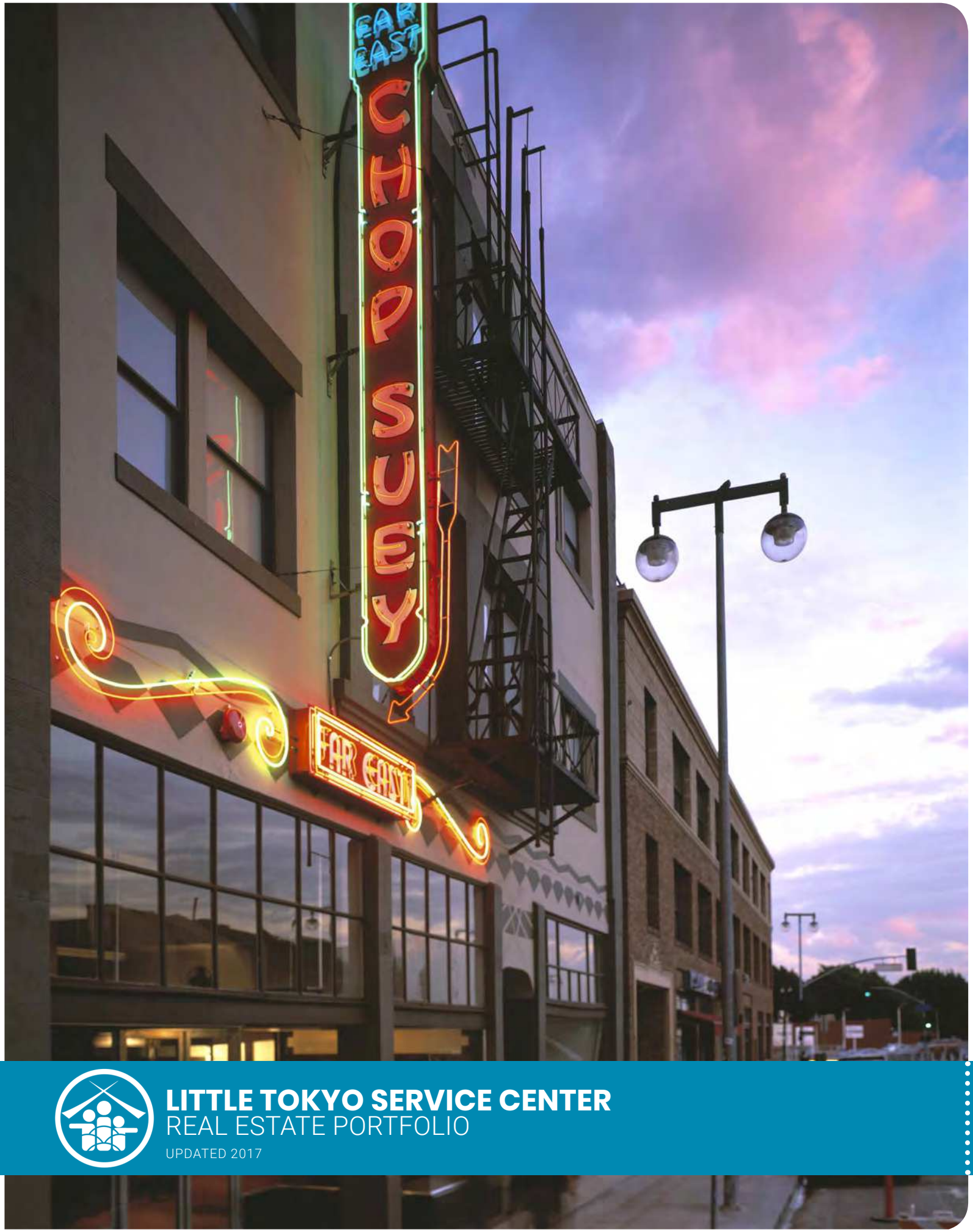

LITTLE TOKYO SERVICE CENTER
REAL ESTATE PORTFOLIO

UPDATED 2017

Real Estate Portfolio
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STRENGTHENING NEIGHBORHOODS *through* HOUSING & COMMUNITY DEVELOPMENT

First Street North, Little Tokyo

Organizational Overview

LITTLE TOKYO SERVICE CENTER

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 1979 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 1994. 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 saved 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 130,000 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 20 completed developments with three 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.

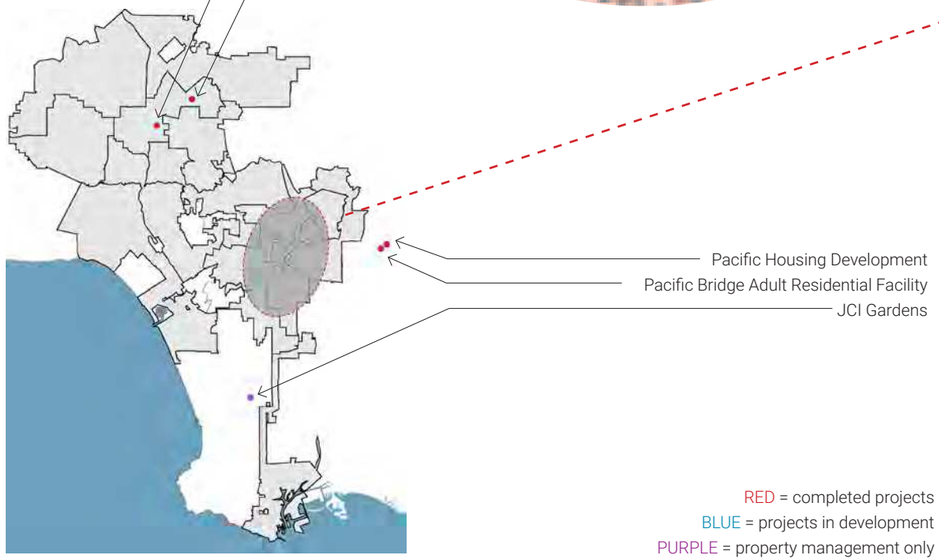
LTSC is proud to be a charter member of NeighborWorks® AMERICA

LTSC Project Locations: Overview and Little Tokyo

Little Tokyo Projects:

GFB Apartments
Union Center for the Arts
San Pedro Firm Building
Daimaru Hotel
Far East Building
Budokan of Los Angeles
Casa Heiwa

GFB NEC Exhibit
Palm Village Senior Apartments
HFL Sequoia Apartments



Pacific Housing Development
Pacific Bridge Adult Residential Facility
JCI Gardens

RED = completed projects
BLUE = projects in development
PURPLE = property management only

LTSC Project Locations: City of Los Angeles

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

Larry Itliong Village
Angelina Apartments
Cesar Chavez Gardens

Durae Senior Apts: Crenshaw
PHD Apartments

Casa Yondé
Menlo Family Housing
36th St. & Broadway Apartments
Figueroa Apartments
Epworth Apartments

67 UNITS COMPLETED IN 2016

UNITS CURRENTLY IN DEVELOPMENT **115**

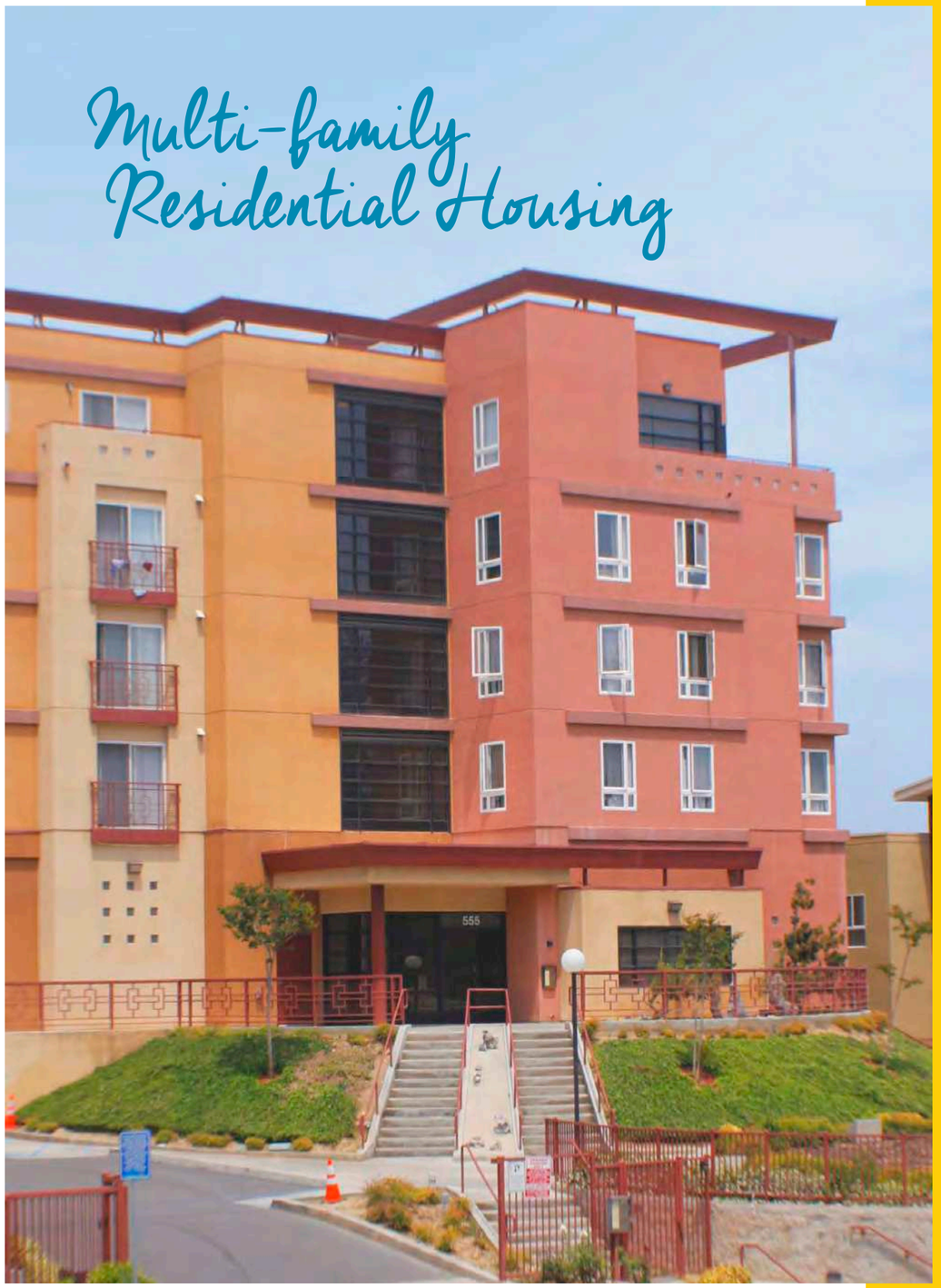
950+ **TOTAL NUMBER** of Affordable Housing Units Developed

OUR FIRST REAL ESTATE PROJECT BEGAN IN **1991** **37** YEARS IN OPERATION

130,000 SQUARE FEET OF COMMERCIAL SPACE

$200M DOLLARS IN REAL ESTATE PROJECTS

20 UNIQUE COMMUNITY PARTNERS



Larry Itliong Village

2013

153 N. Glendale Blvd.
Los Angeles, CA 90026

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 services 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.

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

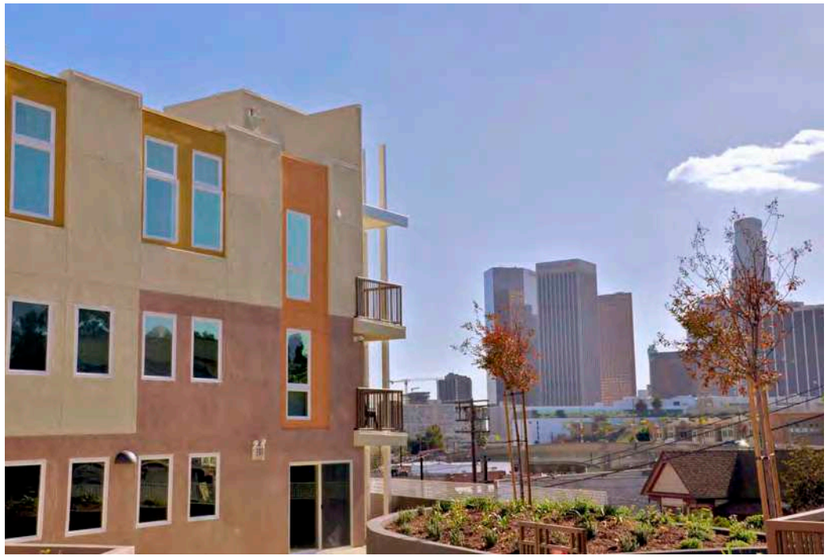
Lead Developer	LTSC
Community Partner/ Co-Developer	Pilipino Worker's Center (PWC)
Equity Partner	Enterprise Community Partners
Architect	Birba Group Architects
Contractor	Walton Construction Services, Inc.

Project Financing

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

Construction/Permanent
Bank of America
California Department of Housing and Community Development: Multifamily Housing Program for Transition Age Youth
California Department of Toxic Substances Control Mental Health Services Act Housing Program
California Tax Credit Allocation Committee
CALReUSE
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

GreenPoint RATED



Casa Yondé

2014

1053 S. New Hampshire
Los Angeles, CA 90006

Casa Yondé, located in Koreatown, is a new construction project consisting of 52 family units. The project replaces 26 obsolete aging housing 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.

Unit Mix

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

Affordability

Low-income households (30% - 50% AMI); 18 reserved for homeless residents and the remaining 33 for low-income residents.

Team Profile

Lead Developer	LTSC
Community Partner/ Co-Developer	Koreatown Immigrant Workers Alliance (KIWA)
Equity Partner	Union Bank
Architect	Birba Group Architects
Contractor	Ellias Construction, Inc.

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

LEED PLATINUM 2014

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

- Sandy Martinez
Casa Yondé resident

PHD Apartments

2011

1020 S. Kingsley Dr.
1400 S. Kenmore Ave.
1401 S. Arlington Ave.
1745 W. 20th St.
1810 Magnolia Ave.

all properties in the City of Los Angeles

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.

Unit Mix

83 units (54 studio units, 26 one-bedroom units, 2 two-bedroom units, 1 one-bedroom manager's unit)

Affordability

Low-income households (30% - 50% AMI).

Team Profile

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

Project Financing

Predevelopment/Acquisition

Century Housing
Local Initiatives Support Corporation
Low Income Investment Fund

Construction/Permanent

California Tax Credit Allocation Committee: American Recovery and Reinvestment Act
City of Los Angeles Housing Department
PNC Real Estate
US Department of Housing and Urban Development: HUD 221(d)4 Program

Menlo Family Housing

Menlo Family Housing is a joint project between LTSC and Koreatown Youth and Community Center that is located in the Koreatown/Wilshire neighborhoods. Menlo Family Housing provides 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 are 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 also supplies 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

1230 S. Menlo Ave.
Los Angeles, CA 90006

Unit Mix

60 units (5 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 Aged 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

Construction/Permanent

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

Enterprise green communities®

Cesar Chavez Gardens

2003

555 Cesar Chavez Blvd.
Los Angeles, CA 90012

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/ Co-Developer	Chinatown Service Center (CSC)
Equity Partner	National Equity Fund
Architect	Carde-Ten Architects
Contractor	Benchmark Contractors

Project Financing

Predevelopment/Acquisition
Enterprise Foundation

Construction/Permanent
California Debt Limit Allocation Committee
California Department of Housing and Community Development
California Tax Credit Allocation Committee
Cathay Bank
City of Los Angeles Community Development Department
City of Los Angeles Housing Department
Federal Home Loan Bank of San Francisco
Housing Authority of the County of Los Angeles
Office of Community Services
Parsons Foundation
US Department of Health and Human Services

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.

2008

9050 Laurel Canyon Blvd.
Sun Valley, CA 91352

Unit Mix

60 units (59 one-bedroom units, 1 two-bedroom manager's unit)

Affordability

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

Team Profile

Lead Developer	LTSC
Community Partne/Co-Developer	Thai Community Development Center (TCDC)
Equity Partner	N/A
Architect	Carde-Ten Architects
Contractor	Ellias Construction, Inc.

Project Financing

Predevelopment/Acquisition
California Department of Housing and Community Development
Local Initiatives Support Corporation

Construction/Permanent
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

Angelina Apartments

1999

1336 Angelina St.
Los Angeles, CA 90026

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 Placentia 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	CMGT

Project Financing

Predevelopment/Acquisition	Construction/Permanent
N/A	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

"Lttile Tokyo Service Center has given me a place to call home."

- Laytonia Lefear
Angelina Apartments resident

Sammy Davis Jr. Manor / Reno Apartments

2000

340 S. Reno St.
Los Angeles, CA 90004

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/ Co-Developer	Koreatown Youth & Community Center (KYCC)
Equity Partner	N/A
Architect	N/A
Contractor	Marina Construction, Inc.

Project Financing

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

Casa Heiwa

1996

231 E. Third St.
Los Angeles, CA
90013

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 $459,000 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 (35% - 50% 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

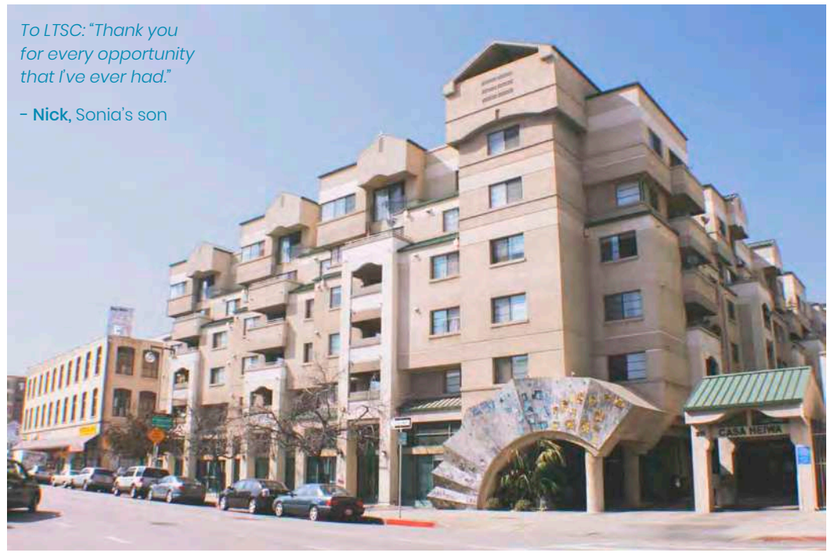
Predevelopment/Acquisition	Construction/Permanent
James Irvine Foundation	Bank of America California Tax Credit Allocation Committee Century Freeway Housing Program Community Redevelopment Agency of the City of Los Angeles Federal Home Loan Bank of San Francisco Weingart Foundation

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

- Sonia
Casa Heiwa resident

To LTSC: "Thank you for every opportunity that I've ever had."

- Nick, Sonia's son



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 62% 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.

1991

112 Judge John Aiso
(N. San Pedro) St.
Los Angeles, CA 90012

Unit Mix

42 units (41 studio units, 1 studio manager's unit)

Affordability

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

Team Profile

Lead Developer	Abode Communities (LA Community Design Center)
Community Partner/ Co-Developer	LTSC
Equity Partner	California Equity Fund
Architect	Tazmann Associates
Contractor	Clark-Porche Construction Co., Inc.

Project Financing

Predevelopment/Acquisition	Construction/Permanent
N/A	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

Durae Senior Apartments

2016

900-906 Crenshaw Blvd.
Los Angeles, CA 90019

540-542 S. Kingsley Dr.
Los Angeles, CA 90020

Durae Senior Apartments provides affordable studio and one-bedroom/one-bath 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 Durae Senior Apartments 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 / Co-Developer	Korean Resource Center (KRC)
Equity Partner	Union Bank
Architect	Carde-Ten Architects
Contractor	Walton Construction Services, Inc.

Project Financing

Predevelopment/Acquisition

Century Housing
Local Initiatives Support Corporation
California Department of Housing and Community Development: Predevelopment Loan Program

Construction/Permanent

Neighborworks America Grant
Housing and Community Investment Department
California Debt Limit Allocation Committee
California Department of Housing and Community Development: Infill Infrastructure Grant
California Tax Credit Allocation Committee
Citi Bank
CRA/LA, a Designated Local Authority
Federal Home Loan Bank of San Francisco: Affordable Housing Program
Housing Authority of the County of Los Angeles

GreenPoint RATED

Silverview Apartments

1997

2449 Hyperion Ave.
Los Angeles, CA 90027

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

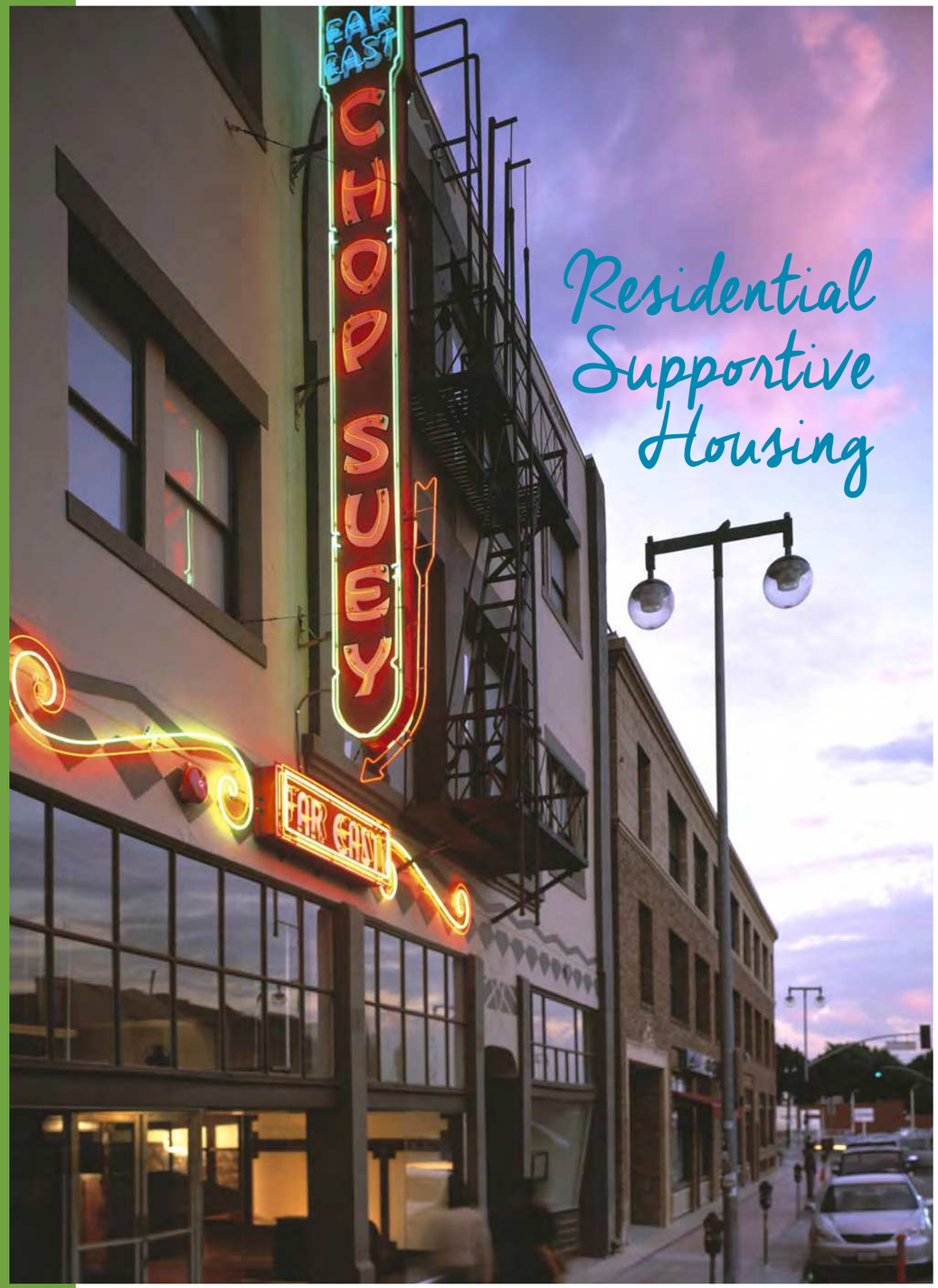
Project Financing

Predevelopment/Acquisition

N/A

Construction/Permanent

Citibank: Community Investment Program



Residential Supportive Housing

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

5216 S. Figueroa St.
Los Angeles, CA 90037

Unit Mix

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

Affordability

Low-income families (Less than 30% AMI).

Team Profile

Lead Developer	LTSC
Community Partner	Coalition for Responsible Community Development (CRCD)
Equity Partne Owner	South Central Health and Rehabilitation Program (SCHARP)
Architect	Ken Kurose Architect
Contractor	Paradise General Contractors, Inc.

Project Financing

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 Commu-
nity Development: Governor's Homeless Initiative

Epworth Apartments

2012

6525 S. Normandie Ave.
Los Angeles, CA 90044

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

Low-income households (less than 30% AMI). All units are reserved for Transition Age Youth.

Development Team

Lead Developer	LTSC
Community Partner / Co-Developer	Coalition for Responsible Community Development (CRCD) United Methodist Ministries—Los Angeles District (UMMLAD)
Equity Partner	National Equity Fund
Architect	Birba Group Architects
Contractor	Ellias Construction, Inc.

Project Financing

Predevelopment/Acquisition	Construction/Permanent
Corporation for Supportive Housing Enterprise Foundation	California Department of Housing and Community Development: Multifamily Housing Program for Homeless Youth California Housing Finance Agency: Mental Health Services Act Housing Program California Tax Credit Allocation Committee Citi Bank 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 desires 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

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

14402 Hamlin St.
Van Nuys, CA 91401

Unit Mix

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

Affordability

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

Team Profile

Lead Developer	LTSC
Community Partner/ Co-Developer	Home For Life Foundation (HFLF)
Equity Partner	NEF
Architect	ONYX Architects, Inc.
Contractor	Ellias Construction, Inc.

Project Financing

Predevelopment/Acquisition	Construction/Permanent
Corporation for Supportive Housing	California Tax Credit Allocation Committee Los Angeles Homeless Services Authority US Department of Housing and Urban Development

Pacific Housing Development

2006

322 E. Newmark Ave.
Monterey Park, CA 91755

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

36th Street & Broadway Apartments

2011 / 2012

157-161 E. 36th St.
Los Angeles, CA 90011

4775 S. Broadway
Los Angeles, CA 90011

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 units, 2 studio manager's units)

Affordability

Low-income households (30% - 50% AMI). All units are reserved for Transition Age Youth or low-income families.

Team Profile

Lead Developer	Coalition for Responsible Community Development (CRCD)
Community Partner/ Co-Developer	LTSC
Equity Partner	N/A
Architect	Birba Group Architects
Contractor	A. Bates G.C., Inc

Project Financing

Predevelopment/Acquisition

City of Los Angeles Housing Department
Community Redevelopment Agency of the City of Los Angeles
Corporation for Supportive Housing
Enterprise Foundation
Local Initiatives Support Corporation

Construction/Permanent

California Department of Housing and Community Development
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
Housing Authority of the City of Los Angeles
Housing Authority of the County of Los Angeles
Wells Fargo

Kosumosu Transitional Housing

2002

Confidential Location

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.

Unit Mix

11 units (10 one-bedroom units, 1 one-bedroom manager's unit)

Affordability

No income restriction. All beds in the facility are reserved for homeless survivors of domestic violence.

Team Profile

Lead Developer	LTSC
Community Partner	N/A
Equity Partner	N/A
Architect	Eve Reynolds, Architect
Contractor	Paradise General Contractors, Inc.

Project Financing

Predevelopment/Acquisition

Enterprise Foundation

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

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

Far East Building

2003

347-353 E. First St.
Los Angeles, CA 90012

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
Architect	Tetra Design, Inc
Contractor	C. Canright Construction

Project Financing

Predevelopment/Acquisition

California Department of Housing and Community Development
Local Initiatives Support Corporation
Mar/Chong Family

Construction/Permanent

Ahmanson Foundation
California Debt Limit Allocation Committee
California Department of Housing and Community Development
California Housing Finance Agency
California Tax Credit Allocation Committee
City of Los Angeles Housing Department
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
Housing Authority of the County 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

Pacific Bridge Adult Residential Facility

1997

500 S. McPherrin Ave.
Monterey Park, CA 91754

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).

Unit Mix

7-bed group home

Affordability

Low-income households (50% AMI). All beds in the facility are reserved for very low-income developmentally disabled adults.

Team Profile

Lead Developer	LTSC
Community Partner	Pacific Bridge Housing Corporation
Equity Partner	N/A
Architect	Carde-Ten Architects
Contractor	Paradise General Contractors, Inc.

Project Financing

Predevelopment/Acquisition	Construction/Permanent
California Community Foundation	City of Monterey Park US Department of Housing and Urban Development: Section 811 Program

Center for the Pacific Asian Family Transition Shelter

2000

Confidential Location

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.

Unit Mix

5 units (1 one-bedroom unit, 3 two-bedroom units, 1 one-bedroom manager's unit)

Affordability

No income restriction. All beds in the facility are reserved for homeless survivors of domestic violence.

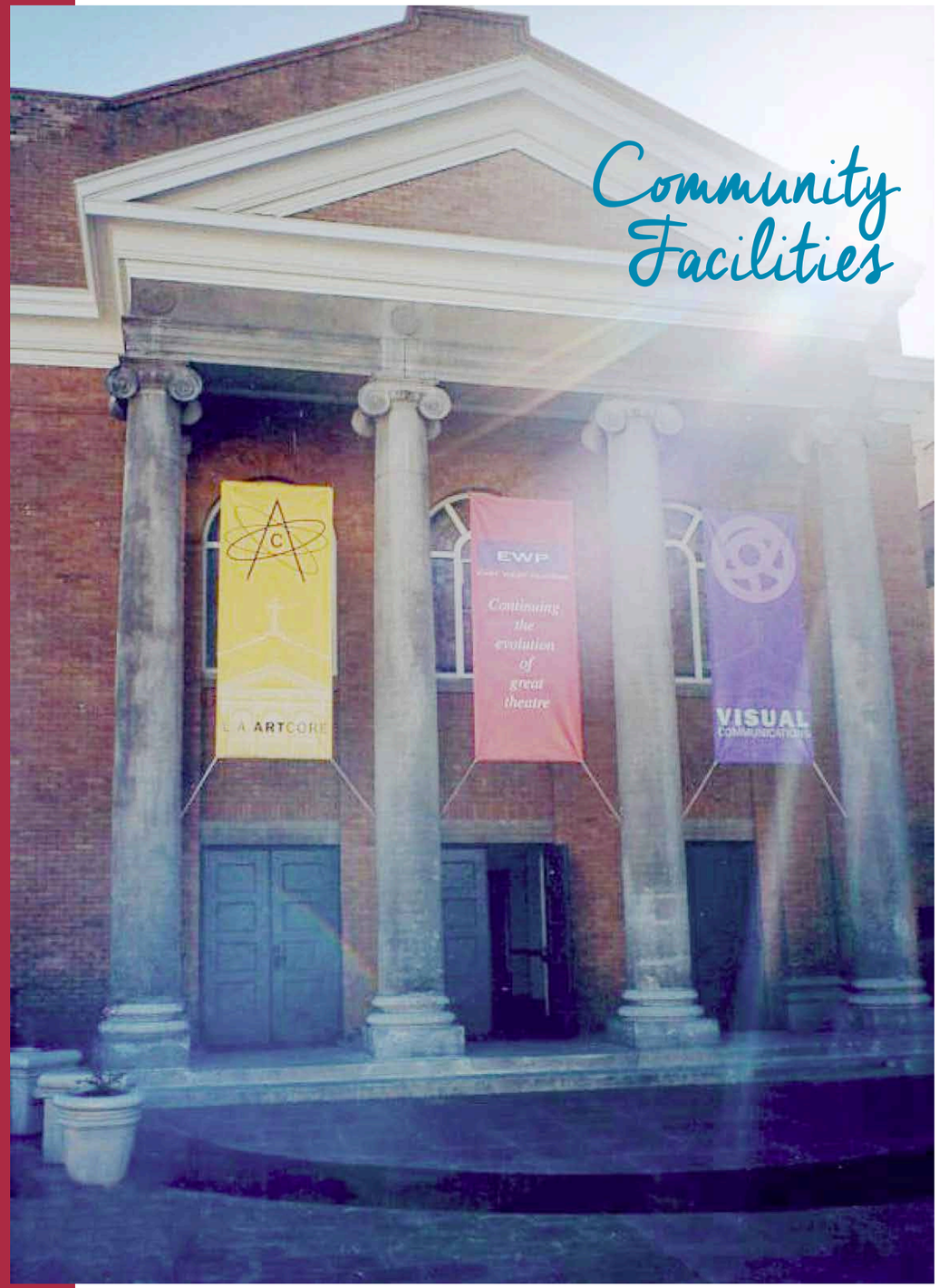
Team Profile

Lead Developer	LTSC
Community Partner	CPAF
Equity Partner	N/A
Architect	Eve Reynolds, Architect
Contractor	Rafu Construction

Project Financing

Predevelopment/Acquisition	Construction/Permanent
N/A	City of Los Angeles Housing Department Los Angeles Homeless Services Authority

Debra Suh, Executive Director at the Center for the Pacific Asian Family



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.

1998

120 Judge John Aiso (N. San Pedro) St.
Los Angeles, CA 90012

Unit Mix

N/A

Affordability

N/A

Team Profile

Lead Developer	LTSC
Community Partner	Visual Communications
Equity Partner	N/A
Architect	Togawa & Smith, Inc.
Contractor	Mackone Construction, Inc.

Project Financing

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

Construction/Permanent

ARCO Foundation
City of Los Angeles Community Development Department
City of Los Angeles Seismic Bond Program

Go For Broke National Education Center Exhibit

2016

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.

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.

Project Financing

Predevelopment/Acquisition

N/A

Construction/Permanent

United States Department of Defense
California Cultural and Historical Endowment
private donors

Asian Pacific Health and Healing Center

1997

1530 N. Hillhurst Ave.
Los Angeles, CA 90027

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.

Unit Mix

N/A

Affordability

N/A

Team Profile

Lead Developer	LTSC
Community Partner	Asian Pacific Health Care Venture (APHCV)
Equity Partner	N/A
Architect	Togawa & Smith, Inc.
Contractor	Mackone Construction, Inc.

Project Financing

Predevelopment/Acquisition

N/A

Construction/Permanent

City of Los Angeles Community Development Department
Local Initiatives Support Corporation
State of California Health Facilities Financing Authority

Paul I. Terasaki Budokan

The Paul I. Terasaki Budokan 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 Paul I. Terasaki Budokan will enhance Little Tokyo's rich cultural diversity as well as stimulate the local economy.

Projected 2019
3rd quarter

237-249 S. Los Angeles
Los Angeles, CA 90013

Unit Mix

N/A

Affordability

N/A

Team Profile

Lead Developer	LTSC
Community Partner	N/A
Equity Partner	TBD
Architect	Gruen Associates with the guidance of Mr. Hayahiko Takase
Contractor	Walton Construction Services, Inc.

Project Financing

Predevelopment/Acquisition
Private Sources

Construction/Permanent
Private Sources
City of Los Angeles Proposition K Grant
State of California Department of Parks and Recreation Proposition 84 Grant
Office of Community Services Department of Health and Human Services Grant
Aratani Foundation
County of Los Angeles Proposition A Grant

Go For Broke Apartments

Projected 2021

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 encasing 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.

Unit Mix

TBD

Affordability

TBD

Team Profile

Lead Developer	LTSC
Owner	Go For Broke National Education Center
Equity Partner	TBD
Architect	TBD
Contractor	TBD

Project Financing

Predevelopment/Acquisition	Construction/Permanent
TBD	Neighborworks America Grant Additional Sources TBD

Daimaru Hotel

Acquired 2015

345 E First Street
Los Angeles, CA 90012

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 it's historic integrity.

Unit Mix

48 units

Affordability

N/A

Team Profile

Lead Developer	LTSC
Community Partner	N/A
Equity Partner	TBD
Architect	TBD
Contractor	TBD

Project Financing

Predevelopment/Acquisition	Construction/Permanent
Neighborworks Capital Corporation Private Sources	Private Sources Additional Sources to be Determined

Santa Monica and Vermont Apartments

Acquired 2017
Metro ENA in process

Projected 3rd Q. 2022

1020-1022
N. New Hampshire Ave.
Los Angeles, CA 90029

4718-4722
Santa Monica Blvd.,
Los Angeles, CA 90029

The Santa Monica Vermont (SMV) Center is an innovative transit oriented development project that will provide affordable housing in the East Hollywood community as well as enhance the neighborhood atmosphere. With an infill development above the Vermont and Santa Monica Metro station, the project will demonstrate environmental sustainability. Incorporating the current Los Angeles County Metropolitan Transit Authority (Metro) plaza and subway portal to a new, six story mixed-use development will create new opportunities for transit mobility which in turn will reduce auto use, greenhouse gas emissions and increase transit ridership.

Unit Mix

160 units

Affordability

TBD

Team Profile

Lead Developer	LTSC
Community Partner	CPAF
Equity Partner	TBD
Architect	TBD
Contractor	TBD

Project Financing

Predevelopment/Acquisition	Construction/Permanent
Community Housing Capital	TBD

Casa Heiwa, Little Tokyo

POSITIVE CHANGE *for*
PEOPLE AND PLACES

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 Rouse 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
"Senior Housing Project of the Year" (Durae Senior Apartments 2016)
"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

Property	Location	Management Began	Asset Mgmt	Property Mgmt	Energy Retrofit
36th Street Apartments	Southeast LA	N/A	x		
Angelina Apartments	Echo Park	Dec-99	x		2011
Broadway Apartments	Southeast LA	N/A	x		
Casa Heiwa	Little Tokyo	Jun-98	x		2012/2011
Casa Yonde	Koreatown	Oct-14	x		
Casanova Gardens	Chinatown	May-14	x		
Cesar Chavez Gardens	Chinatown	Apr-12	x		
Daimaru Hotel	Little Tokyo	Jun-15	x	x	
Durae Senior Apartments	Koreatown	Jun-16	x		
Epworth Apartments	South LA	N/A	x		
Far East Building	Little Tokyo	Sep-99	x		2012
JCI Gardens	Torrance	Nov-08	x	x	2012
Kosumosu Transitional Housing Program	Confidential	Sep-02	x	x	2012
KYC Apartments	Koreatown	Jul-94	x		2012
Larry Itliong Village	Filipinotown	Dec-13	x		
Menlo Family Housing	Koreatown/Wilshire	Mar-13	x		
Pacific Bridge Adult Residential Facility	Monterey Park	N/A	x		
Pacific Housing Development	Monterey Park	N/A	x		
Palm Village Senior Apartments	Sun Valley	Mar-08	x		
Professional Housing and Development Apartments	Koreatown/Pico Union	N/A	x		
Sammy Davis Jr. Manor	Koreatown	Sep-99	x		2012
San Pedro Firm Building	Little Tokyo	Sep-91	x		2012/2011
Silverview Apartments	Silverlake	Jan-99	x	x	2012
Union Center for the Arts	Little Tokyo	Apr-98	x	x	

PROVIDED TECHNICAL ASSISTANCE

Project	Collaborating Organization	Units/SqFt	Description
Asian Pacific Women's Center Transitional Housing	Asian Pacific Women's Center	5	Transitional housing for domestic violence survivors
Casanova Apartments	Chinatown Service Center	27	Affordable family housing
Center for Pacific Asian Family Emergency Shelter	Center for the Pacific Asian Family	48 beds	Emergency shelter for domestic violence survivors
Go For Broke National Education Center Exhibit and Offices	Go For Broke National Education Center	15,000 SF	Museum & office space within historic building
Halifax Apartments	Thai Community Development Center	46	Affordable family housing
KOA Building	5 Koreatown-based Non-profit Organizations	60,000 SF	Nonprofit office and services space
Normandie Village	Search to Involve Pilipino Americans	16	Affordable family housing
Sacatella Village	Search to Involve Pilipino Americans	76	Affordane family housing

Staff Biographies
REAL ESTATE DEPARTMENT

TAKAO SUZUKI

Takao Suzuki currently serves as the Director of Community Economic Development for Little Tokyo Service Center. Takao manages over 15 staff in Real Estate Development, Asset & Property Management, Community Organizing & Planning and API Small Business Assistance. He has served in many capacities from Community Organizer to Director of Real Estate. He has overseen the completion of over 540 affordable housing units along with the Little Tokyo development of the California Japantowns projects. He currently serves on the board of the Southern California Association of Non-Profit Housing, Esperanza Community Housing Corporation, and Mercado la Paloma, Inc. He also serves as the District 1 appointed Housing Commissioner for the Housing Authority of the County of Los Angeles. 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 of Los Angeles. During his time away from the city he was born and raised in, he enjoys spending time in the outdoors hiking and backpacking.

NEIL MCGUFFIN

Neil McGuffin has extensive experience in organizing and real estate development. He has worked in four states and several major cities including 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/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 single family and multi-family residential development 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'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 at LTSC 20 years ago and helped with the development of some of LTSC's first projects: Casa Heiwa, Far East Café, and Union Center for the Arts. During her hiatus from LTSC, she gained experience working in the public and private sectors, and worked for the City of Pasadena as an Assistant Planner and Senior Consultant to a Real Estate Advisory Firm. Minako holds a B.A. in Architecture from the University of California at Berkeley and a M.A. in Urban Planning from the University of California at Los Angeles.

REY FUKUDA SALINAS

Rey Fukuda Salinas is a Paraguayan-Japanese transgender documented immigrant living in Los Angeles. He is currently the Project Manager and Planner of Little Tokyo Service Center, with a focus on the Little Tokyo Area. He formerly worked with the East LA Community Corporation for 5 years, starting off as a Metro Campaign Lead Organizer and then a Project Manager 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, Rey witnessed and experienced the racist and classist history of urban development, which now fuels his passion for equitable urban planning and land-use organizing. Rey received a B.S. and Master's in Planning at the University of Southern California.

POSITIVE CHANGE FOR PEOPLE AND PLACES

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Home court for all

TOGETHER WE CAN BUILD THE **PAUL I. TERASAKI BUDOKAN**

PAUL I. TERASAKI BUDOKAN
A PROJECT OF LTSC
PROJECTED COMPLETION 2019

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