POSITIVE CHANGE for PEOPLE + PLACES

LITTLE TOKYO SERVICE CENTER
REAL ESTATE PORTFOLIO
updated 2016
# REAL ESTATE PORTFOLIO

## TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Little Tokyo Service Center Introduction</td>
<td>4</td>
</tr>
<tr>
<td><strong>Multi-family Residential Housing</strong></td>
<td>9</td>
</tr>
<tr>
<td>Casa Yondé</td>
<td>11</td>
</tr>
<tr>
<td>Larry Itliong Village</td>
<td>12</td>
</tr>
<tr>
<td>Menlo Family Housing</td>
<td>13</td>
</tr>
<tr>
<td>PHD Apartments</td>
<td>14</td>
</tr>
<tr>
<td>Palm Village Senior Apartments</td>
<td>15</td>
</tr>
<tr>
<td>Cesar Chavez Gardens</td>
<td>16</td>
</tr>
<tr>
<td>Sammy Davis Jr. Manor</td>
<td>17</td>
</tr>
<tr>
<td>Angelina Apartments</td>
<td>18</td>
</tr>
<tr>
<td>Silverview Apartments</td>
<td>19</td>
</tr>
<tr>
<td>Casa Heiwa</td>
<td>20</td>
</tr>
<tr>
<td>San Pedro Firm Building</td>
<td>21</td>
</tr>
<tr>
<td>Casa Durae</td>
<td>22</td>
</tr>
<tr>
<td><strong>Residential Supportive Housing</strong></td>
<td>23</td>
</tr>
<tr>
<td>Figueroa Apartments</td>
<td>24</td>
</tr>
<tr>
<td>HFL Sequoia Apartments</td>
<td>25</td>
</tr>
<tr>
<td>Epworth Apartments</td>
<td>26</td>
</tr>
<tr>
<td>36th Street and Broadway Apartments</td>
<td>27</td>
</tr>
<tr>
<td>Pacific Housing Development</td>
<td>28</td>
</tr>
<tr>
<td>Far East Building</td>
<td>29</td>
</tr>
<tr>
<td>Kosumosu Transitional Housing</td>
<td>30</td>
</tr>
<tr>
<td>Center for the Pacific Asian Family Transitional Shelter</td>
<td>31</td>
</tr>
<tr>
<td>Pacific Bridge Adult Residential Facility</td>
<td>32</td>
</tr>
<tr>
<td><strong>Community Facilities</strong></td>
<td>33</td>
</tr>
<tr>
<td>Union Center for the Arts</td>
<td>34</td>
</tr>
<tr>
<td>Asian Pacific Health and Healing Center</td>
<td>35</td>
</tr>
<tr>
<td>Go For Broke National Education Center Exhibit</td>
<td>36</td>
</tr>
<tr>
<td><strong>Projects In Development</strong></td>
<td>37</td>
</tr>
<tr>
<td>Budokan of Los Angeles</td>
<td>38</td>
</tr>
<tr>
<td>Daimaru Hotel</td>
<td>39</td>
</tr>
<tr>
<td>Go For Broke Apartments</td>
<td>40</td>
</tr>
<tr>
<td><strong>Awards and Recognitions</strong></td>
<td>41</td>
</tr>
<tr>
<td><strong>Asset Management &amp; Property Management</strong></td>
<td>42</td>
</tr>
<tr>
<td><strong>Technical Assistance Projects</strong></td>
<td>43</td>
</tr>
<tr>
<td><strong>Real Estate Department Staff</strong></td>
<td>44</td>
</tr>
</tbody>
</table>
strengthening neighborhoods through housing and community development
Our Organization and Services

The Little Tokyo Service Center (LTSC) is a social service and community development organization committed to improving the lives of individuals and families through culturally sensitive social service care, strengthening neighborhoods through housing and community development, and promoting the rich heritage of our ethnic communities. Founded in 1978 by a group of Japanese American activists who wanted to form a multipurpose social service center, Little Tokyo Service Center aimed to provide linguistically and culturally sensitive social services to the Little Tokyo community and the broader Japanese American community in Southern California. In the 1980s, hundreds of affordable units in Little Tokyo were demolished as a result of urban renewal projects throughout downtown Los Angeles. The destruction of these buildings displaced hundreds of people, many of whom were LTSC clients. In response to these massive dislocations, LTSC became involved in a grassroots campaign to preserve affordable housing in Little Tokyo. One campaign centered on the San Pedro Firm Building, a City-owned building that was slated for demolition. Out of this struggle, the community development arm of LTSC was formed in 1984. With the help of activists, tenants and other community-based organizations, LTSC was able to persuade the City to let it rehabilitate and manage the building. LTSC was successful in raising $4.2 million to complete the historic rehabilitation of the building, which served 42 residential units and 4 commercial retail spaces. Today, our focus is to promote community control and self-determination in Little Tokyo and with our partners while continuing to provide social services to those in need.

Since its first affordable housing project, LTSC has built more than 950 units of affordable housing in many different communities throughout Los Angeles County that ensure that people have a stable place to call home. Every step of the way and in every neighborhood where we work, we partner with local residents, organizations and stakeholders to design community-driven development projects that meet the housing, cultural and social needs of each community. The LTSC Real Estate Development Department is a national leader in building affordable housing, community facilities and commercial spaces as part of a comprehensive strategy for neighborhood development. LTSC has worked to develop over 100,000 square feet of nonprofit community-based commercial real estate and has collaborated with 15 community partners. LTSC currently has over 130 full-time employees and an annual budget of over $9 million.

Our focus, however, is not solely on developing affordable housing. We also believe in pairing the building of housing with the building of human potential. From our background as a social service agency, we recognize that housing and facilities alone will not strengthen children and families. Therefore, the affordable housing we develop offers such on-site programs as youth mentoring, after-school programs, child care, parenting education, technology enrichment, job assistance, small business assistance and community organizing. LTSC also continues to provide a comprehensive array of social services to neighborhood residents and clients from across Southern California. Such services include counseling, case management, consumer education, entitlements advocacy, referrals, translation and transportation.

Our Real Estate Development Program

Building housing, community facilities and commercial space – and helping other community-based organizations also serving low-income people to do the same for their respective communities – is a cornerstone of our community and economic development strategy. Our Real Estate Development Program has a solid track record in affordable housing development. We have developed and rehabilitated a variety of affordable housing properties throughout Los Angeles for low-income families, children and individuals in addition to community facilities and commercial space. Since our inception, we have served as the lead developer for over 30 completed developments with these projects currently underway. LTSC’s Real Estate Development Program has two main areas of activity:

1) Little Tokyo Real Estate Development Projects and 2) collaborating with other community-based organizations to build housing in low-income and ethnic neighborhoods throughout Los Angeles County.

Little Tokyo

Since 1994, we have built affordable housing, community facilities and commercial space in Little Tokyo, a small neighborhood in Downtown Los Angeles located between Skid Row, the Arts District and the Civic Center. Little Tokyo is our primary service area – both in terms of economic/community revitalization activities and the provision of social services. We have developed multiple projects in Little Tokyo including the recently completed Far East Building, a rehab of a red-tagged historic building into 16 units of affordable housing and two commercial storefronts. As a long-term commitment to the diverse neighborhoods we serve, LTSC’s Real Estate Development Program focuses on providing equitable housing opportunities through responsible infill and transit-oriented development in the region’s underserved communities.

Neighborhood-based Housing Collaborative

The Neighborhood-based Housing Collaborative, a component of our Real Estate Development Program, provides real estate development technical assistance through a consortium of over 50 Asian Pacific Islander community-based organizations. Through the Collaborative, we have provided technical assistance to over 30 community-based organizations – and in some cases, have partnered with – social service organizations who have identified a great need to build affordable housing and community facilities for their low-income communities, but lack the real estate expertise to do so. The affordable housing we have developed through the Collaborative includes a broad range of housing types, including large multifamily housing projects, housing for seniors, a group home for developmentally disabled adults, transitional shelters for domestic violence survivors, and supportive housing for formerly homeless individuals.

Our Asset Management Program

As a full-service social service agency and partner/developer in a number of affordable and special needs housing projects, LTSC has a unique perspective in providing asset management services. Our portfolio includes adaptive re-use, historic designated buildings, housing, commercial space, and social service space. Our residential units are mostly affordable multi-family housing. We also provide oversight to units dedicated to special needs populations, including transitional housing for survivors of domestic violence, formerly homeless persons, and mentally disabled adults.

LTSC is well-versed in reporting and certification requirements of various governmental funders including, but not limited to, HUD Programs, Section 8 Programs, HOME, HCD, TCAC, HCID, LAHSA, and FHLB AHP.

LTSC is proud to be a charter member of NeighborWorks® America.
LTSC Project Locations: Overview and Little Tokyo

Little Tokyo Projects:
GFB Apartments
Union Center for the Arts
San Pedro Firm Building
Daikanyo Hotel
Far East Building
Buddhism of Los Angeles
Casa Heiwa

GFB NEC Exhibit
Palm Village Senior Apartments
HFL Sequoia Apartments

Little Tokyo Projects:
GFB Apartments
Union Center for the Arts
San Pedro Firm Building
Daikanyo Hotel
Far East Building
Buddhism of Los Angeles
Casa Heiwa

LTSC Project Locations: City of Los Angeles

Silverview Apartments
Asian Pacific Health and Healing Center
Sammy Davis Jr. Manor
LDK Senior Apartments: Kingsley

Larry Itliong Village
Angelina Apartments
Cesar Chavez Gardens

Little Tokyo Projects:
GFB Apartments
Union Center for the Arts
San Pedro Firm Building
Daikanyo Hotel
Far East Building
Buddhism of Los Angeles
Casa Heiwa

GFB NEC Exhibit
Palm Village Senior Apartments
HFL Sequoia Apartments

Free Housing Development
Pacific Bridge Adult Residential Facility
JCI Gardens

red = completed projects
blue = projects in development
purple = property management only

Casa Yondé
Menlo Family Housing
36th St. & Broadway
Apartments
Figueroa Apartments
Epworth Apartments
LTSC By the Numbers

67 Units Completed in 2016

115 Units in Development

1991 Years in Operations

1991 Year of our first Real Estate Project

36 Years of our first Real Estate Project

950+ Total Number of Affordable Housing Units Developed

20 Community Partners

130,000 sq ft of Commercial Space

$200M Dollars in Real Estate Projects

MULTI–FAMILY RESIDENTIAL HOUSING
Casa Yondé, located in Koreatown, is a new construction project consisting of 52 family units. The project replaces 26 obsolete aging units with 52 units of affordable new construction units, doubling the site’s contribution to the city’s housing stock and adding to the city’s affordable stock. Of the 52 proposed units, 18 will be set aside for supportive housing for homeless households. The community and social services space on the ground floor will be used by the service partner to provide off- and on-site clinical mental health services for these youth, adult educational programs, case management and one-on-one counseling for all residents. In addition to services, the project will also provide approximately 1,500 square feet of multipurpose community space and 4,000 square feet of open and landscaped courtyard.

52 units (4 studios, 24 one-bedroom units, 7 two-bedroom units, 16 three-bedroom units, 1 two-bedroom manager’s unit)

Low-income households (90% - 100% AMI); 18 reserved for homeless residents and the remaining 33 for low-income residents.

Predevelopment/Acquisition

- Corporation for Supportive Housing
- Koreatown Immigrant Workers Alliance (KIWA)
- Private Parties
- The Harold W. and Sonia S. Sunoo Peace in Korea Foundation
- Wells Fargo

Construction/Permanent

- California Department of Housing and Community Development: Multifamily Housing Program
- Los Angeles County Department of Mental Health through the Mental Health Services Act
- California Tax Credit Allocation Committee
- JPMorgan Chase Bank
- CRA/LA, a Designated Local Authority
- Housing Authority of the County of Los Angeles
- Housing Authority of the City of Los Angeles

Lead Developer

LTSC

Co-Developer

Koreatown Immigrant Workers Alliance (KIWA)

Equity Partner

Union Bank

Architect

Birza Group Architects

Contractor

Ellias Construction, Inc.

Affordability

Team Profile

Project Financing

Predevelopment/Acquisition

- Corporation for Supportive Housing
- Koreatown Immigrant Workers Alliance (KIWA)
- Private Parties
- The Harold W. and Sonia S. Sunoo Peace in Korea Foundation
- Wells Fargo

Construction/Permanent

- California Department of Housing and Community Development: Multifamily Housing Program
- Los Angeles County Department of Mental Health through the Mental Health Services Act
- California Tax Credit Allocation Committee
- JPMorgan Chase Bank
- CRA/LA, a Designated Local Authority
- Housing Authority of the County of Los Angeles
- Housing Authority of the City of Los Angeles

"If not for Casa Yondé, I would still be living in a shelter."

- Sandy Martinez

Casa Yondé resident

www.ltsc.org
Larry Itliong Village

The Larry Itliong Village is a joint project between LTSC and the Pilipino Worker’s Center (PWC). Asian Pacific Counseling and Treatment Center (APCTC) is the service partner. Larry Itliong Village provides 45 units of affordable, multi-family housing near to public transportation and cultural amenities for the Historic Pilipino Town community. This includes approximately 3,000 square feet of community and social service space, as well as approximately 150 square feet of retail space for a small convenience store that serves local residents as a pedestrian-friendly amenity. Nine of the proposed 45 units are efficiency and one-bedroom units designated for Transition Age Youth that are homeless or at risk. The development incorporates Filipino architectural elements into the exterior design.

2013

Unit Mix

45 units (6 studio units, 18 one-bedroom units, 5 two-bedroom units, 15 three-bedroom units, 1 two-bedroom manager’s unit)

Affordability

Low-income families (30% - 50% AMI). 9 one-bedroom units designated for Transition Aged Youth.

Team Profile

Lead Developer: LTSC
Community Partner / Co-Developer: Pilipino Worker’s Center (PWC)
Equity Partner: Enterprise Community Partners
Architect: Birba Group Architects
Contractor: Walton Construction Services, Inc.

Project Financing

Predevelopment/Acquisition

• California Department of Housing and Community Development
• Corporation for Supportive Housing
• Enterprise Foundation
• Low Income Investment Fund

Construction/Permanent

• California Department of Toxic Substances Control
• Mental Health Services Act Housing Program
• California Tax Credit Allocation Committee
• CITYReUSE
• City of Los Angeles Housing Department
• County of Los Angeles Department of Mental Health
• Environmental Protection Agency
• Federal Home Loan Bank of San Francisco
• Housing Authority of the City of Los Angeles
• Housing Authority of the County of Los Angeles

Menlo Family Housing

Menlo Family Housing is a joint project between LTSC and Koreatown Youth and Community Center that will be located in the Koreatown/Wilshire neighborhoods. When completed, Menlo Family Housing will provide 60 units of permanent and affordable housing targeting low- and very-low income families earning between 30% and 50% AMI. Of these 60 units, 30 units will be reserved for homeless households, including a set-aside of 5 units for Transition Age Youth diagnosed with mental disorders and a set-aside of 15 units for families with children diagnosed with mental disorders. HACLA has committed 30 Project-Based Section 8 vouchers to support the homeless units. Menlo Family Housing will also supply a variety of amenities on-site including residential community rooms and office space for the Koreatown Youth and Community Center’s afterschool and educational programs.

2013

Unit Mix

60 units (3 one-bedroom units, 34 two-bedroom units, 20 three-bedroom units, 1 two-bedroom manager’s unit)

Affordability

Low-income households (30% - 50% AMI); 30 for homeless households including 15 for families with children and 5 for Transition Age Youth referred from the Department of Mental Health.

Team Profile

Lead Developer: LTSC
Community Partner / Co-Developer: Koreatown Youth and Community Center (KYCC)
Equity Partner: Union Bank
Architect: Birba Group Architects
Contractor: Walton Construction Services, Inc.

Project Financing

Predevelopment/Acquisition

• California Department of Housing and Community Development
• Century Housing Corporation
• Corporation for Supportive Housing
• Enterprise Foundation
• California Debt Limit Allocation Committee
• California Department of Housing and Community Development

Construction/Permanent

• California Housing Finance Agency: Mental Health Services Act Housing Program
• California Tax Credit Allocation Committee
• City of Los Angeles Housing Department
• Community Redevelopment Agency of the City of Los Angeles
• Housing Authority of the County of Los Angeles
• Housing Authority of the City of Los Angeles
• Union Bank
**PHD Apartments**

The Professional Housing and Development (PHD) Apartments are an acquisition and rehabilitation of an "at-risk" federally assisted 83-unit project that consists of five separate buildings located in and adjacent to Koreatown. The low-rise apartments were originally built in the 1920s and 1930s and had been renovated during the 1970s.

<table>
<thead>
<tr>
<th>Unit Mix</th>
<th>Affordability</th>
<th>Team Profile</th>
<th>Project Financing</th>
</tr>
</thead>
<tbody>
<tr>
<td>83 units (54 studio units, 26 one-bedroom units, 2 two-bedroom units, 1 one-bedroom manager's unit)</td>
<td>Low-income households (30% - 50% AMI)</td>
<td>Lead Developer: LTSC Community Partner / Co-Developer: Koreatown Youth Community Center (KYCC) Equity Partner: N/A Architect: Birba Group Architects Contractor: Westport Construction / Icon Builders</td>
<td>Predevelopment/Acquisition: Century Housing, Local Initiatives Support Corporation, Low Income Investment Fund Construction/Permanence: LA County Housing Authority, American Recovery and Reinvestment Act, City of Los Angeles Housing Department, FHC Real Estate, US Department of Housing and Urban Development, HUD 221(d)4 Program</td>
</tr>
</tbody>
</table>

**Palm Village Senior Apartments**

Palm Village Senior Apartments is an affordable housing community for seniors in the Sun Valley neighborhood of Los Angeles. The Thai Community Development Center provides residents with case management and information and referral, organize a tenant council, and coordinate social, recreational and wellness-related activities on site. Completed in 2008, the project has 60 units and includes common areas, a community room, social service space, on-site parking, a landscaped courtyard and a community garden.

<table>
<thead>
<tr>
<th>Unit Mix</th>
<th>Affordability</th>
<th>Team Profile</th>
<th>Project Financing</th>
</tr>
</thead>
<tbody>
<tr>
<td>60 units (59 one-bedroom units, 1 two-bedroom manager's unit)</td>
<td>Low-income households (55 - 50% AMI)</td>
<td>Lead Developer: LTSC Community Partner / Co-Developer: Thai Community Development Center (TCDC) Equity Partner: N/A Architect: Carde-Ten Architects Contractor: Ellias Construction, Inc.</td>
<td>Predevelopment/Acquisition: California Department of Housing and Community Development, Local Initiatives Support Corporation Construction/Permanence: City of Los Angeles Housing Department, City National Bank, Community Redevelopment Agency of the City of Los Angeles, Federal Home Loan Bank of San Francisco, Affordable Housing Program, US Department of Housing and Urban Development, Section 202 Program</td>
</tr>
</tbody>
</table>
Cesar Chavez Gardens

Cesar Chavez Gardens, located in Los Angeles’ Chinatown and completed in 2003, provides a unit mix which allows for extended family living situations, which are characteristic of the Chinatown neighborhood. The apartment complex includes a large community room for the enjoyment of the residents. Amenities include a kitchen, bathroom, multi-purpose space for meetings and parties, and classroom space for programmed activities (e.g. computers, homework assistance, etc.). Cesar Chavez Gardens also includes an on-site child development and resource center that is operated by the Chinatown Service Center. This development and resource center provides a safe and nurturing environment for 48 children between the ages of 2 and 5 years old.

Unit Mix
- 47 units (11 one-bedroom units, 16 two-bedroom units, 16 three-bedroom units, 3 four-bedroom units, 1 one-bedroom manager’s unit)

Affordability
- Low-income households (35% - 50% AMI)

Team Profile
- Lead Developer: LTSC
- Community Partner: Chinatown Service Center (CSC)
- Equity Partner: National Equity Fund
- Architect: Carde-Ten Architects
- Contractor: Benchmark Contractors

Cesar Chavez Gardens
47 units (11 one-bedroom units, 16 two-bedroom units, 16 three-bedroom units, 3 four-bedroom units, 1 one-bedroom manager’s unit)
Low-income households (35% - 50% AMI)

Predevelopment/Acquisition/Construction/Permanent
- Enterprise Foundation
- City of Los Angeles Community Development Department
- City of Los Angeles Housing Department
- Federal Home Loan Bank of San Francisco
- Housing Authority of the City of Los Angeles
- Los Angeles Housing Department
- Parsons Foundation
- US Department of Health and Human Services

Sammy Davis Jr. Manor / Reno Apartments

Sammy Davis Jr. Manor / Reno Apartments is a 46-studio unit apartment building located on the eastern edge of Koreatown. The property is owned by Koreatown Youth & Community Center (KYCC), a community-based nonprofit organization. KYCC purchased this bank REO property with a loan from the City of Los Angeles Housing Department. Acquisition and renovation costs totaled $975,000. The mostly vacant building was renovated and occupied in 2000, providing housing for low-income seniors and other individuals and couples. In 2012, the U.S. Department of Energy provided funds for an energy retrofit of the Sammy Davis Jr. Manor that included lighting, plumbing fixtures, CO sensors, microwaves, and weather-stripping in all apartment units.

Unit Mix
- 46 units (45 studio units, 1 studio manager’s unit)

Affordability
- Low-income households (35% - 50% AMI)

Team Profile
- Lead Developer: LTSC
- Community Partner: Koreatown Youth & Community Center (KYCC)
- Equity Partner: N/A
- Architect: N/A
- Contractor: Marina Construction, Inc.

Predevelopment/Acquisition/Construction/Permanent
- N/A
- City of Los Angeles Housing Department
Angelina Apartments

Angelina Apartments is a new construction apartment complex located on the southwest corner of Angelina Street and East Edgeware Road. This new construction project was completed in December 1999. Angelina offers an on-site childcare center that serves up to 80 children. Community space for an after school tutoring program and other youth programming is also provided. The property is located directly across the street from the Betty Flansenia Elementary School, and is within two blocks of shopping and public transportation. In 2011, LAHD funded a $441,350 energy retrofit of the Angelina Apartments that included windows, thermostats, commercial heat pumps, lighting and plumbing fixtures for all units as well as lighting and sensors for the common area.

Unit Mix

- 82 units (23 two-bedroom units, 39 three-bedroom units, 19 four-bedroom units, 1 two-bedroom manager’s unit)

Affordability

- Low-income households (34% - 39% AMI)

Team Profile

- Lead Developer: LTSC
- Community Partner: Franklin Apartments
- Equity Partner: Enterprise Social Investment Corporation
- Architect: Patrick Chu
- Contractor: CMG2

Project Financing

- Predevelopment/Acquisition: N/A
- Construction/Permanent: Bank of America, California Debt Limit Allocation Committee, California Tax Credit Allocation Committee, City of Los Angeles Housing Department, Federal Home Loan Bank of San Francisco

San Pedro Firm Building

The San Pedro Firm Building is a mixed-use nationally designated historic building which houses very low-income residents, four commercial storefronts and office space. The acquisition and rehabilitation of this 3-story, 80-year old building was completed in 1991 at a cost of $4.2 million. Approximately 82% of the residents are senior citizens. In 2011, LAHD funded a $167,051 energy retrofit of the San Pedro Firm Building that included heat pumps for commercial and common area spaces, lighting and plumbing fixtures in apartment units, and on-site laundry machines.

Unit Mix

- 42 units (41 studio units, 1 studio manager’s unit)

Affordability

- Low-income households (35% - 50% AMI)

Team Profile

- Lead Developer: Alcide Communities [Los Angeles Community Design Center]
- Community Partner: LTSC
- Equity Partner: California Equity Fund
- Architect: Tazmann Associates
- Contractor: Clark-Pearce Construction Co., Inc.

Project Financing

- Predevelopment/Acquisition: N/A
- Construction/Permanent: California Department of Housing and Community Development, California Tax Credit Allocation Committee, Community Redevelopment Agency of the City of Los Angeles

"This is the first time in 26 years that I have keys of my own."

- Patricia

San Pedro Firm Building resident
**Casa Heiwa**

1996

Casa Heiwa – House of Harmony, in Spanish and Japanese to symbolize the multicultural mix of the project – is a $17.4 million mixed-use, 100-unit new construction project completed in September 1996. Casa Heiwa represents the first family housing built in Little Tokyo in over 50 years. Casa Heiwa also houses on-site social services, a childcare center, a computer-learning center and recreational facilities. In 2011, LAHD funded a $250,620 energy retrofit of Casa Heiwa that included lighting, plumbing fixtures and refrigerators for all apartment units, on-site laundry machines, lighting and sensors for the common area as well as motors for air movers in the parking garage. In 2012, LAHD will provide an additional $469,000 for heat pumps in both apartment and commercial spaces as well as a new boiler.

**Unit Mix**

- 100 units: 20 studio units, 23 one-bedroom units, 18 two-bedroom units, 26 three-bedroom units, 12 four-bedroom units, 1 two-bedroom manager’s unit

**Affordability**

- Low-income households (50% - 60% AMI)

**Team Profile**

- Lead Developer: LTSC
- Community Partner: N/A
- Equity Partner: California Equity Fund and National Equity Fund
- Architect: Togawa & Smith, Inc.
- Contractor: Morley Construction Company

**Project Financing**

- Predevelopment/Acquisition
  - James Irvine Foundation
- Construction/Permanent
  - Bank of America
  - California Tax Credit Allocation Committee
  - Century Freeway Housing Program
  - Community Redevelopment Agency of the City of Los Angeles
  - Federal Home Loan Bank of San Francisco
  - Weingart Foundation

“Tom [Sogi, Tenant Services] really gets to know the families individually and takes time for them.”

- Sonia
  Casa Heiwa resident

**Silverview Apartments**

1997

Acquired in 1997, Silverview Apartments provides affordable housing in the rapidly gentrifying Silverlake neighborhood of Los Angeles. The property, acquired and renovated for approximately $1 million, has a high percentage of minority households, reflecting the surrounding Silverlake community. In 2012, the U.S. Department of Energy provided funds through Energy Upgrade California to conduct a comprehensive energy audit of the Silverview Apartments.

**Unit Mix**

- 25 units: 11 one-bedroom units, 13 two-bedroom units, 1 one-bedroom manager’s unit

**Affordability**

- 20% low- and moderate-income (50%-120% AMI). Units are made available to low-income households through Section 8 and Housing Opportunities for Persons with AIDS (HOPWA) subsidies.

**Team Profile**

- Lead Developer: LTSC
- Community Partner: N/A
- Equity Partner: N/A
- Architect: N/A
- Contractor: N/A

**Project Financing**

- Predevelopment/Acquisition
  - N/A
- Construction/Permanent
  - Citibank: Community Investment Program
Casa Durae provides affordable studio and one-bedroom/one-bathroom units on two separate sites in the Koreatown/Wilshire neighborhood. Each apartment building includes secured subterranean parking, a large landscaped central courtyard, on-site laundry facilities and a community room with kitchen. In addition, a property management office and social service space is located on the ground floor. The building has been designed to accommodate seniors at different stages in the aging process with various physical abilities. Individual units have grab bars, are pre-wired for emergency call systems and have no-slip surfaces. It is projected that Casa Durae will exceed California’s Energy Efficiency Standards by over 20%.

Unit Mix
- 67 units (16 studio units, 49 one-bedroom units, 2 one-bedroom manager’s units)

Affordability
- Low-income seniors (30% - 50% AMI)

Team Profile
- Lead Developer / Co-Developer: LTSC / Decro Alpha Corporation
- Community Partner: Korean Resource Center (KRC)
- Equity Partner: Union Bank
- Architect: Carde-Ten Architects
- Contractor: Walton Construction Services, Inc.

Project Financing
- Predevelopment/Announcement:
  - Century Housing
  - Local Initiatives Support Corporation
  - California Department of Housing
  - and Community Development: Predevelopment Loan Program
- Construction/Permanent:
  - California Debt Limit Allocation Committee
  - California Department of Housing and Community
  - Development: Bill Infrastructure Grant
  - California Tax Credit Allocation Committee
  - Citibank
  - CRA/LA, a Designated Local Authority
  - Federal Home Loan Bank of San Francisco: Affordable Housing Program
  - Housing Authority of the County of Los Angeles

Casa Durae is a project that addresses the need for affordable housing in Los Angeles by providing 67 units for low-income seniors. The project is supported by various funding sources, including government agencies and private institutions. The building is designed to meet energy efficiency standards and accommodate seniors with different physical abilities.
Figueroa Apartments

Figueroa Apartments entails the rehabilitation of a building in South Los Angeles that was originally built in 1926. It is located along a major public transportation corridor and is in close proximity to several retail and restaurant locations, as well as Downtown Los Angeles and the University of Southern California. The two-story building is 9,708 square feet and has 20 units. Before renovations, it had fallen into significant disrepair and most major systems were failing. The scope of work included installation of a new roof, upgrades to the building’s facade, repairs to the sewer line, installation of a new HVAC system, and extensive finish work to the interior of all units. The developers converted one of the apartment units into an on-site case management space and a convenient laundry room for tenants.

2014 Unit Mix

Affordability

19 units (16 studio units, 2 one-bedroom units, 1 one-bedroom manager’s unit)

Low-income families (Less than 30% AMI)

Team Profile

Lead Developer

LTSC

Owner

South Central Health and Rehabilitation Program (SCHARP)

Architect

Ken Eroese Architect

Contractor

Paradise General Contractors, Inc.

Predevelopment/Acquisition

Corporation for Supportive Housing

Construction/Permanent

Corporation for Supportive Housing

Federal Home Loan Bank of San Francisco

Los Angeles Housing Services Authority

Mental Health Services Act

California Department of Housing and Community Development: Governor’s Homeless Initiative

Project Financing

HFL Sequoia Apartments

HFL Sequoia Apartments is a new three-story apartment building for housing special needs residents located in the City of Van Nuys. This project includes 24 one-bedroom units for homeless and formerly homeless persons diagnosed with mental disorders. Parking is provided on-grade, with some stalls tucked-under the rear of the building. Designed to match the neighborhood’s Mediterranean architectural aesthetic, the building has rooftop terraces, shade trellises, built-in barbeque grill and counter, and raised planter gardens. Within a half mile radius of the property, there is a mixture of commercial, institutional and community services such as pharmacies, banks, Metro bus stops, churches, and markets. HFL Sequoia Apartments will help to revitalize the area by replacing a currently fenced off vacant parcel of land with affordable housing and neighborhood-specific services.

2014 Unit Mix

Affordability

25 units (24 one-bedroom units, 1 one-bedroom manager’s unit)

Low-income households (30% - 50% AMI); all units are reserved for homeless or formerly homeless persons referred from the Department of Mental Health.

Lead Developer

LTSC

Community Partner / Co-Developer

Home For Life Foundation (HFLF)

Equity Partner

NEF

Architect

ONYX Architects, Inc.

Contractor

Ellias Construction, Inc.

Predevelopment/Acquisition

Corporation for Supportive Housing

Construction/Permanent

California Tax Credit Allocation Committee

Los Angeles Homeless Services Authority

135 Department of Housing and Urban Development

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Epworth Apartments

The Epworth Apartments is a joint affordable housing project with LTSC, Coalition for Responsible Community Development (CRCD), and the United Methodist Ministries – Los Angeles District (UMMLAD). The Epworth Apartments provides 20 units of affordable housing – 19 of which will be for Transition Age Youth who are homeless and who have a severe emotional disorder or have been diagnosed with a mental disorder. The remaining unit will be for the property manager. The Epworth Apartments also includes a resource center, counseling rooms, community room, outdoor courtyard, community garden, and 20 subterranean parking spaces.

| Unit Mix | 20 units (2 studio units, 17 one-bedroom units, 1 one-bedroom manager’s unit) |
| Affordability | All units are reserved for Transition Age Youth |
| Development Team | LTSC, Coalition for Responsible Community Development (CRCD), United Methodist Ministries – Los Angeles District (UMMLAD) |
| Project Financing | Predevelopment/Acquisition: California Department of Housing and Community Development and Community Development: Multifamily Housing Program; California Housing Finance Agency: Mental Health Services Act Housing Program; California Tax Credit Allocation Committee; Citibank; City National Bank; Federal Home Loan Bank of San Francisco; Affordable Housing Program |

“We came to work with the Little Tokyo Service Center through our desire to develop permanent supportive housing for emancipated foster youth. LTSC worked with us to build our capacity as a new organization. This year we secured a second site and we’re working in collaboration with LTSC on a third site.”

- Mark Wilson
Executive Director
Center for Responsible Community Development

36th Street & Broadway Apartments

The 36th Street and Broadway Apartments are a joint project between LTSC and the Coalition for Responsible Community Development (CRCD). This scattered-site rehabilitation project provides affordable housing and social services for Transition Age Youth as well as families in the South Los Angeles community. In addition to residential units, the apartments on Broadway also include a ground-floor space for nonprofit offices and services.

| Unit Mix | 27 units (10 studio units, 8 one-bedroom units, 6 two-bedroom units, 1 three-bedroom unit, 2 studio manager’s units) |
| Affordability | All units are reserved for Transition Age Youth or low-income families |
| Development Team | LTSC, Coalition for Responsible Community Development (CRCD), Little Tokyo Service Center |
| Project Financing | Predevelopment/Acquisition: California Department of Housing and Community Development; Community Redevelopment Agency of the City of Los Angeles; California Tax Credit Allocation Committee; American Recovery and Reinvestment Act; City of Los Angeles Housing Department; Community Redevelopment Agency of the City of Los Angeles; Federal Home Loan Bank of San Francisco; Wells Fargo |

2011 / 2012

We came to work with the Little Tokyo Service Center through our desire to develop permanent supportive housing for emancipated foster youth. LTSC worked with us to build our capacity as a new organization. This year we secured a second site and we’re working in collaboration with LTSC on a third site.”

- Mark Wilson
Executive Director
Center for Responsible Community Development
Pacific Housing Development

Pacific Housing Development is a rehabilitation of a 6-unit apartment building as supportive housing for adults with mental disabilities. Located in Monterey Park, the project was completed in 2006. The collaborative partner/service provider is the Asian Pacific Family Center, a Division of Pacific Clinics. The project provides housing and on-site services for adults with a range of independent living skills.

- **Unit Mix**
  - 6 units (4 one-bedroom units, 1 two-bedroom unit, 1 one-bedroom manager's unit)

- **Affordability**
  - Low-income households (50% AMI). All units are reserved for adults with mental disabilities.

- **Team Profile**
  - Lead Developer: LTSC
  - Community Partner: Asian Pacific Family Center of Pacific Clinics
  - Equity Partner: N/A
  - Architect: Eve Reynolds, Architect; Carde-Ten Architects
  - Contractor: Paradise General Contractors, Inc.

- **Project Financing**
  - Predevelopment/Acquisition: Enterprise Foundation, Low Income Investment Foundation, NAMI—Asian Families, San Gabriel Valley
  - Construction/Permanent: California Department of Housing and Community Development, City of Monterey Park, Housing Authority of the County of Los Angeles, US Department of Housing and Urban Development, Section 811 Program

Far East Building

Built in 1896, the Far East Building is a cultural and historical icon of the Little Tokyo neighborhood and Japanese American community in Los Angeles. The Far East Building was red-tagged after the Northridge Earthquake in 1994 and rehabilitation work was completed December 2003. These efforts restored the building's historic aesthetic and converted the previous SRO units into 14 studios and 2 one-bedroom affordable units. The Far East Cafe space on the ground floor was restored into a new restaurant, and the second commercial space is now LTSC’s DISKovery Computer Learning Center for seniors, residents and youth. In 2012, the U.S. Department of Energy provided funds through the Weatherization Assistance Program for an energy retrofit of the Far East Building that included weather-stripping in all apartment units.

- **Unit Mix**
  - 16 units (13 studio units, 2 one-bedroom units, 1 studio manager's unit)

- **Affordability**
  - Low-income households (35% - 50% AMI). All units are reserved for adults with mental disabilities. 8 units are set aside for the homeless and 4 of these are reserved for disabled homeless. The remaining 8 units are reserved for low-income singles and fixed-income seniors.

- **Team Profile**
  - Lead Developer: LTSC
  - Community Partner: N/A
  - Equity Partner: N/A
  - Contractor: C. Canright Construction

- **Project Financing**
  - Predevelopment/Acquisition: California Department of Housing and Community Development, Local Initiatives Support Corporation, Mar/Chong Family
  - Construction/Permanent: City of Los Angeles Community Development Department, Community Redevelopment Agency of the City of Los Angeles, Federal Home Loan Bank, Getty Foundation, Housing Authority of the City of Los Angeles, Los Angeles Homeless Services Authority, LTSC Board of Governors, Mayor's Office of Economic Development, Save America’s Treasures, Washington Mutual Bank, W.M. Keck Foundation

When I was homeless I never gave up but let’s just say LTSC opened the Far East Building in the nick of time, and for that I am grateful.

- Carey
  - Far East Building resident
Kosumosu Transitional Housing

Kosumosu is a 28-bed supportive transitional housing facility for survivors of domestic violence. On-site amenities include childcare space including an outdoor playground, a large community room, a counseling room and a counseling office. Completed in late 2002, the project was a $1.3 Million rehabilitation of a property originally built in 1924.

<table>
<thead>
<tr>
<th>Unit Mix</th>
</tr>
</thead>
<tbody>
<tr>
<td>11 units (10 one-bedroom units, 1 one-bedroom manager’s unit)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Affordability</th>
</tr>
</thead>
<tbody>
<tr>
<td>No income restriction. All beds in the facility are reserved for homeless survivors of domestic violence.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Team Profile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lead Developer: LTSC</td>
</tr>
<tr>
<td>Community Partner: N/A</td>
</tr>
<tr>
<td>Equity Partner: N/A</td>
</tr>
<tr>
<td>Architect: Eve Reynolds, Architect</td>
</tr>
<tr>
<td>Contractor: Paradise General Contractors, Inc.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Financing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Predevelopment/Acquisition: Enterprise Foundation</td>
</tr>
<tr>
<td>Construction/Permanent: California Department of Housing and Community Development, City of Los Angeles Housing Department, Housing Authority of the County of Los Angeles, Los Angeles Homeless Services Authority</td>
</tr>
</tbody>
</table>

Kosumosu is the Japanese name of the wildflower “cosmos,” which can grow and flourish in a harsh environment and, even when trampled upon, regain its strength to live again and produce beautiful flowers.

Center for the Pacific Asian Family Transition Shelter

With a renovation and expansion completed in April 2002, Center for the Pacific Asian Family’s (CPAF) Transitional Shelter is a 24-bed supportive transitional housing facility for homeless survivors of domestic violence. On-site amenities include a childcare room, a library with computers for resident use, a counseling room, a counseling office, and a community room.

<table>
<thead>
<tr>
<th>Unit Mix</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 units (1 one-bedroom unit, 3 two-bedroom units, 1 one-bedroom manager’s unit)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Affordability</th>
</tr>
</thead>
<tbody>
<tr>
<td>No income restriction. All beds in the facility are reserved for homeless survivors of domestic violence.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Team Profile</th>
</tr>
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<tbody>
<tr>
<td>Lead Developer: LTSC</td>
</tr>
<tr>
<td>Community Partner: Center for the Pacific Asian Family Transitional Shelter</td>
</tr>
<tr>
<td>Equity Partner: N/A</td>
</tr>
<tr>
<td>Architect: Eve Reynolds, Architect</td>
</tr>
<tr>
<td>Contractor: Rafu Construction</td>
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</table>

<table>
<thead>
<tr>
<th>Project Financing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Predevelopment/Acquisition: N/A</td>
</tr>
<tr>
<td>Construction/Permanent: City of Los Angeles Housing Department, Los Angeles Homeless Services Authority</td>
</tr>
</tbody>
</table>

Debra Suh, Executive Director at the Center for the Pacific Asian Family
Pacific Bridge Adult Residential Facility

Pacific Bridge is a licensed group home facility providing housing and 24 hour, 7 days a week supportive independent living services to seven high-functioning, developmentally disabled adults. This $700,000 project was the result of a feasibility study conducted by LTSC, commissioned by the California Department of Health, to develop a model for culturally and linguistically appropriate program design and housing geared towards serving Asian and Pacific Islander developmentally disabled adults. The 3,082 square foot group home, located in Monterey Park, includes 7 beds and separate live-in caretaker quarters completed in 1997. Rents are set at 30% of SSI/SSA income per resident, with additional rental subsidy from the East Los Angeles Regional Center for Developmentally Disabled and the U.S. Department of Housing and Urban Development Project Rental Assistance Contract (PRAC).

<table>
<thead>
<tr>
<th>1998</th>
<th>Pacific Bridge Adult Residential Facility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Mix</td>
<td>7-bed group home</td>
</tr>
<tr>
<td>Affordability</td>
<td>Low-income households (50% AMI). All beds in the facility are reserved for very low income developmentally disabled adults.</td>
</tr>
<tr>
<td>Team Profile</td>
<td>LTSC, Pacific Bridge Housing Corporation, N/A, Carde-Ten Architects, Paradise General Contractors, Inc.</td>
</tr>
<tr>
<td>Project Financing</td>
<td>Predevelopment/Acquisition: California Community Foundation; Construction/Permanent: City of Monterey Park, US Department of Housing and Urban Development: Section 811 Program</td>
</tr>
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</table>

COMMUNITY FACILITIES
Union Center for the Arts

Union Center for the Arts is a $3.4 million adaptive re-use of a 14,000 square foot vacant historic church converted into an Asian Pacific Islander multi-media arts complex. The site is the new home of East West Players, L.A. Artcore and Visual Communications. Completed in March 1998, the new Center has enriched the area’s cultural scene, contributed to the overall diversity of Downtown Los Angeles and provided an economic boost to the Little Tokyo area.

Predevelopment/Acquisition
- N/A

Construction/Permanent
- Community Redevelopment Agency of the City of Los Angeles
- David Henry Hwang
- George and Sakaye Aratani
- Historic Preservation Partners
- Local Initiatives Support Corporation
- National Endowment for the Arts
- National Trust for Historic Preservation
- Ralph M. Parsons Foundation
- US Department of Commerce: Economic Development Administration

Asian Pacific Health and Healing Center

The Asian Pacific Health Care Venture (APHCV) is a nonprofit health care provider serving underserved Asian and Pacific Islander communities in Los Angeles. A commercial property was acquired and renovated for reuse by the APHCV as a community health center. This 19,000 square foot facility was acquired and renovated at a cost of $2 million. APHCV opened the Asian Pacific Health and Healing Center in 1997, providing a full range of primary care services for indigent and low-income individuals and families. Today, the Center is the only community health center in Los Angeles that offers health services in five Asian Pacific languages.

Predevelopment/Acquisition
- N/A

Construction/Permanent
- City of Los Angeles Community Development Department
- Local Initiatives Support Corporation
- State of California Health Facilities Financing Authority
Go For Broke National Education Center Exhibit

The Defining Courage Experience is a hands-on and participatory learning center in the heart of Los Angeles’ Little Tokyo historic district. The exhibition explores the concept of courage through the lives of the young Japanese Americans of World War II, and asks modern visitors to act with similar courage in their own lives. The Go For Broke National Education Center’s new interpretive exhibit is housed within the Japanese American National Museum’s historic building, formerly the Nishi Hongwanji Buddhist Temple. In addition to the exhibit installation, the project also re-purposed balcony seating into an oral history library, renovated the 2nd floor offices, installed a new HVAC system, and structurally reinforced the historic building.

2016

Owner
Go For Broke National Education Center

Equity Partner
N/A

Architect
McKently Malak Architects

Contractor
Patterson Construction, Inc.

Project Financing

Predevelopment/Acquisition
N/A

Construction/Permanent

» United States Department of Defense
» California Cultural and Historical Endowment
» Private donors

Unit Mix
N/A

Affordability
N/A

Team Profile

Construction Manager
LTSC

Owner
Go For Broke National Education Center

Equity Partner
N/A

Architect
McKently Malak Architects

Contractor
Patterson Construction, Inc.

www.ltsc.org
### Budokan of Los Angeles

The Budokan of Los Angeles will be a multi-purpose sports and activity center in Little Tokyo near the heart of Downtown Los Angeles. It will feature a gymnasium with two high school regulation sized basketball courts, community space and a roof-top park. In addition to sports such as basketball, volleyball and martial arts, the facility will serve as a major venue for tournaments, special events and an array of community programming for all ages. The facility will fill a large void in overall recreational and green space for the Downtown area and will be open seven days a week. The Budokan of Los Angeles will enhance Little Tokyo’s rich cultural diversity as well as stimulate the local economy.

<table>
<thead>
<tr>
<th>Unit Mix</th>
<th>Affordability</th>
<th>Team Profile</th>
<th>Project Financing</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
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</table>

<table>
<thead>
<tr>
<th>Lead Developer</th>
<th>Community Partner</th>
<th>Equity Partner</th>
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<th>Contractor</th>
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</thead>
<tbody>
<tr>
<td>LTEC</td>
<td>N/A</td>
<td>TBD</td>
<td>Gruen Associates with the guidance of Mr. Hayahiko Takase</td>
<td>TBD</td>
</tr>
</tbody>
</table>

### Daimaru Hotel

The Daimaru Hotel was built in 1905 and is a historic SRO Hotel in the heart of Little Tokyo. The project consists of 48 SRO units and 3 commercial spaces on the ground level. The acquisition of the Daimaru Hotel is part of LTSC’s long-term strategy to strengthen the Little Tokyo district through historic and cultural neighborhood preservation. The long-term vision of the Daimaru Hotel is to serve as a model renovation project that can demonstrate environmental sustainability while providing much needed housing in the rapidly gentrifying Little Tokyo community. While the project is currently running as a 48-unit SRO Hotel, the units have shared bathroom facilities and dilapidated heating and electrical systems in place. LTSC’s goal is to modernize the building by upgrading the 3 commercial spaces and renovating the 48 SRO units while maintaining its historic integrity.

<table>
<thead>
<tr>
<th>Unit Mix</th>
<th>Affordability</th>
<th>Team Profile</th>
<th>Project Financing</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
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<table>
<thead>
<tr>
<th>Lead Developer</th>
<th>Community Partner</th>
<th>Equity Partner</th>
<th>Architect</th>
<th>Contractor</th>
</tr>
</thead>
<tbody>
<tr>
<td>LTEC</td>
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<td>TBD</td>
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</table>

<table>
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<th>Predevelopment/Acquisition</th>
<th>Construction/Permanent</th>
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<tbody>
<tr>
<td>&gt; Private Sources</td>
<td>&gt; Private Sources</td>
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<tr>
<td>&gt; City of Los Angeles Proposition K Grant</td>
<td>&gt; City of Los Angeles Proposition K Grant</td>
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<tr>
<td>&gt; State of California Department of Parks and Recreation Proposition 84 Grant</td>
<td>&gt; State of California Department of Parks and Recreation Proposition 84 Grant</td>
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<tr>
<td>&gt; Office of Community Services Department of Health and Human Services Grant</td>
<td>&gt; Office of Community Services Department of Health and Human Services Grant</td>
</tr>
<tr>
<td>&gt; Antaris Foundation</td>
<td>&gt; Antaris Foundation</td>
</tr>
<tr>
<td>&gt; County of Los Angeles Proposition A Grant</td>
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Project Financing

<table>
<thead>
<tr>
<th>Phase</th>
<th>Source</th>
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</thead>
<tbody>
<tr>
<td>Predevelopment/Acquisition</td>
<td>» TBD</td>
</tr>
<tr>
<td>Construction/Permanent</td>
<td>» TBD</td>
</tr>
<tr>
<td></td>
<td>» Neighborworks America Grant</td>
</tr>
<tr>
<td></td>
<td>» Additional Sources TBD</td>
</tr>
</tbody>
</table>

GFB Apartments

The Little Tokyo Service Center will be partnering with Go For Broke once again on the GFB Apartments. Go For Broke has long held a ground lease on City-owned land between Temple and Judge John Aiso Streets. Their monument to Japanese American veterans of World War II is in the center of the site, and would remain as a courtyard with mixed-use buildings encircling it. These buildings would serve as bookends for the campus created on Little Tokyo’s historic First Street block. The buildings were depicted as ground floor retail with affordable housing above in Sustainable Little Tokyo’s Community Vision Report from early 2014.

Awards & Recognition

At the 2015 Southern California Association of Non-Profit Housing (SCANPH) conference, LTSC was selected from over 100 member organizations to win Developer of the Year for SCANPH’s 2015 Homes Within Reach Awards.

Other Awards:

- Koreatown Immigrant Workers Alliance
  - “Solidarity Award” (Casa Yondé)

- County of Los Angeles Department of Mental Health
  - “Partnership Award” in recognition of our collaboration with the Coalition for Responsible Community Development (CRCD) and Levine Property Management (Epworth Apartments)

- California Preservation Foundation
  - “Design Award in the Rehabilitation/Adaptive Re-Use Category” (Union Center for the Arts)

- Downtown Breakfast Club
  - “Rose Award” (Union Center for the Arts)

- Enterprise Foundation
  - “Jim and Patty Reuse Award for Excellence in Community Revitalization”

- Fannie Mae Foundation
  - “Maxwell Award of Excellence” (Casa Heiwa)

- Great Western Bank/Washington Mutual
  - “Housing Award” (Casa Heiwa)

- Home and Garden TV
  - “Save America’s Treasures, Restore America Site” (Far East Building)

- Local Initiatives Support Corporation
  - “Facilities Development Pioneer” (APHCV)

- Los Angeles Business Council Beautification Award
  - “Best Multifamily Building” (Casa Heiwa)

- Los Angeles Conservancy
  - “Preservation Award” (Union Center for the Arts)
  - “Preservation Award” (Far East Building)
  - “Preservation Award” (36th Street Apartments)

- National Organization of Minority Architects
  - “Developer of the Year”

- Southern California Association of Nonprofit Housing
  - “Developer of the Year” (2015)
  - “Project of the Year” (Casa Heiwa)
  - “Transitional Housing Project of the Year” (Kosumosu)

- Tax Credit Excellence Award
  - “Best Urban Project” (Casa Heiwa)

- US Department of Housing and Urban Development
  - “Best Practices Award” (Casa Heiwa)
  - “Best Practices Award” (Real Estate Development and Property Management)
### Asset & Property Management

<table>
<thead>
<tr>
<th>Property</th>
<th>Location</th>
<th>Management Began</th>
<th>Asset Mgmt</th>
<th>Property Mgmt</th>
<th>Energy Retrofit</th>
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<tbody>
<tr>
<td>36th Street Apartments</td>
<td>Southeast LA</td>
<td>NA</td>
<td>x</td>
<td></td>
<td></td>
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<tr>
<td>Angelina Apartments</td>
<td>Echo Park</td>
<td>Dec-99</td>
<td>x</td>
<td>2011</td>
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<td>Broadway Apartments</td>
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<td>Casa Duros</td>
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<td>Casa Heiwa</td>
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<td>2010/2011</td>
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<td>Casa Nueva Gardens</td>
<td>Chinatown</td>
<td>May-14</td>
<td>x</td>
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<td>Casa Chaves Gardens</td>
<td>Chinatown</td>
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<tr>
<td>Daizumon Hotel</td>
<td>Little Tokyo</td>
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<tr>
<td>Epworth Apartments</td>
<td>South LA</td>
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<td></td>
<td></td>
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<tr>
<td>Far East Building</td>
<td>Little Tokyo</td>
<td>Sep-99</td>
<td>x</td>
<td>2012</td>
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<tr>
<td>ICI Gardens</td>
<td>Torrance</td>
<td>Nov-08</td>
<td>x</td>
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<td>Kosumosu Transitional Housing Program</td>
<td>Confidential</td>
<td>Sep-02</td>
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<td>KYC Apartments</td>
<td>Koreatown</td>
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<tr>
<td>Larry Itliong Village</td>
<td>Filipinotown</td>
<td>Dec-13</td>
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<td></td>
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<td>Menjo Family Housing</td>
<td>Koreatown / Wilshire</td>
<td>Mar-13</td>
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<td>Pacific Bridge Adult Residential Facility</td>
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<td>x</td>
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<tr>
<td>Pacific Housing Development</td>
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<tr>
<td>Palm Villages Senior Apartments</td>
<td>San Valley</td>
<td>Mar-08</td>
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<td></td>
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<tr>
<td>Professional Housing and Development Apartments</td>
<td>Koreatown / Pico-Union</td>
<td>NA</td>
<td>x</td>
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<td>Sammy Davis Jr. Manor</td>
<td>Koreatown</td>
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<td>x</td>
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<td>Little Tokyo</td>
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<td>Silverview Apartments</td>
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</tr>
<tr>
<td>Union Center for the Arts</td>
<td>Little Tokyo</td>
<td>Aug-98</td>
<td>x</td>
<td>x</td>
<td></td>
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</tbody>
</table>

### Technical Assistance provided by LTSC

<table>
<thead>
<tr>
<th>Project</th>
<th>Collaborating Organization</th>
<th>Units / SqFt</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asian Pacific Women's Center Transitional Housing</td>
<td>Asian Pacific Women's Center</td>
<td>5</td>
<td>Transitional housing for domestic violence survivors</td>
</tr>
<tr>
<td>Cassanova Apartments</td>
<td>Chinatown Service Center</td>
<td>27</td>
<td>Affordable family housing</td>
</tr>
<tr>
<td>Center for Pacific Asian Family Emergency Shelter</td>
<td>Center for the Pacific Asian Family</td>
<td>48 (beds)</td>
<td>Emergency shelter for domestic violence survivors</td>
</tr>
<tr>
<td>Go For Broke National Education Center Exhibit and Offices</td>
<td>Go For Broke National Education Center</td>
<td>15,000 SF</td>
<td>Museum &amp; office space within historic building</td>
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<tr>
<td>Halifax Apartments</td>
<td>That Community Development Center</td>
<td>46</td>
<td>Affordable family housing</td>
</tr>
<tr>
<td>KOA Building</td>
<td>5 Koreatown-based Non-profit Organizations</td>
<td>60,000 SF</td>
<td>Nonprofit office and services space</td>
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<tr>
<td>Normandie Village</td>
<td>Search to Involve Pilipino Americans</td>
<td>16</td>
<td>Affordable family housing</td>
</tr>
<tr>
<td>Sacristella Village</td>
<td>Search to Involve Pilipino Americans</td>
<td>76</td>
<td>Affordable family housing</td>
</tr>
</tbody>
</table>
Real Estate Department Staff

Takao Suzuki
Takao Suzuki serves as the Director of Community Economic Development for the LTSC Community Development Corporation. Takao manages a department of over 25 staff in Real Estate Development, Asset & Property Management, Community Organizing & Planning, and API Small Business Assistance. He began his tenure at LTSC over 14 years ago and has since overseen the completion of nine projects consisting of over 240 affordable housing units along with the Little Tokyo development of the California Japantown project. Serving as the Director of Real Estate Development for the past five years, he oversees the development of affordable housing projects totaling approximately 300 units as well as other community projects. He currently serves as a board member of the Esperanza Community Housing Corporation. He holds a B.A. in Social Work from the California State University of Los Angeles and a M.A. in Urban Planning from the University of California at Los Angeles.

Neil McGuffin
Neil McGuffin has extensive experience in organizing and real estate development. He has worked in four states and several major cities: Philadelphia, New York City, Yonkers, Miami, Miami Beach and Los Angeles. He has organized on every major urban issue from the passage of the Home Mortgage Disclosure Act and the Community Reinvestment Act to creating a community coalition of churches, synagogues and tenant and civic groups in Yonkers, New York during the time the City was being sued for both housing and school segregation. He has experience in all phases of residential development, single family and multi-family as well as new construction and rehab, from conception through post-occupancy. He has written articles on community organizing and lectured at universities in the U.S. and abroad on community development issues.

Minako Ferrante
Minako Ferrante has served as a Project Management Specialist for LTSC Community Development Corporation’s Real Estate Development Department since 2010. She currently manages several affordable housing projects in various stages of development from acquisition to permanent closing. Minako has come full circle as she first started her career 20 years ago at LTSC and helped with the development of some of LTSC’s first projects including Casa Heiwa, the Far East Café, and Union Center for the Arts. During her hiatus from LTSC, she also gained experience working in the public and private sectors, and worked for the City of Pasadena as an Assistant Planner and as a Senior Consultant to a Real Estate Advisory Firm. Minako holds a B.A. in Architecture from the University of California at Berkeley and an M.A. in Urban Planning from the University of California at Los Angeles.

Laura Blosser
Laura Blosser serves as a Project Manager in the Real Estate Development Department of the LTSC Community Development Corporation. She is currently working on LDK Senior Apartments, Go For Broke renovations at the Japanese American National Museum, and the Budokan of Los Angeles, a multipurpose recreation center in Little Tokyo. She is a licensed architect and previously worked in several architecture firms, from a firm specializing in affordable housing projects in upstate New York to a contemporary architecture firm in New Delhi, India. She holds a B.A. in Italian Language and Literature from Smith College in Northampton, MA and a Master of Architecture from the Rhode Island School of Design. She enjoys both travel and languages, and recently traveled for six months throughout Asia. When Laura is away from the office, she can be found exploring the city, trying new foods, or relaxing in nature.

Rey Fukuda Salinas
Rey Fukuda Salinas is a Paraguayan-Japanese transgender documented immigrant living Los Angeles. He currently is the Project Manager and Planner of the Little Tokyo Service Center, with a focus on the Little Tokyo Area. He was formerly with the East LA Community Corporation for 5 years, starting off as a Metro Campaign Lead Organizer and then a Project Manager for 2 years focusing on equitable transit oriented development. Rey brings an urban planning background and multi-cultural knowledge to the team. Rey grew up in six different cities including Tokyo (Japan), Santo Domingo (Dominican Republic), and Oslo (Norway). Having lived in cities in First and Third World countries and witnessing and experiencing the racist and classist history of urban development, Rey’s background fit into the field of urban planning and land-use organizing. Rey received a B.S. and Master’s in Planning at the University of Southern California. He helped found and became vice president of the Partnership for an Equitable Los Angeles (PELA) at USC, a graduate student organization that focuses on social equity planning and policy.

Laura Blosser

Rey Fukuda Salinas

Neil McGuffin

Minako Ferrante

Rey Fukuda Salinas

Laura Blosser

Neil McGuffin

Minako Ferrante

Laura Blosser

Rey Fukuda Salinas
Together we can build the **Budokan of Los Angeles**

A HOME COURT FOR ALL