526,356
Total noncash investing and financing activities	$ 526,356

See Notes to Consolidating Financial Statements.

Note 1 - Organization and nature of operations

National Community Renaissance of California ("NCRC"), formerly known as Southern California Housing Development Corporation, is a nonprofit organization formed to assist cities in California in the development of high-quality affordable housing. NCRC assists in revitalizing communities through acquisition and rehabilitation of existing housing or through construction of housing. NCRC owns affordable housing properties, provides property management and social programs to enhance the quality of life of its residents, and serves as general partner for affordable housing projects. NCRC's principal sources of revenue are rental income from tenants, grants, property management fees and consulting and development fees.

NCRC and its affiliates receive significant funding from federal, state and local government subsidies in various forms, including low-income housing tax credits, low-interest rate loans, grants, and rent subsidies for qualifying very-low, low- and moderate-income tenants.

Principles of consolidation

The accompanying financial statements include the accounts of NCRC and supporting entities in which NCRC and affiliates own 100% interest. Additionally, the financial statements for the year ended December 31, 2014 include the accounts of 56 limited partnerships in which NCRC owns a minority financial interest, but has a controlling interest. These entities are included in the consolidation in accordance with U.S. generally accepted accounting principles ("GAAP"). For the limited partnerships in which the nonprofit general partner (noted on pages 12 and 13) serves as the general partner, NCRC has determined that the presumption of control for the limited partnerships has not been overcome, and as a result, the limited partnerships have been consolidated. All significant intercompany balances and transactions have been eliminated in consolidation.

NCRC has an economic relationship with National Community Renaissance Development Corporation ("NCRDC"), a nonprofit organization, which has an overlapping board and shares employees and facilities. However, each organization has and maintains its separate corporate identity. Neither entity has any voting rights in the other and there are no contractual or oversight requirements imposed on either organization in favor of the other. NCRC has provided voluntary operating advances to NCRDC. As of December 31, 2014, the balance of advances due from NCRDC is $9,477,076, which is included in advances due from affiliates on the statement of financial position (see Note 10).

In accordance with GAAP, Reporting of Related Entities by Not-for-Profit Organizations, consolidation of the two organizations is not required. The total assets, liabilities, unrestricted net assets controlling, unrestricted net assets non-controlling, and revenues and gains and expenses and losses of NCRDC as of and for the year ended December 31, 2014 are $68,759,597, $64,660,159, <$1,458,803>, $5,548,241, $12,841,429 and $13,433,071, respectively.

Also included in the consolidation is Hope Through Housing Foundation, a separate 501(c)(3) entity. Hope Through Housing Foundation shares the same board of directors as

NCRC, and is economically dependent on NCRC. In accordance with GAAP, it has been determined that control exists over Hope Through Housing Foundation, which has been included in the consolidation.

The not-for-profit supporting entities (identified as National Community Renaissance of California in the financial statements) consist of:

- Southern California Housing Development Corporation of Rancho Cucamonga owns 100% of the following projects:

    - Monterey Village Apartments
    - Mountainside Apartments
    - Northgate Village Apartments
    - Sycamore Springs Apartments

- Projects and organizations which are owned 100% by NCRC are as follows:

- ANF Family Partners, LP
- Arbor Villas Apartments
- Arbor Villas LLC
- Avenida Serra Housing Partners GP, LLC
- Cimmaron Heights Apartments
- Cathedral Palms Apartments
- Clark Manor Apartments
- Corona del Rey
- Hawthorne Terrace Apartments
- Impressions Apartments
- La Quinta Apartments
- Mar Vista
- Mission Cove Phase A
- Mission Cove Family I
- Mission Cove Family II
- Park Vista Apartments
- Rancho Verde Apartments
- Rancho Verde Village GP, LLC
- Renaissance Village Apartments River Canyon GP, LLC
- San Antonio Gateway Housing Corp.
- Savi Ranch
- Savi Ranch II
- Signature at Valley Center
- South Pace GP, LLC
- ANF Family Partners, LP
- Summerwood Apartments
- Val 9
- Vista Terraza II
- Waterman Gardens
- West Mission Partners LLC
- Hope Through Housing Foundation

The For Profit Housing Affiliates ("Housing Affiliates") are comprised of the following limited partnerships and limited liability companies, and respective NCRC owned nonprofit entities who have or own general partner and managing member interests:

For profit housing affiliate		Nonprofit general partner	%
Autumn Ridge Apartments, L.P.	*	SCHDC of Orange	0.010%
ANF Family Ptrs II, LP		South Pace GP LLC	0.010%
Avenida Serra Housing Partners, L.P.	*	Avenida Serra Housing Partners GP, LLC	0.010%
Bell Gardens Housing Partners, L.P.	*	SCHDC of Los Angeles	0.010%
Bell Housing Partners, L.P.	*	SCHDC of Los Angeles	0.010%
Bolt Housing Partners, L.P.	*	SCHDC of Orange	0.010%
Cathedral Family Housing Ptrs LP	*	SCHDC of Inland Empire	0.010%
CG Affordable Housing Partners, LLC	*	National Community Renaissance of California	85.000%
Citrus Grove Housing Partners, LP	*	SCHDC of Inland Empire	0.010%
Copper Hills Apartments, L.P.	*	SCHDC of Orange	0.010%
Corona de Oro Apartments, L.P.	*	SCHDC of Orange	0.010%
Courson Senior Partners, L.P.	*	SCHDC of Los Angeles	0.010%
Desert Meadows Housing Partners, L.P.		SCHDC of Inland Empire	0.010%
Downey Housing Partners, L.P.	*	SCHDC of Los Angeles	0.010%
Eagle Rock Housing Partners, L.P.		SCHDC of Los Angeles	0.010%
East Rancho Verde Housing Partners, L.P.	*	SCHDC of Inland Empire	0.010%
EMI Housing Partners, L.P.	*	SCHDC of Inland Empire	0.010%
Escondido Housing Partners, L.P.		SCHDC of Orange	0.010%
Escondido Senior Housing Parnters, L.P.	*	SCHDC of Orange	0.010%
Executive Lodge Apartments, L.P.	*	SCHDC of Orange	0.100%
Fontana Housing Partners, L.P.	*	SCHDC of Orange	0.012%
Fontana II Housing Partners, L.P.	*	SCHDC of Orange	0.005%
Fontana III Housing Partners, L.P.	*	SCHDC of Orange	0.005%
Fontana IV Housing Partners, L.P.	*	SCHDC of Orange	0.005%
Inland Valley Housing Partners, L.P.		SCHDC of Inland Empire	0.010%
Ken Tal Housing Partners, L.P.	*	SCHDC of Orange	0.005%
Malvern Housing Partners, L.P.	*	SCHDC of Inland Empire	0.010%
Mills Family Housing Partners, L.P.	*	SCHDC of Inland Empire	0.010%
Mission Village Senior, L.P.	*	SCHDC of Inland Empire	0.005%
Montclair Family Housing Partners, L.P.	*	SCHDC of Inland Empire	0.010%
Montclair Senior Housing Partners, L.P.		San Antonio Gateway	0.010%
Normandie Senior Apartments, L.P.	*	Normandie Senior Housing Partners GP, LLC	0.010%
Normandie Senior Housing Partners GP, LLC	*	SCHDC of Los Angeles	79.0000%
Oceanside Housing Partners, L.P.		SCHDC of Orange	0.010%
Oceanside Senior Housing Partners, L.P.	*	SCHDC of Orange	0.010%
Palmdale Senior Housing Partners, L.P.	*	SCHDC of Los Angeles	0.010%

For profit housing affiliate		Nonprofit general partner	%
Rancho Workforce Housing, L.P.	*	SCHDC of Inland Empire	0.0045%
Renaissance Village Housing Partners, L.P.	*	RV Housing Partners GP, LLC	0.010%
Rialto Housing Partners, L.P.	*	SCHDC of Inland Empire	0.010%
Richmar Housing Partners, L.P.	*	SCHDC of Orange	0.010%
Riverside Housing Partners, L.P.		SCHDC of Inland Empire	0.010%
San Marcos Housing Partners, L.P.	*	SCHDC of Orange	0.010%
Santa Fe Springs Housing Partners, L.P.	*	SCHDC of Los Angeles	0.010%
Santee Apartments, L.P.		SCHDC of Orange	0.010%
Spring Valley Housing Partners, L.P.	*	SCHDC of Orange	0.010%
UC Housing Partners, L.P.		SCHDC of Orange	0.010%
Victorville Housing Partners, L.P.	*	SCHDC of Inland Empire	0.010%
Villa Serena Apartments, L.P.	*	SCHDC of Orange	0.010%
Vista Dunes Housing Partners, L.P.	*	Vista Dunes GP, LLC	0.0075%
Vista Dunes GP, LLC	*	SCHDC of Inland Empire	75.0000%
Vista Terraza Housing Partners, L.P.		SCHDC of Orange	0.010%
Westlake Village Housing Partners, L.P.	*	SCHDC of Orange	0.010%
Woods Family Housing Partners, L.P.	*	Woods Family Housing Partners GP, LLC	0.010%
Woods Family Housing Partners GP, LLC	*	SCHDC of Los Angeles	79.0000%
Yorba Linda Housing Partners, L.P.	*	SCHDC of Orange	0.010%
Yucca Valley Senior Housing Partners, L.P.	*	SCHDC of Inland Empire	0.010%

* The audited financial statements of these entities, whose results are included in these financial statements, were not required to be audited in accordance with *Government Auditing Standards*.

Note 2 - Significant accounting policies

Accounting method

NCRC uses the accrual method of accounting which recognizes income in the period earned and expenses when incurred, regardless of the timing of payments.

Basis of presentation

NCRC is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets and permanently restricted net assets. Information is required to segregate program service expenses from general and administrative expenses.

In conformity with GAAP, contributions received are recorded as unrestricted, temporarily restricted or permanently restricted support depending on the existence and/or nature of any donor restrictions.

Use of estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the amounts reported in these financial statements and the accompanying notes. Actual results could differ from those estimates. Estimates of future operations were made by management in the calculation of the amount of developer fee revenue recognized under GAAP, the amount of expense allocated to an affiliate, and the assessment of the collectability of advances due from affiliates.

Fair value

The carrying amount of NCRC's cash and cash equivalents, receivables, payables and accrued expenses approximate fair value due to the short-term nature of these instruments. The fair value of the NCRC’s long-term notes receivable and notes payable is assessed by management based on analysis of underlying investments and historical trends. Impairment reserves are provided as necessary. It is impractical to estimate the fair value of the NCRC's financial guarantees because there are no quoted market prices for transactions that are similar in nature.

Cash and cash equivalents

NCRC considers all highly-liquid investments purchased with an original maturity of three months or less to be cash equivalents.

Restricted cash

Restricted cash consists of replacement reserves, property tax and insurance escrows, operating reserves, debt service reserves and construction loan draw reserves. Such reserves are required by various financing authorities, lenders or stipulations in the applicable partnership or operating agreements.

Accounts receivable and bad debts

Tenant accounts receivable are reported net of an allowance for doubtful accounts. Management's estimate of the allowance is based on historical collection experience and a review of the current status of tenant accounts receivable. It is reasonably possible that management's estimate of the allowance will change. As of December 31, 2014, the

allowance for doubtful accounts is $254,506. Bad debt expense during the year ended December 31, 2014 was $408,513 and is included in rental income from tenants on the statement of activities.

Advances due from affiliates
The advances due from affiliates are reported net of an allowance for doubtful accounts. Management's estimate of the allowance is based on expected future operating performance and other factors. It is reasonably possible that management's estimate of the allowance will change. As of December 31, 2014, there is no allowance for doubtful accounts.

Investments
NCRC records its investments on the cost basis of accounting, as determined by their ownership percentage and control. Such investments include the following entities: Housing Partnership Network Group Insurance Initiative; HB Housing Partners, L.P.; Anaheim Revitalization Partners, L.P.; Anaheim Revitalization II, L.P.; Anaheim Revitalization III, L.P.; and Anaheim Revitalization IV, L.P.

Project development costs
NCRC incurs costs in connection with properties it is considering for development as well as costs associated with projects in the initial stages of development. These costs include such items as market studies, purchase options, environmental study costs, legal and accounting costs. Project development costs are capitalized until such time as the project is no longer considered desirable or feasible, at which time the costs are expensed. Project development costs related to projects that are ultimately developed are subsequently recorded as receivables to be repaid by the applicable projects. During the year ended December 31, 2014, $143,751 of project development costs were expensed and included in other expense on the statement of activities.

Property, equipment and improvements
Property, equipment and improvements are recorded at cost. Expenditures for maintenance and repairs are expensed as incurred, while major renewals and betterments are capitalized. Costs of properties constructed or rehabilitated include all direct costs of construction, as well as carrying costs during the construction period and indirect costs of construction, supervision and management. Upon disposal of depreciable property, the appropriate property accounts are reduced by the related costs and accumulated depreciation. The resulting gains and losses are reflected in the statement of activities. Depreciation is computed using the straight-line method over the estimated useful lives ranging from 5 to 40 years.

It is NCRC's policy to capitalize expenditures for improvements, furniture, and fixtures and equipment exceeding $2,500.

Impairment of long-lived assets
NCRC reviews its long-lived assets and investments for impairment whenever events or changes in circumstances indicate that the carrying value of an asset may not be

recoverable. When recovery is reviewed, if the undiscounted cash flows estimated to be generated by the property are less than its carrying amount, management compares the carrying amount of the property to its fair value in order to determine whether an impairment loss has occurred. The amount of the impairment loss is equal to the excess of the asset's carrying value over its estimated fair value. During the year ended December 31, 2014, an impairment loss of $4,567,314 was recognized pertaining to the rental project owned by the Housing Affiliate Santee Apartments L.P.

Deferred costs

Mortgage financing costs are amortized over the term of the loan using the straight-line method. GAAP requires that the effective yield method be used to amortize financing costs; however, the effect of using the straight-line method is not materially different from the results that would have been obtained under the effective yield method.

Costs related to obtaining low-income housing tax credits are being amortized using the straight-line method over the mandatory 15-year compliance period.

Costs related to obtaining leasehold interests are capitalized and amortized on the straight-line method over the life of the related ground lease.

The table below indicates each component within the deferred costs line item on the statement of financial position:

	Mortgage financing costs	Tax credit monitoring fees	Leasehold interests	Total
Deferred costs	$ 10,082,152	$ 2,152,234	$ 2,212,203	$ 14,446,589
Less accumulated amortization	(3,285,110)	(876,441)	(389,650)	(4,551,201)
Deferred costs, net	$ 6,797,042	$ 1,275,793	$ 1,822,553	$ 9,895,388

Estimated annual amortization for each of the next five years subsequent to December 31, 2014 is as follows:

	Mortgage financing costs	Tax credit monitoring fees	Leasehold interests	Total
2015	$ 351,722	$ 131,815	$ 40,222	$ 523,759
2016	339,223	131,815	40,222	511,260
2017	321,610	127,236	40,222	489,068
2018	314,451	117,854	40,222	472,527
2019	314,451	106,597	40,222	461,270

Non-controlling interest in limited partnerships and limited liability companies
This amount represents the aggregate balance of investor limited partner or investor member equity interest in the Housing Affiliates that are included in the financial statements. The aggregate negative balances, if any, of limited partner or investor member interests prior to January 1, 2010 remain in NCRC's net assets.

Revenue recognition
Rental income is recognized as rents become due. Rental payments received in advance are deferred until earned. All leases between the projects and the tenants of the projects are operating leases.

Portions of the rental income are in the form of subsidy payments from the U.S. Department of Housing and Urban Development ("HUD") under Section 8 of the National Housing Act and a Project Rental Assistance Contract. Tenants are subsidized based upon their level of income. Rent increases require HUD approval.

NCRC earns contractor fees based on services provided in the development of projects of affiliated limited partnerships and wholly owned properties. Such fees are recognized when earned based on the estimated percentage of completion. The fees are capitalized into rental property on the limited partnerships' financial statements.

Developer fees are earned in connection with the construction and oversight of the development of properties. The developer fees are recognized as revenue commencing with the closing of a project's construction loan (the "Closing") based on the percentage of completion method, taking into account the total anticipated development costs and the potential operating deficit obligation through the period from the Closing through the end of the operating deficit obligation period (typically three years from the achievement of Breakeven Operations as defined in partnership agreements). Generally, NCRC utilizes the following formula to determine the amount of the developer fee earned as of a specific date: The developer fee multiplied by the fraction having as its denominator (i) the total development costs plus (ii) the total operating deficit obligation for the obligation period and as its numerator (i) the total development costs incurred to the specific date of calculation plus (ii) the total operating deficits funded as of the specific date of calculation. Upon

construction completion, the remaining developer fee is recorded as an asset with a corresponding offset to deferred revenue if the amount of developer fee owed exceeds the amount of developer fee earned to such date in accordance with the preceding formula. In the event that a portion, or all, of the developer fee is not paid at the end of the development period (deferred developer fee), the deferred developer fee is generally assumed to be paid from the future cash flow of the property and thereby recognized when paid. Developer fees that are earned during construction and paid for with investor equity or project debt are capitalized. The deferred developer fees expected to be paid from property operations are eliminated in consolidation.

Laundry and cable income, and prepaid rent received in advance are deferred until earned.

Property management fee income is earned monthly based on the management agreement.

Private donations
Contributions are recognized as revenue when an unconditional promise, in substance, to give is received. All contributions and other types of revenue with restrictions imposed by the donor, if any, are reported as increases in temporarily or permanently restricted net assets depending on the nature of the restrictions. When a restriction expires, temporarily restricted net assets are released and reclassified to unrestricted net assets.

Grants
Grants received from government agencies and others, which are conditioned upon NCRC incurring certain qualifying costs or meeting other conditions, are recognized as an increase in temporarily or permanently restricted net assets. When the qualifying costs are incurred and/or the possibilities of not meeting the conditions are remote, such grants are reported as increases in unrestricted net assets. In general, these conditions require NCRC to maintain ownership of the property and to continue to provide low-income housing as specified in the agreement.

Functional allocation of expenses
The costs of providing the various programs and other activities have been summarized on a functional basis in the statement of activities. Directly identifiable expenses are charged to program and supporting services. Expenses related to more than one function are charged to program and supporting services based on systematic methods.

Income taxes
NCRC including Hope Through Housing Foundation has applied for and received a determination letter from the Internal Revenue Service ("IRS") to be treated as a tax exempt entity pursuant to Section 501(c)(3) of the Internal Revenue Code and did not have any unrelated business income for the year ended December 31, 2014. Due to its tax exempt status, NCRC and Hope Through Housing Foundation is not subject to income taxes. NCRC and Hope Through Housing Foundation is required to file tax returns with the IRS and other taxing authorities. Accordingly, these financial statements do not reflect a provision for income taxes and NCRC and Hope Through Housing Foundation has no other

tax positions which must be considered for disclosure. While no income tax returns are currently being examined by the Internal Revenue Service, tax years since 2011 are subject to review by the IRS.

The Housing Affiliates are pass-through entities for income tax purposes and, are not subject to income taxes. All items of taxable income, deductions and tax credits are passed through to and are reported by their owners on their respective income tax returns. The Housing Affiliates' federal tax status as pass-through entities is based on their legal status as a partnership. The Housing Affiliates are required to file tax returns with the Internal Revenue Service and other taxing authorities. Accordingly, these financial statements do not reflect a provision for income taxes and the Housing Affiliates have no other tax positions which must be considered for disclosure. While no income tax returns are currently being examined by the Internal Revenue service, tax years since 2011 are subject to review by the IRS.

Advertising

Advertising and marketing costs are expensed as incurred.

Note 3 - Restricted cash

Regulatory Agreements with the California Housing Finance Agency ("CalHFA") requires monthly impound deposits for insurance premiums, property taxes and replacements. A capital purchase reserve, which is not required to be replenished, was established at the inception of the loan to replace refrigerators for certain apartment units. These impounds and reserves are held by CalHFA and expenditures are subject to their supervision and approval. In addition, an operating expense reserve account was also established at the inception of the loan, which is required to be maintained until certain financial conditions are satisfied, as defined in the Regulatory Agreement.

NCRC holds deposits at certain projects, restricted by an agreement with the City of Rancho Cucamonga and other municipalities, for improvements at the project or for future projects in the City of Rancho Cucamonga and other municipalities. These deposits are held in trust and expenditures are subject to supervision and approval by the City of Rancho Cucamonga and other municipalities.

In accordance with the terms of certain loan agreements, regulatory agreements and partnership agreements, deposits are made into replacement reserve accounts, operating reserve accounts, tax and insurance escrow accounts and other accounts as required by the applicable agreements. Withdrawals from these accounts may require approval from designated parties.

Note 4 - Investments

On March 30, 2004, NCRC invested in the Housing Partnership Network Group Insurance Initiative, a cooperative of other real estate investment companies, whose purpose is to offer low-cost insurance to companies with a history of low-loss ratios. The investment is accounted for under the cost method of accounting since NCRC’s ownership is less than 20%. In 2004, NCRC purchased one share of Class A stock for $10,000, and 277 shares of

Class B stock at $1,000 per share. In 2013, NCRC purchased 275 Class C shares at $555 per share. NCRC is entitled to dividend payments in proportion to their investment once they are declared. As of December 31, 2014, the investment in the insurance cooperative is $697,815. Dividends in the amount of $250,234 were received during the year ended December 31, 2014, and are included in other income on the statement of activities.

NCRC consolidates its ownership interest in limited partnerships which it controls (see Note 1). As of December 31, 2014, there was a deficit balance in investment in limited partnerships of $264,927. Such amount was eliminated in consolidation.

Note 5 - Property, equipment and improvements, net

Property, equipment and improvements consist of the following as of December 31, 2014:

Land	$ 106,534,436
Buildings	603,938,639
Improvements	157,707,359
Furniture, fixtures and equipment	28,211,341
Construction in progress	24,765,740
	921,157,515
Less accumulated depreciation	(191,388,664)
	$ 729,768,851

Note 6 - Mortgages and notes payable

Mortgages and notes payable are as follows as of December 31, 2014:

Lender	Secured Entity	Interest rate	Monthly principal and int or other repymt terms	Maturity	Principal balance
Greystone Servicing Corp.	NCRC / Arbor Villas, LLC	4.13%	$ 27,487	11/2049	$ 6,093,507
Guaranty Federal Bank	NCRC / Cathedral Palms Apartments	6.50%	5,057	01/2027	506,989
County of Riverside	NCRC / Cathedral Palms Apartments	3.00%	948	12/2031	113,912
City of Cathedral	NCRC / Cathedral Palms Apartments	0.00%	(8)	01/2027	1,000,000
Redevelopment Agency of City of Cathedral City	NCRC / Cimmaron Heights Apts	0.00%	(1)	12/2015	280,000
JPMorgan Chase Bank	NCRC / Clark Manor Apartments	4.93%	7,849	08/2033	1,145,402
Long Beach Affordable Housing Coalition, Inc.	NCRC / Clark Manor Apartments	4.00%	(1)	06/2058	550,000
JPMorgan Chase Bank	NCRC / Corona Del Rey Apartments	3.00%	54,804	08/2016	3,082,204
County of Riverside	NCRC / Corona Del Rey Apartments	3.00%	1,304	08/2028	174,431
City of Corona	NCRC / Corona Del Rey Apartments	0.00%	(8)	05/2051	1,341,546
City of Hawthorne RDA	NCRC / Hawthorne Terrace Apts	3.00%	(1)	10/2059	1,998,855
California Statewide Communities Develelopment Authority	NCRC / Hawthorne Terrace Apts	5.55%	28,329	10/2029	2,409,000
City of Hawthorne HOME	NCRC / Hawthorne Terrace Apts	0.00%	(1)	07/2020	207,645
City of Hawthorne	NCRC / Hawthorne Terrace Apts	0.00%	(1)	10/2059	250,000
JPMorgan Chase Bank	NCRC / Impressions Apartments	6.06%	8,498	08/2028	693,322
City of Palmdale	NCRC / Impressions Apartments	0.00%	(8)	08/2053	1,627,144
JPMorgan Chase Bank	NCRC / La Quinta Apartments	6.06%	9,361	08/2028	810,219
City of Palmdale	NCRC / La Quinta Apartments	0.00%	(8)	07/2053	1,775,029
City of Pasadena	NCRC / Mar Vista	3.00%	(1)	(a)	1,504,492
Federal Home Funds	NCRC / Mar Vista	3.00%	(1)	07/2066	677,413
Inclusionary Housing Fund	NCRC / Mar Vista	3.00%	(1)	07/2066	685,217
City of Oceanside	NCRC / Mission Cove Family I	0.00%	(9)	08/2017	807,190
City of Oceanside	NCRC / Mission Cove Family I	0.00%	(9)	08/2017	693,012
City of Oceanside	NCRC / Mission Cove Family II	0.00%	(9)	08/2017	378,241
City of Oceanside	NCRC / Mission Cove Family II	0.00%	(9)	08/2017	300,917
California Housing Finance Agency	SCHD / Monterey Village Apartments	7.25%	34,791	09/2026	3,310,270
California Housing Finance Agency	SCHD / Mountainside Apartments	7.25%	44,171	09/2026	4,202,746
California Housing Finance Agency	SCHD / Northgate Village Apartments	6.00%	33,444	09/2034	4,647,825
Victorville Redevelopment Agency	SCHD / Northgate Village Apartments	3.00%	(1)	12/2035	2,927,412
JPMorgan Chase Bank	NCRC / Park Vista Apartments	6.06%	1,762	08/2028	196,026
City of Palmdale	NCRC / Park Vista Apartments	0.00%	(8)	07/2053	742,860
JPMorgan Chase Bank	NCRC / Rancho Verde Village	2.75%	(4)	04/2025	2,339,548
Victorville Redevelopment Agency	NCRC / Signature at Valley Center	3.00%	(1)	12/2061	1,394,841
HUD	NCRC / San Antonio Gateway Housing Corp	0.00%	(7)	03/2066	10,604,000
City of Yorba Linda	NCRC / Savi Ranch II	3.00%	(1)	(a)	3,060,163

Lender	Secured Entity	Interest rate	Monthly principal and int or other repymt terms	Maturity	Principal balance
City of Yorba Linda	NCRC / Savi Ranch	3.00%	(1)	(a)	5,272,033
JPMorgan Chase Bank	NCRC / Summerwood Apartments	5.99%	6,141	02/2028	522,798
City of Palmdale	NCRC / Summerwood Apartments	0.00%	(8)	01/2053	2,136,416
California Housing Finance Agency	SCHD / Sycamore Springs Apartments	7.25%	30,186	09/2026	2,872,147
Housing Authority County of San Bernardino	NCRC / Waterman Gardens				215,720
City of San Marcos	West Mission Apartments	3.00%	(1)	05/2031	1,320,000
Commerce West Bank	West Mission Apartments	5.62%	(1)	09/2020	379,331
County RDA/CDC	NCRC	0.00%	(10)	(b)	5,200,000
JPMorgan Chase Bank - AHP	NCRC	0.00%	(1)	(14)	500,000
Citibank N.A.- AHP	NCRC	0.00%	(3)	04/2069	480,000
Housing Capital Company	NCRC	6.75%	(4)	08/2015	2,870,000
Wells Fargo Bank	NCRC	2.00%	(4)	11/2017	1,000,000
Wells Fargo Bank	NCRC	2.00%	(4)	11/2015	668,750
Wells Fargo Bank	NCRC	2.00%	(4)	11/2015	156,250
Federal Home Loan Mortg Corp - Freddie Mac	ANF Family Partners II L.P.	4.53%	(4)	01/2044	5,100,000
City of Fairfield	ANF Family Partners II L.P.	3.00%	(1)	12/2066	9,357,694
Cal HFA - MHSA	ANF Family Partners II L.P.	0.00%	(1)	12/2066	1,200,000
Fairfield HOME Funds	ANF Family Partners II L.P.	3.00%	(1)	08/2066	1,688,005
County of San Diego California Statewide Communities	Autumn Ridge Apartments, L.P.	3.00%	(1)	02/2055	800,000
Redevelopment Agency of the City of San Marcos	Autumn Ridge Apartments, L.P.	3.00%	(1)	08/2035	440,000
Redevelopment Agency of the City of San Marcos	Autumn Ridge Apartments, L.P.	3.00%	(1)	01/2035	1,200,000
Redevelopment Agency of the City of San Marcos	Autumn Ridge Apartments L.P.	3.00%	(1)	01/2035	2,994,503
Union Bank of California	Autumn Ridge Apartments, L.P.	7.65%	63,732	08/2035	8,222,296
Citibank N. A.	Avenida Serra Housing Partners, L.P.	variable	(9)	09/2016	55,000
City of San Clemente	Avenida Serra Housing Partners, L.P.	0.00%	(1)	(a)	2,453,706
Federal Home Loan Bank - AHP	Bell Gardens Housing Partners, L.P.	0.00%	(3)	03/2064	284,000
California Community Reinvestment Corporation	Bell Gardens Housing Partners, L.P.	5.52%	13,186	07/2038	2,084,350
County of Los Angeles	Bell Gardens Housing Partners, L.P.	3.00%	(1)	03/2062	2,785,367
Bell Gardens Community Development Commission	Bell Gardens Housing Partners, L.P.	3.00%	(1)	04/2060	3,812,203
Housing Authority of the County of Los Angeles	Bell Gardens Housing Partners, L.P.	3.00%	(1)	03/2063	1,500,000
Community Devel Commission of the County of LA	Bell Housing Partners L.P.	3.00%	(1)	03/2033	1,886,091
JPMorgan Chase Bank - AHP	Bell Housing Partners L.P.	0.00%	(3)	01/2034	240,000
JPMorgan Chase Bank	Bell Housing Partners L.P.	6.25%	8,441	01/2034	1,127,439
Housing Authority of the County of Los Angeles	Bell Housing Partners L.P.	3.00%	(1)	03/2033	1,000,000
JPMorgan Chase Bank	Bolt Housing Partners L.P.	6.30%	35,000	11/2026	787,932
San Diego Housing Commission	Bolt Housing Partners L.P.	3.00%	(1)	12/2055	1,418,838
CA Community Reinvestment Corp	Cathedral Family Housing Ptrs LP	7.25%	4,093	03/2028	582,963
County of Riverside	Cathedral Family Housing Ptrs LP	1.00%	(1)	07/2067	1,250,000

National Community Renaissance of California

Notes to Consolidating Financial Statements
December 31, 2014

Lender	Secured Entity	Interest rate	Monthly principal and int or other repymt terms	Maturity	Principal balance
Cathedral City	Cathedral Family Housing Ptrs LP	2.00%	(1)	07/2062	4,006,162
Federal Home Loan Bank - AHP	Cathedral Family Housing Ptrs LP	-	(1)	04/2067	590,000
CCRC (Wells Fargo bond trustee)	Citrus Grove Housing Partners, L.P.	6.25%	5,100	07/2041	793,134
City of Rialto	Citrus Grove Housing Partners, L.P.	0.00%	(1)	07/2064	333,037
City of Rialto	Citrus Grove Housing Partners, L.P.	0.00%	(1)	11/2064	6,800,703
City of Rialto	Citrus Grove Housing Partners, L.P.	0.00%	(1)	11/2064	1,492,973
JPMorgan Chase Bank	Copper Hills Apartments, L.P.	6.95%	51,509	06/2031	2,024,505
Community Devel Commission of National City	Copper Hills Apartments, L.P.	3.00%	(1)	02/2054	4,454,037
Community Devel Commission of National City	Copper Hills Apartments, L.P.	3.00%	(1)	06/2054	1,175,222
City of Corona	Corona de Oro Apartments, L.P.	1.00%	(4)	09/2055	149,900
Redevelopment Agency of the City of Corona	Corona de Oro Apartments, L.P.	3.00%	(1)	03/2055	4,725,000
Berkadia Commerical Mortgage	Corona de Oro Apartments, L.P.	7.25%	8,784	07/2032	1,045,977
Citibank	Corona de Oro Apartments, L.P.	0.00%	(3)	06/2032	181,873
Federal Home Loan Bank - AHP	Courson Senior Partners, L.P.	0.00%	(3)	01/2039	350,000
Corporation	Courson Senior Partners, L.P.	6.88%	6,856	06/2039	1,018,045
City of Palmdale RDA	Courson Senior Partners, L.P.	3.00%	(1)	12/2060	2,850,000
State of Calif. HCD	Courson Senior Partners, L.P.	3.00%	(1)	06/2062	2,341,584
Development Agency	Desert Meadows Housing Partners LP	1.00%	(1)	(a)	7,698,385
AHP Funds	Desert Meadows Housing Partners LP	0.00%	(1)	01/2067	790,000
Department of Housing & Community Development	Desert Meadows Housing Partners LP	3.00%	(1)	04/2069	5,954,244
City of Downey	Downey Housing Partners, LP	3.00%	(1)	02/2068	4,550,000
Housing Authority of the County of Los Angeles	Downey Housing Partners, LP	3.00%	(1)	02/2068	2,223,606
City of Downey - Developer Note	Downey Housing Partners, LP	3.00%	(1)	02/2068	450,000
Chase	Downey Housing Partners, LP	variable	(9)	07/2015	7,122,461
East West Bank	Eagle Rock Housing Partners, L.P	8.12%	4,243	06/2039	540,867
Los Angeles Housing	Eagle Rock Housing Partners, L.P	4.45%	(1)	02/2063	2,325,360
State of Calif. HCD	Eagle Rock Housing Partners, L.P	3.00%	(2)	06/2066	1,742,656
NHDC Tres Lomas, Inc.	Eagle Rock Housing Partners, L.P	4.45%	(1)	2/2062	692,428
Chase	East Rancho Verde Village, L.P.	5.13%	3,761	11/2040	1,495,629
City of Rancho Cucamonga	East Rancho Verde Village, L.P.	3.00%	(4)	06/2062	6,500,000
County of San Bernardino	East Rancho Verde Village, L.P.	3.00%	(1)	03/2063	1,100,000
City of Montclair	EMI Housing Partners, L.P.	1.00%	(1)	(a)	682,119
Wells Fargo Bank	EMI Housing Partners, L.P.	variable	**	06/2015	2,824,978
Wells Fargo Bank - AHP	EMI Housing Partners, L.P.	0.00%	(3)	03/2044	158,357
City of Escondido	Escondido Housing Partners, L.P.	3.00%	(1)	10/2055	2,090,635
Department of Housing & Community Development	Escondido Housing Partners, L.P.	3.00%	(1)	04/2058	1,345,219
JPMorgan Chase Bank	Escondido Housing Partners, L.P.	6.41%	(4)	08/2026	1,096,000
CCRC	Escondido Senior Housing Partners, L.P	7.37%	(1)	12/2065	1,751,403
City of Escondido	Escondido Senior Housing Partners, L.P	5.32%	(1)	12/2065	3,051,230
City of Escondido	Escondido Senior Housing Partners, L.P	3.00%	(1)	12/2065	1,948,770
City of Escondido	Escondido Senior Housing Partners, L.P	3.00%	(1)	05/2065	500,000
City of West Covina	Executive Lodge Apartments, L.P.	3.00%	(1)	03/2038	5,617,867

National Community Renaissance of California

Notes to Consolidating Financial Statements
December 31, 2014

Lender	Secured Entity	Interest rate	Monthly principal and int or other repymt terms	Maturity	Principal balance
Federal Home Loan Bank - AHP	Executive Lodge Apartments, L.P.	1.00%	(10)	(b)	214,000
Chase	Executive Lodge Apartments, L.P.	6.20%	12,472	01/2030	1,464,134
Corporation	Fontana Housing Partners, L.P.	7.30%	10,284	09/2033	1,258,571
City of Fontana	Fontana Housing Partners, L.P.	3.00%	(1)	08/2033	1,300,473
Federal Home Loan Bank - AHP	Fontana Housing Partners, L.P.	0.00%	(3)	09/2033	500,000
California Community Reinvestment Corporation	Fontana II Housing Partners, L.P.	6.75%	8,820	12/2036	1,188,792
City of Fontana	Fontana II Housing Partners, L.P.	5.00%	(1)	02/2059	2,500,000
Bank of the West	Fontana III Housing Partners, L.P.	0.00%	(7)	03/2061	350,000
Fontana Housing Authority	Fontana III Housing Partners, L.P.	1.00%	(1)	06/2060	7,153,254
NorthMarq Capital, LLC	Fontana III Housing Partners, L.P.	5.79%	(4)	04/2036	1,666,000
California Community Reinvestment Corporation	Fontana IV Housing Partners, L.P.	6.50%	(13)	04/2045	2,215,838
Fontana Housing Authority	Fontana IV Housing Partners, L.P.	0.25%	(13)	06/2065	6,834,539
County of San Bernadino	Inland Valley Housing Partners, L.P.	3.00%	(1)	06/2060	3,000,000
Rialto Housing Authority	Inland Valley Housing Partners, L.P.	3.00%	(1)	08/2063	14,054,480
Department of Housing & Community Development	Inland Valley Housing Partners, L.P.	3.00%	(2)	07/2064	8,362,659
U.S. Bank	Inland Valley Housing Partners, L.P.	5.97%	15,408	08/2038	2,417,927
Federal Home Loan Bank - AHP	Inland Valley Housing Partners, L.P.	0.00%	(1)	02/2064	1,000,000
Housing Authority of San Diego	Ken-Tal Housing Partners, L.P.	5.00%	1,691	01/2037	271,589
County of San Diego	Ken-Tal Housing Partners, L.P.	3.00%	(1)	10/2059	5,216,424
JPMorgan Chase Bank	Malvern Housing Partners, L.P.	8.06%	3,699	10/2026	253,947
City of Rancho Cucamonga	Malvern Housing Partners, L.P.	1.00%	(1)	04/2058	4,000,000
County of San Bernadino	Malvern Housing Partners, L.P.	3.00%	(7)	12/2022	400,000
Corporation	Mills Family Housing Partners LP	7.50%	5,943	09/2041	822,238
Montclair RDA	Mills Family Housing Partners LP	3.00%	(1)	04/2063	4,283,084
County of San Bernadino	Mills Family Housing Partners LP	3.00%	(1)	9/1/2041	2,000,000
US Bank	Mission Village Senior Apartments, L.P.	variable	17,893	03/2040	2,824,311
Riverside Redevelopment Agency	Mission Village Senior Apartments, L.P.	3.00%	(1)	(a)	10,472,118
Mississippi Valley Life Insurance Co. (AHP)	Mission Village Senior Apartments, L.P.	0.00%	(2)	03/2065	500,000
County of San Bernadino	Montclair Family Housing Partners, L.P.	5.00%	(4)	05/2061	1,500,000
US Bank	Montclair Family Housing Partners, L.P.	7.73%	(4)	11/2037	1,263,662
Montclair RDA	Montclair Family Housing Partners, L.P.	3.00%	(4)	05/2061	1,943,765
Montclair Redevelopment Agency	Montclair Senior Housing Partners LP	3.00%	(1)	06/2062	1,528,280
County of Los Angeles - Home Funds	Normandie Senior Housing Partners, L.P.	3.00%	(1)	03/2065	5,542,027
County of Los Angeles - CDC	Normandie Senior Housing Partners, L.P.	6.75%	4,864	05/2043	733,086
County of Los Angeles - CDC Homeless Housing	Normandie Senior Housing Partners, L.P.	3.00%	(1)	10/2067	600,000
DCD - Homeless and Housing Program	Normandie Senior Housing Partners, L.P.	3.00%	(1)	01/2065	1,989,155
State of Calif. HCD	Oceanside Housing Partners, L.P.	3.00%	(1)	04/2064	4,151,008
MMA	Oceanside Housing Partners, L.P.	5.75%	23,974	06/2049	4,309,544
City of Oceanside	Oceanside Housing Partners, L.P.	3.00%	(1)	06/2061	6,244,000
JPMorgan Chase Bank	Oceanside Senior Housing Partners, L.P.	5.08%	(4)	07/2037	820,867
City of Oceanside	Oceanside Senior Housing Partners, L.P.	3.00%	(1)	09/2063	3,772,340
Wells Fargo	Palmdale Senior Housing Partners, L.P.	5.65%	14,476	12/2026	2,575,384
City of Palmdale	Palmdale Senior Housing Partners, L.P.	3.00%	(1)	06/2059	750,000

Lender	Secured Entity	Interest rate	Monthly principal and int or other repymt terms	Maturity	Principal balance
City of Palmdale	Palmdale Senior Housing Partners, L.P.	3.00%	(1)	06/2059	1,000,000
First Private Bank & Trust	Palmdale Senior Housing Partners, L.P.	0.00%	(7)	01/2066	600,000
California Community Reinvestment Corporation	Rancho Workforce Housing LP	6.04%	51,996	10/2040	8,718,446
City of Rancho Cucamonga	Rancho Workforce Housing LP	2.39%	(1)	09/2063	25,868,857
California Community Reinvestment Corporation	Rialto Housing Partners, L.P.	7.49%	13,790	03/2031	2,388,357
Rialto Housing Authority	Rialto Housing Partners, L.P.	3.00%	(4)	01/2054	1,000,000
County of San Bernadino	Rialto Housing Partners, L.P.	0.00%	(3)	02/2056	250,000
Berkadia Commerical Mortgage	Richmar Housing Partners, L.P.	5.12%	5,764	11/2049	1,123,068
City of San Marcos	Richmar Housing Partners, L.P.	3.00%	(1)	12/2068	3,678,088
J.P. Morgan Chase	Renaissance Village Housing Partners, L.P.	variable	(4)	(9)	4,591,756
County of San Bernardino	Renaissance Village Housing Partners, L.P.	3.00%	2,978	05/2024	290,563
Department of Housing & Community Development	Riverside Housing Partners, L.P.	3.00%	(4)	03/2061	2,930,000
US Bank	Riverside Housing Partners, L.P.	6.21%	9,779	07/2036	1,402,500
City of Riverside	Riverside Housing Partners, L.P.	3.00%	(1)	06/2059	4,496,135
County of San Diego	San Marcos Housing Partners, L.P.	5.98%	(1)	01/2056	850,000
Red Mortgage Capital	San Marcos Housing Partners, L.P.	7.93%	30,613	12/2032	3,523,149
San Marcos Redevelopment Agency	San Marcos Housing Partners, L.P.	3.00%	(1)	12/2055	2,931,040
US Bank	Santa Fe Springs Housing Partners, L.P.	5.36%	27,298	04/2034	3,595,543
Los Angeles CDC	Santa Fe Springs Housing Partners, L.P.	3.00%	(1)	03/2032	908,107
City of Santa Fee Spring CDC	Santa Fe Springs Housing Partners, L.P.	3.00%	(1)	09/2057	2,319,956
HACOLA	Santa Fe Springs Housing Partners, L.P.	3.00%	(4)	03/2034	872,583
County of San Diego Dept of Housing and Community Development	Santee Apartments L.P.	3.00%	(1)	12/2055	240,000
J.P. Morgan Chase	Santee Apartments L.P.	5.95%	(6)	05/2028	2,364,229
City of Santee	Santee Apartments L.P.	3.00%	(1)	12/2055	3,016,248
Department of Housing & Community Development	Santee Apartments L.P.	3.00%	(1)	12/2038	3,270,535
San Diego County Department	Spring Valley Housing Partners, L.P.	3.00%	(1)	02/2057	1,825,000
JPMorgan Chase Bank	Spring Valley Housing Partners, L.P.	5.90%	12,850	10/2020	1,698,836
Brookfield University Commons LLC	UC Housing Partners, L.P.	2.00%	(3)	11/2059	1,463,164
Corporation	UC Housing Partners, L.P.	5.60%	23,618	08/2037	3,634,498
Department of Housing & Community Develop.	UC Housing Partners, L.P.	3.00%	(2)	07/2062	6,382,879
County of San Bernadino	Victorville Housing Partners, L.P.	3.00%	(1)	09/2022	946,397
US Bank	Victorville Housing Partners, L.P.	6.66%	11,689	10/2021	1,535,732
Victorville RDA	Victorville Housing Partners, L.P.	3.00%	(1)	09/2057	794,602
San Marcos Redevelopment Agency	Villa Serena Apartments, L.P.	3.00%	(4)	01/2057	5,717,212
FHLB-AHP	Villa Serena Apartments, L.P.	0.00%	(3)	05/2030	337,680
Amerinational	Villa Serena Apartments, L.P.	3.00%	1,280	06/2034	196,773
JPMorgan Chase Bank	Villa Serena Apartments, L.P.	5.80%	13,761	6/2030	1,678,384
US Bank	Vista Dunes Housing Partners, L.P.	6.90%	7788	11/2038	1,085,270
NCRC	Vista Dunes Housing Partners, L.P.	1.00%	(1)	12/2062	2,101,689
Western Pacific Housing	Vista Terraza Housing Partners, L.P.	4.68%	(1)	04/2060	4,673,244
US Bank	Vista Terraza Housing Partners, L.P.	5.81%	25,343	05/2037	3,836,302
Department of Housing & Community Development	Vista Terraza Housing Partners, L.P.	3.00%	(2)	05/2062	7,000,302

National Community Renaissance of California

Notes to Consolidating Financial Statements
December 31, 2014

Lender	Secured Entity	Interest rate	Monthly principal and int or other repymt terms	Maturity	Principal balance
City of San Marcos RDA	Westlake Housing Partners, L.P.	3.00%	(1)	12/2068	13,367,305
Berkadia Commerical Mortgage	Westlake Housing Partners, L.P.	5.87%	3,930	06/2030	696,904
CCRC	Woods Family Housing Ptrs LP	8.50%	10,765	11/2043	1,388,493
Los Angeles CDC (Industry)	Woods Family Housing Ptrs LP	3.00%	(1)	09/2063	1,249,201
Los Angeles CDC (Maravilla)	Woods Family Housing Ptrs LP	3.00%	(1)	09/2063	1,000,000
Los Angeles CDC (CDBG)	Woods Family Housing Ptrs LP	3.00%	(1)	09/2063	1,000,000
Los Angeles CDC (1st District)	Woods Family Housing Ptrs LP	3.00%	(1)	09/2063	1,000,000
Los Angeles CDC (HOME)	Woods Family Housing Ptrs LP	3.00%	(1)	09/2063	2,047,376
JPMorgan Chase Bank	Yorba Linda Housing Partners, L.P.	6.07%	29,280	06/2035	4,520,422
Yorba Linda Redevelopment Agency	Yorba Linda Housing Partners, L.P.	3.00%	(1)	05/2061	12,726,406
Yorba Linda Redevelopment Agency	Yorba Linda Housing Partners, L.P.	0.00%	(1)	11/2039	750,000
JPMorgan Chase Bank	Yucca Valley Senior Housing Ptrs, LP	variable	(11)	09/2015	7,180,066
Town of Yucca Valley	Yucca Valley Senior Housing Ptrs, LP	0.50%	(9)	04/2068	2,769,683
JPMorgan Chase Bank - AHP	Yucca Valley Senior Housing Ptrs, LP	0.00%	(3)	(15)	1,180,000
San Bernardino County	Yucca Valley Senior Housing Ptrs, LP	3.00%	(9)	(a)	1,541,689
Total					$ 540,781,739

(a) Maturity Date will be 55 years from completion of construction
(b) Loan is forgiven at maturity.
(1) Payment is based on residual receipts.
(2) Payment in the amount of .42% per annum.
(3) Full payment due at maturity.
(4) Interest only monthly, principal payment at maturity.
(6) Semi-annual payments on a variable basis.
(7) Payments are deferred for 55 years.
(8) Principal payments are based on residual receipts. Any remaining balance at maturity is forgiven.
(9) Will be converted into a permanent loan at the end of construction. Loan has not been extended.
(10) Note has been forgiven and release is in process as of 5/15/2015.
(11) Construction loan has been extended and will convert into a permanent loan.
(13) Payment in the amount of .25% per annum.
(14) Maturity date will be 55 years from recording of loan
(15) Maturity date will be 15 years from completion of construction

*See note below.
** Per management, loan is expected to be repaid with proceeds from re-financing arrangements, and/or investor limited partner capital contributions.

***Note Payable La Quinta Redevelopment Agency**

During the year ended June 30, 2008, NCRC acquired a partially constructed project from the La Quinta Redevelopment Agency for $24,000,000 pursuant to the Amended and Restated Affordability Housing Agreement dated October 31, 2007. NCRC gave the La Quinta Redevelopment Agency a Note in the same amount of $24,000,000. The $24,000,000 represented the amount that the La Quinta Redevelopment Agency had spent on construction as of the date of the sale of the partially completed project to NCRC. The note does not bear interest and is automatically forgiven five years after the date that Vista Dunes Housing Partners, L.P. (an entity in which NCRC holds a general partner interest through an affiliate) executes its permanent loan (which occurred on February 1, 2009), as long as NCRC does not violate any of the agreement covenants. As of the date of the report, the Organization has not received formal communication regarding the forgiveness of the note, but is in communication with the City of La Quinta to obtain documentation. On October 31, 2007, NCRC sold the project to Vista Dunes Housing Partners, L.P. for $5,200,000. The sales price of $5,200,000 was determined by an appraisal commissioned by NCRC. NCRC believes that the fair value of the project's assets sold to Vista Dunes Housing Partners, L.P. is $5,200,000. Therefore, NCRC believes that the fair value of the project assets acquired from the Agency, and the note payable to the La Quinta Redevelopment Agency, is $5,200,000. The fair value of the $24,000,000 note at face value is set at $5,200,000 and is reflected on the balance sheet as a note payable. As of date of this report the re-conveyance was in process, and management expects the process to be completed by June 2015.

The annual maturities of long-term debt for each of the next five years and thereafter subsequent to December 31, 2014 are as follows:

2015	$ 32,826,149
2016	3,694,688
2017	7,154,537
2018	4,107,072
2019	4,355,739
Thereafter	488,643,555
	$ 540,781,739

Interest capitalized into project development costs and property, equipment and improvements totaled $363,595 for the year ended December 31, 2014.

Note 7 - Extended affordability agreement

During the year ended June 30, 2008, NCRC received a $42,500,000 donation under the terms of an Extended Affordability Agreement with the Rancho Cucamonga Redevelopment Agency (the "Agency"), in which NCRC agreed to add certain units to the existing below market units currently specified at four affordable housing properties (the "properties") named in the agreement and to keep all the below market units at each property at the agreed upon below market rate for a minimum of 99 years. The agreement to keep the properties as regulated affordable housing for a minimum of 99 years is a

restriction on NCRC. The restriction is removed as progress is made in satisfying the 99-year term of the rent affordability restriction in the agreement. Consequently, the entire $42,500,000 was classified as temporarily restricted net assets on the statement of financial position. Amortization of this grant (included in temporarily restricted net asset) commenced in December 2007 over the 99-year term on the straight line basis. During the year ended December 31, 2014, $429,294 of temporarily restricted net assets was released to unrestricted net assets. Amortization in subsequent years will be approximately $429,300 per year. As of December 31, 2014, NCRC has a balance of temporarily restricted net assets of $39,629,029 attributable to the extended affordability agreement.

Note 8 - Pledge Agreement grant

On July 24, 1994, NCRC executed a Pledge Agreement with the Redevelopment Agency of the City of Rancho Cucamonga (the "Redevelopment Agency"). The purpose of the agreement is to enable the Redevelopment Agency to provide NCRC funds on an annual basis over a period of thirty years to assist NCRC in acquiring qualifying apartment projects from the Redevelopment Agency's set-aside funds. As a result of this agreement NCRC acquired three qualifying projects. NCRC executed a Regulatory Agreement and Declaration of Restrictive Covenants for each of the three projects which impose tenant income and rent restrictions. Over time, the pledge agreement was amended to satisfy certain requirements of the Redevelopment Agency. Currently the Redevelopment Agency is providing annual funding in the amount of $337,600 for the three projects combined which is deposited into the project's replacement reserve accounts. During the year ended December 31, 2014, the Redevelopment Agency funded $339,200 under the Pledge Agreement, which is included in temporarily restricted net assets on the statement of activities. The funding is accounted for as temporarily restricted grant income. As expenditures from the replacement reserves are made, temporarily restricted net assets are released in the same amount. During the year ended December 31, 2014, $230,642 of temporarily restricted net assets were released into unrestricted net assets. As of December 31, 2014, NCRC has a balance of temporarily restricted net assets of $4,159,246 attributable to the Pledge Agreement grant.

On December 29, 2011, the California Supreme Court upheld Assembly Bill 1X 26 which calls for dissolution of all redevelopment agencies in the State of California. The successor agency is the City of Rancho Cucamonga, and continued funding of the pledge agreement grant is included in the Rancho Cucamonga Redevelopment Agency's Enforceable Obligation Payment Schedule.

On May 15, 2015, the California Department of Finance informed NCRC that this obligation will no longer be funded.

Note 9 - Retirement plan

National Community Renaissance (the "Company"), a related party, maintains a Voluntary 401(k) Retirement Plan ("Plan") covering substantially all full-time employees of the NCRC. Participants are immediately vested in their contribution and the Company's special matching contribution plus earnings thereon. Vesting in the remainder of the accounts is based on years of service. A year of service is given for each Plan year in which a

participant performs 1,000 or more hours of service. After two years of service, a participant becomes 20% vested. Each service year thereafter will increase the participant's vesting by 20%, with 100% vesting after six years.

Discretionary contributions are determined by management and are allocated to all eligible employees based upon compensation. For the period ended December 31, 2014, $273,982 was contributed by the NCRC to the retirement plan.

Note 10 - Related party transactions

In the ordinary course of business, NCRC has significant related party transactions with affiliates. It provides a considerable amount of funding in connection with the development of projects. It also provides development services, construction management services and property management services. In certain cases, NCRC pays operating expenses on behalf of affiliates, which are reimbursed to NCRC on a monthly basis. In certain instances however, such as when individual properties may be experiencing cash flow difficulties, repayment may be delayed, providing the individual properties with a source of funds.

NCRC earns construction contractor's fees, supervisory management and asset management fees, construction supervisory management fees, social services fees and property management fees in connection with services rendered to consolidated affiliated entities.

Advances due from affiliates

The amounts loaned by NCRC primarily represent development loans to affiliates. These loans are unsecured and due on demand and some bear interest.

From time-to-time, NCRC advances funds to NCRDC to cover operating deficits. As of December 31, 2014, such advances totaled $9,477,076, and are included in advances due from affiliates on the statement of financial position. NCRDC's management has provided to the management of NCRC their plans, as well as their underlying estimates and assumptions, to repay the advances. Management of NCRC has reviewed the plans, estimates and assumptions and has concluded that no allowance for doubtful repayment is necessary at December 31, 2014.

General and administrative expense allocation

NCRC allocates 15% of its total general and administrative expenses to NCRDC. The allocation is based on a combination of total organization head count and total properties managed by each organization.

Note 11 - Guaranties

In its role as general partner of the various Housing Affiliates, NCRC is liable for recourse liabilities. These projects have been allocated low-income housing tax credits pursuant to Internal Revenue Code Section 42. In connection with their general partnership interests, certain guarantees have been made to the partnerships.

Development deficit guaranty
NCRC, or its affiliates, are obligated to pay any development cost deficits or, at the option of the investor limited partner, to purchase the interest of the investor limited partner if the project is not completed or if permanent financing has not been obtained. This obligation terminates at achievement of break-even operations, as defined. As of December 31, 2014, no amounts were due under this guaranty. As of December 31, 2014, the amount of potential obligation cannot be estimated.

Operating deficit guaranty
NCRC, or its affiliates, are obligated to make non-interest bearing loans to cover operating cash shortfalls which are repayable through available cash flow. The guaranties are for a period of three to five years, commencing with the break-even date, as defined. As of December 31, 2014, no amounts were due under this guaranty. The following are the projects that are under the operating deficit guaranty, the period covered and the amount of the guaranty:

Project	Period covered	Amount
Rancho Workforce Housing, LP	05/10 - 05/15	$ 1,450,000
Eagle Rock Housing Partners, LP	01/11 - 01/14	223,964
Citrus Grove Housing Partners, LP	04/11 - 04/14	213,303
Mission Village Senior Apartments, LP	04/11 - 04/14	650,000
Mills Family Housing Partners, LP	06/11 - 06/14	250,000
Escondido Senior Housing Partners, LP	09/11 - 09/14	255,000
Cathedral Family Housing Partners, LP	08/11 - 08/14	425,000
Normandie Senior Housing Partners, LP	01/12 - 01/17	200,000
ANF Family Partners II, LP	01/12 - 01/17	500,000
Woods Family Housing Ptrs LP	07/12 - 07/17	382,412
Desert Meadows Housing Partners, LP	08/12 - 08/15	385,873
Westlake Village Housing Partners, LP	09/13 - 09/18	300,000
Richmar Housing Partners, LP	11/14 - 11/17	300,000

Recapture guaranty
In the event of a tax credit recapture of low-income housing tax credits previously received by the investor limited partners or investment members in housing affiliates, NCRC shall be obligated to reimburse the investor limited partner or investment member for any recaptured credits plus any associated penalties, interest or additional taxes due, commencing with the breakeven date, as defined. NCRC shall not be liable for a recapture event caused by a change in law or actions of the investors or special limited partners. As of December 31, 2014, no amounts were due under these guaranties.

Note 12 - Concentration of credit risk

NCRC maintains cash and cash equivalents with various financial institutions. All reserves are held in NCRC's name. At times, these balances may exceed the federal insurance limits; however, NCRC has not experienced any losses with respect to its bank balances in excess of government provided insurance. Management believes that no significant concentration of credit risk exists with respect to these cash balances at December 31, 2014.

Note 13 - Commitments and contingencies

Grant and property use restrictions

Many of the properties owned and operated by NCRC were developed using monies provided by grants and restrictive, low-interest rate loans. The terms of these loans restrict the use of the property and generally require it be rented to low-income qualified tenants for the period of the grant or related loan term. NCRC also receives grants with restrictions other than property use. Failure to comply with the terms of the grant or the loans would result in a requirement to repay a portion or all of the proceeds received.

Rental assistance contracts

Three of the Housing Affiliates have entered into rental assistance contracts with HUD. These contracts have various terms and require the projects to operate as low-income housing properties and to obtain HUD approval of all rent increases.

Low-income housing tax credits

In connection with the Housing Affiliates who receive low-income housing tax credits, the Housing Affiliate's low-income housing tax credits are contingent on its ability to maintain compliance with applicable sections of Section 42. Failure to maintain compliance with occupant eligibility and/or unit gross rent, or to correct noncompliance within a specified time period, could result in recapture of previously taken tax credits plus interest. In addition, such potential noncompliance may require an adjustment to the contributed capital by the investor partner or member.

Litigation

NCRC is subject to lawsuits and claims, which arise out of the normal course of its activities. In the opinion of management, based upon the opinions of legal counsel, the disposition of any and all such actions, of which it is aware, will not have a material effect on the financial position of NCRC.

Economic concentrations

NCRC invests in rental property in Southern California whose future operations could be affected by changes in economic or other conditions in that geographical area or by changes in federal low-income housing subsidies or the demand for such housing.

Other

As general partners in Housing Affiliates, NCRC may be subject to other liabilities, should the affected Housing Affiliates' assets become insufficient to meet their obligations. In the opinion of management, future revenues and the value of the underlying assets of each of these Housing Affiliates will be sufficient to meet ongoing and future obligations.

Note 14 - Subsequent events

On May 23, 2015, NCRC entered into four Agreements to Negotiate with the Housing Authority of the City of Palmdale to convey four wholly-owned projects to the Housing Authority of the City of Palmdale and to terminate NCRC's obligation under the Authority Loan Documents. The conveyance is expected to occur in August 2015. The four projects are: Park Vista Apartments; Summerwood Apartments; Impressions Apartments; and La Quinta Apartments. Management of NCRC expects a loss on the transaction of approximately $1,900,000.

Management evaluated all activity of NCRC through May 29, 2015 and concluded that no other subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to consolidating financial statements.

Supplementary Information

National Community Renaissance of California

Consolidating Schedule of Financial Position

December 31, 2014

	Arbor Villas Apartments	Arbor Villas. LLC	Cimmaron Heights Apartments	Clark Manor	Cathedral Palms Apartments	Corona del Rey Apartments	Hawthorne Terrace Apartments	Impressions Apartments	LaQuinta Apartments	Mar Vista	Mission Cove Phase A
Assets											
Cash and equivalents	$ 662,466	$ 214,957	$ 193	$ 419,716	$ 20,364	$ 44,584	$ 135,979	$ 3,962	$ 4,593	$ 1,375	$ 61,107
Reserve for security deposits held in trust	-	56,198	-	31,078	85,365	85,971	77,048	44,541	40,506	-	-
Total cash and cash equivalents	662,466	271,155	193	450,794	105,729	130,555	213,027	48,503	45,099	1,375	61,107
Restricted cash	200,525	2,230,192	-	18,768	461,602	1,260,803	449,265	172,207	157,143	-	-
Accounts receivable, net	(24,134)	70,656	-	316	3,558	509	5,881	(999)	3,505	-	-
Advance due from affiliates, net	-	77,575	-	-	-	-	-	(200,000)	-	-	-
Developer fee receivable	-	-	-	-	-	-	-	-	-	-	-
Prepaid expenses	-	71,177	-	-	-	567	3,807	-	-	-	-
Investment	-	-	-	-	-	-	-	-	-	-	-
Project development cost	-	-	-	-	-	-	-	-	-	-	-
Property, equipment and improvements, net	-	2,991,264	914,812	1,587,193	3,675,319	6,502,138	4,697,976	1,987,061	2,209,240	3,291,505	179,040
Deferred costs, net	-	143,363	-	36,150	15,217	49,239	93,453	24,950	29,243	-	-
Total assets	$ 838,857	$ 5,855,382	$ 915,005	$ 2,093,221	$ 4,261,425	$ 7,943,811	$ 5,463,409	$ 2,031,722	$ 2,444,230	$ 3,292,880	$ 240,147
Liabilities and Net Assets											
Liabilities											
Accounts payable	$ 3,149	$ 37,668	$ -	$ 4,706	$ 32,762	$ 38,563	$ 25,913	$ 25,896	$ 25,651	$ 12,416	$ 137,335
Accrued expenses	-	23,336	-	232,642	11,075	24,258	91,999	8,626	7,739	226,282	-
Security deposits	-	55,447	-	26,531	83,760	86,538	75,322	42,840	41,267	1,350	-
Deferred revenue	1,039	1,100	-	97	13,170	34,739	270	5,551	7,382	-	-
Mortgages and notes payable	-	6,093,507	280,000	1,695,402	1,620,900	4,598,182	4,865,500	2,320,466	2,585,248	2,867,122	-
Due to affiliates	(7,432)	10,045	-	2,256	613,888	2,534	(2,403)	187,290	463,012	196,560	102,804
Developer fee payable	-	-	-	-	-	-	-	-	-	-	-
Total liabilities	(3,244)	6,221,103	280,000	1,961,634	2,375,555	4,784,814	5,056,601	2,590,669	3,130,299	3,303,730	240,139
Net assets											
Unrestricted net assets, controlling	842,101	(365,721)	635,005	131,587	1,885,870	3,158,997	406,808	(558,947)	(686,069)	(10,850)	8
Unrestricted net assets, noncontrolling	-	-	-	-	-	-	-	-	-	-	-
Temporarily restricted net assets	-	-	-	-	-	-	-	-	-	-	-
Total liabilities and net assets	$ 838,857	$ 5,855,382	$ 915,005	$ 2,093,221	$ 4,261,425	$ 7,943,811	$ 5,463,409	$ 2,031,722	$ 2,444,230	$ 3,292,880	$ 240,147

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	Mission Cove Family I	Mission Cove Family II	Monterey Village Apartments	Mountainside Apartments	Northgate Village Apartments	Park Vista Apartments	Rancho Verde Village	Rancho Verde Village GP, LLC	Renaissance Village	River Canyon GP, LLC	San Antonio Gateway Hsg Corp
Assets											
Cash and equivalents	$ 393	$ 388	$ 534,003	$ 854,738	$ 6,092	$ 3,400	$ 798,119	$ -	$ 7,757	$ -	$ -
Reserve for security deposits held in trust	-	-	117,779	198,178	74,159	14,397	98,711	-	-	-	-
Total cash and cash equivalents	393	388	651,782	1,052,916	80,251	17,797	896,830	-	7,757	-	-
Restricted cash	-	-	2,454,239	5,287,700	310,549	51,368	404,238	-	15,420	-	-
Accounts receivable, net	-	-	8,916	4,022	17,715	254	(446)	-	38,057	-	-
Advance due from affiliates, net	-	-	-	-	-	-	-	-	9,327,661	-	10,604,000
Developer fee receivable	-	-	-	-	-	-	-	-	-	-	-
Prepaid expenses	-	-	95,246	61,177	57,852	-	-	-	-	-	-
Investment	-	-	-	-	-	-	-	-	-	-	-
Project development cost	-	-	-	-	-	-	-	-	-	-	-
Property, equipment and improvements, net	1,845,708	844,359	9,239,494	15,288,869	6,032,294	703,435	8,668,294	-	-	-	-
Deferred costs, net	-	-	67,454	73,804	4,129	7,609	80,954	-	-	-	-
Total assets	$ 1,846,101	$ 844,747	$ 12,517,131	$ 21,768,488	$ 6,502,790	$ 780,463	$ 10,049,870	$ -	$ 9,388,895	$ -	$ 10,604,000
Liabilities and Net Assets											
Liabilities											
Accounts payable	$ 10,919	$ 4,768	$ 79,470	$ 49,309	$ 49,801	$ 12,361	$ 66,630	$ -	$ 301	$ -	$ -
Accrued expenses	-	-	28,353	34,071	470,603	1,477	14,394	-	-	-	-
Security deposits	-	-	113,580	194,442	74,505	13,897	135,129	-	555	-	-
Deferred revenue	-	-	31,697	73,575	2,149	3,703	16,074	-	-	-	-
Mortgages and notes payable	1,500,201	679,157	3,310,270	4,202,746	7,575,237	938,886	2,339,548	-	-	-	10,604,000
Due to affiliates	286,099	161,276	(126)	1,103	35,615	292,006	2,559	3,188	-	7,357	4,150
Developer fee payable	-	-	-	-	-	-	-	-	-	-	-
Total liabilities	1,797,219	845,201	3,563,244	4,555,246	8,207,910	1,262,330	2,574,334	3,188	856	7,357	10,608,150
Net assets											
Unrestricted net assets, controlling	48,882	(454)	4,988,734	11,019,534	(1,705,120)	(481,867)	4,865,562	(3,188)	9,388,039	(7,357)	(4,150)
Unrestricted net assets, noncontrolling	-	-	-	-	-	-	-	-	-	-	-
Temporarily restricted net assets	-	-	3,965,153	6,193,708	-	-	2,609,974	-	-	-	-
Total liabilities and net assets	$ 1,846,101	$ 844,747	$ 12,517,131	$ 21,768,488	$ 6,502,790	$ 780,463	$ 10,049,870	$ -	$ 9,388,895	$ -	$ 10,604,000

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	Val 9	Avenida Serra Housing Ptrs. GP, LLC	Savi Ranch	Savi II Ranch	Signature at Valley Center	South Pace Fairfield Apts	South PACE GP, LLC	Summerwood Apartments	Sycamore Apartments	Vista Terraza II	Waterman Gardens
Assets											
Cash and equivalents	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,951	$ 469,426	$ 30,572	$ -
Reserve for security deposits held in trust	-	-	-	-	-	-	-	20,990	135,170	1,500	-
Total cash and cash equivalents	-	-	-	-	-	-	-	22,941	604,596	32,072	-
Restricted cash	-	-	-	-	-	-	-	172,088	1,514,356	10,000	-
Accounts receivable, net	-	-	-	-	-	-	-	1,126	2,949	40	-
Advance due from affiliates, net	-	-	-	-	-	-	-	-	-	-	-
Developer fee receivable	-	-	-	-	-	-	-	-	-	-	-
Prepaid expenses	-	-	-	-	-	-	-	-	35,158	780	-
Investment	-	-	-	-	-	-	-	-	-	-	-
Project development cost	-	-	-	-	-	-	-	-	-	-	-
Property, equipment and improvements, net	1,081,326	-	6,707,089	6,144,883	1,379,768	-	-	1,830,100	11,678,825	331,529	601,939
Deferred costs, net	-	-	-	-	-	-	-	7,023	65,554	-	-
Total assets	$ 1,081,326	$ -	$ 6,707,089	$ 6,144,883	$ 1,379,768	$ -	$ -	$ 2,033,278	$ 13,901,438	$ 374,421	$ 601,939
Liabilities and Net Assets											
Liabilities											
Accounts payable	$ (34)	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,882	$ 61,330	$ 4,300	$ -
Accrued expenses	-	-	-	-	-	-	-	5,970	37,246	65	-
Security deposits	-	-	-	-	-	735	-	21,066	133,335	1,500	-
Deferred revenue	-	-	-	-	-	-	-	3,873	17,393	-	-
Mortgages and notes payable	-	-	5,272,033	3,060,163	1,394,841	-	-	2,659,215	2,872,147	-	215,720
Due to affiliates	1,081,360	1,950	1,448,256	3,084,720	18,899	7,080	17,084	198,448	5,337	(63)	386,262
Developer fee payable	-	-	-	-	-	-	-	-	-	-	-
Total liabilities	1,081,326	1,950	6,720,289	6,144,883	1,413,740	7,815	17,084	2,900,454	3,126,788	5,802	601,982
Net assets											
Unrestricted net assets, controlling	-	(1,950)	(13,200)	-	(33,972)	(7,815)	(17,084)	(867,176)	7,546,492	368,619	(43)
Unrestricted net assets, noncontrolling	-	-	-	-	-	-	-	-	-	-	-
Temporarily restricted net assets	-	-	-	-	-	-	-	-	3,228,158	-	-
Total liabilities and net assets	$ 1,081,326	$ -	$ 6,707,089	$ 6,144,883	$ 1,379,768	$ -	$ -	$ 2,033,278	$ 13,901,438	$ 374,421	$ 601,939

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	West Mission Partners LLC	Hope Through Housing	Subtotal	NCRC Corporate	Subtotal	Eliminations Entries	National Communtiy Renaissance of California Total	ANF Family Ptrs II, LP	San Clemente	Autumn Ridge Apartments LP	Bell Gardens Housing Partners LP
Assets											
Cash and equivalents	$ 123,726	$ 329,651	$ 4,729,512	$ 1,971,083	$ 6,700,595	$ -	$ 6,700,595	$ 12,930	$ 81,808	$ 944,045	$ 150,534
Reserve for security deposits held in trust	12,118	-	1,093,709	-	1,093,709	-	1,093,709	28,347	-	111,122	32,530
Total cash and cash equivalents	135,844	329,651	5,823,221	1,971,083	7,794,304	-	7,794,304	41,277	81,808	1,055,167	183,064
Restricted cash	73,820	-	15,244,283	11,504	15,255,787	-	15,255,787	870,510	-	613,017	211,831
Accounts receivable, net	-	474,059	605,984	229,268	835,252	(10,000)	825,252	2,493	-	3,619	(737)
Advance due from affiliates, net	7,645	-	19,816,881	37,663,193	57,480,074	(5,112,067)	52,368,007	-	-	-	-
Developer fee receivable	-	-	-	7,102,203	7,102,203	-	7,102,203	-	-	-	-
Prepaid expenses	-	-	325,764	54,233	379,997	-	379,997	5,999	-	2,243	6,627
Investment	-	-	-	447,981	447,981	-	447,981	-	-	-	-
Project development cost	-	-	-	6,012,640	6,012,640	(6,000,597)	12,043	-	-	-	-
Property, equipment and improvements, net	1,325,391	468,292	102,207,143	4,721,604	106,928,747	(1,187,258)	105,741,489	17,393,701	3,391,136	12,306,218	10,443,416
Deferred costs, net	24,429	-	722,571	37,500	760,071	-	760,071	789,181	-	269,865	1,965,208
Total assets	$ 1,567,129	$ 1,272,002	$ 144,745,847	$ 58,251,209	$ 202,997,056	$ (12,309,922)	$ 190,687,134	$ 19,103,161	$ 3,472,944	$ 14,250,129	$ 12,809,409
Liabilities and Net Assets											
Liabilities											
Accounts payable	$ -	$ 34,703	$ 729,799	$ 242,576	$ 972,375	$ -	$ 972,375	$ 44,509	$ 720,610	$ 37,281	$ 16,873
Accrued expenses	326,539	20,897	1,565,572	749,603	2,315,175	-	2,315,175	117,549	-	2,376,445	2,123,657
Security deposits	12,115	-	1,113,914	-	1,113,914	-	1,113,914	24,471	-	111,339	34,160
Deferred revenue	-	-	211,812	3,023,208	3,235,020	-	3,235,020	2,615	-	314	3,727
Mortgages and notes payable	1,699,331	-	75,249,822	10,875,000	86,124,822	-	86,124,822	18,305,383	2,508,706	13,656,799	10,465,920
Due to affiliates	-	2,501,551	11,112,665	-	11,112,665	(11,112,665)	-	697,959	688	204,670	5,255
Developer fee payable	-	-	-	-	-		-	1,206,278	-	-	500,000
Total liabilities	2,037,985	2,557,151	89,983,584	14,890,387	104,873,971	(11,112,665)	93,761,306	20,398,764	3,230,004	16,386,848	13,149,592
Net assets											
Unrestricted net assets, controlling	(470,856)	(1,455,006)	38,595,413	15,739,397	54,334,810	(1,197,257)	53,137,553	(321)	(4)	(248,609)	(557)
Unrestricted net assets, noncontrolling	-	-	-	-	-	-	-	(1,295,282)	242,944	(1,888,110)	(339,626)
Temporarily restricted net assets	-	169,857	16,166,850	27,621,425	43,788,275	-	43,788,275	-	-	-	-
Total liabilities and net assets	$ 1,567,129	$ 1,272,002	$ 144,745,847	$ 58,251,209	$ 202,997,056	$ (12,309,922)	$ 190,687,134	$ 19,103,161	$ 3,472,944	$ 14,250,129	$ 12,809,409

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	Bell Housing Partners LP	Bolt Housing Partners LP	Cathedral Family Housing Ptrs LP	CG Affordable Housing Partners LLC	Citrus Grove Housing Partners, L.P.	Copper Hills Apartments, L.P.	Corona de Oro Apartments, L.P.	Courson Senior Housing Partners, L.P.	Desert Meadows Housing Partners LP	Downey Housing Partners, LP	Eagle Rock Housing Partners, L.P.
Assets											
Cash and equivalents	$ 246,093	$ 80,308	$ 347	$ -	$ 32,222	$ 661,291	$ 10,305	$ 1,258	$ 39,750	$ 200,263	$ 620,035
Reserve for security deposits held in trust	30,881	23,127	33,934	-	20,353	70,810	41,305	22,319	38,681	-	11,689
Total cash and cash equivalents	276,974	103,435	34,281	-	52,575	732,101	51,610	23,577	78,431	200,263	631,724
Restricted cash	115,178	19,584	269,424	-	123,901	591,777	268,573	333,596	123,645	14,009	123,535
Accounts receivable, net	46	465	1,422	-	2,111	2,317	124	1,310	3,655	760	223
Advance due from affiliates, net	-	-	-	-	-	-	-	-	-	-	-
Developer fee receivable	-	-	-	-	-	-	-	-	-	-	-
Prepaid expenses	-	-	-	-	-	5,163	-	-	-	-	-
Investment	-	-	-	-	-	-	-	-	-	-	-
Project development cost	-	-	-	-	-	-	-	-	-	-	-
Property, equipment and improvements, net	4,608,686	2,196,890	13,384,785	-	8,885,841	8,082,579	6,209,633	10,285,058	21,824,806	19,460,404	5,236,332
Deferred costs, net	94,797	73,721	106,353	-	152,392	59,611	77,204	234,659	125,420	-	217,563
Total assets	$ 5,095,681	$ 2,394,095	$ 13,796,265	$ -	$ 9,216,820	$ 9,473,548	$ 6,607,144	$ 10,878,200	$ 22,155,957	$ 19,675,436	$ 6,209,377
Liabilities and Net Assets											
Liabilities											
Accounts payable	$ 6,879	$ 19,855	$ 10,050	$ -	$ 19,320	$ 30,250	$ 13,393	$ 33,675	$ 4,716	$ 1,646,273	$ 6,920
Accrued expenses	656,732	435,592	441,877	-	7,374	2,116,076	2,112,735	1,357,573	175,740	387,348	525,330
Security deposits	29,697	24,914	33,789	-	20,062	71,038	39,498	22,051	37,711	-	12,870
Deferred revenue	1,308	2,718	1,481	-	506	17,161	452	4,468	8,532	-	4,400
Mortgages and notes payable	4,253,530	2,206,770	7,067,596	-	9,419,847	7,653,764	6,102,750	6,559,629	14,442,629	14,346,067	5,301,311
Due to affiliates	48,112	38,150	64,412	6,150	53,480	95,292	401,206	1,866,443	15,847	771,107	21,364
Developer fee payable	-	-	587,867	-	239,907	-	-	-	197,349	1,260,000	-
Total liabilities	4,996,258	2,727,999	8,207,072	6,150	9,760,496	9,983,581	8,670,034	9,843,839	14,882,524	18,410,795	5,872,195
Net assets											
Unrestricted net assets, controlling	499,746	415	(197)	(5,228)	(202)	(122,648)	(59,325)	(441)	(182)	(23)	(141)
Unrestricted net assets, noncontrolling	(400,323)	(334,319)	5,589,390	(922)	(543,474)	(387,385)	(2,003,565)	1,034,802	7,273,615	1,264,664	337,323
Temporarily restricted net assets	-	-	-	-	-	-	-	-	-	-	-
Total liabilities and net assets	$ 5,095,681	$ 2,394,095	$ 13,796,265	$ -	$ 9,216,820	$ 9,473,548	$ 6,607,144	$ 10,878,200	$ 22,155,957	$ 19,675,436	$ 6,209,377

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	East Rancho Verde Housing Partners, L.P.	EMI Partners, LP	Escondido Housing Partners, L.P.	Escondido Senior Housing Ptrs, LP	Executive Lodge Apartments LP	Fontana Housing Partners LP	Fontana II Housing Partners LP	Fontana III Housing Partners LP	Fontana IV Housing Partners LP	Inland Valley Housing Partners LP	Ken-Tal Senior Housing Partners LP
Assets											
Cash and equivalents	$ 129,473	$ 3,388	$ 8,110	$ 31,813	$ 713,870	$ 340,405	$ 68,078	$ 196,990	$ 119,849	$ 23,054	$ 462,209
Reserve for security deposits held in trust	21,542	4,010	26,306	24,407	69,564	47,080	43,640	45,334	26,087	80,604	47,308
Total cash and cash equivalents	151,015	7,398	34,416	56,220	783,434	387,485	111,718	242,324	145,936	103,658	509,517
Restricted cash	101,425	158,487	139,946	255,153	358,574	221,271	119,851	126,379	84,589	964,119	213,087
Accounts receivable, net	50	55,638	272	236	620	1,245	-	-	522	4,652	5,890
Advance due from affiliates, net	-	-	-	-	-	-	-	-	-	-	-
Developer fee receivable	-	-	-	-	-	-	-	-	-	-	-
Prepaid expenses	2,514	-	-	-	-	-	-	-	-	-	4,610
Investment	-	-	-	-	-	-	-	-	-	-	-
Project development cost	-	-	-	-	-	-	-	-	-	-	-
Property, equipment and improvements, net	10,744,875	5,496,355	4,317,473	13,971,808	5,656,532	7,175,655	8,013,886	8,228,877	17,149,935	29,931,519	12,467,257
Deferred costs, net	160,872	66,290	126,482	145,421	72,464	22,545	79,654	112,720	89,686	185,789	42,444
Total assets	$ 11,160,751	$ 5,784,168	$ 4,618,589	$ 14,428,838	$ 6,871,624	$ 7,808,201	$ 8,325,109	$ 8,710,300	$ 17,470,668	$ 31,189,737	$ 13,242,805
Liabilities and Net Assets											
Liabilities											
Accounts payable	$ 1,241	$ 171,725	$ 77,569	$ 1,760	$ 18,570	$ 10,606	$ 5,275	$ 8,429	$ 6,838	$ 31,490	$ 9,243
Accrued expenses	857,173	49,441	1,289,725	1,627,651	713,223	33,674	42,884	276,874	145,884	5,663,687	1,101,378
Security deposits	21,151	3,983	25,826	23,630	68,040	46,732	42,742	43,962	25,738	80,587	42,924
Deferred revenue	458	40	11,623	6,238	11,304	5,571	-	451	5,035	4,702	2,859
Mortgages and notes payable	9,095,629	3,665,454	4,531,854	8,802,362	7,296,001	3,059,044	3,688,792	9,169,254	9,050,377	28,835,066	5,488,013
Due to affiliates	10,126	29,004	227,783	25,805	5,001	43,692	42,846	83,414	41,704	313,679	65,188
Developer fee payable	175,178	404,761	-	-	-	-	-	-	-	-	-
Total liabilities	10,160,956	4,324,408	6,164,380	10,487,446	8,112,139	3,199,319	3,822,539	9,582,384	9,275,576	34,929,211	6,709,605
Net assets											
Unrestricted net assets, controlling	(3,731)	(52,166)	(92,124)	(13,173)	(2,752)	(354)	(607)	(1,635)	(8,866)	(95,510)	4,954
Unrestricted net assets, noncontrolling	1,003,526	1,511,926	(1,453,667)	3,954,565	(1,237,763)	4,609,236	4,503,177	(870,449)	8,203,958	(3,643,964)	6,528,246
Temporarily restricted net assets	-	-	-	-	-	-	-	-	-	-	-
Total liabilities and net assets	$ 11,160,751	$ 5,784,168	$ 4,618,589	$ 14,428,838	$ 6,871,624	$ 7,808,201	$ 8,325,109	$ 8,710,300	$ 17,470,668	$ 31,189,737	$ 13,242,805

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	Malvern Housing Partners LP	Mills Family Housing Partners LP	Mission Village Senior Apts LP	Montclair Family Housing Partners	Montclair Senior Housing Partners	Normandie Senior Housing Ptrs L.P.	Normandie Senior Hsg Ptrs GP, LLC	Oceanside Housing Partners LP	Oceanside Senior Housing LP	Palmdale Senior Housing Partners LP	Rancho Workforce Housing LP
Assets											
Cash and equivalents	$ 338,103	$ 331,173	$ 2,605	$ 221,575	$ 406,648	$ 289,782	$ -	$ 72,758	$ 202,287	$ 3,277	$ 1,039,559
Reserve for security deposits held in trust	24,637	27,600	42,098	37,500	25,548	25,062	-	48,810	15,797	30,103	84,181
Total cash and cash equivalents	362,740	358,773	44,703	259,075	432,196	314,844	-	121,568	218,084	33,380	1,123,740
Restricted cash	299,563	226,684	371,896	322,819	1,072,011	246,548	-	629,751	88,716	192,070	559,225
Accounts receivable, net	150	-	1,507	50	858	840	-	3,451	109	456	238
Advance due from affiliates, net	-	-	-	-	-	-	-	(730)	-	-	-
Developer fee receivable	-	-	-	-	-	-	-	-	-	-	-
Prepaid expenses	-	-	8,522	-	-	-	-	8,607	956	17,967	-
Investment	-	-	-	-	-	-	-	-	-	-	-
Project development cost	-	-	-	-	-	-	-	-	-	-	-
Property, equipment and improvements, net	3,580,669	14,423,226	15,871,086	13,658,137	13,821,645	13,099,899	-	20,642,974	5,015,739	11,646,405	34,869,492
Deferred costs, net	16,915	129,655	231,859	16,735	7,421	38,834	-	340,295	131,559	233,884	387,927
Total assets	$ 4,260,037	$ 15,138,338	$ 16,529,573	$ 14,256,816	$ 15,334,131	$ 13,700,965	$ -	$ 21,745,916	$ 5,455,163	$ 12,124,162	$ 36,940,622
Liabilities and Net Assets											
Liabilities											
Accounts payable	$ 5,071	$ 9,863	$ 10,895	$ 11,754	$ 9,274	$ 7,740	$ -	$ 9,734	$ 8,244	$ 18,099	$ 39,684
Accrued expenses	240,993	1,098,590	1,722,846	953,222	299,278	144,047	-	1,959,866	941,622	381,054	3,462,738
Security deposits	23,806	26,242	42,717	35,873	24,634	24,408	-	49,010	14,453	29,684	83,783
Deferred revenue	5,896	1,284	16,515	3,112	6,365	368	-	5,400	50	1,225	3,560
Mortgages and notes payable	4,653,947	7,105,322	13,796,429	4,707,427	12,132,280	9,897,686	-	14,704,552	4,593,207	4,925,384	34,587,303
Due to affiliates	34,121	18,716	176,871	59,024	30,672	30,421	12,383	108	95,888	59,451	123,433
Developer fee payable	-	-	473,966	-	-	226,332	-	38,143	-	593	-
Total liabilities	4,963,834	8,260,017	16,240,239	5,770,412	12,502,503	10,331,002	12,383	16,766,813	5,653,464	5,415,490	38,300,501
Net assets											
Unrestricted net assets, controlling	(231)	93,709	(233)	(504)	396,681	(98)	(9,783)	(657)	(98,554)	(330)	(414)
Unrestricted net assets, noncontrolling	(703,566)	6,784,612	289,567	8,486,908	2,434,947	3,370,061	(2,600)	4,979,760	(99,747)	6,709,002	(1,359,465)
Temporarily restricted net assets	-	-	-	-	-	-	-	-	-	-	-
Total liabilities and net assets	$ 4,260,037	$ 15,138,338	$ 16,529,573	$ 14,256,816	$ 15,334,131	$ 13,700,965	$ -	$ 21,745,916	$ 5,455,163	$ 12,124,162	$ 36,940,622

National Community Renaissance of California

Consolidating Schedule of Financial Position

December 31, 2014

	Renaissance Village LP	Rialto Housing Partners LP	Richmar Housing Partners LP	Riverside Housing Partners	San Marcos Housing Partners LP	Santa Fe Springs Housing Partners	Santee Apartments LP	Spring Valley Housing LP	UC Housing Partners LP	Victorville Housing Partners LP	Villa Serena Apartments LP
Assets											
Cash and equivalents	$ 221,256	$ 401,835	$ 423,208	$ 3,704	$ 255,840	$ 2,402,827	$ 5,933	$ 3,989	$ 82,595	$ 19,796	$ 656,234
Reserve for security deposits held in trust	32,711	54,613	46,036	39,870	85,490	65,517	48,489	32,652	70,502	54,210	78,890
Total cash and cash equivalents	253,967	456,448	469,244	43,574	341,330	2,468,344	54,422	36,641	153,097	74,006	735,124
Restricted cash	406,773	191,342	307,068	309,836	179,018	304,305	57,168	28,290	598,820	114,348	148,406
Accounts receivable, net	45,266	2,538	2,750	5,944	28,824	(430)	6,160	3,877	(2,638)	3,649	3,347
Advance due from affiliates, net	-	25,574	-	-	1,741	-	-	-	-	-	-
Developer fee receivable	-	-	-	-	-	-	-	-	-	-	-
Prepaid expenses	-	-	16,435	483	33,346	-	615	-	3,593	-	-
Investment	-	-	-	-	-	-	-	-	-	-	-
Project development cost	-	-	-	-	-	-	-	-	-	-	-
Property, equipment and improvements, net	8,244,904	8,281,275	13,499,499	8,368,564	12,074,549	8,910,994	4,512,000	3,899,414	15,150,531	8,675,635	7,173,731
Deferred costs, net	-	31,703	217,742	122,028	153,370	215,499	9,041	34,135	322,551	129,887	54,958
Total assets	$ 8,950,910	$ 8,988,880	$ 14,512,738	$ 8,850,429	$ 12,812,178	$ 11,898,712	$ 4,639,406	$ 4,002,357	$ 16,225,954	$ 8,997,525	$ 8,115,566
Liabilities and Net Assets											
Liabilities											
Accounts payable	$ 303,664	$ 23,829	$ 19,710	$ 5,694	$ 13,309	$ 19,821	$ 21,588	$ 11,585	$ 21,146	$ 37,834	$ 16,793
Accrued expenses	149,291	473,818	410,302	2,167,193	1,779,042	59,843	2,440,310	690,033	1,619,262	504,160	2,202,400
Security deposits	25,445	55,015	44,304	40,490	82,345	62,876	48,303	32,365	68,407	51,703	78,727
Deferred revenue	6,351	4,494	1,140	1,323	9,972	5,829	7,189	5,743	3,866	14,912	18,046
Mortgages and notes payable	15,206,125	3,638,357	5,186,444	8,828,635	7,304,189	7,696,189	8,891,012	3,523,836	11,480,541	3,276,730	7,930,050
Due to affiliates	116,370	179,111	29,624	98,268	8,529	23,259	1,262,274	376,592	1,053,914	226,741	46,790
Developer fee payable	-	-	-	6	-	-	300,000	-	329,397	-	5,000
Total liabilities	15,807,246	4,374,624	5,691,524	11,141,609	9,197,386	7,867,817	12,970,676	4,640,154	14,576,533	4,112,080	10,297,806
Net assets											
Unrestricted net assets, controlling	(24)	(547)	(75)	(29,669)	(420)	(17)	(93,525)	(202)	(596)	(473)	(753)
Unrestricted net assets, noncontrolling	(6,856,312)	4,614,803	8,821,289	(2,261,511)	3,615,212	4,030,912	(8,237,745)	(637,595)	1,650,017	4,885,918	(2,181,487)
Temporarily restricted net assets	-	-	-	-	-	-	-	-	-	-	-
Total liabilities and net assets	$ 8,950,910	$ 8,988,880	$ 14,512,738	$ 8,850,429	$ 12,812,178	$ 11,898,712	$ 4,639,406	$ 4,002,357	$ 16,225,954	$ 8,997,525	$ 8,115,566

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December 31, 2014

	Vista Dunes Housing Partners LP	Vista Dunes GP, LLC	Vista Terraza Housing LP	Westlake Housing Ptrs LP	Woods Family Housing Ptrs LP	Woods Family GP LLC	Yorba Linda Housing Partners LP	Yucca Valley Senior Housing Partners LP
Assets								
Cash and equivalents	$ 3,000	$ -	$ 6,911	$ 211,947	$ 487,551	$ -	$ 71,164	$ 52,206
Reserve for security deposits held in trust	42,123	-	56,446	37,713	55,404	-	58,443	16,171
Total cash and cash equivalents	45,123	-	63,357	249,660	542,955	-	129,607	68,377
Restricted cash	208,606	-	850,793	227,215	338,108	-	400,816	1,563
Accounts receivable, net	170	-	8,253	18,938	2,532	-	-	1,979
Advance due from affiliates, net	-	-	-	415,148	-	-	-	-
Developer fee receivable	-	-	-	-	-	-	-	-
Prepaid expenses	-	-	-	502,212	-	-	-	-
Investment	-	-	-	-	-	-	-	-
Project development cost	-	-	-	-	-	-	-	-
Property, equipment and improvements, net	8,987,668	-	19,965,318	22,642,850	21,870,847	-	25,327,444	15,972,418
Deferred costs, net	62,292	-	235,212	208,516	177,228	-	151,997	203,733
Total assets	$ 9,303,859	$ -	$ 21,122,933	$ 24,264,539	$ 22,931,670	$ -	$ 26,009,864	$ 16,248,070
Liabilities and Net Assets								
Liabilities								
Accounts payable	$ 15,885	$ -	$ 365,620	$ 26,059	$ 7,358	$ -	$ 26,075	$ 1,291,268
Accrued expenses	2,264,741	-	3,691,038	2,171,769	787,245	-	2,577,745	91,467
Security deposits	41,190	-	63,187	37,209	50,470	-	58,412	16,170
Deferred revenue	349	-	6,265	918	7,092	-	9,070	684
Mortgages and notes payable	8,386,959	-	15,509,848	14,544,209	10,150,916	-	17,996,828	12,671,438
Due to affiliates	214,388	14,637	943,804	5,887	21,924	8,825	11,870	85,161
Developer fee payable	-	-	-	-	-	-	-	1,349,320
Total liabilities	10,923,512	14,637	20,579,762	16,786,051	11,025,005	8,825	20,680,000	15,505,508
Net assets								
Unrestricted net assets, controlling	(388)	(10,978)	(1,040)	(103)	225,508	(6,971)	(520,526)	(33)
Unrestricted net assets, noncontrolling	(1,619,265)	(3,659)	544,211	7,478,591	11,681,157	(1,854)	5,850,390	742,595
Temporarily restricted net assets	-	-	-	-	-	-	-	-
Total liabilities and net assets	$ 9,303,859	$ -	$ 21,122,933	$ 24,264,539	$ 22,931,670	$ -	$ 26,009,864	$ 16,248,070

National Community Renaissance of California

Consolidating Schedule of Financial Position

December 31, 2014

	Total Housing Affiliates	National Core of California	Elimination Entries	Total
Assets				
Cash and equivalents	$ 13,396,191	$ 6,700,595	$ -	$ 20,096,786
Reserve for security deposits held in trust	2,137,596	1,093,709	-	3,231,305
Total cash and cash equivalents	15,533,787	7,794,304	-	23,328,091
Restricted cash	15,103,219	15,255,787	-	30,359,006
Accounts receivable, net	225,751	825,252	(194,348)	856,655
Advance due from affiliates, net	441,733	52,368,007	(43,287,144)	9,522,596
Developer fee receivable	-	7,102,203	(7,102,203)	-
Prepaid expenses	619,892	379,997	-	999,889
Investment	-	447,981	264,927	712,908
Project development cost	-	12,043	-	12,043
Property, equipment and improvements, net	627,050,570	105,741,489	(3,023,208)	729,768,851
Deferred costs, net	9,135,317	760,071	-	9,895,388
Total assets	$ 668,110,269	$ 190,687,134	$ (53,341,976)	$ 805,455,427
Liabilities and Net Assets				
Liabilities				
Accounts payable	$ 5,310,946	$ 972,375	$ -	$ 6,283,321
Accrued expenses	59,919,537	2,315,175	(463,357)	61,771,355
Security deposits	2,098,143	1,113,914	-	3,212,057
Deferred revenue	242,981	3,235,020	(3,023,208)	454,793
Mortgages and notes payable	488,298,390	86,124,822	(33,641,473)	540,781,739
Due to affiliates	10,547,433	-	(9,681,367)	866,066
Developer fee payable	7,294,097	-	(6,797,498)	496,599
Total liabilities	573,711,527	93,761,306	(53,606,903)	613,865,930
Net assets				
Unrestricted net assets, controlling	(264,927)	53,137,553	(9,969,306)	42,903,320
Unrestricted net assets, noncontrolling	94,663,669	-	10,234,233	104,897,902
Temporarily restricted net assets	-	43,788,275	-	43,788,275
Total liabilities and net assets	$ 668,110,269	$ 190,687,134	$ (53,341,976)	$ 805,455,427

National Community Renaissance of California

Consolidating Schedule of Activities

Year Ended December 31, 2014

	Arbor Villas Apartments	Arbor Villas. LLC	Cimmaron Heights Apartments	Clark Manor	Cathedral Palms Apartments	Corona del Rey Apartments	Hawthorne Terrace Apartments	Impressions Apartments	LaQuinta Apartments	Mar Vista	Mission Cove Phase A	Mission Cove Family I
Revenue and gains												
Rental income from tenants	$ 772,119	$ 157,549	$ -	$ 426,039	$ 1,050,167	$ 1,757,065	$ 942,197	$ 687,090	$ 615,054	$ -	$ -	$ -
Consulting and development	-	-	-	-	-	-	-	-	-	-	-	-
Management fees	-	-	-	-	-	-	-	-	-	-	-	-
Private donations - HTHF	-	-	-	-	-	-	-	-	-	-	-	-
Grants	39,063	-	-	-	-	-	-	-	-	-	-	50,000
Grants - Hope Through Housing	-	-	-	-	-	-	-	-	-	-	-	-
Laundry revenue	21,766	2,449	-	5,406	10,736	35,884	8,751	6,018	8,538	-	-	-
Interest	868	127	1	159	106	394	478	84	92	-	8	-
Other	373,644	2,909	660,738	9,110	27,205	24,213	17,953	16,564	128,491	-	-	-
Total revenue and gains	1,207,460	163,034	660,739	440,714	1,088,214	1,817,556	969,379	709,756	752,175	-	8	50,000
Expenses, gains and losses												
Administrative	18,222	3,464	-	14,693	60,967	37,176	37,050	31,695	41,186	-	-	1,118
Salaries and related expenses	57,237	16,907	-	10,962	168,910	155,874	105,477	106,131	79,648	-	-	-
Utilities	70,562	14,470	-	51,611	145,887	318,956	101,753	72,346	84,164	-	-	-
Maintenance and operating	137,073	36,832	-	82,472	323,766	363,959	165,814	211,774	285,115	-	-	-
Professional services	21,353	2,508	3,875	7,626	21,667	33,867	16,018	13,373	11,433	2,800	-	-
Taxes and insurance	33,421	6,956	800	19,559	112,482	62,075	47,916	100,841	77,033	-	-	-
Interest	116,603	41,966	-	79,611	37,306	98,805	196,589	42,904	50,138	-	-	-
Depreciation	121,848	18,594	-	43,667	199,657	224,322	109,122	87,744	82,897	-	-	-
Amortization	2,403	-	-	1,945	1,268	7,772	6,300	1,837	2,153	-	-	-
Management fees	45,875	9,324	-	29,520	138,600	96,000	67,403	79,949	73,430	-	-	-
Other expense	3,042	10,723	709	6,736	3,651	3,816	10,884	2,949	3,254	1,311	-	-
Impairment loss	-	-	-	-	-	-	-	-	-	-	-	-
Total expenses	627,639	161,744	5,384	348,402	1,214,161	1,402,622	864,326	751,543	790,451	4,111	-	1,118
Gain (loss) to be allocated to partners	$ 579,821	$ 1,290	$ 655,355	$ 92,312	$ (125,947)	$ 414,934	$ 105,053	$ (41,787)	$ (38,276)	$ (4,111)	$ 8	$ 48,882
Increase (decrease) in unrestricted net assets	$ 579,821	$ 1,290	$ 655,355	$ 92,312	$ (125,947)	$ 414,934	$ 105,053	$ (41,787)	$ (38,276)	$ (4,111)	$ 8	$ 48,882
Distributions	(1,268,233)	(367,011)	-	-	-	(58,312)	(109,118)	-	-	-	-	-
Net assets - unrestricted, beginning of year	1,530,513	-	(20,350)	39,275	2,011,817	2,802,375	410,873	(517,160)	(647,793)	(6,739)	-	-
Net assets - unrestricted, end of year	$ 842,101	$ (365,721)	$ 635,005	$ 131,587	$ 1,885,870	$ 3,158,997	$ 406,808	$ (558,947)	$ (686,069)	$ (10,850)	$ 8	$ 48,882
Net assets - temporarily restricted, beginning of year	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Increase in temporarily restricted net assets	-	-	-	-	-	-	-	-	-	-	-	-
Release of temporarily restricted net assets	-	-	-	-	-	-	-	-	-	-	-	-
Net assets - temporarily restricted, end of year	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-controlling interest												
Beginning net assets	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contributions	-	-	-	-	-	-	-	-	-	-	-	-
Distributions	-	-	-	-	-	-	-	-	-	-	-	-
Transfer of ownership	-	-	-	-	-	-	-	-	-	-	-	-
Excess value of land and building	-	-	-	-	-	-	-	-	-	-	-	-
Net income (loss)	-	-	-	-	-	-	-	-	-	-	-	-
Ending net assets	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

National Community Renaissance of California

Consolidating Schedule of Activities

Year Ended December 31, 2014

	Mission Cove Family II	Monterey Village Apartments	Mountainside Apartments	Northgate Village Apartments	Park Vista Apartments	Rancho Verde Village	Rancho Verde Village GP, LLC	Renaissance Village	River Canyon GP, LLC	San Antonio Gateway Hsg Corp	Avenida Serra Housing Ptrs. GP, LLC	Savi Ranch
Revenue and gains												
Rental income from tenants	$ -	$ 2,157,726	$ 3,674,940	$ 869,087	$ 173,271	$ 2,532,603	$ -	$ 402,070	$ -	$ -	$ -	$ -
Consulting and development	-	-	-	-	-	-	-	-	-	-	-	-
Management fees	-	-	-	-	-	-	-	-	-	-	-	-
Private donations - HTHF	-	-	-	-	-	-	-	-	-	-	-	-
Grants	-	117,047	121,739	-	-	28,283	-	-	-	-	-	-
Grants - Hope Through Housing	-	-	-	-	-	-	-	-	-	-	-	-
Laundry revenue	-	1,894	48,929	4,154	3,797	8,890	-	2,803	-	-	-	-
Interest	-	3,892	5,263	797	26	2,640	-	128,994	-	-	-	-
Other	-	67,786	99,979	62,229	(1,807)	58,334	-	6,820,191	-	-	-	-
Total revenue and gains	-	2,348,345	3,950,850	936,267	175,287	2,630,750	-	7,354,058	-	-	-	-
Expenses, gains and losses												
Administrative	454	62,075	100,474	32,529	12,676	85,563	-	15,841	-	-	-	-
Salaries and related expenses	-	175,708	267,721	93,530	16,281	173,766	-	37,860	-	-	-	-
Utilities	-	195,791	398,842	131,147	20,389	301,981	-	130,745	-	-	-	-
Maintenance and operating	-	452,877	756,624	311,931	64,439	579,977	-	81,545	-	-	-	-
Professional services	-	26,968	38,192	20,470	6,376	22,082	1,500	6,900	1,950	-	1,950	4,750
Taxes and insurance	-	185,464	282,090	74,937	23,108	255,718	1,688	27,080	463	-	-	800
Interest	-	245,742	311,995	365,252	12,131	66,784	-	88,995	-	-	-	-
Depreciation	-	344,631	467,357	201,089	25,152	406,812	-	122,200	-	-	-	-
Amortization	-	5,741	6,282	209	560	6,979	-	1,873	-	-	-	-
Management fees	-	134,400	230,400	94,481	21,280	148,800	-	50,400	-	-	-	-
Other expense	-	29,353	11,402	6,156	2,024	4,648	-	5,568	-	-	-	-
Impairment loss	-	-	-	-	-	-	-	-	-	-	-	-
Total expenses	454	1,858,750	2,871,379	1,331,731	204,416	2,053,110	3,188	569,007	2,413	-	1,950	5,550
Gain (loss) to be allocated to partners	$ (454)	$ 489,595	$ 1,079,471	$ (395,464)	$ (29,129)	$ 577,640	$ (3,188)	$ 6,785,051	$ (2,413)	$ -	$ (1,950)	$ (5,550)
Increase (decrease) in unrestricted net assets	$ (454)	$ 489,595	$ 1,079,471	$ (395,464)	$ (29,129)	$ 577,640	$ (3,188)	$ 6,785,051	$ (2,413)	$ -	$ (1,950)	$ (5,550)
Distributions	-	(456,052)	(1,095,956)	-	-	(240,308)	-	-	-	-	-	-
Net assets - unrestricted, beginning of year	-	4,955,191	11,036,019	(1,309,656)	(452,738)	4,528,230	-	2,602,988	(4,944)	(4,150)	-	(7,650)
Net assets - unrestricted, end of year	$ (454)	$ 4,988,734	$ 11,019,534	$ (1,705,120)	$ (481,867)	$ 4,865,562	$ (3,188)	$ 9,388,039	$ (7,357)	$ (4,150)	$ (1,950)	$ (13,200)
Net assets - temporarily restricted, beginning of year	$ -	$ 3,992,601	$ 6,161,847	$ -	$ -	$ 2,638,257	$ -	$ -	$ -	$ -	$ -	$ -
Increase in temporarily restricted net assets	-	89,600	153,600	-	-	-	-	-	-	-	-	-
Release of temporarily restricted net assets	-	(117,048)	(121,739)	-	-	(28,283)	-	-	-	-	-	-
Net assets - temporarily restricted, end of year	$ -	$ 3,965,153	$ 6,193,708	$ -	$ -	$ 2,609,974	$ -	$ -	$ -	$ -	$ -	$ -
Non-controlling interest												
Beginning net assets	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contributions	-	-	-	-	-	-	-	-	-	-	-	-
Distributions	-	-	-	-	-	-	-	-	-	-	-	-
Transfer of ownership	-	-	-	-	-	-	-	-	-	-	-	-
Excess value of land and building	-	-	-	-	-	-	-	-	-	-	-	-
Net income (loss)	-	-	-	-	-	-	-	-	-	-	-	-
Ending net assets	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

National Community Renaissance of California

Consolidating Schedule of Activities

Year Ended December 31, 2014

	Signature at Valley Center	South Pace Fairfield Apts	South PACE GP, LLC	Summerwood Apartments	Sycamore Apartments	Vista Terraza II	Waterman Gardens	West Mission Partners LLC	Hope Through Housing	Subtotal	NCRC Corporate	Subtotal
Revenue and gains												
Rental income from tenants	$ -	$ -	$ -	$ 362,509	$ 2,600,885	$ 41,907	$ -	$ 142,870	$ -	$ 19,365,148	$ -	$ 19,365,148
Consulting and development	-	-	-	-	-	-	-	-	1,116,019	1,116,019	8,739,735	9,855,754
Management fees	-	-	-	-	-	-	-	-	-	-	3,680,074	3,680,074
Private donations - HTHF	-	-	-	-	-	-	-	-	1,037,690	1,037,690	-	1,037,690
Grants	-	-	-	-	92,362	-	-	-		448,494	385,740	834,234
Grants - Hope Through Housing	-	-	-	-	-	-	-	-	449,172	449,172	-	449,172
Laundry revenue	-	-	-	5,458	1,947	-	-	-	-	177,420	-	177,420
Interest	-	-	-	71	2,773	-	-	56	285	147,114	215,661	362,775
Other	-	-	-	10,821	88,713	43,285	-	49,548	560,837	9,120,743	264,067	9,384,810
Total revenue and gains	-	-	-	378,859	2,786,680	85,192	-	192,474	3,164,003	31,861,800	13,285,277	45,147,077
Expenses, gains and losses												
Administrative	-	-	-	27,178	64,009	5,843	43	12,536	1,503,559	2,168,351	1,400,693	3,569,044
Salaries and related expenses	-	-	-	72,753	183,482	4,377	-	-	1,840,286	3,566,910	8,481,381	12,048,291
Utilities	-	-	-	43,139	315,877	1,046	-	6,707	-	2,405,413	60,778	2,466,191
Maintenance and operating	-	-	-	133,905	561,748	9,091	-	53,489	-	4,612,431	125,470	4,737,901
Professional services	3,300	3,100	1,900	8,207	25,410	4,413	-	4,250	108,376	424,614	1,159,462	1,584,076
Taxes and insurance	749	800	3,300	42,463	217,712	8,485	-	39,368	63,098	1,688,406	66,405	1,754,811
Interest	-	-	-	32,019	213,217	-	-	61,764	-	2,061,821	204,262	2,266,083
Depreciation	-	-	-	64,427	388,257	11,897	-	59,892	12,666	2,992,231	356,079	3,348,310
Amortization	-	-	-	533	5,579	-	-	1,843	-	53,277	50,000	103,277
Management fees	-	-	-	40,132	144,000	1,946	-	6,921	-	1,412,861	18,601	1,431,462
Other expense	-	-	180	2,935	4,740	3,362	-	1,943	5,813	125,199	431,075	556,274
Impairment loss	-	-	-	-	-	-	-	-	-	-	-	-
Total expenses	4,049	3,900	5,380	467,691	2,124,031	50,460	43	248,713	3,533,798	21,511,514	12,354,206	33,865,720
Gain (loss) to be allocated to partners	$ (4,049)	$ (3,900)	$ (5,380)	$ (88,832)	$ 662,649	$ 34,732	$ (43)	$ (56,239)	$ (369,795)	$ 10,350,286	$ 931,071	$ 11,281,357
Increase (decrease) in unrestricted net assets	$ (4,049)	$ (3,900)	$ (5,380)	$ (88,832)	$ 662,649	$ 34,732	$ (43)	$ (56,239)	$ (369,795)	$ 10,350,286	$ 931,071	$ 11,281,357
Distributions	-	-	-	-	(777,403)	-	-	-	-	(4,372,393)	-	(4,372,393)
Net assets - unrestricted, beginning of year	(29,923)	(3,915)	(11,704)	(778,344)	7,661,246	333,887	-	(414,617)	(1,085,211)	32,617,520	15,073,253	47,690,773
Net assets - unrestricted, end of year	$ (33,972)	$ (7,815)	$ (17,084)	$ (867,176)	$ 7,546,492	$ 368,619	$ (43)	$ (470,856)	$ (1,455,006)	$ 38,595,413	$ 16,004,324	$ 54,599,737
Net assets - temporarily restricted, beginning of year	$ -	$ -	$ -	$ -	$ 3,224,520	$ -	$ -	$ -	$ 170,801	$ 16,188,026	$ 27,921,929	$ 44,109,955
Increase in temporarily restricted net assets	-	-	-	-	96,000	-	-	-	-	339,200	-	339,200
Release of temporarily restricted net assets	-	-	-	-	(92,362)	-	-	-	(944)	(360,376)	(300,504)	(660,880)
Net assets - temporarily restricted, end of year	$ -	$ -	$ -	$ -	$ 3,228,158	$ -	$ -	$ -	$ 169,857	$ 16,166,850	$ 27,621,425	$ 43,788,275
Non-controlling interest												
Beginning net assets	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contributions	-	-	-	-	-	-	-	-	-	-	-	-
Distributions	-	-	-	-	-	-	-	-	-	-	-	-
Transfer of ownership	-	-	-	-	-	-	-	-	-	-	-	-
Excess value of land and building	-	-	-	-	-	-	-	-	-	-	-	-
Net income (loss)	-	-	-	-	-	-	-	-	-	-	-	-
Ending net assets	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

National Community Renaissance of California

Consolidating Schedule of Activities

Year Ended December 31, 2014

	Eliminations Entries	National Communtiy Renaissance of California Total	ANF Family Ptrs II, LP	San Clemente	Autumn Ridge Apartments LP	Bell Gardens Housing Partners LP	Bell Housing Partners LP	Bolt Housing Partners LP	Cathedral Family Housing Ptrs LP	CG Affordable Housing Partners LLC	Citrus Grove Housing Partners, L.P.	Copper Hills Apartments, L.P.
Revenue and gains												
Rental income from tenants	$ -	$ 19,365,148	$ 769,642	$ -	$ 2,353,293	$ 580,797	$ 558,145	$ 386,995	$ 425,342	$ -	$ 307,214	$ 1,303,641
Consulting and development	(4,289,454)	5,566,300	-	-	-	-	-	-	-	-	-	-
Management fees	(253,334)	3,426,740	-	-	-	-	-	-	-	-	-	-
Private donations - HTHF	(515,481)	522,209	-	-	-	-	-	-	-	-	-	-
Grants	-	834,234	-	-	-	-	-	-	-	-	-	-
Grants - Hope Through Housing	-	449,172	-	-	-	-	-	-	-	-	-	-
Laundry revenue	-	177,420	1,987	-	101,862	4,654	1,872	8,588	1,558	-	-	18,460
Interest	-	362,775	94	-	916	316	407	43	232	-	55	855
Other	(367,011)	9,017,799	(40,692)	-	21,665	1,751	1,456	7,598	10,044	-	33,343	13,363
Total revenue and gains	(5,425,280)	39,721,797	731,031	-	2,477,736	587,518	561,880	403,224	437,176	-	340,612	1,336,319
Expenses, gains and losses												
Administrative	(515,481)	3,053,563	33,059	787	24,915	19,496	23,492	18,060	14,921	-	7,444	27,973
Salaries and related expenses	-	12,048,291	124,851	-	194,741	64,958	68,713	29,111	61,641	-	21,116	94,136
Utilities	-	2,466,191	156,409	-	372,593	61,601	50,694	64,158	68,762	-	77,789	181,190
Maintenance and operating	-	4,737,901	149,815	-	272,283	112,633	86,600	92,568	141,364	-	100,663	187,313
Professional services	-	1,584,076	21,391	40,000	22,556	15,621	13,636	11,938	15,158	525	12,402	18,869
Taxes and insurance	-	1,754,811	29,490	800	187,799	39,216	30,855	11,174	32,916	1,050	18,547	37,234
Interest	-	2,266,083	204,150	-	795,898	387,809	158,697	94,191	135,113	-	49,900	315,954
Depreciation	-	3,348,310	572,622	-	473,602	361,200	171,865	85,830	416,085	-	422,098	307,356
Amortization	-	103,277	36,013	-	17,792	48,780	5,235	4,626	6,765	-	6,090	3,613
Management fees	(537,405)	894,057	81,316	-	273,549	40,024	99,837	41,004	49,657	-	44,301	200,672
Other expense	-	556,274	77,713	-	5,882	11,615	7,661	7,859	3,535	-	10,725	3,913
Impairment loss	-	-	-	-	-	-	-	-	-	-	-	-
Total expenses	(1,052,886)	32,812,834	1,486,829	41,587	2,641,610	1,162,953	717,285	460,519	945,917	1,575	771,075	1,378,223
Gain (loss) to be allocated to partners	$ (4,372,394)	$ 6,908,963	$ (755,798)	$ (41,587)	$ (163,874)	$ (575,435)	$ (155,405)	$ (57,295)	$ (508,741)	$ (1,575)	$ (430,463)	$ (41,904)
Increase (decrease) in unrestricted net assets	$ (4,372,394)	$ 6,908,963	$ (77)	$ (4)	$ (16)	$ (56)	$ (17)	$ 528	$ (52)	$ (1,339)	$ (42)	$ (4)
Distributions	4,372,394	1	-	-	-	-	(11)	-	-	-	-	(14)
Net assets - unrestricted, beginning of year	(1,197,257)	46,493,516	(244)	-	(248,593)	(501)	499,774	(113)	(145)	(3,889)	(160)	(122,630)
Net assets - unrestricted, end of year	$ (1,197,257)	$ 53,402,480	$ (321)	$ (4)	$ (248,609)	$ (557)	$ 499,746	$ 415	$ (197)	$ (5,228)	$ (202)	$ (122,648)
Net assets - temporarily restricted, beginning of year	$ -	$ 44,109,955	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Increase in temporarily restricted net assets	-	339,200	-	-	-	-	-	-	-	-	-	-
Release of temporarily restricted net assets	-	(660,880)	-	-	-	-	-	-	-	-	-	-
Net assets - temporarily restricted, end of year	$ -	$ 43,788,275	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-controlling interest												
Beginning net assets	$ -	$ -	$ (539,561)	$ -	$ (1,707,161)	$ 235,753	$ (222,925)	$ (276,496)	$ 6,098,079	$ (686)	$ (113,053)	$ (210,390)
Contributions	-	-	-	284,527	-	-	-	-	-	-	-	-
Distributions	-	-	-	-	(17,091)	-	(22,010)	-	-	-	-	(135,095)
Transfer of ownership	-	-	-	-	-	-	-	-	-	-	-	-
Excess value of land and building	-	-	-	-	-	-	-	-	-	-	-	-
Net income (loss)	-	-	(755,721)	(41,583)	(163,858)	(575,379)	(155,388)	(57,823)	(508,689)	(236)	(430,421)	(41,900)
Ending net assets	$ -	$ -	$ (1,295,282)	$ 242,944	$ (1,888,110)	$ (339,626)	$ (400,323)	$ (334,319)	$ 5,589,390	$ (922)	$ (543,474)	$ (387,385)

National Community Renaissance of California

Consolidating Schedule of Activities

Year Ended December 31, 2014

	Corona de Oro Apartments, L.P.	Courson Senior Housing Partners, L.P.	Desert Meadows Housing Partners LP	Downey Housing Partners, LP	Eagle Rock Housing Partners, L.P.	East Rancho Verde Housing Partners, L.P.	EMI Partners, LP	Escondido Housing Partners, L.P.	Escondido Senior Housing Ptrs, LP	Executive Lodge Apartments LP	Fontana Housing Partners LP	Fontana II Housing Partners LP
Revenue and gains												
Rental income from tenants	$ 580,615	$ 481,425	$ 432,602	$ -	$ 535,818	$ 335,780	$ 81,395	$ 453,218	$ 465,720	$ 979,216	$ 768,293	$ 605,106
Consulting and development	-	-	-	-	-	-	-	-	-	-	-	-
Management fees	-	-	-	-	-	-	-	-	-	-	-	-
Private donations - HTHF	-	-	-	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-	-	-	-
Grants - Hope Through Housing	-	-	-	-	-	-	-	-	-	-	-	-
Laundry revenue	13,004	4,972	11,635	-	2,112	22,958	208	21,349	1,910	19,840	5,793	6,184
Interest	178	307	202	40	1,210	249	241	92	75	757	628	128
Other	6,349	3,448	17,931	760	12,702	3,250	6,949	(1,014)	6,567	22,847	3,055	9,194
Total revenue and gains	600,146	490,152	462,370	800	551,842	362,237	88,793	473,645	474,272	1,022,660	777,769	620,612
Expenses, gains and losses												
Administrative	18,774	16,981	20,390	5,184	20,216	6,401	10,157	12,152	16,947	28,977	25,668	26,811
Salaries and related expenses	57,427	33,371	72,948	9,567	68,107	21,071	14,594	18,075	47,952	124,789	64,306	77,067
Utilities	160,814	97,556	64,382	-	54,645	64,326	12,757	88,849	69,330	79,096	112,507	98,589
Maintenance and operating	153,610	120,831	114,058	168	71,685	61,343	7,608	96,954	67,049	176,782	125,900	126,871
Professional services	14,309	15,827	26,946	6,897	20,883	13,368	3,784	12,269	16,131	24,604	16,700	17,688
Taxes and insurance	22,968	53,397	48,820	800	23,830	18,279	11,531	14,328	17,644	50,373	23,132	24,837
Interest	220,040	219,870	286,150	-	258,365	207,869	65,176	176,224	365,539	261,082	134,463	106,017
Depreciation	251,417	463,343	743,016	40,835	197,793	357,044	129,714	160,765	382,876	201,095	312,440	389,237
Amortization	4,666	11,519	4,038	-	9,211	7,488	1,688	9,921	9,263	4,823	3,160	7,789
Management fees	67,062	52,378	65,800	15,000	54,069	34,472	2,333	45,890	42,389	116,581	106,209	94,262
Other expense	2,884	5,142	(122,961)	-	10,007	7,134	308,730	6,641	4,749	3,688	4,030	2,855
Impairment loss	-	-	-	-	-	-	-	-	-	-	-	-
Total expenses	973,971	1,090,215	1,323,587	78,451	788,811	798,795	568,072	642,068	1,039,869	1,071,890	928,515	972,023
Gain (loss) to be allocated to partners	$ (373,825)	$ (600,063)	$ (861,217)	$ (77,651)	$ (236,969)	$ (436,558)	$ (479,279)	$ (168,423)	$ (565,597)	$ (49,230)	$ (150,746)	$ (351,411)
Increase (decrease) in unrestricted net assets	$ (36)	$ (62)	$ (86)	$ (7)	$ (25)	$ (44)	$ (47)	$ (17)	$ (55)	$ (48)	$ (18)	$ (18)
Distributions	-	-	-	-	-	-	-	-	-	-	-	(375)
Net assets - unrestricted, beginning of year	(59,289)	(379)	(96)	(16)	(116)	(3,687)	(52,119)	(92,107)	(13,118)	(2,704)	(336)	(214)
Net assets - unrestricted, end of year	$ (59,325)	$ (441)	$ (182)	$ (23)	$ (141)	$ (3,731)	$ (52,166)	$ (92,124)	$ (13,173)	$ (2,752)	$ (354)	$ (607)
Net assets - temporarily restricted, beginning of year	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Increase in temporarily restricted net assets	-	-	-	-	-	-	-	-	-	-	-	-
Release of temporarily restricted net assets	-	-	-	-	-	-	-	-	-	-	-	-
Net assets - temporarily restricted, end of year	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-controlling interest												
Beginning net assets	$ (1,629,776)	$ 1,634,803	$ 854,970	$ 763,847	$ 574,267	$ 1,440,040	$ 453,830	$ (1,285,261)	$ 4,520,107	$ (1,188,581)	$ 4,759,964	$ 4,857,193
Contributions	-	-	7,279,776	578,461	-	-	1,537,328	-	-	-	-	-
Distributions	-	-	-	-	-	-	-	-	-	-	-	(2,623)
Transfer of ownership	-	-	-	-	-	-	-	-	-	-	-	-
Excess value of land and building	-	-	-	-	-	-	-	-	-	-	-	-
Net income (loss)	(373,789)	(600,001)	(861,131)	(77,644)	(236,944)	(436,514)	(479,232)	(168,406)	(565,542)	(49,182)	(150,728)	(351,393)
Ending net assets	$ (2,003,565)	$ 1,034,802	$ 7,273,615	$ 1,264,664	$ 337,323	$ 1,003,526	$ 1,511,926	$ (1,453,667)	$ 3,954,565	$ (1,237,763)	$ 4,609,236	$ 4,503,177

National Community Renaissance of California

Consolidating Schedule of Activities

Year Ended December 31, 2014

	Fontana III Housing Partners LP	Fontana IV Housing Partners LP	Inland Valley Housing Partners LP	Ken-Tal Senior Housing Partners LP	Malvern Housing Partners LP	Mills Family Housing Partners LP	Mission Village Senior Apts LP	Montclair Family Housing Partners	Montclair Senior Housing Partners	Normandie Senior Housing Ptrs L.P.	Normandie Senior Hsg Ptrs GP, LLC	Oceanside Housing Partners LP
Revenue and gains												
Rental income from tenants	$ 707,644	$ 584,580	$ 1,124,987	$ 702,174	$ 322,290	$ 392,182	$ 710,347	$ 587,583	$ 462,105	$ 571,620	$ -	$ 812,983
Consulting and development	-	-	-	-	-	-	-	-	-	-	-	-
Management fees	-	-	-	-	-	-	-	-	-	-	-	-
Private donations - HTHF	-	-	-	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-	-	-	-
Grants - Hope Through Housing	-	-	-	-	-	-	-	-	-	-	-	-
Laundry revenue	7,431	3,383	4,570	4,074	3,229	8,751	6,068	7,409	2,616	1,953	-	15,652
Interest	221	163	159	250	354	150	44	30	1,426	525	-	153
Other	30,576	3,568	32,341	2,864	5,824	15,506	11,690	6,413	669	4,803	-	37,076
Total revenue and gains	745,872	591,694	1,162,057	709,362	331,697	416,589	728,149	601,435	466,816	578,901	-	865,864
Expenses, gains and losses												
Administrative	25,045	25,587	28,827	120,276	18,653	16,258	22,845	15,771	20,948	19,352	-	28,039
Salaries and related expenses	76,395	69,136	128,821	53,669	51,990	55,199	84,759	59,156	109,511	67,088	-	39,047
Utilities	105,079	130,445	275,706	102,067	45,299	62,762	115,843	88,945	63,068	46,522	-	142,903
Maintenance and operating	115,493	103,728	329,585	105,500	91,063	65,283	105,905	113,153	102,483	65,703	-	128,131
Professional services	17,549	17,840	22,363	17,984	12,556	14,130	18,837	16,027	19,642	21,186	2,900	18,707
Taxes and insurance	31,344	27,891	40,048	35,999	14,489	24,037	35,696	27,677	24,857	35,540	868	74,506
Interest	169,271	162,014	909,932	170,250	50,036	250,484	509,959	232,172	45,960	127,426	-	566,067
Depreciation	356,359	1,032,497	927,886	404,994	148,196	394,062	730,088	517,721	492,820	402,453	-	797,274
Amortization	7,463	6,923	10,703	7,075	2,507	7,234	10,837	717	748	2,684	-	12,281
Management fees	135,763	56,426	144,076	120,661	48,514	54,233	96,110	117,431	66,828	97,738	-	48,138
Other expense	11,727	3,185	17,474	12,274	4,470	3,849	20,965	5,002	11,255	14,391	-	17,190
Impairment loss	-	-	-	-	-	-	-	-	-	-	-	-
Total expenses	1,051,488	1,635,672	2,835,421	1,150,749	487,773	947,531	1,751,844	1,193,772	958,120	900,083	3,768	1,872,283
Gain (loss) to be allocated to partners	$ (305,616)	$ (1,043,978)	$ (1,673,364)	$ (441,387)	$ (156,076)	$ (530,942)	$ (1,023,695)	$ (592,337)	$ (491,304)	$ (321,182)	$ (3,768)	$ (1,006,419)
Increase (decrease) in unrestricted net assets	$ (17)	$ (53)	$ (169)	$ (22)	$ (18)	$ (53)	$ (44)	$ (58)	$ (48)	$ (26)	$ (2,977)	$ (100)
Distributions	(1,401)	-	-	-	-	-	-	(1)	-	-	-	-
Net assets - unrestricted, beginning of year	(217)	(8,813)	(95,341)	4,976	(213)	93,762	(189)	(445)	396,729	(72)	(6,806)	(557)
Net assets - unrestricted, end of year	$ (1,635)	$ (8,866)	$ (95,510)	$ 4,954	$ (231)	$ 93,709	$ (233)	$ (504)	$ 396,681	$ (98)	$ (9,783)	$ (657)
Net assets - temporarily restricted, beginning of year	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Increase in temporarily restricted net assets	-	-	-	-	-	-	-	-	-	-	-	-
Release of temporarily restricted net assets	-	-	-	-	-	-	-	-	-	-	-	-
Net assets - temporarily restricted, end of year	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-controlling interest												
Beginning net assets	$ (555,047)	$ 9,252,576	$ (1,970,769)	$ 6,969,611	$ (547,508)	$ 7,329,489	$ 1,313,218	$ 9,083,089	$ 2,926,203	$ 3,541,218	$ (1,809)	$ 5,992,892
Contributions	-	-	-	-	-	-	-	-	-	149,999	-	-
Distributions	(9,803)	(4,693)	-	-	-	(13,988)		(3,902)	-	-	-	(6,813)
Transfer of ownership	-	-	-	-	-	-	-	-	-	-	-	-
Excess value of land and building	-	-	-	-	-	-	-	-	-	-	-	-
Net income (loss)	(305,599)	(1,043,925)	(1,673,195)	(441,365)	(156,058)	(530,889)	(1,023,651)	(592,279)	(491,256)	(321,156)	(791)	(1,006,319)
Ending net assets	$ (870,449)	$ 8,203,958	$ (3,643,964)	$ 6,528,246	$ (703,566)	$ 6,784,612	$ 289,567	$ 8,486,908	$ 2,434,947	$ 3,370,061	$ (2,600)	$ 4,979,760

National Community Renaissance of California

Consolidating Schedule of Activities

Year Ended December 31, 2014

	Oceanside Senior Housing LP	Palmdale Senior Housing Partners LP	Rancho Workforce Housing LP	Renaissance Village LP	Rialto Housing Partners LP	Richmar Housing Partners LP	Riverside Housing Partners	San Marcos Housing Partners LP	Santa Fe Springs Housing Partners	Santee Apartments LP	Spring Valley Housing LP	UC Housing Partners LP
Revenue and gains												
Rental income from tenants	$ 271,206	$ 559,898	$ 1,585,284	$ 240,005	$ 767,582	$ 489,348	$ 478,627	$ 1,257,646	$ 1,518,570	$ 743,988	$ 519,771	$ 1,112,837
Consulting and development	-	-	-	-	-	-	-	-	-	-	-	-
Management fees	-	-	-	-	-	-	-	-	-	-	-	-
Private donations - HTHF	-	-	-	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-	-	-	-
Grants - Hope Through Housing	-	-	-	-	-	-	-	-	-	-	-	-
Laundry revenue	4,407	1,488	629	972	2,830	12,057	7,437	33,262	11,622	9,165	5,226	70,073
Interest	256	189	1,478	283	474	454	55	162	1,212	167	11	700
Other	2,517	10,217	37,496	2,682	37,922	5,528	10,351	51,231	4,466	13,711	9,335	17,622
Total revenue and gains	278,386	571,792	1,624,887	243,942	808,808	507,387	496,470	1,342,301	1,535,870	767,031	534,343	1,201,232
Expenses, gains and losses												
Administrative	10,606	17,462	47,938	10,426	32,163	18,849	14,024	48,958	47,914	19,824	17,154	20,946
Salaries and related expenses	8,318	81,378	186,166	33,742	102,071	37,503	76,771	118,812	122,909	71,259	72,976	81,000
Utilities	25,976	68,209	171,875	89,305	138,683	78,209	63,933	222,303	123,635	162,345	70,420	163,695
Maintenance and operating	37,745	71,990	270,651	41,041	247,863	44,280	112,150	199,521	203,467	136,123	111,132	134,516
Professional services	13,446	17,372	34,111	13,045	16,493	40,150	15,252	17,614	19,570	16,216	13,058	19,171
Taxes and insurance	10,966	52,550	87,796	24,003	31,756	139,244	20,376	102,313	57,523	41,487	33,522	182,211
Interest	155,277	200,695	1,211,949	171,088	119,774	346,804	311,927	478,067	328,084	349,882	156,411	426,291
Depreciation	203,784	441,547	1,233,976	86,773	301,186	403,656	315,482	480,868	325,986	378,824	122,589	523,230
Amortization	6,663	17,476	19,312	-	12,272	3,623	7,488	6,765	14,828	2,214	4,653	16,585
Management fees	47,506	68,976	203,398	14,694	178,929	56,040	51,094	78,870	234,104	72,644	53,186	82,345
Other expense	6,881	3,689	5,848	3,390	3,143	91,779	6,364	8,751	6,327	15,220	4,819	21,752
Impairment loss	-	-	-	-	-	-	-	-	-	4,567,314	-	-
Total expenses	527,168	1,041,344	3,473,020	487,507	1,184,333	1,260,137	994,861	1,762,842	1,484,347	5,833,352	659,920	1,671,742
Gain (loss) to be allocated to partners	$ (248,782)	$ (469,552)	$ (1,848,133)	$ (243,565)	$ (375,525)	$ (752,750)	$ (498,391)	$ (420,541)	$ 51,523	$ (5,066,321)	$ (125,577)	$ (470,510)
Increase (decrease) in unrestricted net assets	$ (26)	$ (49)	$ (82)	$ (24)	$ (38)	$ (75)	$ (51)	$ (42)	$ 7	$ (508)	$ (12)	$ (46)
Distributions	-	-	-	-	-	-	-	-	-	-	-	-
Net assets - unrestricted, beginning of year	(98,528)	(281)	(332)	-	(509)	-	(29,618)	(378)	(24)	(93,017)	(190)	(550)
Net assets - unrestricted, end of year	$ (98,554)	$ (330)	$ (414)	$ (24)	$ (547)	$ (75)	$ (29,669)	$ (420)	$ (17)	$ (93,525)	$ (202)	$ (596)
Net assets - temporarily restricted, beginning of year	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Increase in temporarily restricted net assets	-	-	-	-	-	-	-	-	-	-	-	-
Release of temporarily restricted net assets	-	-	-	-	-	-	-	-	-	-	-	-
Net assets - temporarily restricted, end of year	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-controlling interest												
Beginning net assets	$ 149,009	$ 7,178,505	$ 488,586	$ -	$ 4,990,290	$ 480,972	$ (1,763,171)	$ 4,035,711	$ 3,979,396	$ (3,171,932)	$ (512,030)	$ 2,120,481
Contributions	-	-	-	230,416	-	9,092,992	-	-	-	-	-	-
Distributions	-	-	-	-	-	-	-	-	-	-	-	-
Transfer of ownership	-	-	-	-	-	-	-	-	-	-	-	-
Excess value of land and building	-	-	-	(6,843,187)	-	-	-	-	-	-	-	-
Net income (loss)	(248,756)	(469,503)	(1,848,051)	(243,541)	(375,487)	(752,675)	(498,340)	(420,499)	51,516	(5,065,813)	(125,565)	(470,464)
Ending net assets	$ (99,747)	$ 6,709,002	$ (1,359,465)	$ (6,856,312)	$ 4,614,803	$ 8,821,289	$ (2,261,511)	$ 3,615,212	$ 4,030,912	$ (8,237,745)	$ (637,595)	$ 1,650,017

National Community Renaissance of California

Consolidating Schedule of Activities

Year Ended December 31, 2014

	Victorville Housing Partners LP	Villa Serena Apartments LP	Vista Dunes Housing Partners LP	Vista Dunes GP, LLC	Vista Terraza Housing LP	Westlake Housing Ptrs LP	Woods Family Housing Ptrs LP	Woods Family GP LLC	Yorba Linda Housing Partners LP	Yucca Valley Senior Housing Partners LP
Revenue and gains										
Rental income from tenants	$ 720,991	$ 1,057,700	$ 560,783	$ -	$ 1,083,441	$ 427,710	$ 592,447	$ -	$ 894,707	$ 27,371
Consulting and development	-	-	-	-	-	-	-	-	-	-
Management fees	-	-	-	-	-	-	-	-	-	-
Private donations - HTHF	-	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-	-
Grants - Hope Through Housing	-	-	-	-	-	-	-	-	-	-
Laundry revenue	7,991	27,764	-	-	15,101	10,677	8,393	-	26,379	-
Interest	61	620	87	-	200	30,193	665	-	333	7
Other	24,028	30,367	10,024	-	10,626	1,536	10,316	-	6,752	2,189
Total revenue and gains	753,071	1,116,451	570,894	-	1,109,368	470,116	611,821	-	928,171	29,567
Expenses, gains and losses										
Administrative	24,205	34,516	18,292	-	46,236	11,513	20,496	-	19,189	7,633
Salaries and related expenses	110,448	101,489	84,511	-	106,582	26,465	49,449	-	95,790	35,343
Utilities	119,199	188,161	62,233	-	209,157	87,936	65,144	-	88,577	397
Maintenance and operating	227,202	201,810	134,793	-	934,603	55,612	67,971	-	149,970	5,218
Professional services	16,470	20,937	16,197	1,500	20,173	27,855	27,341	1,950	15,906	7,015
Taxes and insurance	34,241	54,388	42,094	800	61,944	96,702	44,767	-	48,065	800
Interest	157,024	276,696	437,978	-	766,515	556,038	317,350	-	658,698	16,629
Depreciation	355,117	242,493	390,750	-	695,671	540,675	623,054	-	591,167	75,379
Amortization	10,232	3,584	4,674	-	12,109	9,090	9,432	-	9,084	-
Management fees	87,424	121,662	64,520	-	87,323	40,355	59,624	-	69,694	13,650
Other expense	4,500	3,457	3,496	-	28,417	15,680	4,087	-	5,546	142,928
Impairment loss	-	-	-	-	-	-	-	-	-	-
Total expenses	1,146,062	1,249,193	1,259,538	2,300	2,968,730	1,467,921	1,288,715	1,950	1,751,686	304,992
Gain (loss) to be allocated to partners	$ (392,991)	$ (132,742)	$ (688,644)	$ (2,300)	$ (1,859,362)	$ (997,805)	$ (676,894)	$ (1,950)	$ (823,515)	$ (275,425)
Increase (decrease) in unrestricted net assets	$ (39)	$ (12)	$ (51)	$ (1,725)	$ (188)	$ (98)	$ (54)	$ (1,540)	$ (83)	$ (28)
Distributions	-	-	-	-	-	-	-	-	(3)	-
Net assets - unrestricted, beginning of year	(434)	(741)	(337)	(9,253)	(852)	(5)	225,562	(5,431)	(520,440)	(5)
Net assets - unrestricted, end of year	$ (473)	$ (753)	$ (388)	$ (10,978)	$ (1,040)	$ (103)	$ 225,508	$ (6,971)	$ (520,526)	$ (33)
Net assets - temporarily restricted, beginning of year	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Increase in temporarily restricted net assets	-	-	-	-	-	-	-	-	-	-
Release of temporarily restricted net assets	-	-	-	-	-	-	-	-	-	-
Net assets - temporarily restricted, end of year	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-controlling interest										
Beginning net assets	$ 5,278,870	$ (2,048,757)	$ (930,672)	$ (3,084)	$ 2,411,662	$ (776,470)	$ 12,257,997	$ (1,444)	$ 6,730,421	$ 1,017,992
Contributions	-	-	-	-	-	9,252,768	100,000	-	-	-
Distributions	-	-	-	-	(8,277)	-	-	-	(56,599)	-
Transfer of ownership	-	-	-	-	-	-	-	-	-	-
Excess value of land and building	-	-	-	-	-	-	-	-	-	-
Net income (loss)	(392,952)	(132,730)	(688,593)	(575)	(1,859,174)	(997,707)	(676,840)	(410)	(823,432)	(275,397)
Ending net assets	$ 4,885,918	$ (2,181,487)	$ (1,619,265)	$ (3,659)	$ 544,211	$ 7,478,591	$ 11,681,157	$ (1,854)	$ 5,850,390	$ 742,595

National Community Renaissance of California

Consolidating Schedule of Activities

Year Ended December 31, 2014

	Total Housing Affiliates	National Core of California	Elimination Entries	Total
Revenue and gains				
Rental income from tenants	$ 34,292,664	$ 19,365,148	$ -	$ 53,657,812
Consulting and development	-	5,566,300	(1,571,199)	3,995,101
Management fees	-	3,426,740	(111,599)	3,315,141
Private donations - HTHF	-	522,209	-	522,209
Grants	-	834,234	-	834,234
Grants - Hope Through Housing	-	449,172	-	449,172
Laundry revenue	569,555	177,420	-	746,975
Interest	48,107	362,775	(44,185)	366,697
Other	590,812	9,017,799	(6,843,187)	2,765,424
Total revenue and gains	35,501,138	39,721,797	(8,570,170)	66,652,765
Expenses, gains and losses				
Administrative	1,208,750	3,053,563	-	4,262,313
Salaries and related expenses	3,666,294	12,048,291	-	15,714,585
Utilities	5,314,078	2,466,191	-	7,780,269
Maintenance and operating	6,979,783	4,737,901	-	11,717,684
Professional services	952,065	1,584,076	-	2,536,141
Taxes and insurance	2,239,520	1,754,811	-	3,994,331
Interest	15,079,255	2,266,083	(44,185)	17,301,153
Depreciation	20,976,790	3,348,310	-	24,325,100
Amortization	441,736	103,277	-	545,013
Management fees	4,198,761	894,057	(1,682,798)	3,410,020
Other expense	869,658	556,274	-	1,425,932
Impairment loss	4,567,314	-	-	4,567,314
Total expenses	66,494,004	32,812,834	(1,726,983)	97,579,855
Gain (loss) to be allocated to partners	$ (30,992,866)	$ 6,908,963	$ (6,843,187)	$ (30,927,090)
Increase (decrease) in unrestricted net assets	$ (9,891)	$ 6,908,963	$ (6,843,187)	$ 55,885
Distributions	(1,805)	1	-	(1,804)
Net assets - unrestricted, beginning of year	(253,231)	46,493,516	(3,391,046)	42,849,239
Net assets - unrestricted, end of year	$ (264,927)	$ 53,402,480	$ (10,234,233)	$ 42,903,320
Net assets - temporarily restricted, beginning of year	$ -	$ 44,109,954	$ -	$ 44,109,954
Increase in temporarily restricted net assets	-	339,200	-	339,200
Release of temporarily restricted net assets	-	(660,879)	-	(660,879)
Net assets - temporarily restricted, end of year	$ -	$ 43,788,275	$ -	$ 43,788,275
Non-controlling interest				
Beginning net assets	$ 104,264,458	$ -	$ 3,391,046	$ 107,655,504
Contributions	28,506,267	-	-	28,506,267
Distributions	(280,894)	-	-	(280,894)
Transfer of ownership	-	-	-	-
Excess value of land and building	(6,843,187)	-	6,843,187	-
Net income (loss)	(30,982,975)	-	-	(30,982,975)
Ending net assets	$ 94,663,669	$ -	$ 10,234,233	$ 104,897,902

National Community Renaissance of California

Schedule of Expenditures of Federal Awards
Year Ended December 31, 2014

Federal grantor/pass through grantor Program title	Federal CFDA number	Agency or Pass-through entity number	Federal expenditures
Department of Housing and Urban Development, passed through from the City of San Marcos, the City of Hawthorne, the City of Riverside, the County of San Bernadino, the County of San Diego, Long Beach Affordable Housing, the County of Riverside, the City of Victorville and the County of Los Angeles:			
HOME Investments Partnership Program	14.239	N/A	2,950,162
Total U.S. Department of Housing and Urban Development			2,950,162
Total Federal Expeditures			$ 2,950,162

NOTE: The accompanying schedule of expenditures of federal awards includes the federal grant activity of National Community Renaissance of California and is presented on the accrual basis of accounting and represent loan balances. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, “Audits of States, Local Governments, and Non-Profit Organizations.” Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of basic consolidating financial statements.

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Board of Directors
National Community Renaissance of California

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the consolidating financial statements of National Community Renaissance of California, which comprise the consolidating statement of financial position as of December 31, 2014, and the related consolidating statements of activities and cash flows for the year then ended, and the related notes to the consolidating financial statements, and have issued our report thereon dated May 29, 2015.

Internal Control over Financial Reporting

In planning and performing our audit of the consolidating financial statements, we considered National Community Renaissance of California's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the consolidating financial statements, but not for the purpose of expressing an opinion on the effectiveness of National Community Renaissance of California's internal control. Accordingly, we do not express an opinion on the effectiveness of National Community Renaissance of California's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control, that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether National Community Renaissance of California's consolidating financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.* We noted certain matters that we are required to report to management of National Community Renaissance of California in a separate written communication. These matters are described in our management letter dated May 29, 2015.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

CohnReznick LLP

Sacramento, California
May 29, 2015

Independent Auditor's Report on Compliance for the Major Federal Program and on Internal Control over Compliance Required by OMB Circular A-133

To the Board of Directors
National Community Renaissance of California

Report on Compliance for Each Major Federal Program

We have audited National Community Renaissance of California 's compliance with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement* that could have a direct and material effect on National Community Renaissance of California's major federal program for the year ended December 31, 2014. National Community Renaissance of California's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts and grants applicable to its federal program.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of National Community Renaissance of California's major federal program based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations.* Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program occurred. An audit includes examining, on a test basis, evidence about National Community Renaissance of California's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for the major federal program. However, our audit does not provide a legal determination of National Community Renaissance of California's compliance.

Opinion on Each Major Federal Program

In our opinion, Community Renaissance of California complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal program for the year ended December 31, 2014.

Report on Internal Control over Compliance

Management of Community Renaissance of California is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered Community Renaissance of California's internal control over compliance with the types of requirements that could have a direct and material effect on its major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of Community Renaissance of California's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of our testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.

Cohn Reznick LLP

Sacramento, California
May 29, 2015

National Community Renaissance of California

Schedule of Findings and Questioned Costs
December 31, 2014

A. Summary of Auditor's Results

Financial Statements

Type of auditor's report issued on the consolidating financial statements: Unmodified

Internal control over financial reporting:

*Material weakness(es) identified?	_____	Yes	X	No
*Significant deficiency(ies) identified?	_____	Yes	X	None reported
Noncompliance material to consolidating financial statements noted?	_____	Yes	X	No

Federal Awards

Internal control over major programs:

*Material weakness(es) identified?	_____	Yes	X	No
*Significant deficiency(ies) identified?	_____	Yes	X	None reported

Type of auditor's report issued on compliance for major programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance with section 510(a) of OMB Circular A-133?	_____	Yes	X	No

National Community Renaissance of California

Schedule of Findings and Questioned Costs
December 31, 2014

Identification of major programs:

CFDA Numbers(s)	Name of Federal Program or Cluster
14.239	Department of Housing and Urban Development HOME Investment Partnership Program

Dollar threshold used to distinguish between Type A and Type B programs: $300,000

Auditee qualified as low-risk auditee X Yes ____ No

B. Findings - Financial Statements Audit

None

C. Findings and Questioned Costs - Major Federal Award Programs Audit

None

ATTACHMENT H
2015 Financial Statement

National Community Renaissance of California

Consolidating Financial Statements (With Supplementary Information) and Independent Auditor's Report

December 31, 2015

COHN REZNICK

ACCOUNTING • TAX • ADVISORY

National Community Renaissance of California

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Independent Auditor's Report

To the Board of Directors
National Community Renaissance of California

We have audited the accompanying consolidating financial statements of National Community Renaissance of California, which comprise the statement of financial position as of December 31, 2015, and the related statements of activities, changes in net assets and cash flows for the year then ended, and the related notes to the consolidating financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidating financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidating financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidating financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidating financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidating financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidating financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidating financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidating financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidating financial statements referred to above present fairly, in all material respects, the financial position of National Community Renaissance of California as of December 31, 2015, and the results of their operations, changes in their net assets and their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Information

Our audit was conducted for the purpose of forming an opinion on the consolidating financial statements as a whole. The accompanying supplementary information on pages 33 and 34 is presented for purposes of additional analysis, and is not a required part of the consolidating financial statements. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for purposes of additional analysis and is not a required part of the consolidating financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidating financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidating financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidating financial statements or to the consolidating financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects in relation to the consolidating financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 4, 2016, on our consideration of National Community Renaissance of California's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering National Community Renaissance of California's internal control over financial reporting and compliance.

CohnReznick LLP

Sacramento, California
May 4, 2016

Taxpayer Identification Number:
22-1478099

Lead Auditor: Brian J. Brewer, CPA

National Community Renaissance of California

Consolidating Statement of Financial Position
December 31, 2015

Assets	National Community Renaissance of California	Housing Affiliates	Eliminations	Total
Assets				
Cash and cash equivalents	$ 6,201,538	$ 14,275,946	$ -	$ 20,477,484
Reserve for security deposits held in trust	983,949	2,397,882	-	3,381,831
Restricted cash	14,486,433	18,322,507	-	32,808,940
Accounts receivable, net	808,394	220,035	(248,025)	780,404
Advances due from affiliate, net	55,257,046	410,137	(45,207,409)	10,459,774
Developer fee receivable	6,629,812	-	(6,629,812)	-
Prepaid expenses	305,675	532,474	-	838,149
Investments	411,299	-	301,609	712,908
Project development costs	444,247	-	-	444,247
Property, equipment and improvemets, net	89,816,925	646,477,420	(2,131,319)	734,163,026
Deferred costs, net	677,981	8,956,435	-	9,634,416
Total assets	$ 176,023,299	$ 691,592,836	$ (53,914,956)	$ 813,701,179
Liabilities and Net Assets				
Liabilities				
Accounts payable	$ 1,109,792	$ 3,767,429	$ -	$ 4,877,221
Accrued expenses	2,287,455	67,703,219	(994,924)	68,995,750
Security deposits	1,014,671	2,387,563	-	3,402,234
Deferred revenue	2,297,639	208,914	(2,131,319)	375,234
Mortgages and notes payable	67,583,646	519,295,455	(34,299,193)	552,579,908
Fair market value of interest rate swap	5,214	-	-	5,214
Due to affiliates	-	11,451,899	(10,469,172)	982,727
Developer fee payable	-	6,662,562	(6,321,957)	340,605
Total liabilities	74,298,417	611,477,041	(54,216,565)	631,558,893
Commitments and Contingencies	-	-	-	-
Net assets				
Partners' equity	-	80,115,795	(80,115,795)	-
Unrestricted net assets, controlling	53,112,824	-	(10,234,233)	42,878,591
Unrestricted net assets, non-controlling	-	-	90,651,637	90,651,637
Total unrestricted net assets	53,112,824	-	80,417,404	133,530,228
Temporarily restricted net assets	48,612,058	-	-	48,612,058
Total net assets	101,724,882	80,115,795	301,609	182,142,286
Total liabilities and net assets	$ 176,023,299	$ 691,592,836	$ (53,914,956)	$ 813,701,179

See Notes to Consolidating Financial Statements.

National Community Renaissance of California

Consolidating Statement of Activities
Year Ended December 31, 2015

	National Community Renaissance of California	Housing Affiliates	Temporarily Restricted Net Assets	Eliminations	Total
Revenues and gains					
Rental income	$ 18,780,546	$ 36,408,902	$ -	$ -	$ 55,189,448
Consulting, development and partnership fees	6,037,942	-	-	(1,685,263)	4,352,679
Management fees	3,654,700	-	-	(110,236)	3,544,464
Private donations - Hope Through Housing	1,789,088	-	-	-	1,789,088
Grants, including release of temporarily restricted net assets	1,352,367	-	4,823,783	-	6,176,150
Grants - Hope Through Housing	422,278	-	-	-	422,278
Laundry revenue	144,112	424,938	-	-	569,050
Interest	850,448	16,474	-	(39,483)	827,439
Other revenue	4,174,258	477,767	-	-	4,652,025
Total revenues and gains	37,205,739	37,328,081	4,823,783	(1,834,982)	77,522,621
Expenses					
Program service expenses					
Administrative	3,084,844	1,409,261	-	-	4,494,105
Salaries and related expenses	3,364,914	4,471,039	-	-	7,835,953
Utilities	2,231,003	5,593,685	-	-	7,824,688
Operating and maintenance	4,732,927	7,743,575	-	-	12,476,502
Professional services	446,008	1,177,856	-	-	1,623,864
Taxes and insurance	1,499,561	2,177,475	-	-	3,677,036
Interest	1,950,834	15,165,506	-	(39,483)	17,076,857
Depreciation	2,821,573	21,388,782	-	-	24,210,355
Amortization	60,352	468,937	-	-	529,289
Management fees	1,084,456	4,414,712	-	(1,795,499)	3,703,669
Other expense	152,437	421,557	-	-	573,994
Total program service expenses	21,428,909	64,432,385	-	(1,834,982)	84,026,312

National Community Renaissance of California

Consolidating Statement of Activities
Year Ended December 31, 2015

	National Community Renaissance of California	Housing Affiliates	Temporarily Restricted Net Assets	Eliminations	Total
General and administrative expenses					
Administrative	1,465,197	-	-	-	1,465,197
Salaries and related expenses	10,264,678	-	-	-	10,264,678
Operating and maintenance	155,808	-	-	-	155,808
Professional services	1,080,368	-	-	-	1,080,368
Taxes and insurance	82,708	-	-	-	82,708
Interest	258,591	-	-	-	258,591
Depreciation	344,533	-	-	-	344,533
Amortization	61,706	-	-	-	61,706
Other expense	2,075,338	-	-	-	2,075,338
Total general and administrative expenses	15,788,927	-	-	-	15,788,927
Total expenses	37,217,836	64,432,385	-	(1,834,982)	99,815,239
Excess (deficit) of revenues and gains over expenses	(12,097)	-	4,823,783	-	4,811,686
Net loss	-	(27,104,304)	-	-	(27,104,304)
Attributable to non-controlling interest	-	(27,091,924)	-	-	(27,091,924)
Excess (deficit) of revenues and gains over expenses and losses atributable to National Community Renaissance of California	$ (12,097)	$ (12,380)	$ 4,823,783	$ -	$ 4,799,306

See Notes to Consolidating Financial Statements.

National Community Renaissance of California

Consolidating Statement of Changes in Net Assets
Year Ended December 31, 2015

	National Community Renaissance of California (controlling interest)	Housing Affiliates (non-controlling interest)	Total
Net assets - unrestricted, December 31, 2014	$ 42,903,320	$ 104,897,902	$ 147,801,222
Excess (deficiency) of revenues over expenses	(24,477)	(27,091,924)	(27,116,401)
Contributions	-	14,791,011	14,791,011
Distributions	(252)	(1,945,352)	(1,945,604)
Net assets - unrestricted, December 31, 2015	$ 42,878,591	$ 90,651,637	$ 133,530,228
Net assets - temporarily restricted, December 31, 2014	$ 43,788,275	$ -	$ 43,788,275
Increase in temporarily restricted net assets	5,584,658	-	5,584,658
Release of temporarily restricted net assets	(760,875)	-	(760,875)
Net assets - temporarily restricted, December 31, 2015	$ 48,612,058	$ -	$ 48,612,058

See Notes to Consolidating Financial Statements.

National Community Renaissance of California

Consolidating Statement of Cash Flows
Year Ended December 31, 2015

Cash flows from operating activities	
Decrease in unrestricted net assets	$ (27,116,401)
Decrease in temporarily restricted net assets	(376,217)
Adjustments to reconcile increase in net assets to net cash provided by operating activities	
Depreciation and amortization	25,145,883
Bad debt expense	366,155
Loss on fair market value of swap	5,214
Amortization of loan reconveyance	103,623
(Increase) decrease in	
Accounts receivable	(289,904)
Security deposits held in trust	(150,526)
Developer fee receivable	-
Prepaids and other assets	161,740
Decrease (increase) in	
Accounts payable and accrued expenses	4,791,030
Security deposits liability	190,177
Deferred revenue	(79,559)
Net cash provided by operating activities	2,751,215
Cash flows from investing activities	
Investment in property, equipment and improvements and assets held for use	(36,425,614)
Repayment of advances to affiliates	(937,178)
Repayment of project development costs	(432,204)
Net change in restricted cash	(2,449,934)
Net cash used in investing activities	(40,400,924)
Cash flows from financing activities	
Proceeds from mortgages and notes payable	47,978,187
Principal payments on notes payable	(22,579,826)
Amounts due to affiliates	116,662
Distributions paid	(1,945,604)
Capital contributions received from non controlling interests	14,791,011
Payment of deferred costs	(330,023)
Net cash provided by financing activities	38,030,407
Net increase in cash and cash equivalents	380,698
Cash and cash equivalents, beginning of the year	20,096,786
Cash and cash equivalents, end of year	$ 20,477,484

National Community Renaissance of California

Consolidating Statement of Cash Flows
Year Ended December 31, 2015

Supplemental disclosure of cash flow information	
Cash paid during the year for interest	$ 10,762,129
Noncash investing and financing activities	
Conversion of debt included in temporarily restricted net assets	$ 5,096,377
Loan conveyance included in property, equipment and improvements and assets held for use	8,503,815
Accounts payable included in property, equipment and improvements and assets held for use	1,027,264
Total noncash investing and financing activities	$ 14,627,456

See Notes to Consolidating Financial Statements.

Note 1 - Organization and nature of operations

National Community Renaissance of California ("NCRC"), formerly known as Southern California Housing Development Corporation, is a nonprofit organization formed to assist cities in California in the development of high-quality affordable housing. NCRC assists in revitalizing communities through acquisition and rehabilitation of existing housing or through construction of housing. NCRC owns affordable housing properties, provides property management and social programs to enhance the quality of life of its residents, and serves as general partner for affordable housing projects. NCRC's principal sources of revenue are rental income from tenants, grants, property management fees and consulting and development fees.

NCRC and its affiliates receive significant funding from federal, state and local government subsidies in various forms, including low-income housing tax credits, low-interest rate loans, grants, and rent subsidies for qualifying very-low, low- and moderate-income tenants.

Principles of consolidation

The accompanying financial statements include the accounts of NCRC and supporting entities in which NCRC and affiliates own 100% interest. Additionally, the financial statements for the year ended December 31, 2015 include the accounts of 59 limited partnerships in which NCRC owns a minority financial interest, but has a controlling interest. These entities are included in the consolidation in accordance with U.S. generally accepted accounting principles ("GAAP"). For the limited partnerships in which the nonprofit general partner (noted on pages 12 and 13) serves as the general partner, NCRC has determined that the presumption of control for the limited partnerships has not been overcome, and as a result, the limited partnerships have been consolidated. All significant intercompany balances and transactions have been eliminated in consolidation.

NCRC has an economic relationship with National Community Renaissance Development Corporation ("NCRDC"), a nonprofit organization, which has an overlapping board and shares employees and facilities. However, each organization has and maintains its separate corporate identity. Neither entity has any voting rights in the other and there are no contractual or oversight requirements imposed on either organization in favor of the other. NCRC has provided voluntary operating advances to NCRDC. As of December 31, 2015, the balance of advances due from NCRDC is $9,592,501, which is included in advances due from affiliates on the statement of financial position (see Note 11).

In accordance with GAAP, Reporting of Related Entities by Not-for-Profit Organizations, consolidation of the two organizations is not required. The total assets, liabilities, unrestricted net assets controlling, unrestricted net assets non-controlling, and revenues and gains and expenses and losses of NCRDC as of and for the year ended December 31, 2015 are $65,779,531, $63,636,803, ($2,585,455), $4,728,183, $12,118,824 and $15,218,065, respectively.

Also included in the consolidation is Hope Through Housing Foundation, a separate 501(c)(3) entity. Hope Through Housing Foundation shares the same board of directors as NCRC, and is economically dependent on NCRC. In accordance with GAAP, it has been determined that control exists over Hope Through Housing Foundation, which has been included in the consolidation.

The not-for-profit supporting entities (identified as National Community Renaissance of California in the financial statements) consist of:

- Southern California Housing Development Corporation of Rancho Cucamonga owns 100% of the following projects:

  - Monterey Village Apartments
  - Mountainside Apartments
  - Northgate Village Apartments
  - Sycamore Springs Apartments

- Projects and organizations which are owned 100% by NCRC are as follows:

- ANF Family Partners, LP
- Arbor Villas Apartments
- Arbor Villas LLC
- Avenida Serra GP, LLC
- Cathedral Palms Apartments
- Cimmaron Heights Apartments
- Clark Manor Apartments
- Corona del Rey
- Hawthorne Terrace Apartments
- Mission Cove Phase A
- Mission Cove Family I
- Mission Cove Family II
- Mission Cove Senior
- Rancho Verde Apartments
- Rancho Verde Village GP, LLC
- Renaissance Village Apartments
- RV Housing Partners
- River Canyon GP, LLC
- San Antonio Gateway Housing Corp.
- Savi Ranch II
- Signature at Valley Center
- South Pace GP, LLC
- Val 9 MGP, LLC
- Vista Terraza II
- Waterman Gardens
- West Mission Partners LLC
- Hope Through Housing Foundation

On August 20, 2015 NCRC completed the transfer of four wholly-owned projects to the Housing Authority of the City of Palmdale and terminated NCRC's obligation under the Authority Loan Documents. The loans terminated for the four projects totaled $8,503,815. The four projects are: Park Vista Apartments; Summerwood Apartments; Impressions Apartments; and La Quinta Apartments. After accounting for its share of cumulative income, losses and distributions, NCRC recognized a loss of $1,476,098 in connection with the transfer; such amount is included in other expense on the statement of activities.

The For Profit Housing Affiliates ("Housing Affiliates") are comprised of the following limited partnerships and limited liability companies, and respective NCRC owned nonprofit entities whom have or own general partner and managing member interests:

For profit housing affiliate		Nonprofit general partner	%
Autumn Ridge Apartments, L.P.	*	SCHDC of Orange	0.010%
ANF Family Ptrs II, LP		South Pace GP LLC	0.010%
Avenida Serra Housing Partners, L.P.	*	SCHDC of Orange	0.010%
Bell Gardens Housing Partners, L.P.	*	SCHDC of Los Angeles	0.010%
Bell Housing Partners, L.P.	*	SCHDC of Los Angeles	0.010%
Bolt Housing Partners, L.P.	*	SCHDC of Orange	0.010%
Cathedral Family Housing Ptrs LP	*	SCHDC of Inland Empire	0.010%
CG Affordable Housing Partners, LLC	*	National Community Renaissance of	85.000%
Citrus Grove Housing Partners, LP	*	SCHDC of Inland Empire	0.010%
Copper Hills Apartments, L.P.	*	SCHDC of Orange	0.010%
Corona de Oro Apartments, L.P.	*	SCHDC of Orange	0.010%
Courson Senior Partners, L.P.	*	SCHDC of Los Angeles	0.010%
Desert Meadows Housing Partners, L.P.		SCHDC of Inland Empire	0.010%
Downey Housing Parthers, L.P.	*	SCHDC of Los Angeles	0.010%
Eagle Rock Housing Partners, L.P.		SCHDC of Los Angeles	0.010%
East Rancho Verde Housing Partners, L.P.	*	SCHDC of Inland Empire	0.010%
EMI Housing Partners, L.P.		SCHDC of Inland Empire	0.010%
Escondido Housing Partners, L.P.		SCHDC of Orange	0.010%
Escondido Senior Housing Parnters, L.P.	*	SCHDC of Orange	0.010%
Executive Lodge Apartments, L.P.	*	SCHDC of Orange	0.100%
Fontana Housing Partners, L.P.	*	SCHDC of Orange	0.012%
Fontana II Housing Partners, L.P.	*	SCHDC of Orange	0.005%
Fontana III Housing Partners, L.P.	*	SCHDC of Orange	0.005%
Fontana IV Housing Partners, L.P.	*	SCHDC of Orange	0.005%
Inland Valley Housing Partners, L.P.		SCHDC of Inland Empire	0.010%
Ken Tal Housing Partners, L.P.	*	SCHDC of Orange	0.005%
Malvern Housing Partners, L.P.	*	SCHDC of Inland Empire	0.010%
Mar Vista Union Housing Partners, L.P.	*	SCHDC of Los Angeles	0.010%
Mills Family Housing Partners, L.P.	*	SCHDC of Inland Empire	0.010%
Mission Village Senior, L.P.	*	SCHDC of Inland Empire	0.005%
Montclair Family Housing Partners, L.P.	*	SCHDC of Inland Empire	0.010%
Montclair Senior Housing Partners, L.P.		San Antonio Gateway	0.010%
Normandie Senior Apartments, L.P.	*	Normandie Senior Housing Partners	0.010%
Normandie Senior Housing Partners GP, LLC	*	SCHDC of Los Angeles	79.0000%
Oceanside Housing Partners, L.P.	*	SCHDC of Orange	0.010%
Oceanside Senior Housing Partners, L.P.		SCHDC of Orange	0.010%

For profit housing affiliate		Nonprofit general partner	%
Palmdale Senior Housing Partners, L.P.	*	SCHDC of Los Angeles	0.010%
Rancho Workforce Housing, L.P.	*	SCHDC of Inland Empire	0.0045%
Renaissance Village Housing Partners, L.P.	*	RV Housing Partners GP, LLC	0.010%
Rialto Housing Partners, L.P.	*	SCHDC of Inland Empire	0.010%
Richmar Housing Partners, L.P.	*	SCHDC of Orange	0.010%
Riverside Housing Partners, L.P.		SCHDC of Inland Empire	0.010%
San Marcos Housing Partners, L.P.	*	SCHDC of Orange	0.010%
Sante Fe Springs Housing Partners, L.P.	*	SCHDC of Los Angeles	0.010%
Santee Apartments, L.P.		SCHDC of Orange	0.010%
Savi Ranch Housing Partners, L.P.	*	SCHDC of Orange	0.010%
Spring Valley Housing Partners, L.P.	*	SCHDC of Orange	0.010%
UC Housing Partners, L.P.		SCHDC of Orange	0.010%
Val 9 Housing Partners, L.P.	*	Val9 MGP, LLC	0.0080%
Victorville Housing Partners, L.P.	*	SCHDC of Inland Empire	0.010%
Villa Serena Apartments, L.P.	*	SCHDC of Orange	0.010%
Vista Dunes Housing Partners, L.P.	*	Vista Dunes GP, LLC	0.0075%
Vista Dunes GP, LLC	*	SCHDC of Inland Empire	75.0000%
Vista Terraza Housing Partners, L.P.		SCHDC of Orange	0.010%
Westlake Village Housing Partners, L.P.	*	SCHDC of Orange	0.010%
Woods Family Housing Partners, L.P.	*	Woods Family Housing Partners GP,	0.010%
Woods Family Housing Partners GP, LLC	*	SCHDC of Los Angeles	79.0000%
Yorba Linda Housing Partners, L.P.	*	SCHDC of Orange	0.010%
Yucca Valley Senior Housing Partners, L.P.	*	SCHDC of Inland Empire	0.010%

* The audited financial statements of these entities, whose results are included in these financial statements, were not required to be audited in accordance with *Government Auditing Standards*.

Note 2 - Significant accounting policies

Accounting method
NCRC uses the accrual method of accounting which recognizes income in the period earned and expenses when incurred, regardless of the timing of payments.

Basis of presentation
NCRC is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets and permanently restricted net assets. Information is required to segregate program service expenses from general and administrative expenses.

In conformity with GAAP, contributions received are recorded as unrestricted, temporarily restricted or permanently restricted support depending on the existence and/or nature of any donor restrictions.

Use of estimates
The preparation of financial statements in accordance with GAAP requires management to make estimates and assumptions that affect the amounts reported in these financial statements and the accompanying notes. Actual results could differ from those estimates. Estimates of future operations were made by management in the calculation of the amount of developer fee revenue recognized under GAAP, the amount of expense allocated to an affiliate, and the assessment of the collectability of advances due from affiliates.

Cash and cash equivalents
NCRC considers all highly-liquid investments purchased with an original maturity of three months or less to be cash equivalents.

Restricted cash
Restricted cash consists of replacement reserves, property tax and insurance escrows, operating reserves, debt service reserves and construction loan draw reserves. Such reserves are required by various financing authorities, lenders or stipulations in the applicable partnership or operating agreements.

Accounts receivable and bad debts
Tenant accounts receivable are reported net of an allowance for doubtful accounts. Management's estimate of the allowance is based on historical collection experience and a review of the current status of tenant accounts receivable. It is reasonably possible that management's estimate of the allowance will change. As of December 31, 2015, the allowance for doubtful accounts is $91,825. Bad debt expense during the year ended December 31, 2015 was $366,155 and is included in rental income from tenants on the statement of activities.

Advances due from affiliates
The advances due from affiliates are reported net of an allowance for doubtful accounts. Management's estimate of the allowance is based on expected future operating performance and other factors. It is reasonably possible that management's estimate of the allowance will change. As of December 31, 2015, the allowance for doubtful accounts is $300,000.

Investments
NCRC records its investments on the cost basis of accounting, as determined by their ownership percentage and control. Such investments include the following entities: Housing Partnership

Network Group Insurance Initiative; HB Housing Partners, L.P.; Anaheim Revitalization Partners, L.P.; Anaheim Revitalization II, L.P.; Anaheim Revitalization III, L.P.; and Anaheim Revitalization IV, L.P.

Project development costs
NCRC incurs costs in connection with properties it is considering for development as well as costs associated with projects in the initial stages of development. These costs include such items as market studies, purchase options, environmental study costs, legal and accounting costs. Project development costs are capitalized until such time as the project is no longer considered desirable or feasible, at which time the costs are expensed. Project development costs related to projects that are ultimately developed are subsequently recorded as receivables to be repaid by the applicable projects. During the year ended December 31, 2015, $48,252 of project development costs were expensed and included in other expense on the statement of activities.

Property, equipment and improvements
Property, equipment and improvements are recorded at cost. Expenditures for maintenance and repairs are expensed as incurred, while major renewals and betterments are capitalized. Costs of properties constructed or rehabilitated include all direct costs of construction, as well as carrying costs during the construction period and indirect costs of construction, supervision and management. Upon disposal of depreciable property, the appropriate property accounts are reduced by the related costs and accumulated depreciation. The resulting gains and losses are reflected in the statement of activities. Depreciation is computed using the straight-line method over the estimated useful lives ranging from 5 to 40 years.

It is NCRC's policy to capitalize expenditures for improvements, furniture, and fixtures and equipment exceeding $2,500.

Impairment of long-lived assets
NCRC reviews its long-lived assets and investments for impairment whenever events or changes in circumstances indicate that the carrying value of an asset may not be recoverable. When recovery is reviewed, if the undiscounted cash flows estimated to be generated by the property are less than its carrying amount, management compares the carrying amount of the property to its fair value in order to determine whether an impairment loss has occurred. The amount of the impairment loss is equal to the excess of the asset's carrying value over its estimated fair value. No impairment loss has been recognized during the year ended December 31, 2015.

Deferred costs
Mortgage financing costs are amortized over the term of the loan using the straight-line method. GAAP requires that the effective yield method be used to amortize financing costs; however, the effect of using the straight-line method is not materially different from the results that would have been obtained under the effective yield method.

Costs related to obtaining low-income housing tax credits are being amortized using the straight-line method over the mandatory 15-year compliance period.

Costs related to obtaining leasehold interests are capitalized and amortized on the straight-line method over the life of the related ground lease.

The table below indicates each component within the deferred costs line item on the statement of financial position:

	Mortgage financing costs	Tax Credit Monitoring fees	Leasehold interest	Total
Deferred costs	$ 10,144,573	$ 2,232,053	$ 2,212,203	$ 14,588,829
Accumulated amortization	(3,509,472)	(1,015,069)	(429,872)	(4,954,412)
Deferred costs, net	$ 6,635,101	$ 1,216,984	$ 1,782,331	$ 9,634,416

Estimated annual amortization for each of the next five years subsequent to December 31, 2015 is as follows:

	Mortgage financing costs	Tax Credit Monitoring fees	Leasehold interest	Total
2016	$ 354,262	$ 144,360	$ 40,222	$ 538,844
2017	341,762	139,781	40,222	521,765
2018	324,149	130,400	40,222	494,771
2019	316,990	119,144	40,222	476,356
2020	316,990	113,195	40,222	470,407

Derivative instruments
NCRC has entered into an interest rate swap agreement, which is carried on the balance sheets at fair value. Changes in fair value are estimated and recorded in the statement of activities. The fair value of the interest rate swap has been calculated utilizing a third-party methodology that management believes is commonly employed (see Note 6).

Fair value measurement
The carrying amount of NCRC's cash and cash equivalents, receivables, payables and accrued expenses approximate fair value due to the short-term nature of these instruments. The fair value of the NCRC’s long-term notes receivable and notes payable is assessed by management based on analysis of underlying investments and historical trends. Impairment reserves are provided as necessary. It is impractical to estimate the fair value of the NCRC's financial guarantees because there are no quoted market prices for transactions that are similar in nature.

NCRC measures the fair value of its interest rate swap on a recurring basis in the financial statements. The following summarizes the three levels of inputs and hierarchy of fair value NCRC uses when measuring fair value:

- Level 1 inputs utilize quoted prices (unadjusted) in active markets for identical assets or liabilities that the Partnership has the ability to access;

- Level 2 inputs may include quoted prices for similar assets and liabilities in active markets, as well as interest rates and yield curves that are observable at commonly quoted intervals; and

- Level 3 inputs are unobservable inputs for the asset or liability that are typically based on an entity's own assumptions as there is little, if any, related market activity.

In instances where the determination of the fair value measurement is based on inputs from different levels of the fair value hierarchy, the fair value measurement will fall within the lowest level input that is significant to the fair value measurement in its entirety (see Note 7 for additional disclosures).

Non-controlling interest in limited partnerships and limited liability companies
This amount represents the aggregate balance of investor limited partner or investor member equity interest in the Housing Affiliates that are included in the financial statements. The aggregate negative balances, if any, of limited partner or investor member interests prior to January 1, 2010 remain in NCRC's net assets.

Revenue recognition
Rental income is recognized as rents become due. Rental payments received in advance are deferred until earned. All leases between the projects and the tenants of the projects are operating leases.

Portions of the rental income are in the form of subsidy payments from the U.S. Department of Housing and Urban Development ("HUD") under Section 8 of the National Housing Act and a Project Rental Assistance Contract. Tenants are subsidized based upon their level of income. Rent increases require HUD approval.

NCRC earns contractor fees based on services provided in the development of projects of affiliated limited partnerships and wholly owned properties. Such fees are recognized when earned based on the estimated percentage of completion. The fees are capitalized into rental property on the limited partnerships' financial statements.

Developer fees are earned in connection with the construction and oversight of the development of properties. The developer fees are recognized as revenue commencing with the closing of a project's construction loan (the "Closing") based on the percentage of completion method, taking into account the total anticipated development costs and the potential operating deficit obligation through the period from the Closing through the end of the operating deficit obligation period (typically three years from the achievement of Breakeven Operations as defined in partnership agreements). Generally, NCRC utilizes the following formula to determine the amount of the developer fee earned as of a specific date: The developer fee multiplied by the fraction having as its denominator (i) the total development costs plus (ii) the total operating deficit obligation for the obligation period and as its numerator (i) the total development costs incurred to the specific date of calculation plus (ii) the total operating deficits funded as of the specific date of calculation. Upon construction completion, the remaining developer fee is recorded as an asset with a corresponding offset to deferred revenue if the amount of developer fee owed exceeds the amount of developer fee earned to such date in accordance with the preceding formula. In the event that a portion, or all, of the developer fee is not paid at the end of the development period (deferred developer fee), the deferred developer fee is generally assumed to be paid from the future cash flow of the property and thereby recognized when paid. Developer fees that are earned during construction and paid for with investor equity or project debt are capitalized. The deferred developer fees expected to be paid from property operations are eliminated in consolidation.

Laundry and cable income, and prepaid rent received in advance are deferred until earned.

Property management fee income is earned monthly based on the management agreement.

Private donations
Contributions are recognized as revenue when an unconditional promise, in substance, to give is received. All contributions and other types of revenue with restrictions imposed by the donor, if any, are reported as increases in temporarily or permanently restricted net assets depending on the nature of the restrictions. When a restriction expires, temporarily restricted net assets are released and reclassified to unrestricted net assets.

Grants
Grants received from government agencies and others, which are conditioned upon NCRC incurring certain qualifying costs or meeting other conditions, are recognized as an increase in temporarily or permanently restricted net assets. When the qualifying costs are incurred and/or the possibilities of not meeting the conditions are remote, such grants are reported as increases in unrestricted net assets. In general, these conditions require NCRC to maintain ownership of the property and to continue to provide low-income housing as specified in the agreement.

Functional allocation of expenses
The costs of providing the various programs and other activities have been summarized on a functional basis in the statement of activities. Directly identifiable expenses are charged to program and supporting services. Expenses related to more than one function are charged to program and supporting services based on systematic methods.

Income taxes
NCRC including Hope Through Housing Foundation has applied for and received a determination letter from the Internal Revenue Service ("IRS") to be treated as a tax exempt entity pursuant to Section 501(c)(3) of the Internal Revenue Code and did not have any unrelated business income for the year ended December 31, 2015. Due to its tax exempt status, NCRC and Hope Through Housing Foundation are not subject to income taxes. NCRC and Hope Through Housing Foundation are required to file tax returns with the IRS and other taxing authorities. Accordingly, these financial statements do not reflect a provision for income taxes and NCRC and Hope Through Housing Foundation have no other tax positions which must be considered for disclosure. While no income tax returns are currently being examined by the Internal Revenue Service, tax years since 2012 are subject to review by the IRS.

The Housing Affiliates are pass-through entities for income tax purposes and, are not subject to income taxes. All items of taxable income, deductions and tax credits are passed through to and are reported by their owners on their respective income tax returns. The Housing Affiliates' federal tax status as pass-through entities is based on their legal status as a partnership. The Housing Affiliates are required to file tax returns with the Internal Revenue Service and other taxing authorities. Accordingly, these financial statements do not reflect a provision for income taxes and the Housing Affiliates have no other tax positions which must be considered for disclosure. While no income tax returns are currently being examined by the Internal Revenue service, tax years since 2012 are subject to review by the IRS.

Advertising
Advertising and marketing costs are expensed as incurred.

Organization
Organization costs are expensed as incurred.

Note 3 - Restricted cash

Regulatory Agreements with various state and local agencies requires monthly impound deposits for insurance premiums, property taxes, replacements and operating expenses. The restricted accounts are held by the various agencies and expenditures are subject to their supervision and approval. In addition, an operating expense reserve account was also established at the inception of the loan, which is required to be maintained until certain financial conditions are satisfied, as defined in the Regulatory Agreement.

Note 4 - Investments

On March 30, 2004, NCRC invested in the Housing Partnership Network Group Insurance Initiative, a cooperative of other real estate investment companies, whose purpose is to offer low-cost insurance and worker's compensation to companies with a history of low-loss ratios. The investment is accounted for under the cost method of accounting since NCRC's ownership is less than 20%. In 2004, NCRC purchased one share of Class A stock for $10,000, and 277 shares of Class B stock at $1,000 per share. In 2013, NCRC purchased 275 Class C shares at $555 per share. NCRC is entitled to dividend payments in proportion to their investment once they are declared. As of December 31, 2015, the investment in the insurance cooperative is $712,908. Dividends in the amount of $125,256 were received during the year ended December 31, 2015, and are included in other income on the statement of activities.

NCRC consolidates its ownership interest in limited partnerships which it controls (see Note 1). As of December 31, 2015, there was a deficit balance in investment in limited partnerships of $301,648. Such amount was eliminated in consolidation.

Note 5 - Property, equipment and improvements, net

Property, equipment and improvements consist of the following as of December 31, 2015:

Land	$ 106,880,573
Buildings	627,286,914
Improvements	134,602,637
Furniture, fixtures and equipment	27,626,539
Construction in progress	48,948,713
	945,345,376
Less accumulated depreciation	(211,182,350)
	$ 734,163,026

Note 6 - Mortgages and notes payable

Mortgages and notes payable are as follows as of December 31, 2015:

Lender	Secured Entity	Interest rate	Monthly principal and int or other repymt terms	Maturity	Principal balance
Greystone Servicing Corp.	NCRC / Arbor Villas, LLC	4.13%	$ 27,487	11/2049	$ 6,013,828
Guaranty Federal Bank	NCRC / Cathedral Palms Apartments	6.50%	5,057	01/2027	478,423
County of Riverside	NCRC / Cathedral Palms Apartments	3.00%	948	12/2031	105,838
City of Cathedral	NCRC / Cathedral Palms Apartments	0.00%	(7)	01/2027	1,000,000
Redevelopment Agency of City of Cathedral City	NCRC / Cimmaron Heights Apts	0.00%	(1)	12/2018	280,000
JPMorgan Chase Bank	NCRC / Clark Manor Apartments	4.93%	7,849	08/2033	1,106,673
Long Beach Affordable Housing Coalition, Inc.	NCRC / Clark Manor Apartments	4.00%	(1)	06/2058	550,000
JPMorgan Chase Bank	NCRC / Corona Del Rey Apartments	3.00%	54,804	08/2016	2,918,511
County of Riverside	NCRC / Corona Del Rey Apartments	3.00%	1,304	08/2028	163,870
City of Corona	NCRC / Corona Del Rey Apartments	0.00%	(7)	05/2051	1,124,620
City of Hawthorne RDA	NCRC / Hawthorne Terrace Apts	3.00%	(1)	10/2059	1,998,855
Develelopment Authority	NCRC / Hawthorne Terrace Apts	5.55%	28,329	10/2029	2,302,000
City of Hawthorne HOME	NCRC / Hawthorne Terrace Apts	0.00%	(1)	07/2020	207,645
City of Hawthorne	NCRC / Hawthorne Terrace Apts	0.00%	(1)	10/2059	250,000
City of Oceanside	NCRC / Mission Cove Family I	0.00%	(8)	(b)	807,190
City of Oceanside	NCRC / Mission Cove Family I	0.00%	(8)	(b)	1,970,789
City of Oceanside	NCRC / Mission Cove Family II	0.00%	(8)	(b)	378,241
City of Oceanside	NCRC / Mission Cove Family II	0.00%	(8)	(b)	888,348
California Housing Finance Agency	SCHD / Monterey Village Apartments	7.25%	34,791	09/2026	3,126,753
California Housing Finance Agency	SCHD / Mountainside Apartments	7.25%	44,171	09/2026	3,969,751
California Housing Finance Agency	SCHD / Northgate Village Apartments	6.00%	33,444	09/2034	4,521,948
Victorville Redevelopment Agency	SCHD / Northgate Village Apartments	3.00%	(1)	12/2035	3,177,411
JPMorgan Chase Bank	NCRC / Rancho Verde Village	2.75%	(4)	04/2025	2,141,040
Victorville Redevelopment Agency	NCRC / Signature at Valley Center	3.00%	(1)	12/2061	1,394,841
HUD	NCRC / San Antonio Gateway Housing Corp	0.00%	(6)	03/2066	10,604,000
City of Yorba Linda	Savi Rancho II	3.00%	(1)	(a)	1,735,321
California Housing Finance Agency	SCHD / Sycamore Springs Apartments	7.25%	30,186	09/2026	2,712,919
Bernardino	NCRC / Waterman Gardens				215,720
City of San Marcos	West Mission Apartments	3.00%	(1)	05/2031	1,320,000
Commerce West Bank	West Mission Apartments	5.62%	(1)	09/2020	360,536
JPMorgan Chase Bank - AHP	NCRC	0.00%	(1)	05/2067	500,000
Citibank N.A.- AHP	NCRC	0.00%	(3)	04/2069	480,000
Wells Fargo Bank	NCRC	Libor+ 1.88%+ 3.58%	Variable	09/2022	2,479,075
Housing Capital Company	NCRC	6.75%	(4)	06/2017	4,799,500
Wells Fargo Bank	NCRC	2.00%	(4)	11/2016	1,000,000
Wells Fargo Bank	NCRC	2.00%	(4)	08/2016	343,750
Wells Fargo Bank	NCRC	2.00%	(4)	08/2016	156,250
Freddie Mac	ANF Family Partners II L.P.	4.53%	(4)	01/2044	4,940,000
City of Fairfield	ANF Family Partners II L.P.	3.00%	(1)	12/2066	9,357,694
Cal HFA - MHSA	ANF Family Partners II L.P.	0.00%	(1)	12/2066	1,200,000

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Lender	Secured Entity	Interest rate	Monthly principal and int or other repymt terms	Maturity	Principal balance
Fairfield HOME Funds	ANF Family Partners II L.P.	3.00%	(1)	08/2066	1,688,005
Statewide Communities	Autumn Ridge Apartments, L.P.	3.00%	(1)	02/2055	800,000
Redevelopment Agency of the City of San Marcos	Autumn Ridge Apartments, L.P.	3.00%	(1)	08/2035	440,000
Redevelopment Agency of the City of San Marcos	Autumn Ridge Apartments, L.P.	3.00%	(1)	01/2035	1,200,000
Redevelopment Agency of the City of San Marcos	Autumn Ridge Apartments L.P.	3.00%	(1)	01/2035	2,994,503
Union Bank of California	Autumn Ridge Apartments, L.P.	7.65%	63,732	08/2035	8,081,643
Citibank N. A.	Avenida Serra Housing Partners, L.P.	variable	(8)	09/2024	4,174,894
City of San Clemente	Avenida Serra Housing Partners, L.P.	0.00%	(1)	12/2070	2,792,423
Federal Home Loan Bank - AHP	Bell Gardens Housing Partners, L.P.	0.00%	(3)	03/2064	284,000
Corporation	Bell Gardens Housing Partners, L.P.	5.52%	13,186	07/2038	2,040,067
County of Los Angeles	Bell Gardens Housing Partners, L.P.	3.00%	(1)	03/2062	2,785,367
Commission	Bell Gardens Housing Partners, L.P.	3.00%	(1)	04/2060	3,812,203
Angeles	Bell Gardens Housing Partners, L.P.	3.00%	(1)	03/2063	1,500,000
County of LA	Bell Housing Partners L.P.	3.00%	(1)	03/2033	1,886,091
JPMorgan Chase Bank - AHP	Bell Housing Partners L.P.	0.00%	(3)	01/2034	240,000
JPMorgan Chase Bank	Bell Housing Partners L.P.	6.25%	9,623	01/2034	1,095,713
Housing Authority of the County of Los Angeles	Bell Housing Partners L.P.	3.00%	(1)	03/2033	1,000,000
JPMorgan Chase Bank	Bolt Housing Partners L.P.	6.30%	35,000	11/2026	742,932
San Diego Housing Commission	Bolt Housing Partners L.P.	3.00%	(1)	12/2055	1,418,838
CA Community Reinvestment Corp	Cathedral Family Housing Ptrs LP	7.25%	4,093	03/2028	575,879
County of Riverside	Cathedral Family Housing Ptrs LP	1.00%	(1)	07/2067	1,250,000
Cathedral City	Cathedral Family Housing Ptrs LP	2.00%	(1)	07/2062	4,006,162
Federal Home Loan Bank - AHP	Cathedral Family Housing Ptrs LP	-	(1)	04/1967	590,000
CCRC (Wells Fargo bond trustee)	Citrus Grove Housing Partners, L.P.	6.25%	5,100	07/2041	781,037
City of Rialto	Citrus Grove Housing Partners, L.P.	0.00%	(1)	07/2064	333,037
City of Rialto	Citrus Grove Housing Partners, L.P.	0.00%	(1)	11/2064	6,800,703
City of Rialto	Citrus Grove Housing Partners, L.P.	0.00%	(1)	11/2064	1,492,973
JPMorgan Chase Bank	Copper Hills Apartments, L.P.	6.95%	51,509	06/2031	1,956,543
Community Devel Commission of National City	Copper Hills Apartments, L.P.	3.00%	(1)	02/2054	4,454,037
National City	Copper Hills Apartments, L.P.	3.00%	(1)	06/2054	973,707
City of Corona	Corona de Oro Apartments, L.P.	1.00%	(4)	09/2055	149,900
Redevelopment Agency of the City of Corona	Corona de Oro Apartments, L.P.	3.00%	(1)	03/2055	4,725,000
Berkadia Commerical Mortgage	Corona de Oro Apartments, L.P.	7.25%	8,784	07/2032	1,015,401
Citibank	Corona de Oro Apartments, L.P.	0.00%	(3)	06/2032	181,873
Federal Home Loan Bank - AHP	Courson Senior Partners, L.P.	0.00%	(3)	01/2039	350,000
California Community Reinvestment Corporation	Courson Senior Partners, L.P.	6.88%	6,856	06/2039	999,884
City of Palmdale RDA	Courson Senior Partners, L.P.	3.00%	(1)	12/2060	2,850,000
State of Calif. HCD	Courson Senior Partners, L.P.	3.00%	(1)	06/2062	2,341,584
Development Agency	Desert Meadows Housing Partners LP	1.00%	(1)	(a)	7,698,385
AHP Funds	Desert Meadows Housing Partners LP	0.00%	(1)	01/2067	790,000
Development	Desert Meadows Housing Partners LP	3.00%	(1)	04/2069	5,954,244
City of Downey	Downey Housing Partners, LP	3.00%	(1)	02/2068	4,550,000
Angeles	Downey Housing Partners, LP	3.00%	(1)	02/2068	2,386,720

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Lender	Secured Entity	Interest rate	Monthly principal and int or other repymt terms	Maturity	Principal balance
City of Downey - Developer Note	Downey Housing Partners, LP	3.00%	(1)	02/2068	450,000
Chase	Downey Housing Partners, LP	5.88%	13,201	09/2045	2,203,211
East West Bank	Eagle Rock Housing Partners, L.P	8.12%	4,243	06/2039	533,550
Los Angeles Housing	Eagle Rock Housing Partners, L.P	4.45%	(1)	02/2063	2,325,360
State of Calif. HCD	Eagle Rock Housing Partners, L.P	3.00%	(2)	06/2066	1,733,293
NHDC Tres Lomas, Inc.	Eagle Rock Housing Partners, L.P	4.45%	(1)	02/2062	692,428
Chase	East Rancho Verde Village, L.P.	5.13%	3,761	11/2040	1,467,089
City of Rancho Cucamonga	East Rancho Verde Village, L.P.	3.00%	(1)	06/2062	6,500,000
County of San Bernardino	East Rancho Verde Village, L.P.	3.00%	(1)	03/2063	1,100,000
City of Montclair	EMI Housing Partners, L.P.	1.00%	(1)	(a)	682,119
Wells Fargo Bank	EMI Housing Partners, L.P.	0.00%	(3)	10/2055	2,869,900
Wells Fargo Bank - AHP	EMI Housing Partners, L.P.	0.00%	(3)	03/2044	158,357
City of Escondido	Escondido Housing Partners, L.P.	3.00%	(1)	10/2055	2,090,635
Development	Escondido Housing Partners, L.P.	3.00%	(1)	04/2058	1,345,219
JPMorgan Chase Bank	Escondido Housing Partners, L.P.	6.41%	(4)	08/2026	1,033,000
CCRC	Escondido Senior Housing Partners, L.P	7.37%	(1)	12/2065	1,730,258
City of Escondido	Escondido Senior Housing Partners, L.P	5.32%	(1)	12/2065	3,051,230
City of Escondido	Escondido Senior Housing Partners, L.P	3.00%	(1)	12/2065	1,948,770
City of Escondido	Escondido Senior Housing Partners, L.P	3.00%	(1)	05/2065	500,000
City of West Covina	Executive Lodge Apartments, L.P.	3.00%	(1)	03/2038	5,617,867
Federal Home Loan Bank - AHP	Executive Lodge Apartments, L.P.	1.00%	(3)	(c)	214,000
Chase	Executive Lodge Apartments, L.P.	6.20%	12,472	01/2030	1,403,543
Corporation	Fontana Housing Partners, L.P.	7.30%	10,284	09/2033	1,225,967
City of Fontana	Fontana Housing Partners, L.P.	3.00%	(1)	08/2033	1,205,974
Federal Home Loan Bank - AHP	Fontana Housing Partners, L.P.	0.00%	(3)	09/2033	500,000
Corporation	Fontana II Housing Partners, L.P.	6.75%	8,820	12/2036	1,162,377
City of Fontana	Fontana II Housing Partners, L.P.	5.00%	(1)	02/2059	2,500,000
Bank of the West	Fontana III Housing Partners, L.P.	0.00%	(3)	03/2061	350,000
Fontana Housing Authority	Fontana III Housing Partners, L.P.	1.00%	(1)	06/2060	7,153,254
NorthMarq Capital, LLC	Fontana III Housing Partners, L.P.	5.79%	(4)	04/2036	1,625,000
California Community Reinvestment Corporation	Fontana IV Housing Partners, L.P.	6.50%	(11)	04/2045	2,192,432
Fontana Housing Authority	Fontana IV Housing Partners, L.P.	0.25%	(1)	06/2065	6,834,539
County of San Bernadino	Inland Valley Housing Partners, L.P.	3.00%	(1)	06/2060	3,000,000
Rialto Housing Authority	Inland Valley Housing Partners, L.P.	3.00%	(1)	08/2063	14,054,480
Development	Inland Valley Housing Partners, L.P.	3.00%	(2)	07/2064	8,362,659
U.S. Bank	Inland Valley Housing Partners, L.P.	5.97%	15,408	08/2038	2,378,292
Federal Home Loan Bank - AHP	Inland Valley Housing Partners, L.P.	0.00%	(1)	02/2064	1,000,000
Housing Authority of San Diego	Ken-Tal Housing Partners, L.P.	5.00%	1,691	01/2037	264,746
County of San Diego	Ken-Tal Housing Partners, L.P.	3.00%	(1)	10/2059	5,216,424
JPMorgan Chase Bank	Malvern Housing Partners, L.P.	8.06%	3,699	10/2026	240,564
City of Rancho Cucamonga	Malvern Housing Partners, L.P.	1.00%	(1)	04/2058	4,000,000
County of San Bernadino	Malvern Housing Partners, L.P.	3.00%	(6)	12/2022	400,000
City of Pasadena	NCRC / Mar Vista	3.00%	(1)	(a)	1,504,492
Federal Home Funds	NCRC / Mar Vista	3.00%	(1)	07/2066	1,564,833
JP Morgan Chase	NCRC / Mar Vista	Variable	(4)	Const	508,560
County of Los Angeles - CDC	NCRC / Mar Vista	3.00%	(1)	06/2067	902,107

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Lender	Secured Entity	Interest rate	Monthly principal and int or other repymt terms	Maturity	Principal balance
County of Los Angeles - CDC	NCRC / Mar Vista	3.00%	(1)	06/2067	773,865
Inclusionary Housing Fund	NCRC / Mar Vista	3.00%	(1)	07/2066	685,217
Corporation	Mills Family Housing Partners LP	7.50%	5,943	09/2041	812,247
Montclair RDA	Mills Family Housing Partners LP	3.00%	(1)	04/2063	4,283,084
County of San Bernadino	Mills Family Housing Partners LP	3.00%	(1)	9/1/2041	2,000,000
US Bank	Mission Village Senior Apartments, L.P.	variable	17,893	03/2040	2,776,969
Riverside Redevelopment Agency	Mission Village Senior Apartments, L.P.	3.00%	(1) (8)	(a)	10,472,118
Mississippi Valley Life Insurance Co. (AHP)	Mission Village Senior Apartments, L.P.	0.00%	(2)	03/2065	500,000
County of San Bernadino	Montclair Family Housing Partners, L.P.	5.00%	(4)	05/2061	1,500,000
US Bank	Montclair Family Housing Partners, L.P.	7.73%	(4)	11/2037	1,245,349
Montclair RDA	Montclair Family Housing Partners, L.P.	3.00%	(4)	05/2061	1,943,765
Montclair Redevelopment Agency	Montclair Senior Housing Partners LP	3.00%	(1)	06/2062	1,528,280
County of Los Angeles - Home Funds	Normandie Senior Housing Partners, L.P.	3.00%	(1)	03/2065	5,542,027
County of Los Angeles - CDC	Normandie Senior Housing Partners, L.P.	6.75%	4,864	05/2043	723,915
Homeless Housing	Normandie Senior Housing Partners, L.P.	3.00%	(1)	10/2067	600,000
DCD - Homeless and Housing Program	Normandie Senior Housing Partners, L.P.	3.00%	(1)	01/2065	1,989,155
State of Calif. HCD	Oceanside Housing Partners, L.P.	3.00%	(1)	04/2064	4,151,008
MMA	Oceanside Housing Partners, L.P.	5.75%	23,974	06/2049	4,268,514
City of Oceanside	Oceanside Housing Partners, L.P.	3.00%	(1)	06/2061	6,244,000
JPMorgan Chase Bank	Oceanside Senior Housing Partners, L.P.	5.08%	(4)	07/2037	802,678
City of Oceanside	Oceanside Senior Housing Partners, L.P.	3.00%	(1)	09/2063	3,772,340
Wells Fargo	Palmdale Senior Housing Partners, L.P.	5.65%	14,476	12/2026	2,548,498
City of Palmdale	Palmdale Senior Housing Partners, L.P.	3.00%	(1)	06/2059	750,000
City of Palmdale	Palmdale Senior Housing Partners, L.P.	3.00%	(1)	06/2059	1,000,000
First Private Bank & Trust	Palmdale Senior Housing Partners, L.P.	0.00%	(6)	01/2066	600,000
Corporation	Rancho Workforce Housing LP	6.04%	51,996	10/2040	8,618,345
City of Rancho Cucamonga	Rancho Workforce Housing LP	2.39%	(1)	09/2063	25,868,857
California Community Reinvestment Corporation	Rialto Housing Partners, L.P.	7.49%	13,790	03/2031	2,337,573
Rialto Housing Authority	Rialto Housing Partners, L.P.	3.00%	(4)	01/2054	1,000,000
County of San Bernadino	Rialto Housing Partners, L.P.	0.00%	(3)	02/2056	250,000
Berkadia Commerical Mortgage	Richmar Housing Partners, L.P.	5.12%	5,764	11/2049	1,111,122
City of San Marcos	Richmar Housing Partners, L.P.	3.00%	(1)	12/2068	3,397,973
J.P. Morgan Chase	Renaissance Village Housing Partners, L.P.	variable	(4)	(8)	11,067,157
County of San Bernardino	Renaissance Village Housing Partners, L.P.	3.00%	2,978	05/2024	283,792
Development	Riverside Housing Partners, L.P.	3.00%	(4)	03/2061	2,930,000
US Bank	Riverside Housing Partners, L.P.	6.21%	9,779	07/2036	1,372,596
City of Riverside	Riverside Housing Partners, L.P.	3.00%	(1)	06/2059	4,496,135
County of San Diego	San Marcos Housing Partners, L.P.	5.98%	(1)	01/2056	850,000
Red Mortgage Capital	San Marcos Housing Partners, L.P.	7.93%	30,613	12/2032	3,431,905
San Marcos Redevelopment Agency	San Marcos Housing Partners, L.P.	3.00%	(1)	12/2055	2,931,040
US Bank	Sante Fe Springs Housing Partners, L.P.	5.36%	27,298	04/2034	3,493,232
Los Angeles CDC	Sante Fe Springs Housing Partners, L.P.	3.00%	(1)	03/2032	866,298
City of Santa Fee Spring CDC	Sante Fe Springs Housing Partners, L.P.	3.00%	(1)	09/2057	2,195,971
HACOLA	Sante Fe Springs Housing Partners, L.P.	3.00%	(4)	03/2034	847,443
and Community Development	Santee Apartments L.P.	3.00%	(1)	12/2055	240,000

National Community Renaissance of California

Notes to Consolidating Financial Statements
December 31, 2015

Lender	Secured Entity	Interest rate	Monthly principal and int or other repymt terms	Maturity	Principal balance
J.P. Morgan Chase	Santee Apartments L.P.	5.95%	(5)	05/2028	2,246,229
City of Santee	Santee Apartments L.P.	3.00%	(1)	12/2055	3,016,248
Department of Housing & Community Development	Santee Apartments L.P.	3.00%	(1)	12/2038	3,270,535
City of Yorba Linda	NCRC / Savi Ranch	3.00%	(1)	(a)	3,440,583
Citibank	NCRC / Savi Ranch	3.00%	(1)	(a)	6,892,033
San Diego County Department	Spring Valley Housing Partners, L.P.	3.00%	(1)	02/2057	1,825,000
JPMorgan Chase Bank	Spring Valley Housing Partners, L.P.	5.90%	12,850	10/2020	1,643,362
Brookfield University Commons LLC	UC Housing Partners, L.P.	2.00%	(3)	11/2059	1,463,164
California Community Reinvestment Corporation	UC Housing Partners, L.P.	5.60%	23,618	08/2037	3,552,536
Department of Housing & Community Develop.	UC Housing Partners, L.P.	3.00%	(2)	07/2062	6,382,879
Wells Fargo	Val 9 Housing Partners, L.P.	variable	(4)	02/2017	3,016,730
PNC Bank	Val 9 Housing Partners, L.P.	3.47%	(10)	11/2046	3,952,450
Housing Authority of San Bernardino	Val 9 Housing Partners, L.P.	3.00%	(3)	(a)	729,000
County of San Bernardino	Val 9 Housing Partners, L.P.	3.00%	(3)	(a)	1,350,000
County of San Bernadino	Victorville Housing Partners, L.P.	3.00%	(1)	09/2022	946,397
US Bank	Victorville Housing Partners, L.P.	6.66%	11,689	10/2021	1,498,002
Victorville RDA	Victorville Housing Partners, L.P.	3.00%	(1)	09/2057	794,602
San Marcos Redevelopment Agency	Villa Serena Apartments, L.P.	3.00%	(4)	01/2057	5,717,212
FHLB-AHP	Villa Serena Apartments, L.P.	0.00%	(3)	05/2030	337,680
Amerinational	Villa Serena Apartments, L.P.	3.00%	1,280	06/2034	187,411
JPMorgan Chase Bank	Villa Serena Apartments, L.P.	5.80%	13,761	06/2030	1,608,767
US Bank	Vista Dunes Housing Partners, L.P.	6.90%	7,778	11/2038	1,067,160
NCRC	Vista Dunes Housing Partners, L.P.	1.00%	(1)	12/2062	2,101,689
Western Pacific Housing	Vista Terraza Housing Partners, L.P.	4.68%	(1)	04/2060	4,673,244
US Bank	Vista Terraza Housing Partners, L.P.	5.81%	25,343	05/2037	3,756,016
Development	Vista Terraza Housing Partners, L.P.	3.00%	(2)	05/2062	7,000,302
City of San Marcos RDA	Westlake Housing Partners, L.P.	3.00%	(1)	12/2068	13,331,252
Berkadia Commerical Mortgage	Westlake Housing Partners, L.P.	5.87%	3,930	06/2030	690,476
CCRC	Woods Family Housing Ptrs LP	8.50%	10,765	11/2043	1,376,893
Los Angeles CDC (Industry)	Woods Family Housing Ptrs LP	3.00%	(1)	09/2063	1,249,201
Los Angeles CDC (Maravilla)	Woods Family Housing Ptrs LP	3.00%	(1)	09/2063	1,000,000
Los Angeles CDC (CDBG)	Woods Family Housing Ptrs LP	3.00%	(1)	09/2063	1,000,000
Los Angeles CDC (1st District)	Woods Family Housing Ptrs LP	3.00%	(1)	09/2063	1,000,000
Los Angeles CDC (HOME)	Woods Family Housing Ptrs LP	3.00%	(1)	09/2063	2,047,376
JPMorgan Chase Bank	Yorba Linda Housing Partners, L.P.	6.07%	29,280	06/2035	4,441,319
Yorba Linda Redevelopment Agency	Yorba Linda Housing Partners, L.P.	3.00%	(1)	05/2061	12,726,406

National Community Renaissance of California

Notes to Consolidating Financial Statements
December 31, 2015

Lender	Secured Entity	Interest rate	Monthly principal and int or other repymt terms	Maturity	Principal balance
Yorba Linda Redevelopment Agency	Yorba Linda Housing Partners, L.P.	0.00%	(1)	11/2039	750,000
JPMorgan Chase Bank	Yucca Valley Senior Housing Ptrs, LP	variable	(9)	(12)	8,605,839
Town of Yucca Valley	Yucca Valley Senior Housing Ptrs, LP	0.50%	(8)	04/2068	2,925,000
JPMorgan Chase Bank - AHP	Yucca Valley Senior Housing Ptrs, LP	0.00%	(3)	01/2030	1,180,000
San Bernardino County	Yucca Valley Senior Housing Ptrs, LP	3.00%	(8)	(a)	1,622,830
Total					$ 552,579,908

(a) Maturity Date will be 55 years from completion of construction
(b) Maturity Date will be 55 years from 50% occupancy.
(c) Loan is forgiven and in the procesws of being reconveyed.
(1) Payment is based on residual receipts.
(2) Payment in the amount of .42% per annum.
(3) Full payment at maturity.
(4) Interest only monthly, principal payment at maturity.
(5) Monthly payments of interest and semi-annual payments of principal.
(6) Payments are deferred for 55 years.
(7) Principal payments are based on residual receipts.
(8) Will be converted into a permanent loan at the end of construction. Loan has not been extended.
(9) Construction loan has been extended.
(10) Interest only until 12/1/2016 then monthly payments of $41,791.31
(11) Payment in the amount of .25% per annum.
(12) Loan was paid off on February 3, 2016 with limited partner capital contributions.

Financial instruments

To minimize the effect of changes in interest rates, in 2015 NCRC entered into an interest rate swap agreement with Wells Fargo under which NCRC pays interest at a fixed rate of 3.58% and Wells Fargo pays the interest on the mortgage at a variable rate. The variable rate under the Swap Agreement is based on the same notional amount as the underlying mortgage. The notional amount of the Swap Agreement is equal to the outstanding amount of the bonds. The Swap Agreement expires upon payment in full of the mortgage.

NCRC recorded a liability for the fair market value of the interest rate swap as of December 31, 2015 in the amount of $5,214, which represents the fair value of the future differences in interest to be paid and received under the Swap Agreement over the remaining term of the Swap Agreement. During the year ended December 31, 2015, a loss in fair market value of $5,214 has been realized and is included in other expense on the statements of activities.

Note Payable La Quinta Redevelopment Agency

During the year ended June 30, 2008, NCRC acquired a partially constructed project from the La Quinta Redevelopment Agency for $24,000,000 pursuant to the Amended and Restated Affordability Housing Agreement dated October 31, 2007. NCRC gave the La Quinta Redevelopment Agency a Note in the same amount of $24,000,000. The $24,000,000 represented the amount that the La Quinta Redevelopment Agency had spent on construction as of the date of the sale of the partially completed project to NCRC. The note does not bear interest and is automatically forgiven five years after the date that Vista Dunes Housing Partners, L.P. (an entity in which NCRC holds a general partner interest through an affiliate) executes its permanent loan (which occurred on February 1, 2009), as long as NCRC does not violate any of the agreement covenants. On October 31, 2007, NCRC sold the project to Vista Dunes Housing Partners, L.P. for $5,200,000. The sales price of $5,200,000 was determined by an appraisal commissioned by NCRC. NCRC believes that the fair value of the project's assets sold to Vista Dunes Housing Partners, L.P. is $5,200,000. Therefore, NCRC believes that the fair value of the project assets acquired from the Agency, and the note payable to the La Quinta Redevelopment Agency, is $5,200,000. The fair value of the $24,000,000 note at face value is set at $5,200,000. On February 10, 2015 the loan was re-conveyed and will be amortized over the remaining compliance period of the Vista Dunes project. Consequently, the entire $5,200,000 was classified as temporarily restricted net assets on the statement of financial position. Release of restriction on this grant commenced in February 2015 and will continue over a 46-year period on the straight line basis. During the year ended December 31, 2015, $103,623 of temporarily restricted net assets was released, recognized as income and is included in other income on the statement of activities. Amortization in subsequent years will be approximately $113,043 per year. As of December 31, 2015, NCRC has a balance of temporarily restricted net assets of $5,096,377 attributable to the loan forgiveness.

The annual maturities of long-term debt for each of the next five years and thereafter subsequent to December 31, 2015 are as follows:

2016	$ 20,826,958
2017	6,115,931
2018	5,076,776
2019	4,316,564
2020	4,695,477
Thereafter	511,548,203
	$ 552,579,908

Interest capitalized into project development costs and property, equipment and improvements totaled $608,323 for the year ended December 31, 2015.

Note 7 - Fair value

As of December 31, 2015, the fair value of the interest rate swap liability of $5,214 is classified within Level 2 of the fair value hierarchy. No other assets or liabilities are measured at fair value as of December 31, 2015. The following table presents the financial liability measured at fair value on a recurring basis as of December 31, 2015:

	Level 1	Level 2	Level 3	Total
Interest rate swap at December 31, 2015	$	$ 5,214	$ -	$ 5,214

On a recurring basis, NCRC measures its interest rate swap at its estimated fair value. In determining the fair value of its interest rate swap derivative, NCRC uses the present value of expected cash flows based on market observable interest rate yield curve commensurate with the term of the instrument. NCRC incorporates credit valuation adjustments to appropriately reflect both its own nonperformance risk and that of the respective counterparty in the fair value measurement. The credit valuation adjustments utilize Level 3 inputs, such as estimates of current credit spreads, to evaluate the likelihood of default by either the respective counterparty or the NCRC. However, NCRC determined that as of December 31, 2015, the impact of the credit valuation adjustments were not significant to the overall valuation of the swap. As a result, the fair value of the swap is considered to be based primarily on Level 2 inputs.

Note 8 - Extended affordability agreement

During the year ended June 30, 2008, NCRC received a $42,500,000 donation under the terms of an Extended Affordability Agreement with the Rancho Cucamonga Redevelopment Agency (the "Agency"), in which NCRC agreed to add certain units to the existing below market units currently specified at four affordable housing properties (the "properties") named in the agreement and to keep all the below market units at each property at the agreed upon below market rate for a minimum of 99 years. The agreement to keep the properties as regulated affordable housing for a minimum of 99 years is a restriction on NCRC. The restriction is removed as progress is made in satisfying the 99-year term of the rent affordability restriction in the agreement. Consequently, the entire $42,500,000 was classified as temporarily restricted net assets on the statement of financial position. Amortization of this grant (included in temporarily restricted net asset) commenced in

December 2007 over the 99-year term on the straight line basis. During the year ended December 31, 2015, $383,836 of temporarily restricted net assets was released to unrestricted net assets. Amortization in subsequent years will be approximately $429,300 per year. As of December 31, 2015, NCRC has a balance of temporarily restricted net assets of $39,245,193 attributable to the extended affordability agreement.

Note 9 - Pledge Agreement grant

On July 24, 1994, NCRC executed a Pledge Agreement with the Redevelopment Agency of the City of Rancho Cucamonga (the "Redevelopment Agency"). The purpose of the agreement is to enable the Redevelopment Agency to provide NCRC funds on an annual basis over a period of thirty years to assist NCRC in acquiring qualifying apartment projects from the Redevelopment Agency's set-aside funds. As a result of this agreement NCRC acquired three qualifying projects. NCRC executed a Regulatory Agreement and Declaration of Restrictive Covenants for each of the three projects which impose tenant income and rent restrictions. Over time, the pledge agreement was amended to satisfy certain requirements of the Redevelopment Agency. Currently the Redevelopment Agency is providing annual funding in the amount of $337,600 for the three projects combined which is deposited into the project's replacement reserve accounts. During the year ended December 31, 2015, the Redevelopment Agency funded $339,200 under the Pledge Agreement, which is included in temporarily restricted net assets on the statement of activities. The funding is accounted for as temporarily restricted grant income. As expenditures from the replacement reserves are made, temporarily restricted net assets are released in the same amount. During the year ended December 31, 2015, $227,960 of temporarily restricted net assets were released into unrestricted net assets. As of December 31, 2015, NCRC has a balance of temporarily restricted net assets of $4,270,486 attributable to the Pledge Agreement grant.

On December 29, 2011, the California Supreme Court upheld Assembly Bill 1X 26 which calls for dissolution of all redevelopment agencies in the State of California. The successor agency is the City of Rancho Cucamonga, and continued funding of the pledge agreement grant is included in the Rancho Cucamonga Redevelopment Agency's Enforceable Obligation Payment Schedule.

Note 10 - Retirement plan

National Community Renaissance (the "Company"), a related party, maintains a Voluntary 401(k) Retirement Plan ("Plan") covering substantially all full-time employees of the NCRC. Participants are immediately vested in their contribution and the Company's special matching contribution plus earnings thereon. Vesting in the remainder of the accounts is based on years of service. A year of service is given for each Plan year in which a participant performs 1,000 or more hours of service. After two years of service, a participant becomes 20% vested. Each service year thereafter will increase the participant's vesting by 20%, with 100% vesting after six years.

Discretionary contributions are determined by management and are allocated to all eligible employees based upon compensation. For the period ended December 31, 2015, $351,837 was contributed by the NCRC to the retirement plan.

Note 11 - Related party transactions

In the ordinary course of business, NCRC has significant related party transactions with affiliates. It provides a considerable amount of funding in connection with the development of projects. It also provides development services, construction management services and property management services. In certain cases, NCRC pays operating expenses on behalf of affiliates, which are

reimbursed to NCRC on a monthly basis. In certain instances however, such as when individual properties may be experiencing cash flow difficulties, repayment may be delayed, providing the individual properties with a source of funds.

NCRC earns construction contractor's fees, supervisory management and asset management fees, construction supervisory management fees, social services fees and property management fees in connection with services rendered to consolidated affiliated entities.

Advances due from affiliates
The amounts loaned by NCRC primarily represent development loans and other entity expenses to affiliates. These loans are unsecured and due on demand and some bear interest. As of December 31, 2015, such amounts due are $1,167,273.

From time-to-time, NCRC advances funds to NCRDC to cover operating deficits. As of December 31, 2015, such advances totaled $9,292,501, and are included in advances due from affiliates on the statement of financial position. NCRDC's management has provided to the management of NCRC their plans, as well as their underlying estimates and assumptions, to repay the advances. Management of NCRC has reviewed the plans, estimates and assumptions and accordingly recorded an allowance for doubtful repayment of $300,000 at December 31, 2015.

General and administrative expense allocation
NCRC allocates 7% of its total general and administrative expenses to NCRDC. The allocation is based on a combination of total organization head count and total properties managed by each organization.

Note 12 - Guaranties

In its role as general partner of the various Housing Affiliates, NCRC is liable for recourse liabilities. These projects have been allocated low-income housing tax credits pursuant to Internal Revenue Code Section 42. In connection with their general partnership interests, certain guarantees have been made to the partnerships.

Development deficit guaranty
NCRC, or its affiliates, are obligated to pay any development cost deficits or, at the option of the investor limited partner, to purchase the interest of the investor limited partner if the project is not completed or if permanent financing has not been obtained. This obligation terminates at achievement of break-even operations, as defined. As of December 31, 2015, no amounts were due under this guaranty. As of December 31, 2015, the amount of potential obligation cannot be estimated.

Operating deficit guaranty

NCRC, or its affiliates, are obligated to make non-interest bearing loans to cover operating cash shortfalls which are repayable through available cash flow. The guaranties are for a period of three to five years, commencing with the break-even date, as defined. As of December 31, 2015, no amounts were due under this guaranty. The following are the projects that are under the operating deficit guaranty, the period covered and the amount of the guaranty:

Project	Period covered	Amount
Normandie Senior Housing Partners, LP	01/12 - 01/17	$ 200,000
ANF Family Partners II, LP	01/12 - 01/17	500,000
Woods Family Housing Ptrs LP	07/12 - 07/17	382,412
Westlake Village Housing Partners, LP	09/13 - 09/18	300,000
Richmar Housing Partners, LP	11/14 - 11/17	300,000
Downey Housing Partners, LP	06/15 - 06/18	304,000
Yucca Valley Housing Partners. LP	09/15 - 09/20	210,920

Recapture guaranty

In the event of a tax credit recapture of low-income housing tax credits previously received by the investor limited partners or investment members in housing affiliates, NCRC shall be obligated to reimburse the investor limited partner or investment member for any recaptured credits plus any associated penalties, interest or additional taxes due, commencing with the breakeven date, as defined. NCRC shall not be liable for a recapture event caused by a change in law or actions of the investors or special limited partners. As of December 31, 2015, no amounts were due under these guaranties.

Note 13 - Concentration of credit risk

NCRC maintains cash and cash equivalents with various financial institutions. All reserves are held in NCRC's name. At times, these balances may exceed the federal insurance limits; however, NCRC has not experienced any losses with respect to its bank balances in excess of government provided insurance. Management believes that no significant concentration of credit risk exists with respect to these cash balances at December 31, 2015.

Note 14 - Commitments and contingencies

Grant and property use restrictions

Many of the properties owned and operated by NCRC were developed using monies provided by grants and restrictive, low-interest rate loans. The terms of these loans restrict the use of the property and generally require it be rented to low-income qualified tenants for the period of the grant or related loan term. NCRC also receives grants with restrictions other than property use. Failure to comply with the terms of the grant or the loans would result in a requirement to repay a portion or all of the proceeds received.

Rental assistance contracts

Four of the Housing Affiliates have entered into rental assistance contracts with HUD. These contracts have various terms and require the projects to operate as low-income housing properties and to obtain HUD approval of all rent increases.

Low-income housing tax credits
In connection with the Housing Affiliates who receive low-income housing tax credits, the Housing Affiliate's low-income housing tax credits are contingent on its ability to maintain compliance with applicable sections of Section 42. Failure to maintain compliance with occupant eligibility and/or unit gross rent, or to correct noncompliance within a specified time period, could result in recapture of previously taken tax credits plus interest. In addition, such potential noncompliance may require an adjustment to the contributed capital by the investor partner or member.

Litigation
NCRC is subject to lawsuits and claims, which arise out of the normal course of its activities. In the opinion of management, based upon the opinions of legal counsel, the disposition of any and all such actions, of which it is aware, will not have a material effect on the financial position of NCRC.

Economic concentrations
NCRC invests in rental property primarily in Southern California whose future operations could be affected by changes in economic or other conditions in that geographical area or by changes in federal low-income housing subsidies or the demand for such housing.

Other
As general partners in Housing Affiliates, NCRC may be subject to other liabilities, should the affected Housing Affiliates' assets become insufficient to meet their obligations. In the opinion of management, future revenues and the value of the underlying assets of each of these Housing Affiliates will be sufficient to meet ongoing and future obligations.

Note 15 - Subsequent events

Management evaluated the activity of NCRC through May 4, 2016, the date the financial statements were available to be issued and concluded that no other subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to consolidating financial statements.

Supplementary Information

National Community Renaissance of California

Consolidating Schedule of Financial Position

December 31, 2015

	NCRC Corporate	Hope Through Housing	Wholly Owned	Eliminations Entries	National Core of California	Housing Affiliates	Eliminations	Total
Assets								
Cash and equivalents	$ 2,691,276	$ 286,055	$ 3,224,207	$ -	$ 6,201,538	$ 14,275,946	$ -	$ 20,477,484
Reserve for security deposits held in trust	-	-	983,949	-	983,949	2,397,882	-	3,381,831
Total cash and cash equivalents	2,691,276	286,055	4,208,156	-	7,185,487	16,673,828	-	23,859,315
Restricted cash	12,982	-	14,473,451	-	14,486,433	18,322,507	-	32,808,940
Accounts receivable, net	276,154	439,945	102,295	(10,000)	808,394	220,035	(248,025)	780,404
Advance due from affiliates, net	39,652,027	-	20,229,897	(4,624,878)	55,257,046	410,137	(45,207,409)	10,459,774
Developer fee receivable	6,629,812	-	-	-	6,629,812	-	(6,629,812)	-
Prepaid expenses	59,040	-	246,635	-	305,675	532,474	-	838,149
Investment	411,299	-	-	-	411,299	-	301,609	712,908
Project development cost	6,302,735	-	-	(5,858,488)	444,247	-	-	444,247
Property, equipment and improvements, net	4,441,507	447,192	86,115,483	(1,187,257)	89,816,925	646,477,420	(2,131,319)	734,163,026
Deferred costs, net	78,249	-	599,732	-	677,981	8,956,435	-	9,634,416
Total assets	$ 60,555,081	$ 1,173,192	$ 125,975,649	$ (11,680,623)	$ 176,023,299	$ 691,592,836	$ (53,914,956)	$ 813,701,179
Liabilities and Net Assets								
Liabilities								
Accounts payable	$ 144,168	$ 240,377	$ 725,247	$ -	$ 1,109,792	$ 3,767,429	$ -	$ 4,877,221
Accrued expenses	822,511	51,062	1,413,882	-	2,287,455	67,703,219	(994,924)	68,995,750
Security deposits	6,252	-	1,008,419	-	1,014,671	2,387,563	-	3,402,234
Deferred revenue	2,131,319	5,000	161,320	-	2,297,639	208,914	(2,131,319)	375,234
Mortgages and notes payable	9,758,575	-	57,825,071	-	67,583,646	519,295,455	(34,299,193)	552,579,908
Fair market value of interest rate swap	5,214	-	-	-	5,214	-		5,214
Due to affiliates	-	2,628,173	7,855,193	(10,483,366)	-	11,451,899	(10,469,172)	982,727
Developer fee payable	-	-	-	-	-	6,662,562	(6,321,957)	340,605
Total liabilities	12,868,039	2,924,612	68,989,132	(10,483,366)	74,298,417	611,477,041	(54,216,565)	631,558,893
Net assets								
Unrestricted net assets, controlling	15,269,744	(1,966,735)	41,007,072	(1,197,257)	53,112,824	(301,609)	(9,932,624)	42,878,591
Unrestricted net assets, noncontrolling	-	-	-	-	-	80,417,404	10,234,233	90,651,637
Temporarily restricted net assets	32,417,298	215,315	15,979,445	-	48,612,058	-	-	48,612,058
Total liabilities and net assets	$ 60,555,081	$ 1,173,192	$ 125,975,649	$ (11,680,623)	$ 176,023,299	$ 691,592,836	$ (53,914,956)	$ 813,701,179

National Community Renaissance of California

Consolidating Schedule of Activities

Year Ended December 31, 2015

	NCRC Corporate	Hope Through Housing	Wholly Owned	Eliminations Entries	National Core of California	Housing Affiliates	Eliminations	Total
Revenue and gains								
Rental income from tenants	$ -	$ (199)	$ 18,780,745	$ -	$ 18,780,546	$ 36,408,902	$ -	$ 55,189,448
Consulting and development	9,668,169	1,067,237	-	(4,697,464)	6,037,942	-	(1,685,263)	4,352,679
Management fees	3,872,871	-	-	(218,171)	3,654,700	-	(110,236)	3,544,464
Private donations - HTHF	-	1,789,088	-	-	1,789,088	-	-	1,789,088
Grants	995,619	-	356,748	-	1,352,367	-	-	1,352,367
Grants - Hope Through Housing	-	422,278	-	-	422,278	-	-	422,278
Laundry revenue	-	-	144,112	-	144,112	424,938	-	569,050
Interest	549,560	344	300,544	-	850,448	16,474	(39,483)	827,439
Other	351,303	324,224	3,498,731	-	4,174,258	477,767	-	4,652,025
Total revenue	15,437,522	3,602,972	23,080,880	(4,915,635)	37,205,739	37,328,081	(1,834,982)	72,698,838
Expenses, gains and losses								
Administrative	1,465,197	2,517,102	567,742	-	4,550,041	1,409,261	-	5,959,302
Salaries and related expenses	10,264,678	1,431,060	1,933,854	-	13,629,592	4,471,039	-	18,100,631
Utilities	70,478	-	2,160,525	-	2,231,003	5,593,685	-	7,824,688
Maintenance and operating	155,808	-	4,732,927	-	4,888,735	7,743,575	-	12,632,310
Professional services	1,080,368	121,777	324,231	-	1,526,376	1,177,856	-	2,704,232
Taxes and insurance	82,708	32,176	1,467,385	-	1,582,269	2,177,475	-	3,759,744
Interest	258,591	-	1,950,834	-	2,209,425	15,165,506	(39,483)	17,335,448
Depreciation	344,533	12,586	2,808,987	-	3,166,106	21,388,782	-	24,554,888
Amortization	61,706	-	60,352	-	122,058	468,937	-	590,995
Management fees	11,088	-	1,554,287	(480,919)	1,084,456	4,414,712	(1,795,499)	3,703,669
Other expense	2,075,338	-	152,437	-	2,227,775	421,557	-	2,649,332
Total expenses	15,870,493	4,114,701	17,713,561	(480,919)	37,217,836	64,432,385	(1,834,982)	99,815,239
Gain (loss) to be allocated to partners	$ (432,971)	$ (511,729)	$ 5,367,319	$ (4,434,716)	$ (12,097)	$ (27,104,304)	$ -	$ (27,116,401)
Increase (decrease) in unrestricted net assets	$ (432,971)	$ (511,729)	$ 5,367,319	$ (4,434,716)	$ (12,097)	$ (12,380)	$ -	$ (24,477)
Distributions	-	-	(4,434,716)	4,434,716	-	(252)	-	(252)
Net assets - unrestricted, beginning of year	16,004,324	(1,455,006)	40,074,469	(1,197,257)	53,426,530	(288,977)	(10,234,233)	42,903,320
Net assets - unrestricted, end of year	$ 15,571,353	$ (1,966,735)	$ 41,007,072	$ (1,197,257)	$ 53,414,433	$ (301,609)	$ (10,234,233)	$ 42,878,591
Net assets - temporarily restricted, beginning of year	$ 27,621,425	$ 169,857	$ 15,996,993	$ -	$ 43,788,275	$ -	$ -	$ 43,788,275
Increase in temporarily restricted net assets	5,200,000	45,458	339,200	-	5,584,658	-	-	5,584,658
Release of temporarily restricted net assets	(404,127)	-	(356,748)	-	(760,875)	-	-	(760,875)
Net assets - temporarily restricted, end of year	$ 32,417,298	$ 215,315	$ 15,979,445	$ -	$ 48,612,058	$ -	$ -	$ 48,612,058
Non controlling interest								
Beginning net assets	$ -	$ -	$ -	$ -	$ -	$ 94,663,669	$ 10,234,233	$ 104,897,902
Contributions	-	-	-	-	-	14,791,011	-	14,791,011
Distributions	-	-	-	-	-	(1,945,352)	-	(1,945,352)
Net income (loss)	-	-	-	-	-	(27,091,924)	-	(27,091,924)
Ending net assets	$ -	$ -	$ -	$ -	$ -	$ 80,417,404	$ 10,234,233	$ 90,651,637

National Community Renaissance of California

Schedule of Expenditures of Federal Awards
Year Ended December 31, 2015

Federal grantor/pass through grantor Program title	Federal CFDA number	Agency or Pass-through entity number	Federal expenditures
Department of Housing and Urban Development, passed through from the City of San Marcos, the City of Hawthorne, the City of Riverside, the County of San Bernadino, the County of San Diego, Long Beach Affordable Housing, the County of Riverside, the City of Victorville and the County of Los Angeles:			
HOME Investments Partnership Program	14.239	N/A	$ 2,950,162
Total U.S. Department of Housing and Urban Development			2,950,162
Total Federal Expeditures			$ 2,950,162

National Community Renaissance of California

Notes to Schedule of Expenditures of Federal Awards
Year Ended December 31, 2015

Note 1 - Basis of presentation

The accompanying schedule of expenditures of federal awards includes the federal award activity of National Community Renaissance of California, under programs of the federal government for the year ended December 31, 2015. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of National Community Renaissance of California, it is not intended to and does not present the financial position, changes in net assets, or cash flows of National Community Renaissance of California.

Note 2 - Summary of significant accounting policies

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following, as applicable, the cost principles contained in the Uniform Guidance.

Note 3 - U.S. Department of Housing and Urban Development loan program

National Community Renaissance of California has received direct loans under the HOME Investments Partnership Program. The loan balance outstanding at the beginning of the year is included in the federal expenditures presented in the Schedule. National Community Renaissance of California received no additional loans during the year. The balance of the loans outstanding at December 31, 2015 consists of:

CFDA Number	Program Name	Outstanding Balance at December 31, 2015
14.239	HOME Investments Partnership Program	$2,913,444

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Board of Directors
National Community Renaissance of California

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the consolidating financial statements of National Community Renaissance of California, which comprise the consolidating statement of financial position as of December 31, 2015, and the related consolidating statements of activities, changes in net assets and cash flows for the year then ended, and the related notes to the consolidating financial statements, and have issued our report thereon dated May 4, 2016.

Internal Control over Financial Reporting

In planning and performing our audit of the consolidating financial statements, we considered National Community Renaissance of California's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the consolidating financial statements, but not for the purpose of expressing an opinion on the effectiveness of National Community Renaissance of California's internal control. Accordingly, we do not express an opinion on the effectiveness of National Community Renaissance of California's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control, that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether National Community Renaissance of California's consolidating financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

CohnReznick LLP

Sacramento, California
May 4, 2016

Independent Auditor's Report on Compliance for the Major Federal Program and on Internal Control over Compliance Required by the Uniform Guidance

To the Board of Directors
National Community Renaissance of California

Report on Compliance for Each Major Federal Program

We have audited National Community Renaissance of California's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on National Community Renaissance of California's major federal program for the year ended December 31, 2015. National Community Renaissance of California's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts and grants applicable to its federal program.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for National Community Renaissance of California's major federal program based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about National Community Renaissance of California's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for the major federal program. However, our audit does not provide a legal determination of National Community Renaissance of California's compliance.

Opinion on the Major Federal Program

In our opinion, National Community Renaissance of California complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended December 31, 2015.

Report on Internal Control over Compliance

Management of National Community Renaissance of California is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered National Community Renaissance of California's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of National Community Renaissance of California's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of our testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

CohnReznick LLP

Sacramento, California
May 4, 2016

National Community Renaissance of California

Schedule of Findings and Questioned Costs
December 31, 2015

A. Summary of Auditor's Results

Financial Statements

Type of report the auditor issued on whether the consolidating financial statements audited were prepared in accordance with generally accepted accounting principles: Unmodified

Internal control over financial reporting:

*Material weakness(es) identified? ____ Yes X No

*Significant deficiency(ies) identified? ____ Yes X None reported

Noncompliance material to consolidating financial statements noted? ____ Yes X No

Federal Awards

Internal control over major programs:

*Material weakness(es) identified? ____ Yes X No

*Significant deficiency(ies) identified? ____ Yes X None reported

Type of auditor's report issued on compliance for major programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance 2 CFR Section 200.516(a)? ____ Yes X No

Identification of major federal programs:

CFDA Numbers	Name of Federal Program or Cluster
14.239	Department of Housing and Urban Development HOME Investment Partnership Program

Dollar threshold used to distinguish between Type A and Type B programs: $750,000

Auditee qualified as low-risk auditee ____ Yes X No

B. Findings - Financial Statements Audit

None

C. Findings and Questioned Costs - Major Federal Award Programs Audit

None

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ATTACHMENT I
2016 Financial Statement

National Community Renaissance of California

Consolidating Financial Statements
(With Supplementary Information)
and Independent Auditor's Report

December 31, 2016

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National Community Renaissance of California

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Independent Auditor's Report

To the Board of Directors
National Community Renaissance of California

Report on the Financial Statements

We have audited the accompanying consolidating financial statements of National Community Renaissance of California, which comprise the statement of financial position as of December 31, 2016, and the related statements of activities, changes in net assets and cash flows for the year then ended, and the related notes to the consolidating financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidating financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidating financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidating financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidating financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidating financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidating financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidating financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidating financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidating financial statements referred to above present fairly, in all material respects, the financial position of National Community Renaissance of California as of December 31, 2016, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Adoption of New Accounting Principle

As discussed in Note 2 to the financial statements, in 2016, National Community Renaissance of California adopted a new accounting principle related to the presentation of debt issuance costs. Our report is not modified with respect to this matter.

Other Matters

Other Information

Our audit was conducted for the purpose of forming an opinion on the consolidating financial statements as a whole. The accompanying supplementary information on pages 33 and 34 is presented for purposes of additional analysis, and is not a required part of the consolidating financial statements. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for purposes of additional analysis and is not a required part of the consolidating financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidating financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidating financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidating financial statements or to the consolidating financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the consolidating financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 30, 2017, on our consideration of National Community Renaissance of California's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering National Community Renaissance of California's internal control over financial reporting and compliance.

CohnReznick LLP

Sacramento, California
June 30, 2017

Taxpayer Identification Number:
22-1478099

Lead Auditor: Brian J. Brewer, CPA

National Community Renaissance of California

Consolidating Statement of Financial Position
December 31, 2016

	National Community Renaissance of California	Housing Affiliates	Eliminations	Total
Assets				
Cash and cash equivalents	$ 7,146,565	11,081,171	$ -	$ 18,227,736
Reserve for security deposits held in trust	1,004,280	2,573,648	-	3,577,928
Restricted cash	13,342,022	19,784,285	-	33,126,307
Accounts receivable, net	653,144	345,715	(327,177)	671,682
Advance due from affiliate, net	55,154,721	428,951	(48,280,034)	7,303,638
Developer fee receivable	9,191,876	-	(8,541,509)	650,367
Prepaid expenses	239,692	558,846	-	798,538
Investments	(25,719)	-	744,597	718,878
Project development costs	2,272,336	-	-	2,272,336
Property, equipment and improvements, net	88,562,627	691,637,021	(3,754,709)	776,444,939
Deferred costs, net	-	3,400,537	-	3,400,537
Total assets	$ 177,541,544	$ 729,810,174	$ (60,158,832)	$ 847,192,886
Liabilities and Net Assets				
Liabilities				
Accounts payable	$ 1,265,326	$ 9,738,591	$ -	$ 11,003,917
Accrued expenses	2,557,836	74,921,919	(1,410,141)	76,069,614
Security deposits	1,023,655	2,511,381	-	3,535,036
Deferred revenue	3,862,374	373,588	(3,754,709)	481,253
Mortgages and notes payable, net	67,050,607	547,210,091	(36,126,865)	578,133,833
Due to affiliates	-	12,332,814	(11,426,037)	906,777
Developer fee payable	399,652	8,459,991	(8,185,677)	673,966
Total liabilities	76,159,450	655,548,375	(60,903,429)	670,804,396
Commitments and contingencies	-	-	-	-
Net assets				
Partners' equity	-	74,261,799	(74,261,799)	-
Unrestricted net assets, controlling	51,541,597	-	(10,234,233)	41,307,364
Unrestricted net assets, non-controlling	-	-	85,240,629	85,240,629
Total unrestricted net assets	51,541,597	-	75,006,396	126,547,993
Temporarily restricted net assets	49,840,497	-	-	49,840,497
Total net assets	101,382,094	74,261,799	744,597	176,388,490
Total liabilities and net assets	$ 177,541,544	$ 729,810,174	$ (60,158,832)	$ 847,192,886

See Notes to Consolidating Financial Statements.

National Community Renaissance of California

Consolidating Statement of Activities
Year Ended December 31, 2016

	National Community Renaissance of California	Housing Affiliates	Temporarily Restricted Net Assets	Eliminations	Total
Revenues and gains					
Rental income	$ 18,143,945	$ 38,450,256	$ -	$ -	$ 56,594,201
Consulting, development and partnership fees	8,792,973	31,481	-	(1,508,743)	7,315,711
Management fees	4,049,871	-	-	(108,337)	3,941,534
Private donations - Hope Through Housing	1,045,126	-	-	-	1,045,126
Grants, including release of temporarily restricted net assets	1,014,802	12,786	1,228,439	-	2,256,027
Grants - Hope Through Housing	271,895	-	-	-	271,895
Laundry revenue	159,704	494,648	-	-	654,352
Interest	840,539	39,464	-	(63,726)	816,277
Other revenue	1,475,659	932,181	-	-	2,407,840
	35,794,514	39,960,816	1,228,439	(1,680,806)	75,302,963
Expenses					
Program service expenses					
Administrative	2,981,494	1,400,136	-	-	4,381,630
Salaries and related expenses	3,145,082	4,541,076	-	-	7,686,158
Utilities	1,976,098	5,470,856	-	-	7,446,954
Operating and maintenance	3,873,740	8,692,460	-	-	12,566,200
Professional services	443,172	1,561,883	-	-	2,005,055
Taxes and insurance	1,271,526	2,103,370	-	-	3,374,896
Interest	1,809,491	15,943,336	-	(63,726)	17,689,101
Depreciation	2,658,346	22,050,040	-	-	24,708,386
Amortization	68,250	665,312	-	-	733,562
Management fees	1,246,095	4,526,676	-	(1,617,080)	4,155,691
Other expense	109,485	866,949	-	-	976,434
Total program service expenses	19,582,779	67,822,094	-	(1,680,806)	85,724,067

National Community Renaissance of California

Consolidating Statement of Activities
Year Ended December 31, 2016

	National Community Renaissance of California	Housing Affiliates	Temporarily Restricted Net Assets	Eliminations	Total
General and administrative expenses					
Administrative	1,487,479	-	-	-	1,487,479
Salaries and related expenses	10,325,644	-	-	-	10,325,644
Operating and maintenance	129,151	-	-	-	129,151
Professional services	1,242,742	-	-	-	1,242,742
Taxes and insurance	118,014	-	-	-	118,014
Interest	310,095	-	-	-	310,095
Depreciation	359,166	-	-	-	359,166
Amortization	50,487	-	-	-	50,487
Other expense	95,968	-	-		95,968
Total general and administrative expenses	14,118,746	-	-	-	14,118,746
Total expenses	33,701,525	67,822,094	-	(1,680,806)	99,842,813
Excess of revenues and gains over expenses	2,092,989	-	1,228,439	-	3,321,428
Net loss		(27,861,278)	-	-	(27,861,278)
Attributable to non-controlling interest	-	(27,368,666)	-	-	(27,368,666)
Excess (deficit) of revenues and gains over expenses and losses attributable to National Community Renaissance of California	2,092,989	(492,612)	1,228,439	-	2,828,816
Write off of advances to related party	(3,171,604)	-	-	-	(3,171,604)
Excess (deficit) of revenues and gains over expenses and losses after write off of advances to related party	$ (1,078,615)	$ (492,612)	$ 1,228,439	$ -	$ (342,788)

See Notes to Consolidating Financial Statements.

National Community Renaissance of California

Consolidating Statement of Changes in Net Assets
Year Ended December 31, 2016

	National Community Renaissance of California (controlling interest)	Housing Affiliates (non-controlling interest)	Total
Net assets - unrestricted, December 31, 2015	$ 42,878,591	$ 90,651,637	$ 133,530,228
Excess (deficiency) of revenues over expenses	(1,571,227)	(27,368,666)	(28,939,893)
Contributions	-	22,404,263	22,404,263
Distributions	-	(446,605)	(446,605)
Net assets - unrestricted, December 31, 2016	$ 41,307,364	$ 85,240,629	$ 126,547,993
Net assets - temporarily restricted, December 31, 2015	$ 48,612,058	$ -	$ 48,612,058
Increase in temporarily restricted net assets	2,378,543	-	2,378,543
Release of temporarily restricted net assets	(1,150,104)	-	(1,150,104)
Net assets - temporarily restricted, December 31, 2016	$ 49,840,497	$ -	$ 49,840,497

See Notes to Consolidating Financial Statements.

National Community Renaissance of California

Consolidating Statement of Cash Flows
Year Ended December 31, 2016

Cash flows from operating activities	
Decrease in unrestricted net assets	$ (28,939,893)
Increase in temporarily restricted net assets	1,228,439
Adjustments to reconcile increase in net assets to net cash provided by operating activities	
Depreciation and amortization	25,851,601
Bad debt expense	311,258
Write off of advances due from affiliates	3,717,605
(Increase) decrease in	
Accounts receivable	(202,536)
Developer fee receivable	(650,367)
Security deposits held in trust	(196,097)
Prepaids and other assets	39,611
Decrease (increase) in	
Accounts payable and accrued expenses	19,706,987
Security deposits	132,802
Deferred revenue	100,805
Net cash provided by operating activities	21,100,215
Cash flows from investing activities	
Investment in property, equipment and improvements and assets held for use	(73,855,892)
Proceeds from sale of rental property	-
Advances to affiliates	(561,469)
Payment of project development costs	(1,828,089)
Purchase of investments	(5,970)
Developer fees paid	333,361
Net change in restricted cash	(317,367)
Net cash used in investing activities	(76,235,426)
Cash flows from financing activities	
Proceeds of mortgages and notes payable	67,020,054
Prinicpal payments on notes payable	(34,831,027)
Repayment of amounts due to affiliates	(75,950)
Distributions paid	(446,605)
Capital contributions received from non-controlling interests	22,404,263
Payment of deferred costs	(1,185,271)
Net cash provided by financing activities	52,885,464
Net decrease in cash and cash equivalents	(2,249,747)
Cash and cash equivalents, beginning of the year	20,477,484
Cash and cash equivalents, end of year	$ 18,227,737

National Community Renaissance of California

Consolidating Statement of Cash Flows
Year Ended December 31, 2016

Supplemental disclosure of cash flow information	
Cash paid during the year for interest	$ 11,213,659
Significant noncash investing and financing activities	
Accounts payable included in property, equipment and improvements and assets held for use	$ 6,506,427

See Notes to Consolidating Financial Statements.

Note 1 - Organization and nature of operations

National Community Renaissance of California ("NCRC"), formerly known as Southern California Housing Development Corporation, is a nonprofit organization formed to assist cities in California in the development of high-quality affordable housing. NCRC assists in revitalizing communities through acquisition and rehabilitation of existing housing or through construction of housing. NCRC owns affordable housing properties, provides property management and social programs to enhance the quality of life of its residents, and serves as general partner for affordable housing projects. NCRC's principal sources of revenue are rental income from tenants, grants, property management fees and consulting and development fees.

NCRC and its affiliates receive significant funding from federal, state and local government subsidies in various forms, including low-income housing tax credits, low-interest rate loans, grants, and rent subsidies for qualifying very-low, low- and moderate-income tenants.

Principles of consolidation

The accompanying financial statements include the accounts of NCRC and supporting entities in which NCRC and affiliates own 100% interest. Additionally, the financial statements for the year ended December 31, 2016 include the accounts of 61 limited partnerships in which NCRC owns a minority financial interest, but has a controlling interest. These entities are included in the consolidation in accordance with U.S. generally accepted accounting principles ("GAAP"). For the limited partnerships in which the nonprofit general partner (noted on pages 12 and 13) serves as the general partner, NCRC has determined that the presumption of control for the limited partnerships has not been overcome, and as a result, the limited partnerships have been consolidated. All significant intercompany balances and transactions have been eliminated in consolidation.

NCRC has an economic relationship with National Community Renaissance Development Corporation ("NCRDC"), a nonprofit organization, which has an overlapping board and shares employees and facilities. However, each organization has and maintains its separate corporate identity. Neither entity has any voting rights in the other and there are no contractual or oversight requirements imposed on either organization in favor of the other. NCRC has provided voluntary operating advances to NCRDC. As of December 31, 2016, the balance of advances due from NCRDC is $6,374,364, which is included in advances due from affiliates on the statement of financial position (see Note 11).

In accordance with GAAP, Reporting of Related Entities by Not-for-Profit Organizations, consolidation of the two organizations is not required. The total assets, liabilities, unrestricted net assets controlling, unrestricted net assets non-controlling, and revenues and gains and expenses and losses of NCRDC as of and for the year ended December 31, 2016 are approximately $64,000,000, $62,000,000, ($2,000,000), $4,000,000, $13,000,000 and $16,000,000, respectively.

Also included in the consolidation is Hope Through Housing Foundation, a separate 501(c)(3) entity. Hope Through Housing Foundation shares the same board of directors as NCRC, and is economically dependent on NCRC. In accordance with GAAP, it has been determined that control exists over Hope Through Housing Foundation, which has been included in the consolidation.

The not-for-profit supporting entities (identified as National Community Renaissance of California in the financial statements) consist of:

- Southern California Housing Development Corporation of Rancho Cucamonga owns 100% of the following projects:

    - Monterey Village Apartments
    - Mountainside Apartments
    - Northgate Village Apartments
    - Sycamore Springs Apartments

- Projects and organizations which are owned 100% by NCRC are as follows:

    - Arbor Villas LLC
    - Avenida Serra GP, LLC
    - Cathedral Palms Apartments
    - Cimmaron Heights Apartments
    - Clark Manor Apartments
    - Corona del Rey
    - Hawthorne Terrace Apartments
    - Mission Cove Phase A
    - Mission Cove Family II
    - Mission Cove Senior
    - Rancho Verde Village
    - Rancho Verde Village GP, LLC
    - Renaissance Village Apartments
    - RV Housing Partners
    - River Canyon GP, LLC
    - San Antonio Gateway Housing Corp.
    - Savi Ranch II
    - Signature at Valley Center
    - South Pace GP, LLC
    - Val 9 MGP, LLC
    - Vista Terraza II
    - Waterman Gardens
    - West Mission Partners LLC

The For Profit Housing Affiliates ("Housing Affiliates") are comprised of the following limited partnerships and limited liability companies, and respective NCRC owned nonprofit entities whom have or own general partner and managing member interests:

For profit housing affiliate	Nonprofit general partner	%
Autumn Ridge Apartments, L.P.	* SCHDC of Orange	0.0100%
ANF Family Ptrs II, LP	South Pace GP LLC	0.0100%
Avenida Serra Housing Partners, L.P.	* SCHDC of Orange	0.0100%
Bell Gardens Housing Partners, L.P.	* SCHDC of Los Angeles	0.0100%
Bell Housing Partners, L.P.	* SCHDC of Los Angeles	0.0100%
Bolt Housing Partners, L.P.	* SCHDC of Orange	0.0100%
Cathedral Family Housing Ptrs LP	* SCHDC of Inland Empire	0.0100%
CG Affordable Housing Partners, LLC	* National Community Renaissance of California	85.0000%
Citrus Grove Housing Partners, LP	* SCHDC of Inland Empire	0.0100%
Copper Hills Apartments, L.P.	* SCHDC of Orange	0.0100%
Corona de Oro Apartments, L.P.	* SCHDC of Orange	0.0100%
Courson Senior Partners, L.P.	* SCHDC of Los Angeles	0.0100%
Desert Meadows Housing Partners, L.P.	SCHDC of Inland Empire	0.0100%
Downey Housing Parthers, L.P.	* SCHDC of Los Angeles	0.0100%
Eagle Rock Housing Partners, L.P.	SCHDC of Los Angeles	0.0100%
East Rancho Verde Housing Partners, L.P.	* SCHDC of Inland Empire	0.0100%
EMI Housing Partners, L.P.	SCHDC of Inland Empire	0.0100%
Escondido Housing Partners, L.P.	SCHDC of Orange	0.0100%
Escondido Senior Housing Parnters, L.P.	* SCHDC of Orange	0.0100%
Executive Lodge Apartments, L.P.	* SCHDC of Orange	0.1000%
Fontana Housing Partners, L.P.	* SCHDC of Orange	0.0120%
Fontana II Housing Partners, L.P.	* SCHDC of Orange	0.0050%
Fontana III Housing Partners, L.P.	* SCHDC of Orange	0.0050%
Fontana IV Housing Partners, L.P.	* SCHDC of Orange	0.0050%
Inland Valley Housing Partners, L.P.	SCHDC of Inland Empire	0.0100%
Ken Tal Housing Partners, L.P.	* SCHDC of Orange	0.0050%
Malvern Housing Partners, L.P.	* SCHDC of Inland Empire	0.0100%
Mar Vista Union Housing Partners, L.P.	* SCHDC of Los Angeles	0.0100%
Mills Family Housing Partners, L.P.	* SCHDC of Inland Empire	0.0100%
Mission Cove Family Housing Partners, LP	* SCHDC of Orange	0.0100%
Mission Village Senior, L.P.	* SCHDC of Inland Empire	0.0045%
Montclair Family Housing Partners, L.P.	* SCHDC of Inland Empire	0.0100%
Montclair Senior Housing Partners, L.P.	San Antonio Gateway	0.0100%
Normandie Senior Apartments, L.P.	* Normandie Senior Housing Partners	0.0100%
Normandie Senior Housing Partners GP, LLC	* SCHDC of Los Angeles	79.0000%
Oceanside Housing Partners, L.P.	* SCHDC of Orange	0.0100%

For profit housing affiliate	Nonprofit general partner	%
Oceanside Senior Housing Partners, L.P.	SCHDC of Orange	0.0100%
Palmdale Senior Housing Partners, L.P.	* SCHDC of Los Angeles	0.0100%
Rancho Workforce Housing, L.P.	* SCHDC of Inland Empire	0.0045%
Renaissance Village Housing Partners, L.P.	* RV Housing Partners GP, LLC	0.0100%
Rialto Housing Partners, L.P.	* SCHDC of Inland Empire	0.0100%
Richmar Housing Partners, L.P.	* SCHDC of Orange	0.0100%
Riverside Housing Partners, L.P.	SCHDC of Inland Empire	0.0100%
San Marcos Housing Partners, L.P.	* SCHDC of Orange	0.0100%
Sante Fe Springs Housing Partners, L.P.	* SCHDC of Los Angeles	0.0100%
Santee Apartments, L.P.	SCHDC of Orange	0.0100%
Savi Ranch Housing Partners, L.P.	* SCHDC of Orange	0.0100%
Spring Valley Housing Partners, L.P.	* SCHDC of Orange	0.0100%
UC Housing Partners, L.P.	SCHDC of Orange	0.0100%
Val 9 Housing Partners, L.P.	* Val9 MGP, LLC	0.0080%
Victorville Housing Partners, L.P.	* SCHDC of Inland Empire	0.0100%
Villa Serena Apartments, L.P.	* SCHDC of Orange	0.0100%
Vista Dunes Housing Partners, L.P.	* Vista Dunes GP, LLC	0.0075%
Vista Dunes GP, LLC	* SCHDC of Inland Empire	75.0000%
Vista Terraza Housing Partners, L.P.	SCHDC of Orange	0.0100%
Waterman Gardens Partners I	* WG PARTNERS 1 MGP, LLC	0.0066%
Westlake Village Housing Partners, L.P.	* SCHDC of Orange	0.0100%
Woods Family Housing Partners, L.P.	* Woods Family Housing Partners GP, LLC	0.0100%
Woods Family Housing Partners GP, LLC	* SCHDC of Los Angeles	79.0000%
Yorba Linda Housing Partners, L.P.	* SCHDC of Orange	0.0100%
Yucca Valley Senior Housing Partners, L.P.	* SCHDC of Inland Empire	0.0100%

* The audited financial statements of these entities, whose results are included in these financial statements, were not required to be audited in accordance with *Government Auditing Standards*.

Note 2 - Significant accounting policies

Accounting method

NCRC uses the accrual method of accounting which recognizes income in the period earned and expenses when incurred, regardless of the timing of payments.

Basis of presentation

NCRC is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets and permanently restricted net assets. Information is required to segregate program service expenses from general and administrative expenses.

In conformity with GAAP, contributions received are recorded as unrestricted, temporarily restricted or permanently restricted support depending on the existence and/or nature of any donor restrictions.

Use of estimates
The preparation of financial statements in accordance with GAAP requires management to make estimates and assumptions that affect the amounts reported in these financial statements and the accompanying notes. Actual results could differ from those estimates. Estimates of future operations were made by management in the calculation of the amount of developer fee revenue recognized under GAAP, the amount of expense allocated to an affiliate, and the assessment of the collectability of advances due from affiliates.

Cash and cash equivalents
NCRC considers all highly-liquid investments purchased with an original maturity of three months or less to be cash equivalents.

Restricted cash
Restricted cash consists of replacement reserves, property tax and insurance escrows, operating reserves, debt service reserves and construction loan draw reserves. Such reserves are required by various financing authorities, lenders or stipulations in the applicable partnership or operating agreements.

Accounts receivable and bad debts
Tenant accounts receivable are reported net of an allowance for doubtful accounts. Management's estimate of the allowance is based on historical collection experience and a review of the current status of tenant accounts receivable. It is reasonably possible that management's estimate of the allowance will change. As of December 31, 2016, the allowance for doubtful accounts is $98,514. Bad debt expense during the year ended December 31, 2016 was $311,258 and is included in rental income from tenants on the statement of activities.

Advances due from affiliates
The advances due from affiliates are reported net of an allowance for doubtful accounts. Management's estimate of the allowance is based on expected future operating performance and other factors. It is reasonably possible that management's estimate of the allowance will change. As of December 31, 2016, there is no allowance for doubtful accounts.

Investments
NCRC records its investments on the cost basis of accounting, as determined by their ownership percentage and control. Such investments include the following entities: Housing Partnership Network Group Insurance Initiative; HB Housing Partners, L.P.; Anaheim Revitalization Partners, L.P.; Anaheim Revitalization II, L.P.; Anaheim Revitalization III, L.P.; and Anaheim Revitalization IV, L.P.

Project development costs
NCRC incurs costs in connection with properties it is considering for development as well as costs associated with projects in the initial stages of development. These costs include such items as market studies, purchase options, environmental study costs, legal and accounting costs. Project development costs are capitalized until such time as the project is no longer considered desirable or feasible, at which time the costs are expensed. Project development costs related to projects that are ultimately developed are subsequently recorded as receivables to be repaid by the applicable projects. During the year ended December 31, 2016, $8,591 of project development costs were expensed and included in other expense on the statement of activities.

Property, equipment and improvements
Property, equipment and improvements are recorded at cost. Expenditures for maintenance and repairs are expensed as incurred, while major renewals and betterments are capitalized. Costs of properties constructed or rehabilitated include all direct costs of construction, as well as carrying costs during the construction period and indirect costs of construction, supervision and management. Upon disposal of depreciable property, the appropriate property accounts are reduced by the related costs and accumulated depreciation. The resulting gains and losses are reflected in the statement of activities. Depreciation is computed using the straight-line method over the estimated useful lives ranging from 5 to 40 years.

It is NCRC's policy to capitalize expenditures for improvements, furniture, and fixtures and equipment exceeding $2,500.

Impairment of long-lived assets
NCRC reviews its long-lived assets and investments for impairment whenever events or changes in circumstances indicate that the carrying value of an asset may not be recoverable. When recovery is reviewed, if the undiscounted cash flows estimated to be generated by the property are less than its carrying amount, management compares the carrying amount of the property to its fair value in order to determine whether an impairment loss has occurred. The amount of the impairment loss is equal to the excess of the asset's carrying value over its estimated fair value. No impairment losses have been recognized during the year ended December 31, 2016.

Debt issuance costs
Debt issuance costs, net of accumulated amortization, are reported as a direct reduction from the face amount of the mortgage loan payable to which such costs relate. Amortization of debt issuance costs is reported as a component of interest expense and is computed using an imputed interest rate on the related loan.

Deferred costs
Costs related to obtaining low-income housing tax credits are being amortized using the straight-line method over the mandatory 15-year compliance period.

Costs related to obtaining leasehold interests are capitalized and amortized on the straight-line method over the life of the related ground lease.

The table below indicates each component within the deferred costs line item on the statement of financial position:

	Tax Credit Monitoring fees	Leasehold interest	Total
Deferred costs	$ 2,837,480	$ 2,212,203	$ 5,049,683
Accumulated amortization	(1,179,053)	(470,093)	(1,649,146)
Deferred costs, net	$ 1,658,427	$ 1,742,110	$ 3,400,537

Estimated annual amortization for each of the next five years subsequent to December 31, 2016 is as follows:

	Tax Credit Monitoring fees	Leasehold interest	Total
2017	$ 144,745	$ 40,222	$ 184,967
2018	135,359	40,222	175,581
2019	124,104	40,222	164,326
2020	117,063	40,222	157,285
2021	105,319	40,222	145,541

Derivative instruments
NCRC has entered into an interest rate swap agreement, which is carried on the statement of financial position at fair value. Changes in fair value are estimated and recorded in the statement of activities. The fair value of the interest rate swap has been calculated utilizing a third-party methodology that management believes is commonly employed (see Note 7).

Fair value measurement
The carrying amount of NCRC's cash and cash equivalents, receivables, payables and accrued expenses approximate fair value due to the short-term nature of these instruments. The fair value of the NCRC's long-term notes receivable and notes payable is assessed by management based on analysis of underlying investments and historical trends. Impairment reserves are provided as necessary. It is impractical to estimate the fair value of the NCRC's financial guarantees because there are no quoted market prices for transactions that are similar in nature.

NCRC measures the fair value of its interest rate swap on a recurring basis in the financial statements. The following summarizes the three levels of inputs and hierarchy of fair value NCRC uses when measuring fair value:

- Level 1 inputs utilize quoted prices (unadjusted) in active markets for identical assets or liabilities that the Partnership has the ability to access;

- Level 2 inputs may include quoted prices for similar assets and liabilities in active markets, as well as interest rates and yield curves that are observable at commonly quoted intervals; and

- Level 3 inputs are unobservable inputs for the asset or liability that are typically based on an entity's own assumptions as there is little, if any, related market activity.

In instances where the determination of the fair value measurement is based on inputs from different levels of the fair value hierarchy, the fair value measurement will fall within the lowest level input that is significant to the fair value measurement in its entirety (see Note 7 for additional disclosures).

Non-controlling interest in limited partnerships and limited liability companies
This amount represents the aggregate balance of investor limited partner or investor member equity interest in the Housing Affiliates that are included in the financial statements. The aggregate negative balances, if any, of limited partner or investor member interests prior to January 1, 2010 remain in NCRC's net assets.

Revenue recognition
Rental income is recognized as rents become due. Rental payments received in advance are deferred until earned. All leases between the projects and the tenants of the projects are operating leases.

Portions of the rental income are in the form of subsidy payments from the U.S. Department of Housing and Urban Development ("HUD") under Section 8 of the National Housing Act and a Project Rental Assistance Contract. Tenants are subsidized based upon their level of income. Rent increases require HUD approval.

NCRC earns contractor fees based on services provided in the development of projects of affiliated limited partnerships and wholly owned properties. Such fees are recognized when earned based on the estimated percentage of completion. The fees are capitalized into rental property on the limited partnerships' financial statements.

Developer fees are earned in connection with the construction and oversight of the development of properties. The developer fees are recognized as revenue commencing with the closing of a project's construction loan (the "Closing") based on the percentage of completion method, taking into account the total anticipated development costs and the potential operating deficit obligation through the period from the Closing through the end of the operating deficit obligation period (typically three years from the achievement of Breakeven Operations as defined in partnership agreements). Generally, NCRC utilizes the following formula to determine the amount of the developer fee earned as of a specific date: The developer fee multiplied by the fraction having as its denominator (i) the total development costs plus (ii) the total operating deficit obligation for the obligation period and as its numerator (i) the total development costs incurred to the specific date of calculation plus (ii) the total operating deficits funded as of the specific date of calculation. Upon construction completion, the remaining developer fee is recorded as an asset with a corresponding offset to deferred revenue if the amount of developer fee owed exceeds the amount of developer fee earned to such date in accordance with the preceding formula. In the event that a portion, or all, of the developer fee is not paid at the end of the development period (deferred developer fee), the deferred developer fee is generally assumed to be paid from the future cash flow of the property and thereby recognized when paid. Developer fees that are earned during construction and paid for with investor equity or project debt are capitalized. The deferred developer fees expected to be paid from property operations are eliminated in consolidation.

Laundry and cable income, and prepaid rent received in advance are deferred until earned.

Property management fee income is earned monthly based on the management agreement.

Private donations
Contributions are recognized as revenue when an unconditional promise, in substance, to give is received. All contributions and other types of revenue with restrictions imposed by the donor, if any, are reported as increases in temporarily or permanently restricted net assets depending on the nature of the restrictions. When a restriction expires, temporarily restricted net assets are released and reclassified to unrestricted net assets.

Grants
Grants received from government agencies and others, which are conditioned upon NCRC incurring certain qualifying costs or meeting other conditions, are recognized as an increase in temporarily or permanently restricted net assets. When the qualifying costs are incurred and/or the possibilities of not meeting the conditions are remote, such grants are reported as increases in

unrestricted net assets. In general, these conditions require NCRC to maintain ownership of the property and to continue to provide low-income housing as specified in the agreement.

Functional allocation of expenses
The costs of providing the various programs and other activities have been summarized on a functional basis in the statement of activities. Directly identifiable expenses are charged to program and supporting services. Expenses related to more than one function are charged to program and supporting services based on systematic methods.

Income taxes
NCRC including Hope Through Housing Foundation has applied for and received a determination letter from the Internal Revenue Service ("IRS") to be treated as a tax exempt entity pursuant to Section 501(c)(3) of the Internal Revenue Code and did not have any unrelated business income for the year ended December 31, 2016. Due to its tax exempt status, NCRC and Hope Through Housing Foundation are not subject to income taxes. NCRC and Hope Through Housing Foundation are required to file tax returns with the IRS and other taxing authorities. Accordingly, these financial statements do not reflect a provision for income taxes and NCRC and Hope Through Housing Foundation have no other tax positions which must be considered for disclosure. While no income tax returns are currently being examined by the Internal Revenue Service, tax years since 2013 are subject to review by the IRS.

The Housing Affiliates are pass-through entities for income tax purposes and, are not subject to income taxes. All items of taxable income, deductions and tax credits are passed through to and are reported by their owners on their respective income tax returns. The Housing Affiliates' federal tax status as pass-through entities is based on their legal status as a partnership. The Housing Affiliates are required to file tax returns with the IRS and other taxing authorities. Accordingly, these financial statements do not reflect a provision for income taxes and the Housing Affiliates have no other tax positions which must be considered for disclosure. While no income tax returns are currently being examined by the IRS, tax years since 2013 are subject to review by the IRS.

Advertising
Advertising and marketing costs are expensed as incurred.

Organization
Organization costs are expensed as incurred.

Change in accounting principle
During 2016, the Company adopted the provisions of Accounting Standards Update 2015-03, Simplifying the Presentation of Debt Issuance Costs ("ASU 2015-03"), which modifies the presentation of debt issuance costs and the related amortization. The change in accounting under ASU 2015-03 improves the reporting of debt issuance costs by no longer reporting them as assets. It also improves the reporting of the related amortization by including it as a component of interest expense. ASU 2015-03 has been adopted by the Company on a retroactive basis. As a result, total assets as well as loans payable for the year ended December 31, 2015 have been reduced by the effect of the reclassification of debt issuance costs, net of accumulated amortization of $6,635,101.

Reclassifications
Certain items from the prior year financial statements have been reclassified to conform to the current year presentation.

Note 3 - Restricted cash

Regulatory Agreements with various state and local agencies requires monthly impound deposits for insurance premiums, property taxes, replacements and operating expenses. The restricted accounts are held by the various agencies and expenditures are subject to their supervision and approval. In addition, an operating expense reserve account was also established at the inception of the loan, which is required to be maintained until certain financial conditions are satisfied, as defined in the Regulatory Agreement.

Note 4 - Investments

On March 30, 2004, NCRC invested in the Housing Partnership Network Group Insurance Initiative, a cooperative of other real estate investment companies, whose purpose is to offer low-cost insurance and worker's compensation to companies with a history of low-loss ratios. The investment is accounted for under the cost method of accounting since NCRC's ownership is less than 20%. In 2004, NCRC purchased one share of Class A stock for $10,000, and 277 shares of Class B stock at $1,000 per share. In 2013, NCRC purchased 275 Class C shares at $555 per share. NCRC is entitled to dividend payments in proportion to their investment once they are declared. As of December 31, 2016, the investment in the insurance cooperative is $697,815. Dividends in the amount of $115,292 were received during the year ended December 31, 2016, and are included in other income on the statement of activities.

NCRC consolidates its ownership interest in limited partnerships which it controls (see Note 1). As of December 31, 2016, there was a deficit balance in investment in limited partnerships of $744,597. Such amount was eliminated in consolidation.

Note 5 - Property, equipment and improvements, net

Property, equipment and improvements consist of the following as of December 31, 2016:

Land	$ 109,791,277
Buildings	675,200,742
Improvements	145,507,535
Furniture, fixtures and equipment	30,968,357
Construction in progress	51,104,867
	1,012,572,778
Less accumulated depreciation	(236,127,839)
	$ 776,444,939

Note 6 - Mortgages and notes payable

Mortgages and notes payable are as follows as of December 31, 2016:

Lender	Secured Entity	Interest rate	Monthly principal and int or other repymt terms	Maturity	Principal balance
Greystone Servicing Corp.	NCRC / Arbor Villas, LLC	4.13%	$ 27,487	11/2049	$ 5,930,796
Guaranty Federal Bank	NCRC / Cathedral Palms Apartments	6.50%	5,057	01/2027	447,945
County of Riverside	NCRC / Cathedral Palms Apartments	3.00%	948	12/2031	97,516
City of Cathedral	NCRC / Cathedral Palms Apartments	0.00%	(7)	01/2027	1,000,000
Redevelopment Agency of City of Cathedral City	NCRC / Cimmaron Heights Apts	0.00%	(3)	12/2018	100,000
JPMorgan Chase Bank	NCRC / Clark Manor Apartments	4.93%	7,849	08/2033	1,066,331
Long Beach Affordable Housing Coalition, Inc.	NCRC / Clark Manor Apartments	4.00%	(1)	06/2058	550,000
JPMorgan Chase Bank	NCRC / Corona Del Rey Apartments	3.00%	54,804	08/2017	2,754,516
County of Riverside	NCRC / Corona Del Rey Apartments	3.00%	1,304	08/2028	152,987
City of Corona	NCRC / Corona Del Rey Apartments	0.00%	(7)	05/2051	762,400
City of Hawthorne RDA	NCRC / Hawthorne Terrace Apts	3.00%	(1)	10/2059	1,998,855
California Statewide Communities Develelopment Authority	NCRC / Hawthorne Terrace Apts	5.55%	28,329	10/2029	2,190,000
City of Hawthorne HOME	NCRC / Hawthorne Terrace Apts	0.00%	(1)	07/2020	207,645
City of Hawthorne	NCRC / Hawthorne Terrace Apts	0.00%	(1)	10/2059	250,000
City of Oceanside	NCRC / Mission Cove Phase II	0.00%	(4)	TBD	1,135,258
City of Oceanside	NCRC / Mission Cove Phase II	0.00%	(4)	TBD	1,955,244
California Housing Finance Agency	SCHD / Monterey Village Apartments	7.25%	34,791	09/2026	2,929,479
California Housing Finance Agency	SCHD / Mountainside Apartments	7.25%	44,171	09/2026	3,719,290
California Housing Finance Agency	SCHD / Northgate Village Apartments	6.00%	33,444	09/2034	4,388,306
Victorville Redevelopment Agency	SCHD / Northgate Village Apartments	3.00%	(1)	12/2035	3,427,412
JPMorgan Chase Bank	NCRC / Rancho Verde Village	2.75%	(4)	04/2025	1,937,004
Victorville Redevelopment Agency	NCRC / Signature at Valley Center	3.00%	(1)	12/2061	1,394,841
HUD	NCRC / San Antonio Gateway Housing Corp	0.00%	(6)	03/2066	10,604,000
City of Yorba Linda	Savi Rancho II	3.00%	(1)	(a)	2,415,321
California Housing Finance Agency	SCHD / Sycamore Springs Apartments	7.25%	30,186	09/2026	2,541,755
Housing Authority County of San Bernardino	NCRC / Waterman Gardens				215,720
City of San Marcos	West Mission Apartments	3.00%	(1)	05/2031	1,320,000
Commerce West Bank	West Mission Apartments	5.62%	(1)	09/2020	341,621
Citbank N.A. - AHP	NCRC	0.00%	(3)	09/2071	680,000
JPMorgan Chase Bank - AHP	NCRC	0.00%	(1)	05/2067	500,000
Citibank N.A.- AHP	NCRC	0.00%	(3)	04/2069	480,000
Century Housing	NCRC	Variable		06/2017	2,719,365
Hudson HT. LP	NCRC	5.00%		04/2017	504,514
Wells Fargo Bank	NCRC	Libor+1.88%+ 3.58%	Variable	09/2022	2,395,408
Housing Capital Company	NCRC	6.75%	(4)	06/2017	2,514,104
Wells Fargo Bank	NCRC	3.75%	(4)	11/2019	500,000
Wells Fargo Bank	NCRC	2.00%	(4)	11/2017	1,000,000
Wells Fargo Bank	NCRC	2.00%	(4)	11/2019	343,750

Lender	Secured Entity	Interest rate	Monthly principal and int or other repymt terms	Maturity	Principal balance
Wells Fargo Bank	NCRC	2.00%	(4)	11/2019	156,250
Federal Home Loan Mortg Corp - Freddie Mac	ANF Family Partners II L.P.	4.53%	(4)	01/2044	4,863,117
City of Fairfield	ANF Family Partners II L.P.	3.00%	(1)	12/2066	9,357,694
Cal HFA - MHSA	ANF Family Partners II L.P.	0.00%	(1)	12/2066	1,200,000
Fairfield HOME Funds	ANF Family Partners II L.P.	3.00%	(1)	08/2066	1,688,005
County of San Diego California Statewide Communities	Autumn Ridge Apartments, L.P.	3.00%	(1)	02/2055	800,000
Redevelopment Agency of the City of San Marcos	Autumn Ridge Apartments, L.P.	3.00%	(1)	08/2035	440,000
Redevelopment Agency of the City of San Marcos	Autumn Ridge Apartments, L.P.	3.00%	(1)	01/2035	1,200,000
Redevelopment Agency of the City of San Marcos	Autumn Ridge Apartments L.P.	3.00%	(1)	01/2035	2,994,503
Union Bank of California	Autumn Ridge Apartments, L.P.	7.65%	63,732	08/2035	7,929,846
Citibank N. A.	Avenida Serra Housing Partners, L.P.	5.48%	2,314	09/2044	429,577
Citibank N. A.	Avenida Serra Housing Partners, L.P.	1.00%	(1)	10/2070	190,000
City of San Clemente	Avenida Serra Housing Partners, L.P.	0.00%	(1)	12/2070	3,430,771
Federal Home Loan Bank - AHP	Bell Gardens Housing Partners, L.P.	0.00%	(3)	03/2064	284,000
California Community Reinvestment Corporation	Bell Gardens Housing Partners, L.P.	5.52%	13,186	07/2038	1,993,276
County of Los Angeles	Bell Gardens Housing Partners, L.P.	3.00%	(1)	03/2062	2,785,367
Bell Gardens Community Development Commission	Bell Gardens Housing Partners, L.P.	3.00%	(1)	04/2060	3,812,203
Housing Authority of the County of Los Angeles	Bell Gardens Housing Partners, L.P.	3.00%	(1)	03/2063	1,500,000
Community Devel Commission of the County of LA	Bell Housing Partners L.P.	3.00%	(1)	03/2033	1,886,091
JPMorgan Chase Bank - AHP	Bell Housing Partners L.P.	0.00%	(3)	01/2034	240,000
JPMorgan Chase Bank	Bell Housing Partners L.P.	6.25%	9,623	01/2034	1,061,946
Housing Authority of the County of Los Angeles	Bell Housing Partners L.P.	3.00%	(1)	03/2033	1,000,000
JPMorgan Chase Bank	Bolt Housing Partners L.P.	6.30%	35,000	11/2026	694,932
San Diego Housing Commission	Bolt Housing Partners L.P.	3.00%	(1)	12/2055	1,418,838
CA Community Reinvestment Corp	Cathedral Family Housing Ptrs LP	7.25%	4,093	03/2028	568,264
County of Riverside	Cathedral Family Housing Ptrs LP	1.00%	(1)	07/2067	1,250,000
Cathedral City	Cathedral Family Housing Ptrs LP	2.00%	(1)	07/2062	4,006,162
Federal Home Loan Bank - AHP	Cathedral Family Housing Ptrs LP	-	(1)	04/2067	590,000
CCRC (Wells Fargo bond trustee)	Citrus Grove Housing Partners, L.P.	6.25%	5,100	07/2041	768,162
City of Rialto	Citrus Grove Housing Partners, L.P.	0.00%	(1)	07/2064	333,037
City of Rialto	Citrus Grove Housing Partners, L.P.	0.00%	(1)	11/2064	6,800,703
City of Rialto	Citrus Grove Housing Partners, L.P.	0.00%	(1)	11/2064	1,492,973
JPMorgan Chase Bank	Copper Hills Apartments, L.P.	6.95%	51,509	06/2031	1,883,704
Community Devel Commission of National City	Copper Hills Apartments, L.P.	3.00%	(1)	02/2054	4,454,037
Community Devel Commission of National City	Copper Hills Apartments, L.P.	3.00%	(1)	06/2054	771,658
City of Corona	Corona de Oro Apartments, L.P.	1.00%	(4)	09/2055	149,900
Redevelopment Agency of the City of Corona	Corona de Oro Apartments, L.P.	3.00%	(1)	03/2055	4,725,000
Berkadia Commerical Mortgage	Corona de Oro Apartments, L.P.	7.25%	8,784	07/2032	982,533
Citibank	Corona de Oro Apartments, L.P.	0.00%	(3)	06/2032	181,873
Federal Home Loan Bank - AHP	Courson Senior Partners, L.P.	0.00%	(3)	01/2039	350,000

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Lender	Secured Entity	Interest rate	Monthly principal and int or other repymt terms	Maturity	Principal balance
California Community Reinvestment Corporation	Courson Senior Partners, L.P.	6.88%	6,856	06/2039	980,554
City of Palmdale RDA	Courson Senior Partners, L.P.	3.00%	(1)	12/2060	2,850,000
State of Calif. HCD	Courson Senior Partners, L.P.	3.00%	(1)	06/2062	2,341,584
Riverside County Economic Development Agency	Desert Meadows Housing Partners LP	1.00%	(1)	08/2066	7,698,385
AHP Funds	Desert Meadows Housing Partners LP	0.00%	(1)	01/2067	790,000
Department of Housing & Community Development	Desert Meadows Housing Partners LP	3.00%	(1)	04/2069	5,954,244
City of Downey	Downey Housing Partners, LP	3.00%	(1)	02/2068	4,550,000
Housing Authority of the County of Los Angeles	Downey Housing Partners, LP	3.00%	(1)	02/2068	2,386,720
Community Devel Commission of the City of Downey - Developer Note	Downey Housing Partners, LP	3.00%	(1)	02/2068	450,000
Chase	Downey Housing Partners, LP	5.88%	13,201	09/2045	2,175,761
East West Bank	Eagle Rock Housing Partners, L.P	8.12%	4,243	06/2039	525,739
Los Angeles Housing	Eagle Rock Housing Partners, L.P	4.45%	(1)	02/2063	2,325,360
State of Calif. HCD	Eagle Rock Housing Partners, L.P	3.00%	(2)	06/2066	1,725,614
NHDC Tres Lomas, Inc.	Eagle Rock Housing Partners, L.P	4.45%	(1)	2/2062	692,428
Chase	East Rancho Verde Village, L.P.	5.13%	3,761	11/2040	1,437,051
City of Rancho Cucamonga	East Rancho Verde Village, L.P.	3.00%	(1)	06/2062	6,500,000
County of San Bernardino	East Rancho Verde Village, L.P.	3.00%	(1)	03/2063	1,100,000
City of Montclair	EMI Housing Partners, L.P.	3.00%	(1)	04/2069	682,119
Wells Fargo Bank	EMI Housing Partners, L.P.	0.00%	(3)	10/2055	2,869,900
Wells Fargo Bank - AHP	EMI Housing Partners, L.P.	0.00%	(3)	03/2044	158,357
City of Escondido	Escondido Housing Partners, L.P.	3.00%	(1)	10/2055	2,090,635
Department of Housing & Community Development	Escondido Housing Partners, L.P.	3.00%	(1)	04/2058	1,345,219
JPMorgan Chase Bank	Escondido Housing Partners, L.P.	3.17%	(4)	08/2026	966,000
CCRC	Escondido Senior Housing Partners, L.P	7.37%	(1)	12/2065	1,707,502
City of Escondido	Escondido Senior Housing Partners, L.P	5.32%	(1)	12/2065	3,051,230
City of Escondido	Escondido Senior Housing Partners, L.P	3.00%	(1)	12/2065	1,948,770
City of Escondido	Escondido Senior Housing Partners, L.P	3.00%	(1)	05/2065	500,000
City of West Covina	Executive Lodge Apartments, L.P.	3.00%	(1)	03/2038	5,617,867
Federal Home Loan Bank - AHP	Executive Lodge Apartments, L.P.	1.00%	(3)	(c)	214,000
Chase	Executive Lodge Apartments, L.P.	6.20%	12,472	01/2030	1,339,088
California Community Reinvestment Corporation	Fontana Housing Partners, L.P.	7.30%	10,284	09/2033	1,190,902
City of Fontana	Fontana Housing Partners, L.P.	3.00%	(1)	08/2033	1,136,700
Federal Home Loan Bank - AHP	Fontana Housing Partners, L.P.	0.00%	(3)	09/2033	500,000
California Community Reinvestment Corporation	Fontana II Housing Partners, L.P.	6.75%	8,820	12/2036	1,134,123
City of Fontana	Fontana II Housing Partners, L.P.	5.00%	(1)	02/2059	2,500,000
Bank of the West	Fontana III Housing Partners, L.P.	0.00%	(3)	03/2061	350,000
Fontana Housing Authority	Fontana III Housing Partners, L.P.	1.00%	(1)	06/2060	7,153,254
NorthMarq Capital, LLC	Fontana III Housing Partners, L.P.	5.79%	(4)	04/2036	1,582,000
California Community Reinvestment Corporation	Fontana IV Housing Partners, L.P.	6.50%	(11)	04/2045	2,167,458
Fontana Housing Authority	Fontana IV Housing Partners, L.P.	0.25%	(1)	06/2065	6,834,539
County of San Bernadino	Inland Valley Housing Partners, L.P.	3.00%	(1)	06/2060	3,000,000
Rialto Housing Authority	Inland Valley Housing Partners, L.P.	3.00%	(1)	08/2063	14,054,480

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Department of Housing & Community Development	Inland Valley Housing Partners, L.P.	3.00%	(2)	07/2064	8,362,659
U.S. Bank	Inland Valley Housing Partners, L.P.	5.97%	15,408	08/2038	2,336,601
Federal Home Loan Bank - AHP	Inland Valley Housing Partners, L.P.	0.00%	(1)	02/2064	1,000,000
Housing Authority of San Diego	Ken-Tal Housing Partners, L.P.	5.00%	1,691	01/2037	257,548
County of San Diego	Ken-Tal Housing Partners, L.P.	3.00%	(1)	10/2059	5,216,424
JPMorgan Chase Bank	Malvern Housing Partners, L.P.	8.06%	3,699	10/2026	226,062
City of Rancho Cucamonga	Malvern Housing Partners, L.P.	1.00%	(1)	04/2058	4,000,000
County of San Bernadino	Malvern Housing Partners, L.P.	3.00%	(6)	12/2022	400,000
City of Pasadena	NCRC / Mar Vista	3.00%	(1)	04/2065	1,804,363.57
Federal Home Funds	NCRC / Mar Vista	3.00%	(1)	07/2066	1,564,783.00
JP Morgan Chase	NCRC / Mar Vista	Variable	(4)	TBD	4,349,285.82
Agency IV - First 5 LA	NCRC / Mar Vista	3.00%	(1)	06/2067	902,107.00
County of Los Angeles - CDC	NCRC / Mar Vista	3.00%	(1)	06/2067	855,000.00
Inclusionary Housing Fund	NCRC / Mar Vista	3.00%	(1)	07/2066	685,217.00
California Community Reinvestment Corporation	Mills Family Housing Partners LP	7.50%	5,943	09/2041	801,481
Montclair RDA	Mills Family Housing Partners LP	3.00%	(1)	04/2063	4,283,084
County of San Bernadino	Mills Family Housing Partners LP	3.00%	(1)	09/2041	2,000,000
City of Oceanside	NCRC / Mission Cove Family I	3.00%	(1)	(a)	5,297,778
City of Oceanside	NCRC / Mission Cove Family I	0.00%	(1)	(a)	5,900,000
California Housing Finance Agency	NCRC / Mission Cove Family I	3.00%	(1)	03/2071	943,470
Wells Fargo AHP	NCRC / Mission Cove Family I	0.00%	(3)	09/2073	890,000
Citibank, N.A.	NCRC / Mission Cove Family I	Variable	(4)	04/2071	9,312,879
US Bank	Mission Village Senior Apartments, L.P.	Variable	17,893	03/2040	2,727,195
Riverside Redevelopment Agency	Mission Village Senior Apartments, L.P.	3.00%	(1) (8)	06/2065	10,472,118
Mississippi Valley Life Insurance Co. (AHP)	Mission Village Senior Apartments, L.P.	0.00%	(2)	03/2065	500,000
County of San Bernadino	Montclair Family Housing Partners, L.P.	5.00%	(4)	05/2061	1,500,000
US Bank	Montclair Family Housing Partners, L.P.	7.73%	(4)	11/2037	1,224,863
Montclair RDA	Montclair Family Housing Partners, L.P.	3.00%	(4)	05/2061	1,943,765
Montclair Redevelopment Agency	Montclair Senior Housing Partners LP	3.00%	(1)	06/2062	1,528,280
County of Los Angeles - Home Funds	Normandie Senior Housing Partners, L.P.	0.00%	(1)	03/2065	5,501,007
County of Los Angeles - CDC	Normandie Senior Housing Partners, L.P.	6.75%	4,864	05/2043	714,106
County of Los Angeles - CDC Homeless Housing	Normandie Senior Housing Partners, L.P.	3.00%	(1)	10/2067	600,000
DCD - Homeless and Housing Program	Normandie Senior Housing Partners, L.P.	3.00%	(1)	01/2065	1,989,155
State of Calif. HCD	Oceanside Housing Partners, L.P.	3.00%	(1)	04/2064	4,151,008
MMA	Oceanside Housing Partners, L.P.	5.75%	23,974	06/2049	4,225,086
City of Oceanside	Oceanside Housing Partners, L.P.	3.00%	(1)	06/2061	6,244,000
JPMorgan Chase Bank	Oceanside Senior Housing Partners, L.P.	5.08%	(4)	07/2037	783,543
City of Oceanside	Oceanside Senior Housing Partners, L.P.	3.00%	(1)	09/2063	3,772,340
Wells Fargo	Palmdale Senior Housing Partners, L.P.	5.65%	14,476	12/2026	2,520,448
City of Palmdale	Palmdale Senior Housing Partners, L.P.	3.00%	(1)	06/2059	750,000
City of Palmdale	Palmdale Senior Housing Partners, L.P.	3.00%	(1)	06/2059	1,000,000
First Private Bank & Trust	Palmdale Senior Housing Partners, L.P.	0.00%	(6)	01/2066	600,000
California Community Reinvestment Corporation	Rancho Workforce Housing LP	6.04%	51,996	10/2040	8,512,027

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City of Rancho Cucamonga	Rancho Workforce Housing LP	2.39%	(1)	09/2063	25,868,857
California Community Reinvestment Corporation	Rialto Housing Partners, L.P.	7.49%	13,790	03/2031	2,285,191
Rialto Housing Authority	Rialto Housing Partners, L.P.	3.00%	(4)	01/2054	1,000,000
County of San Bernadino	Rialto Housing Partners, L.P.	0.00%	(3)	02/2056	250,000
Berkadia Commerical Mortgage	Richmar Housing Partners, L.P.	5.12%	5,764	11/2049	1,098,549
City of San Marcos	Richmar Housing Partners, L.P.	3.00%	(1)	12/2068	3,397,973
J.P. Morgan Chase	Renaissance Village Housing Partners, L.P.	Variable	(4)	(8)	-
Greystone Servicing Corp.	Renaissance Village Housing Partners, L.P.	5.60%	25,971	01/2035	4,524,000
County of San Bernardino	Renaissance Village Housing Partners, L.P.	3.00%	2,978	05/2024	283,792
Department of Housing & Community Development	Riverside Housing Partners, L.P.	3.00%	(4)	03/2061	2,930,000
US Bank	Riverside Housing Partners, L.P.	6.21%	9,779	07/2036	1,341,002
City of Riverside	Riverside Housing Partners, L.P.	3.00%	(1)	06/2059	4,496,135
County of San Diego	San Marcos Housing Partners, L.P.	5.98%	(1)	01/2056	850,000
Red Mortgage Capital	San Marcos Housing Partners, L.P.	7.93%	30,613	12/2032	3,333,156
San Marcos Redevelopment Agency	San Marcos Housing Partners, L.P.	3.00%	(1)	12/2055	2,931,040
US Bank	Sante Fe Springs Housing Partners, L.P.	5.36%	27,298	04/2034	3,385,759
Los Angeles CDC	Sante Fe Springs Housing Partners, L.P.	3.00%	(1)	03/2032	742,596
City of Santa Fee Spring CDC	Sante Fe Springs Housing Partners, L.P.	3.00%	(1)	09/2057	1,843,667
HACOLA	Sante Fe Springs Housing Partners, L.P.	3.00%	(4)	03/2034	761,456
County of San Diego Dept of Housing and Community Development	Santee Apartments L.P.	3.00%	(1)	12/2055	240,000
J.P. Morgan Chase	Santee Apartments L.P.	5.95%	(5)	05/2028	2,120,229
Community Devel Commission of the City of Santee	Santee Apartments L.P.	3.00%	(1)	12/2055	3,016,248
Department of Housing & Community Development	Santee Apartments L.P.	3.00%	(1)	12/2038	3,270,535
City of Yorba Linda	NCRC / Savi Ranch	3.00%	(1)	(a)	13,652,782
FHLBSF AHP Funds - Citibank	NCRC / Savi Ranch	0.00%	(1)	09/2071	680,000
Citibank	NCRC / Savi Ranch	3.00%	(1)	(a)	6,212,033
San Diego County Department	Spring Valley Housing Partners, L.P.	3.00%	(1)	02/2057	1,825,000
JPMorgan Chase Bank	Spring Valley Housing Partners, L.P.	5.90%	12,850	10/2020	1,584,525
Brookfield University Commons LLC	UC Housing Partners, L.P.	2.00%	(3)	11/2059	1,463,164
California Community Reinvestment Corporation	UC Housing Partners, L.P.	5.60%	23,618	08/2037	3,465,864
Department of Housing & Community Develop.	UC Housing Partners, L.P.	3.00%	(2)	07/2062	6,382,879
Wells Fargo	Val 9 Housing Partners, L.P.	Variable	(4)	02/2017	8,019,920
PNC Bank	Val 9 Housing Partners, L.P.	3.47%	41,791	11/2046	10,297,419
City of San Bernardino	Val 9 Housing Partners, L.P.	3.00%	(1)	(a)	1,000,000
Housing Authority of San Bernardino	Val 9 Housing Partners, L.P.	3.00%	(3)	(a)	729,000
County of San Bernardino	Val 9 Housing Partners, L.P.	3.00%	(3)	(a)	1,350,000
County of San Bernadino	Victorville Housing Partners, L.P.	3.00%	(1)	09/2022	970,733
US Bank	Victorville Housing Partners, L.P.	6.66%	11,689	10/2021	1,457,933
Victorville RDA	Victorville Housing Partners, L.P.	3.00%	(1)	09/2057	794,602
San Marcos Redevelopment Agency	Villa Serena Apartments, L.P.	3.00%	(4)	01/2027	5,717,212
FHLB-AHP	Villa Serena Apartments, L.P.	0.00%	(3)	05/2030	337,680

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Amerinational	Villa Serena Apartments, L.P.	3.00%	1,280	06/2034	177,763
JPMorgan Chase Bank	Villa Serena Apartments, L.P.	5.80%	13,761	6/2030	1,535,003
US Bank	Vista Dunes Housing Partners, L.P.	6.90%	7788	11/2038	1,047,957
NCRC	Vista Dunes Housing Partners, L.P.	1.00%	(1)	12/2062	347,097
Western Pacific Housing	Vista Terraza Housing Partners, L.P.	4.68%	(1)	04/2060	4,673,244
US Bank	Vista Terraza Housing Partners, L.P.	5.81%	25,343	05/2037	3,671,503
Department of Housing & Community Development	Vista Terraza Housing Partners, L.P.	3.00%	(2)	05/2062	7,000,302
Wells Fargo Bank	Waterman Gardens Partner 1, L.P.	3.65%	(10)	10/2057	1,475,114
Wells Fargo Bank	Waterman Gardens Partner 1, L.P.	2.94%	(12)	04/2018	1,883,635
City of San Bernardino HOME	Waterman Gardens Partner 1, L.P.	3.00%	(1)	(a)	660,600
San Bernardino County Housing Authority	Waterman Gardens Partner 1, L.P.	2.33%	(1)	04/2073	663,000
City of San Marcos RDA	Westlake Housing Partners, L.P.	3.00%	(1)	12/2068	13,330,252
Berkadia Commerical Mortgage	Westlake Housing Partners, L.P.	5.87%	3,930	06/2030	683,661
CCRC	Woods Family Housing Ptrs LP	8.50%	10,765	11/2043	1,364,267
Los Angeles CDC (Industry)	Woods Family Housing Ptrs LP	3.00%	(1)	09/2063	1,249,201
Los Angeles CDC (Maravilla)	Woods Family Housing Ptrs LP	3.00%	(1)	09/2063	1,000,000
Los Angeles CDC (CDBG)	Woods Family Housing Ptrs LP	3.00%	(1)	09/2063	1,000,000
Los Angeles CDC (1st District)	Woods Family Housing Ptrs LP	3.00%	(1)	09/2063	1,000,000
Los Angeles CDC (HOME)	Woods Family Housing Ptrs LP	3.00%	(1)	09/2063	2,047,376
JPMorgan Chase Bank	Yorba Linda Housing Partners, L.P.	6.07%	29,280	06/2035	4,357,278
Yorba Linda Redevelopment Agency	Yorba Linda Housing Partners, L.P.	3.00%	(1)	05/2061	12,726,406
Yorba Linda Redevelopment Agency	Yorba Linda Housing Partners, L.P.	0.00%	(1)	11/2039	750,000
Bonneville Mortgage	Yucca Valley Senior Housing Ptrs, LP	4.21%	8,572	02/2056	843,773
Town of Yucca Valley	Yucca Valley Senior Housing Ptrs, LP	0.50%	(8)	04/2068	2,925,000
JPMorgan Chase Bank - AHP	Yucca Valley Senior Housing Ptrs, LP	0.00%	(3)	01/2030	1,180,000
San Bernardino County	Yucca Valley Senior Housing Ptrs, LP	3.00%	(1)	(d)	1,622,830
Subtotal					584,487,265
Less debt issuance costs					(6,353,432)
Total					$ 578,133,833

(a) Maturity Date will be 55 years from completion of construction
(b) Maturity Date will be 55 years from 50% occupancy.
(c) Loan is being forgiven and is in the process of being reconveyed.
(d) Maturity Date will be 55 years from the Certificate of Occupancy.
(1) Payment is based on residual receipts.
(2) Payment in the amount of .42% per annum.
(3) Full payment at maturity.
(4) Interest only monthly, principal payment at maturity.
(5) Monthly payments of interest and semi-annual payments of principal.
(6) Payments are deferred for 55 years.
(7) Principal payments are based on residual receipts.
(8) Will be converted into a permanent loan at the end of construction. Loan has not been extended.
(9) Construction loan has been extended.
(10) Interest only until 11/1/2017 then monthly pmts. of $35,164.07
(11) Payment in the amount of .25% per annum.

Financial instruments

To minimize the effect of changes in interest rates, in 2015 NCRC entered into an interest rate swap agreement with Wells Fargo under which NCRC pays interest at a fixed rate of 3.58% and Wells Fargo pays the interest on the mortgage at a variable rate. The variable rate under the Swap Agreement is based on the same notional amount as the underlying mortgage, which is $2,402,816. The notional amount of the Swap Agreement is equal to the outstanding amount of the bonds. The Swap Agreement expires upon payment in full of the mortgage.

NCRC recorded an asset for the fair market value of the interest rate swap as of December 31, 2016 in the amount of $14,209, which represents the fair value of the future differences in interest to be paid and received under the Swap Agreement over the remaining term of the Swap Agreement. During the year ended December 31, 2016, a gain in fair market value of $19,423 has been realized and is included in other expense on the statement of activities.

Note Payable La Quinta Redevelopment Agency

During the year ended June 30, 2008, NCRC acquired a partially constructed project from the La Quinta Redevelopment Agency for $24,000,000 pursuant to the Amended and Restated Affordability Housing Agreement dated October 31, 2007. NCRC gave the La Quinta Redevelopment Agency a Note in the same amount of $24,000,000. The $24,000,000 represented the amount that the La Quinta Redevelopment Agency had spent on construction as of the date of the sale of the partially completed project to NCRC. The note does not bear interest and is automatically forgiven five years after the date that Vista Dunes Housing Partners, L.P. (an entity in which NCRC holds a general partner interest through an affiliate) executes its permanent loan (which occurred on February 1, 2009), as long as NCRC does not violate any of the agreement covenants. On October 31, 2007, NCRC sold the project to Vista Dunes Housing Partners, L.P. for $5,200,000. The sales price of $5,200,000 was determined by an appraisal commissioned by NCRC. NCRC believes that the fair value of the project's assets sold to Vista Dunes Housing Partners, L.P. is $5,200,000. Therefore, NCRC believes that the fair value of the project assets acquired from the Agency, and the note payable to the La Quinta Redevelopment Agency, is $5,200,000. The fair value of the $24,000,000 note at face value is set at $5,200,000. On February 10, 2015 the loan was re-conveyed and will be amortized over the remaining compliance period of the Vista Dunes project. Consequently, the entire $5,200,000 was classified as temporarily restricted net assets on the statement of financial position. Release of restriction on this grant commenced in February 2015 and will continue over a 46-year period on the straight line basis. During the year ended December 31, 2016, $113,043 of temporarily restricted net assets was released, recognized as income and is included in other income on the statement of activities. Amortization in subsequent years will be approximately $113,043 per year. As of December 31, 2016, NCRC has a balance of temporarily restricted net assets of $4,983,334 attributable to the loan forgiveness.

There were additional advances from the La Quinta Redevelopment Agency totaling $1,910,067. The entire amount was forgiven and is now classified as temporarily restricted net assets on the statement of financial position. Release of restriction on this grant commenced in February 2015 and will continue over a 46-year period on the straight line basis. During the year ended December 31, 2016, $38,201 of temporarily restricted net assets was released, recognized as income and is included in other income on the statement of activities. Amortization in subsequent years will be approximately $38,201 per year. As of December 31, 2016, NCRC has a balance of temporarily restricted net assets of $1,754,603 attributable to the forgiveness of advances.

The annual maturities of long-term debt for each of the next five years and thereafter subsequent to December 31, 2016 are as follows:

2017	$ 14,156,137
2018	3,836,745
2019	5,075,609
2020	4,581,045
2021	5,778,636
Thereafter	551,059,092
	$ 584,487,265

Interest capitalized into project development costs and property, equipment and improvements totaled $608,323 for the year ended December 31, 2016.

Note 7 - Fair value

As of December 31, 2016, the fair value of the interest rate swap asset of $14,209 is classified within Level 2 of the fair value hierarchy. No other assets or liabilities are measured at fair value as of December 31, 2016. The following table presents the financial liability measured at fair value on a recurring basis as of December 31, 2016:

	Level 1	Level 2	Level 3	Total
Interest rate swap at December 31, 2016	$ -	$ 14,209	$ -	$ 14,209

On a recurring basis, NCRC measures its interest rate swap at its estimated fair value. In determining the fair value of its interest rate swap derivative, NCRC uses the present value of expected cash flows based on market observable interest rate yield curve commensurate with the term of the instrument. NCRC incorporates credit valuation adjustments to appropriately reflect both its own nonperformance risk and that of the respective counterparty in the fair value measurement. The credit valuation adjustments utilize Level 3 inputs, such as estimates of current credit spreads, to evaluate the likelihood of default by either the respective counterparty or the NCRC. However, NCRC determined that as of December 31, 2016, the impact of the credit valuation adjustments were not significant to the overall valuation of the swap. As a result, the fair value of the swap is considered to be based primarily on Level 2 inputs.

Note 8 - Extended affordability agreement

During the year ended June 30, 2008, NCRC received a $42,500,000 donation under the terms of an Extended Affordability Agreement with the Rancho Cucamonga Redevelopment Agency (the "Agency"), in which NCRC agreed to add certain units to the existing below market units currently specified at four affordable housing properties (the "properties") named in the agreement and to keep all the below market units at each property at the agreed upon below market rate for a minimum of 99 years. The agreement to keep the properties as regulated affordable housing for a minimum of 99 years is a restriction on NCRC. The restriction is removed as progress is made in satisfying the 99-year term of the rent affordability restriction in the agreement. Consequently, the entire $42,500,000 was classified as temporarily restricted net assets on the statement of financial position. Amortization of this grant (included in temporarily restricted net asset) commenced in December 2007 over the 99-year term on the straight line basis. During the year ended December

31, 2016, $429,294 of temporarily restricted net assets was released to unrestricted net assets. Amortization in subsequent years will be approximately $429,300 per year. As of December 31, 2016, NCRC has a balance of temporarily restricted net assets of $38,646,544 attributable to the extended affordability agreement.

Note 9 - Pledge Agreement grant

On July 24, 1994, NCRC executed a Pledge Agreement with the Redevelopment Agency of the City of Rancho Cucamonga (the "Redevelopment Agency"). The purpose of the agreement is to enable the Redevelopment Agency to provide NCRC funds on an annual basis over a period of thirty years to assist NCRC in acquiring qualifying apartment projects from the Redevelopment Agency's set-aside funds. As a result of this agreement NCRC acquired three qualifying projects. NCRC executed a Regulatory Agreement and Declaration of Restrictive Covenants for each of the three projects which impose tenant income and rent restrictions. Over time, the pledge agreement was amended to satisfy certain requirements of the Redevelopment Agency. Currently the Redevelopment Agency is providing annual funding in the amount of $337,600 for the three projects combined which is deposited into the project's replacement reserve accounts. During the year ended December 31, 2016, the Redevelopment Agency funded $508,800 under the Pledge Agreement, which is included in temporarily restricted net assets on the statement of activities. The funding is accounted for as temporarily restricted grant income. As expenditures from the replacement reserves are made, temporarily restricted net assets are released in the same amount. During the year ended December 31, 2016, $503,893 of temporarily restricted net assets were released into unrestricted net assets. As of December 31, 2016, NCRC has a balance of temporarily restricted net assets of $4,229,434 attributable to the Pledge Agreement grant.

On December 29, 2011, the California Supreme Court upheld Assembly Bill 1X 26 which calls for dissolution of all redevelopment agencies in the State of California. The successor agency is the City of Rancho Cucamonga, and continued funding of the pledge agreement grant is included in the Rancho Cucamonga Redevelopment Agency's Enforceable Obligation Payment Schedule.

Note 10 - Retirement plan

National Community Renaissance (the "Company"), a related party, maintains a Voluntary 401(k) Retirement Plan ("Plan") covering substantially all full-time employees of the NCRC. Participants are immediately vested in their contribution and the Company's special matching contribution plus earnings thereon. Vesting in the remainder of the accounts is based on years of service. A year of service is given for each Plan year in which a participant performs 1,000 or more hours of service. After two years of service, a participant becomes 20% vested. Each service year thereafter will increase the participant's vesting by 20%, with 100% vesting after six years.

Discretionary contributions are determined by management and are allocated to all eligible employees based upon compensation. For the period ended December 31, 2016, $395,366 was contributed by the NCRC to the retirement plan.

Note 11 - Related party transactions

In the ordinary course of business, NCRC has significant related party transactions with affiliates. It provides a considerable amount of funding in connection with the development of projects. It also provides development services, construction management services and property management services. In certain cases, NCRC pays operating expenses on behalf of affiliates, which are reimbursed to NCRC on a monthly basis. In certain instances however, such as when individual

properties may be experiencing cash flow difficulties, repayment may be delayed, providing the individual properties with a source of funds.

NCRC earns construction contractor's fees, supervisory management and asset management fees, construction supervisory management fees, social services fees and property management fees in connection with services rendered to consolidated affiliated entities.

Advances due from affiliates
The amounts loaned by NCRC primarily represent development loans and other entity expenses to affiliates. These loans are unsecured and due on demand and some bear interest. As of December 31, 2016, such amounts due are $929,274.

From time-to-time, NCRC advances funds to NCRDC to cover operating deficits. As of December 31, 2016, such advances totaled $6,374,364, and are included in advances due from affiliates on the statement of financial position. NCRDC's management has provided to the management of NCRC their plans, as well as their underlying estimates and assumptions, to repay the advances. Management of NCRC has reviewed the plans, estimates and assumptions and accordingly has determined that no allowance for doubtful accounts is required at December 31, 2016.

General and administrative expense allocation
NCRC allocates 7% of its total general and administrative expenses to NCRDC. The allocation is based on a combination of total organization head count and total properties managed by each organization.

Note 12 - Guaranties

In its role as general partner of the various Housing Affiliates, NCRC is liable for recourse liabilities. These projects have been allocated low-income housing tax credits pursuant to Internal Revenue Code Section 42. In connection with their general partnership interests, certain guarantees have been made to the partnerships.

Development deficit guaranty
NCRC, or its affiliates, are obligated to pay any development cost deficits or, at the option of the investor limited partner, to purchase the interest of the investor limited partner if the project is not completed or if permanent financing has not been obtained. This obligation terminates at achievement of break-even operations, as defined. As of December 31, 2016, no amounts were due under this guaranty. As of December 31, 2016, the amount of potential obligation cannot be estimated.

Operating deficit guaranty

NCRC, or its affiliates, are obligated to make non-interest bearing loans to cover operating cash shortfalls which are repayable through available cash flow. The guaranties are for a period of three to five years, commencing with the break-even date, as defined. As of December 31, 2016, no amounts were due under this guaranty. The following are the projects that are under the operating deficit guaranty, the period covered and the amount of the guaranty:

Project	Period covered	Amount
Normandie Senior Housing Partners, LP	01/12 - 01/17	$ 200,000
ANF Family Partners II, LP	01/12 - 01/17	500,000
Woods Family Housing Ptrs LP	07/12 - 07/17	382,412
Westlake Village Housing Partners, LP	09/13 - 09/18	300,000
Downey Housing Partners, LP	06/15 - 06/18	307,000
Richmar Housing Partners, LP	11/14 - 11/19	300,000
Yucca Valley Housing Partners, LP	09/15 - 09/20	210,920
Mar Vista Union Housing Partners, LP	10/16 - 10/21	150,000
Savi Ranch Housing Partners, LP	12/16 - 12/21	300,000
Avenida Serra Housing Partners	03/16 - 03/21	110,000

Recapture guaranty

In the event of a tax credit recapture of low-income housing tax credits previously received by the investor limited partners or investment members in housing affiliates, NCRC shall be obligated to reimburse the investor limited partner or investment member for any recaptured credits plus any associated penalties, interest or additional taxes due, commencing with the breakeven date, as defined. NCRC shall not be liable for a recapture event caused by a change in law or actions of the investors or special limited partners. As of December 31, 2016, no amounts were due under these guaranties.

Note 13 - Concentration of credit risk

NCRC maintains cash and cash equivalents with various financial institutions. All reserves are held in NCRC's name. At times, these balances may exceed the federal insurance limits; however, NCRC has not experienced any losses with respect to its bank balances in excess of government provided insurance. Management believes that no significant concentration of credit risk exists with respect to these cash balances at December 31, 2016.

Note 14 - Commitments and contingencies

Grant and property use restrictions

Many of the properties owned and operated by NCRC were developed using monies provided by grants and restrictive, low-interest rate loans. The terms of these loans restrict the use of the property and generally require it be rented to low-income qualified tenants for the period of the grant or related loan term. NCRC also receives grants with restrictions other than property use. Failure to comply with the terms of the grant or the loans would result in a requirement to repay a portion or all of the proceeds received.

Rental assistance contracts

Four of the Housing Affiliates have entered into rental assistance contracts with HUD. These contracts have various terms and require the projects to operate as low-income housing properties and to obtain HUD approval of all rent increases.

Low-income housing tax credits
In connection with the Housing Affiliates who receive low-income housing tax credits, the Housing Affiliate's low-income housing tax credits are contingent on its ability to maintain compliance with applicable sections of Section 42. Failure to maintain compliance with occupant eligibility and/or unit gross rent, or to correct noncompliance within a specified time period, could result in recapture of previously taken tax credits plus interest. In addition, such potential noncompliance may require an adjustment to the contributed capital by the investor partner or member.

Litigation
NCRC is subject to lawsuits and claims, which arise out of the normal course of its activities. In the opinion of management, based upon the opinions of legal counsel, the disposition of any and all such actions, of which it is aware, will not have a material effect on the financial position of NCRC.

Economic concentrations
NCRC invests in rental property primarily in Southern California whose future operations could be affected by changes in economic or other conditions in that geographical area or by changes in federal low-income housing subsidies or the demand for such housing.

Other
As general partners in Housing Affiliates, NCRC may be subject to other liabilities, should the affected Housing Affiliates' assets become insufficient to meet their obligations. In the opinion of management, future revenues and the value of the underlying assets of each of these Housing Affiliates will be sufficient to meet ongoing and future obligations.

Note 15 - Subsequent events

Events that occur after the balance sheet date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the balance sheet date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the balance sheet date require disclosure in the accompanying notes. Management evaluated the activity of NCRC through June 30, 2017, the date the consolidating financial statements were available to be issued, and concluded that no other subsequent events have occurred that would require recognition in the consolidating financial statements or disclosure in the notes to consolidating financial statements.

Supplementary Information

National Community Renaissance of California

Consolidating Schedule of Financial Position

December 31, 2016

	NCRC Corporate	Hope Through Housing	Wholly Owned	Eliminations Entries	National Core of California	Housing Affiliates	Elimination Entries	Total
Assets								
Cash and equivalents	$ 1,502,099	$ 359,301	$ 5,285,165	$ -	$ 7,146,565	$ 11,081,171	$ -	$ 18,227,736
Reserve for security deposits held in trust	-	-	1,004,280	-	1,004,280	2,573,648	-	3,577,928
Total cash and cash equivalents	1,502,099	359,301	6,289,445	-	8,150,845	13,654,819	-	21,805,664
Restricted cash	249,504	-	13,092,518	-	13,342,022	19,784,285	-	33,126,307
Accounts receivable, net	164,086	458,686	40,372	(10,000)	653,144	345,715	(327,177)	671,682
Advance due from affiliates, net	39,792,801	-	20,519,061	(5,157,141)	55,154,721	428,951	(48,280,034)	7,303,638
Developer fee receivable	9,191,876	-	-	-	9,191,876	-	(8,541,509)	650,367
Prepaid expenses	65,225	4,859	169,608	-	239,692	558,846	-	798,538
Investment	(25,719)	-	-	-	(25,719)	-	744,597	718,878
Project development cost	8,768,163	-	-	(6,495,827)	2,272,336	-	-	2,272,336
Property, equipment and improvements, net	4,199,333	529,911	85,020,641	(1,187,258)	88,562,627	691,637,021	(3,754,709)	776,444,939
Deferred costs, net	27,761	-	549,261	-	-	3,400,537	-	3,400,537
Total assets	$ 63,935,129	$ 1,352,757	$ 125,680,906	$ (12,850,226)	$ 177,541,544	$ 729,810,174	$ (60,158,832)	$ 847,192,886
Liabilities and Net Assets								
Accounts payable	$ 241,700	$ 77,769	$ 945,857	$ -	$ 1,265,326	$ 9,738,591	$ -	$ 11,003,917
Accrued expenses	966,278	49,545	1,542,013	-	2,557,836	74,921,919	(1,410,141)	76,069,614
Security deposits	4,732	-	1,018,923	-	1,023,655	2,511,381	-	3,535,036
Deferred revenue	3,738,286	-	124,088	-	3,862,374	373,588	(3,754,709)	481,253
Mortgages and notes payable	11,793,387	-	55,834,242	-	67,050,607	547,210,091	(36,126,865)	578,133,833
Due to affiliates	-	3,555,056	8,097,911	(11,652,967)	-	12,332,814	(11,426,037)	906,777
Developer fee payable	-	-	399,652	-	399,652	8,459,991	(8,185,677)	673,966
Total liabilities	16,744,383	3,682,370	67,962,686	(11,652,967)	76,159,450	655,548,375	(60,903,429)	670,804,396
Net assets								
Unrestricted net assets, controlling	13,432,404	(2,556,204)	41,862,656	(1,197,259)	51,541,597	(744,597)	(9,489,636)	41,307,364
Unrestricted net assets, noncontrolling	-	-	-	-	-	75,006,396	10,234,233	85,240,629
Temporarily restricted net assets	33,758,342	226,591	15,855,564	-	49,840,497	-	-	49,840,497
Total liabilities and net assets	$ 63,935,129	$ 1,352,757	$ 125,680,906	$ (12,850,226)	$ 177,541,544	$ 729,810,174	$ (60,158,832)	$ 847,192,886

National Community Renaissance of California

Consolidating Schedule of Activities

Year Ended December 31, 2016

	NCRC Corporate	Hope Through Housing	Wholly Owned	Eliminations Entries	National Core of California	Housing Affiliates	Elimination Entries	Total
Revenue and gains								
Rental income from tenants	$ -	$ (69,427)	$ 18,213,372	$ -	$ 18,143,945	$ 38,450,256	$ -	$ 56,594,201
Consulting and development	10,813,788	1,321,902	-	(3,342,717)	8,792,973	31,481	(1,508,743)	7,315,711
Management fees	4,241,792	-	-	(191,921)	4,049,871	-	(108,337)	3,941,534
Private donations - HTHF	-	1,045,126	-	-	1,045,126	-	-	1,045,126
Grants	382,121	-	632,681	-	1,014,802	12,786	-	1,027,588
Laundry revenue	-	-	159,704	-	159,704	494,648	-	654,352
Interest	513,489	258	326,792	-	840,539	39,464	(63,726)	816,277
Other	30,576	743,968	701,115	-	1,475,659	932,181	-	2,407,840
Total revenue	15,981,766	3,313,722	20,033,664	(3,534,638)	35,794,514	39,960,816	(1,680,806)	74,074,524
Expenses, gains and losses								
Administrative	1,487,479	2,406,862	574,632	-	4,468,973	1,400,136	-	5,869,109
Salaries and related expenses	10,325,644	1,315,547	1,829,535	-	13,470,726	4,541,076	-	18,011,802
Utilities	62,860	-	1,913,238	-	1,976,098	5,470,856	-	7,446,954
Maintenance and operating	129,151	673	3,873,067	-	4,002,891	8,692,460	-	12,695,351
Professional services	1,242,742	116,611	326,561	-	1,685,914	1,561,883	-	3,247,797
Taxes and insurance	118,014	38,322	1,233,204	-	1,389,540	2,103,370	-	3,492,910
Interest	310,095	-	1,809,491	-	2,119,586	15,943,336	(63,726)	17,999,196
Depreciation	359,166	12,426	2,645,920	-	3,017,512	22,050,040	-	25,067,552
Amortization	50,487	-	68,250	-	118,737	665,312	-	784,049
Management fees	22,906	-	1,646,926	(423,737)	1,246,095	4,526,676	(1,617,080)	4,155,691
Other expense	3,267,572	12,749	96,736	-	3,377,057	866,949	-	4,244,006
Total expenses	17,376,116	3,903,190	16,017,560	(423,737)	36,873,129	67,822,094	(1,680,806)	103,014,417
Excess (deficit) of revenues and gains over expense	$ (1,394,350)	$ (589,468)	$ 4,016,104	$ (3,110,901)	$ (1,078,615)	$ (27,861,278)	$ -	$ (28,939,893)
Increase (decrease) in unrestricted net assets	$ (1,394,350)	$ (589,468)	$ 4,016,104	$ (3,110,901)	$ (1,087,167)	$ (492,612)	$ -	$ (1,571,227)
Net assets - unrestricted, beginning of year	15,571,351	(1,966,736)	40,957,452	(1,197,258)	53,364,809	(251,985)	(10,234,233)	42,878,591
Net assets - unrestricted, end of year	$ 14,177,001	$ (2,564,756)	$ 41,862,656	$ (1,197,259)	$ 52,277,642	$ (744,597)	$ (10,234,233)	$ 41,307,364
Net assets - temporarily restricted, beginning of year	$ 32,417,298	$ 215,315	$ 15,979,445	$ -	$ 48,612,058	$ -	$ -	$ 48,612,058
Increase in temporarily restricted net assets	1,792,804	76,939	508,800	-	2,378,543	-	-	2,378,543
Release of temporarily restricted net assets	(451,760)	(65,663)	(632,681)	-	(1,150,104)	-	-	(1,150,104)
Net assets - temporarily restricted, end of year	$ 33,758,342	$ 226,591	$ 15,855,564	$ -	$ 49,840,497	$ -	$ -	$ 49,840,497
Non-controlling interest								
Beginning net assets	$ -	$ -	$ -	$ -	$ -	$ 80,417,404	$ 10,234,233	$ 90,651,637
Contributions	-	-	-	-	-	22,404,263	-	22,404,263
Distributions	-	-	-	-	-	(446,605)	-	(446,605)
Net income (loss)	-	-	-	-	-	(27,368,666)	-	(27,368,666)
Ending net assets	$ -	$ -	$ -	$ -	$ -	$ 75,006,396	$ 10,234,233	$ 85,240,629

National Community Renaissance of California

Schedule of Expenditures of Federal Awards
Year Ended December 31, 2016

Federal grantor/pass through grantor Program title	Federal CFDA number	Pass-through identifying entity number	Total federal expenditures
Department of Housing and Urban Development, passed through from the City of San Marcos, the City of Hawthorne, the City of Riverside, the County of San Bernadino, the County of San Diego, Long Beach Affordable Housing, the County of Riverside, the City of Victorville and the County of Los Angeles:			
HOME Investments Partnership Program	14.239	N/A	$ 2,913,444
Total U.S. Department of Housing and Urban Development			2,913,444
Total expeditures of federal awards			$ 2,913,444

National Community Renaissance of California

Notes to Schedule of Expenditures of Federal Awards
December 31, 2016

Note 1 - Basis of presentation

The accompanying schedule of expenditures of federal awards includes the federal award activity of National Community Renaissance of California, under programs of the federal government for the year ended December 31, 2016. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of National Community Renaissance of California, it is not intended to and does not present the financial position, changes in net assets, or cash flows of National Community Renaissance of California.

Note 2 - Summary of significant accounting policies

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following, as applicable, the cost principles contained in the Uniform Guidance.

Note 3 - U.S. Department of Housing and Urban Development loan program

National Community Renaissance of California has received direct loans under the HOME Investments Partnership Program. The loan balance outstanding at the beginning of the year is included in the federal expenditures presented in the Schedule. National Community Renaissance of California received no additional loans during the year. The balance of the loans outstanding at December 31, 2016 consists of:

CFDA Number	Program Name	Outstanding Balance at December 31, 2016
14.239	HOME Investments Partnership Program	$2,894,240

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Board of Directors
National Community Renaissance of California

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the consolidating financial statements of National Community Renaissance of California, which comprise the consolidating statement of financial position as of December 31, 2016, and the related consolidating statements of activities, changes in net assets and cash flows for the year then ended, and the related notes to the consolidating financial statements, and have issued our report thereon dated June 30, 2017 which included an emphasis of matter paragraph related to the adoption of a new accounting principle as indicated at page 3.

Internal Control over Financial Reporting

In planning and performing our audit of the consolidating financial statements, we considered National Community Renaissance of California's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the consolidating financial statements, but not for the purpose of expressing an opinion on the effectiveness of National Community Renaissance of California's internal control. Accordingly, we do not express an opinion on the effectiveness of National Community Renaissance of California's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control, that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether National Community Renaissance of California's consolidating financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

CohnReznick LLP

Sacramento, California
June 30, 2017

Independent Auditor's Report on Compliance for the Major Federal Program and on Internal Control over Compliance Required by the Uniform Guidance

To the Board of Directors
National Community Renaissance of California

Report on Compliance for the Major Federal Program

We have audited National Community Renaissance of California's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on National Community Renaissance of California's major federal program for the year ended December 31, 2016. National Community Renaissance of California's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts and grants applicable to its federal program.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for National Community Renaissance of California's major federal program based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about National Community Renaissance of California's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for the major federal program. However, our audit does not provide a legal determination of National Community Renaissance of California's compliance.

Opinion on the Major Federal Program

In our opinion, National Community Renaissance of California complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended December 31, 2016.

Report on Internal Control over Compliance

Management of National Community Renaissance of California is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered National Community Renaissance of California's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of National Community Renaissance of California's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of our testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

CohnReznick LLP

Sacramento, California
June 30, 2017

National Community Renaissance of California

Schedule of Findings and Questioned Costs
December 31, 2016

A. Summary of Auditor's Results

Financial Statements

Type of report the auditor issued on whether the consolidating financial statements audited were prepared in accordance with generally accepted accounting principles: Unmodified

Internal control over financial reporting:

*Material weakness(es) identified? ____ Yes X No

*Significant deficiency(ies) identified? ____ Yes X None reported

Noncompliance material to consolidating financial statements noted? ____ Yes X No

Federal Awards

Internal control over major programs:

*Material weakness(es) identified? ____ Yes X No

*Significant deficiency(ies) identified? ____ Yes X None reported

Type of auditor's report issued on compliance for major programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance 2 CFR Section 200.516(a)? ____ Yes X No

Identification of major federal programs:

CFDA Numbers	Name of Federal Program or Cluster
14.239	Department of Housing and Urban Development HOME Investment Partnership Program

Dollar threshold used to distinguish between Type A and Type B programs: $750,000

Auditee qualified as low-risk auditee X Yes ____ No

B. Findings - Financial Statements Audit

None

C. Findings and Questioned Costs - Major Federal Award Programs Audit

None

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