

LACAHSa CREDIT MEMO

For Funding Recommendations Under LACAHSa's Notice of Funding Availability

Date:	March 27, 2026	
Application No.:	26-01-027	
Project Name:	Casa Del Mariachi Apartments	
Project Address(es) (Street Address, Zip Code, Census Tract):	131 S Boyle Ave, 90033, 2060.53 133 S Boyle Ave, 90033, 2060.53 135 S Boyle Ave, 90033, 2060.53	
City:	Los Angeles	
Supervisory District:	1st District of Los Angeles County	
LACAHSa Zone:	Zone 3	
Jurisdiction:	City of Los Angeles	
Project Type(s):	New Construction	
Unit Count:	90	
Financing type:	LIHTC 4%	
Applicant / Developer:	Coalition for Responsible Community Development	
Co-Developer (if applicable):	CRCD Partners LLC	
LACAHSa Program(s) funding debt / capital:	PROGRAM TYPE	AWARDED AMOUNT
	Predevelopment Loan	\$ 1,000,000.00
	TOTAL	\$ 1,000,000.00

This report provides a full funding recommendation for the Casa Del Mariachi Apartments project, a proposed new construction development located at 131 S Boyle Ave, 90033; 133 S Boyle Ave, 90033; and 135 S Boyle Ave, 90033 in the City of Los Angeles. Staff recommends a funding award of \$1,000,000 from the requested LACAHSa Predevelopment Loan to support the predevelopment phase of a New Construction project of 90 units. The project will support 18 units restricted to extremely low-income households and 44 restricted to low-income households. This award will serve as the only predevelopment source for the project via LACAHSa funds.

The project has a projected construction start date of February 20, 2028 and permanent conversion anticipated by September 16, 2029.



1. PROJECT DESCRIPTION

This project is a proposed Acquisition of Existing Buildings and New Construction of 90 units, located at 131 S Boyle Ave, 90033; 133 S Boyle Ave, 90033; and, 135 S Boyle Ave, 90033 in the City of Los Angeles.

Total number of units and unit mix:

The project will feature a total of 90 units, including 15 Studio units, 36 1-Bedroom units, 20 2-Bedroom units, 18 3-Bedroom units, and 1 2-Bedroom manager unit.

Affordability restrictions:

The development complies with the minimum affordability restrictions, with 20% of units restricted at or below 30% AMI.

Key scope elements:

The scope includes the development of Casa del Mariachi, a 90-unit 100% affordable multifamily housing project in Boyle Heights, combining multiple parcels into a new seven-story building with a mix of unit sizes and affordability levels serving households from 30% to 80% AMI, alongside community amenities and on-site supportive services for residents. The strategy focuses on ensuring long-term housing stability and affordability through LIHTC restrictions for a minimum of 55 years, comprehensive relocation assistance compliant with federal and state regulations to minimize displacement impacts, and the provision of ongoing resident services that support housing retention, economic mobility, and overall well-being.

Site conditions and surrounding neighborhood context:

The site is a currently improved parcel consisting of existing residential structures that will be demolished and consolidated into a new mid-rise (7-story) multifamily development, located in a transit-oriented and historically underserved area of Boyle Heights in the City of Los Angeles. The surrounding context includes close proximity to major transportation infrastructure such as the East LA Interchange, access to multiple freeway corridors (I-10 and US-101), public transit options, and a dense urban fabric with nearby schools, community services, and commercial corridors that support resident needs. Site-specific challenges include the need to relocate existing occupied units, limited space for construction staging due to the infill nature of the site, and navigating regulatory requirements associated with demolition, relocation compliance, and development within a built-out urban neighborhood.

Amenities or services offered:

On-site amenities will include community rooms, covered outdoor patios, an exercise room, laundry facilities, and secure bike storage, designed to promote resident well-being and community interaction. Comprehensive supportive services, managed by the Coalition for Responsible Community Development (CRCDD), will be provided, focusing on case management, job readiness and workforce development, mental and physical health support, life skills training, and children's programming, along with education services and community-building activities to support long-term housing stability and resident success.

2. BORROWER / OWNERSHIP STRUCTURE

Legal entity of the borrower:

The borrower is Casa Del Mariachi, LP, a Private Entity, located at 3101 S Grand Avenue, LA 90007.

**General partner(s) and limited partner(s):**

The General Partners are Coalition for Responsible Community Development and CRCD Partners LLC.

Ownership percentages:

Coalition for Responsible Community Development holds a 49% interest and CRCD Partners LLC holds a 51%

Staff has conducted a review of the financial statements and overall fiscal health of Coalition for Responsible Community Development. As of December 31, 2025, the borrower demonstrates strong financial capacity, reporting a net worth of \$21,194,208 and liquid assets totaling \$1,181,040. The entity's audited financial statements for the most recent fiscal years indicate stable operations. Additionally, Coalition for Responsible Community Development has a proven track record of managing 19 similar affordable housing assets.

Project meets the liquidity and net worth requirements (See "Financial Narrative" Appendix).

Any planned changes in ownership at closing:

No material change is anticipated.

3. PROJECT FINANCE SUMMARY

The total development cost (TDC) is estimated at \$82,807,395.

Primary sources include equity from a planned Federal Low Income Housing Tax Credits application and others like Walker Dunlop, Deferred Fee, LAHD and a future NOFA LACAHSa application. LACAHSa is requested to provide \$1,000,000 from the requested LACAHSa Programs (Predevelopment Loan) as the only predevelopment source.

SOURCES	TOTAL
LACAHSa Predevelopment Loan	\$ 1,000,000.00

Key financial milestones:

The project development is projected to start on February 20, 2028. Completion of the project is expected for February 19, 2029 Permanent conversion is anticipated by September 16, 2029.

4. PERMANENT FUNDING SOURCES

SOURCES	TOTAL	% TOTAL
Federal Low Income Housing Tax Credits	\$ 31,829,419.00	38%
Developer Equity	\$ 100.00	0%
Tax Exempt Permanent Loan (Walker Dunlop)	\$ 10,000,000.00	12%
Deferred Fee	\$ 4,257,876.00	5%
LAHD	\$ 34,220,000.00	41%
LACAHSa (future NOFA)	\$ 2,500,000.00	3%
TOTAL PERMANENT SOURCES	\$ 82,807,395.00	

5. CONSTRUCTION FUNDING SOURCES

SOURCES	TOTAL	% TOTAL
Federal Low Income Housing Tax Credits	\$ 12,000,000.00	14%
Developer Equity	\$ 100.00	0%
Tax Exempt Permanent Loan (Walker Dunlop)	\$ 35,450,000.00	43%
Deferred During Construction	\$ 6,500,000.00	8%
LAHD	\$ 27,811,814.00	34%
LACAHSa (future NOFA)	\$ 1,045,481.00	1%
TOTAL CONSTRUCTION SOURCES	\$ 82,807,395.00	

6. USES OF FUNDS

USES	TOTAL	% TOTAL
Acquisition Related Costs	\$ 4,250,000.00	5%
Hard Construction Costs	\$ 59,237,444.00	72%
Construction Related Costs	\$ 2,874,850.00	3%
Construction Financing Costs	\$ 2,605,643.00	3%
Permanent Financing Costs	\$ 229,000.00	0%
Soft Costs	\$ 2,052,580.00	2%
Developer Fee	\$ 9,275,819.00	11%
Reserves	\$ 2,282,059.00	3%
TOTAL USES OF FUNDS	\$ 82,807,395.00	

7. INCOME RESTRICTED UNITS

AMI	STUDIO	1-BDR	2-BDR	3-BDR	4-BDR	TOTAL	TOTAL%
10%	-	-	-	-	-	-	0%
20%	-	-	-	-	-	-	0%
30%	2	8	4	4	-	18	20%
40%	-	-	-	-	-	-	0%
50%	-	-	-	-	-	-	0%
60%	13	28	3	-	-	44	49%
70%	-	-	-	-	-	-	0%
80%	-	-	13	14	-	27	30%
90%	-	-	-	-	-	-	0%
100%	-	-	-	-	-	-	0%
110%	-	-	-	-	-	-	0%
120%	-	-	-	-	-	-	0%
Not LIHTC Qual.	-	-	-	-	-	-	0%
TOTAL	15	36	20	18	-	89	



Total Restricted Units:	89
Affordability Period (years):	99
Target population:	Low-income individuals and families.

8. PROJECT COST JUSTIFICATION

The Project's Adjusted Total Development Cost ("ATDC") is significantly higher than its peers. Pursuant to the standards described in Exhibit C of NOFA #1, the Project's ATDC is \$82,807,395.00, or \$997.28/sq. ft., compared to \$828.34/sq. ft. for New Construction projects in this application pool. This ATDC falls in the 87% percentile of peer applicants, which we view as significantly higher than the median and ranks 88 out of the 102 New Construction projects competing for funding under NOFA #1.

9. COMPLIANCE WITH LACAHSa'S UNDERWRITING REQUIREMENTS

Meets all underwriting requirements, , subject to LACAHSa's review of additional and/or updated due diligence documentation.

10. PROJECT TIMELINE

Estimated start of construction / rehabilitation:	February 20, 2028
Expected completion (TCO):	February 19, 2029
Expected permanent conversion:	September 16, 2029

11. STAFF FUNDING RECOMMENDATION

Staff recommends full funding for the Casa Del Mariachi Apartments project, with a recommended award amount of \$1,000,000. This award will serve as the only source for the predevelopment of the project via LACAHSa funds.

All projects receiving funding under this NOFA must adhere to SB 679, Measure A, the Program Guidelines, the Annual Expenditure Plan, and any other policies and guidelines adopted by the Board. The funding amount is subject to modification based on LACAHSa's review and approval of all required due diligence materials and the project's continued compliance with program requirements. Any outstanding compliance and/or underwriting issues must be resolved to LACAHSa's satisfaction prior to proceeding to subsequent phases of financing or closing.

The approval is subject to several key conditions. These conditions include but are not limited to the following:

- Review and approval of an appraisal commissioned by LACAHSa.
- Review and approval of all required environmental reports.
- Provision and approval of a current ALTA survey.
- The applicant must revise the predevelopment interest calculation to ensure consistency with the executed term sheet, including applicable compounding assumptions, and submit updated calculations for verification prior to closing.
- Provision of a preliminary title report dated within 90 days of closing, evidencing clean and insurable title acceptable to LACAHSa.
- Review of updated financial information evidencing no material adverse change in financial wherewithal.
- Issuance of an acceptable title policy.



- Negotiation and execution of a LACAHSa regulatory agreement.

12. APPENDICES

- Proforma
- Site map and photos
- Parcel map and architectural drawings
- Relocation Plan
- Scoring letter to the applicant
- Financial Narrative

Prepared by:	Luis Guerra & Eleanor Atkins
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Reviewed by:	Claudia Lima
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Los Angeles County Affordable Housing Solutions Agency																Direct Inputs for Applicant Automatically Calculated				Community Development La Del Mariachi Apartments											
Financing Application																Link to Information Elsewhere in Application LACAHSa Inputs				N/A 90 Units											
Residential Proforma																Automatically Generated / Not Applicable															
INCOME	Inflator	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
LACAHSa Subsidy Request	2.5%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LACAHSa Subsidy Request - PSH	2.5%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Income Restricted Unit	2.5%	\$1,730,616	\$1,773,881	\$1,818,228	\$1,863,684	\$1,910,276	\$1,958,033	\$2,006,984	\$2,057,159	\$2,108,588	\$2,161,302	\$2,215,335	\$2,270,718	\$2,327,486	\$2,385,673	\$2,445,315	\$2,506,448	\$2,569,109	\$2,633,337	\$2,699,170	\$2,766,650	\$2,835,816	\$2,906,711	\$2,979,379	\$3,053,863	\$3,130,210	\$3,208,465	\$3,288,677	\$3,370,894	\$3,455,166	\$3,541,545
Income Restricted Unit - PSH	2.5%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Manager Units	2.5%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Market Rate Units	2.5%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rental Vacancy Loss		-\$86,531	-\$88,694	-\$90,911	-\$93,184	-\$95,514	-\$97,902	-\$100,349	-\$102,858	-\$105,429	-\$108,065	-\$110,767	-\$113,536	-\$116,374	-\$119,284	-\$122,266	-\$125,322	-\$128,455	-\$131,667	-\$134,959	-\$138,332	-\$141,791	-\$145,336	-\$148,969	-\$152,693	-\$156,511	-\$160,423	-\$164,434	-\$168,545	-\$172,758	-\$177,077
Parking Income	2.5%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Income (laundry, etc)	2.5%	\$10,800	\$11,070	\$11,347	\$11,630	\$11,921	\$12,219	\$12,525	\$12,838	\$13,159	\$13,488	\$13,825	\$14,171	\$14,525	\$14,888	\$15,260	\$15,642	\$16,033	\$16,433	\$16,844	\$17,265	\$17,697	\$18,139	\$18,593	\$19,058	\$19,534	\$20,023	\$20,523	\$21,036	\$21,562	\$22,101
Other Income Vacancy Loss		-\$1,080	-\$1,107	-\$1,135	-\$1,163	-\$1,192	-\$1,222	-\$1,252	-\$1,284	-\$1,316	-\$1,349	-\$1,382	-\$1,417	-\$1,452	-\$1,489	-\$1,526	-\$1,564	-\$1,603	-\$1,643	-\$1,684	-\$1,727	-\$1,770	-\$1,814	-\$1,859	-\$1,906	-\$1,953	-\$2,002	-\$2,052	-\$2,104	-\$2,156	-\$2,210
Effective Gross Income		\$1,653,805	\$1,695,150	\$1,737,529	\$1,780,967	\$1,825,491	\$1,871,129	\$1,917,907	\$1,965,855	\$2,015,001	\$2,065,376	\$2,117,010	\$2,169,936	\$2,224,184	\$2,279,789	\$2,336,783	\$2,395,203	\$2,455,083	\$2,516,460	\$2,579,372	\$2,643,856	\$2,709,952	\$2,777,701	\$2,847,144	\$2,918,322	\$2,991,280	\$3,066,062	\$3,142,714	\$3,221,282	\$3,301,814	\$3,384,359
EXPENSES	Inflator	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Administrative Expenses																															
Conventions & Meetings	4%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Consultants	4%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Advertising & Marketing	4%	\$2,500	\$2,588	\$2,678	\$2,772	\$2,869	\$2,969	\$3,073	\$3,181	\$3,292	\$3,407	\$3,526	\$3,650	\$3,778	\$3,910	\$4,047	\$4,188	\$4,335	\$4,487	\$4,644	\$4,806	\$4,974	\$5,149	\$5,329	\$5,515	\$5,708	\$5,908	\$6,115	\$6,329	\$6,550	\$6,780
Apartment Resale Expenses (Coops)	4%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Renting Expenses	4%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Salaries	4%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Expenses	4%	\$20,000	\$20,700	\$21,425	\$22,174	\$22,950	\$23,754	\$24,585	\$25,446	\$26,336	\$27,258	\$28,212	\$29,199	\$30,221	\$31,279	\$32,374	\$33,507	\$34,680	\$35,894	\$37,150	\$38,450	\$39,796	\$41,189	\$42,630	\$44,122	\$45,667	\$47,265	\$48,919	\$50,631	\$52,403	\$54,238
Office or Model Apartment Rent	4%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fee	4%	\$91,800	\$95,013	\$98,338	\$101,780	\$105,343	\$109,030	\$112,846	\$116,795	\$120,883	\$125,114	\$129,493	\$134,025	\$138,716	\$143,571	\$148,596	\$153,797	\$159,180	\$164,751	\$170,518	\$176,486	\$182,663	\$189,056	\$195,673	\$202,521	\$209,610	\$216,946	\$224,539	\$232,398	\$240,532	\$248,950
Manager or Superintendent Salaries	4%	\$55,000	\$56,925	\$58,917	\$60,979	\$63,114	\$65,323	\$67,609	\$69,975	\$72,424	\$74,959	\$77,583	\$80,298	\$83,109	\$86,018	\$89,028	\$92,144	\$95,369	\$98,707	\$102,162	\$105,738	\$109,438	\$113,269	\$117,233	\$121,336	\$125,583	\$129,978	\$134,528	\$139,236	\$144,109	\$149,153
Administrative	4%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legal Expense (Project)	4%	\$3,000	\$3,105	\$3,214	\$3,326	\$3,443	\$3,563	\$3,688	\$3,817	\$3,950	\$4,089	\$4,232	\$4,380	\$4,533	\$4,692	\$4,856	\$5,026	\$5,202	\$5,384	\$5,572	\$5,768	\$5,969	\$6,178	\$6,395	\$6,618	\$6,850	\$7,090	\$7,338	\$7,595	\$7,861	\$8,136
Audit Expense	4%	\$12,000	\$12,420	\$12,855	\$13,305	\$13,770	\$14,252	\$14,751	\$15,267	\$15,802	\$16,355	\$16,927	\$17,520	\$18,133	\$18,767	\$19,424	\$20,104	\$20,808	\$21,536	\$22,290	\$23,070	\$23,877	\$24,713	\$25,578	\$26,473	\$27,400	\$28,359	\$29,352	\$30,379	\$31,442	\$32,543
Bookkeeping Fees/Accounting Services	4%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone and Answering Services	4%	\$20,000	\$20,700	\$21,425	\$22,174	\$22,950	\$23,754	\$24,585	\$25,446	\$26,336	\$27,258	\$28,212	\$29,199	\$30,221	\$31,279	\$32,374	\$33,507	\$34,680	\$35,894	\$37,150	\$38,450	\$39,796	\$41,189	\$42,630	\$44,122	\$45,667	\$47,265	\$48,919	\$50,631	\$52,403	\$54,238
Bad Debts	4%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Credit Monitoring Fee (\$45.00/LIHTC unit)	4%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LACAHSa Annual Monitoring Fee	2%	\$500	\$510	\$520	\$531	\$541	\$552	\$563	\$574	\$586	\$598	\$609	\$622	\$634	\$647	\$660	\$673	\$686	\$700	\$714	\$728	\$743	\$758	\$773	\$788	\$804	\$820	\$837	\$853	\$871	\$888
Miscellaneous Administrative Expenses	4%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other (Describe)	4%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other (Describe)	4%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Administrative Expenses		\$204,800	\$211,961	\$219,371	\$227,042	\$234,980	\$243,196	\$251,700	\$260,501	\$269,610	\$279,037	\$288,795	\$298,894	\$309,345	\$320,163	\$331,359	\$342,947	\$354,940	\$367,352	\$380,199	\$393,495	\$407,257	\$421,500	\$436,241	\$451,498	\$467,288	\$483,631	\$500,546	\$518,053	\$536,172	\$554,925
Utility Expenses (paid by owner)																															
Fuel Oil	4%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electricity	4%	\$27,000	\$27,945	\$28,923	\$29,935	\$30,983	\$32,068	\$33,190	\$34,352	\$35,554	\$36,798	\$38,086	\$39,419	\$40,799	\$42,227	\$43,705	\$45,234	\$46,818	\$48,456	\$50,152	\$51,908	\$53,724	\$55,605	\$57,551	\$59,565	\$61,650	\$63,808	\$66,041	\$68,352	\$70,745	\$73,221
Water	4%	\$23,625	\$24,452	\$25,308	\$26,193	\$27,110	\$28,059	\$29,041	\$30,058	\$31,110	\$32,198	\$33,325	\$34,492	\$35,699	\$36,948	\$38,242	\$39,580	\$40,965	\$42,399	\$43,883	\$45,419	\$47,009	\$48,654	\$50,357	\$52,119	\$53,944	\$55,832	\$57,786	\$59,808	\$61,902	\$64,068
Gas	4%	\$20,250	\$20,959	\$21,692	\$22,452	\$23,237	\$24,051	\$24,892	\$25,764	\$26,665	\$27,599	\$28,565	\$29,564	\$30,599	\$31,670	\$32,779	\$33,926	\$35,113	\$36,342	\$37,614	\$38,931	\$40,293	\$41,703	\$43,163	\$44,674	\$46,237	\$47,856	\$49,531	\$51,264	\$53,058	\$54,916
Sewer	4%	\$23,625	\$24,452	\$25,308	\$26,193	\$27,110	\$28,059	\$29,041	\$30,058	\$31,110	\$32,198	\$33,325	\$34,492	\$35,699	\$36,948	\$38,242	\$39,580	\$40,965	\$42,399	\$43,883	\$45,419	\$47,009	\$48,654	\$50,357	\$52,119	\$53,944	\$55,832	\$57,786	\$59,808	\$61,902	\$64,068
Other (Describe)	4%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Utility Expenses		\$94,500	\$97,808	\$101,231	\$104,774	\$108,441	\$112,236	\$116,165																							

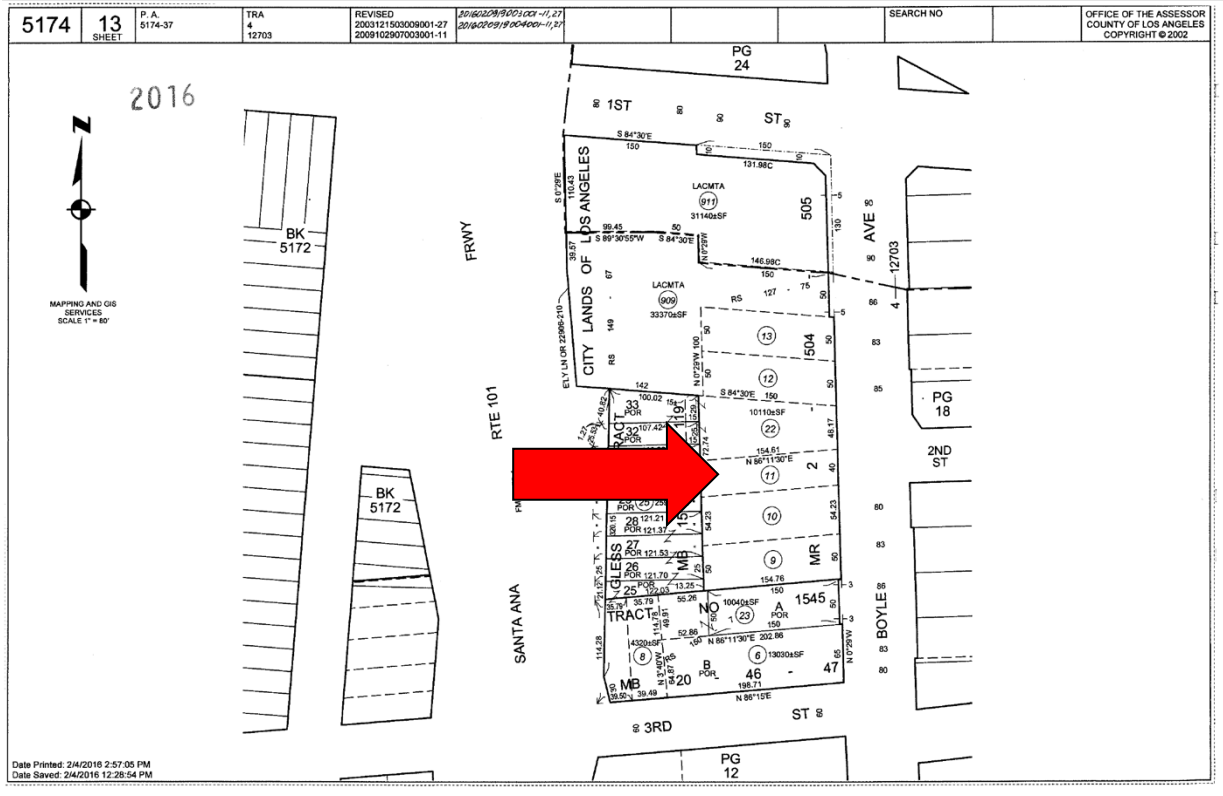
Taxes and Insurance																																
Real Estate Tax	4%	\$11,500	\$11,903	\$12,319	\$12,750	\$13,197	\$13,658	\$14,136	\$14,631	\$15,143	\$15,673	\$16,222	\$16,790	\$17,377	\$17,985	\$18,615	\$19,267	\$19,941	\$20,639	\$21,361	\$22,109	\$22,883	\$23,683	\$24,512	\$25,370	\$26,258	\$27,177	\$28,129	\$29,113	\$30,132	\$31,187	
Payroll Taxes (project share)	4%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Property & Liability Insurance	4%	\$76,300	\$78,971	\$81,734	\$84,595	\$87,556	\$90,620	\$93,792	\$97,075	\$100,473	\$103,989	\$107,629	\$111,396	\$115,295	\$119,330	\$123,506	\$127,829	\$132,303	\$136,934	\$141,726	\$146,687	\$151,821	\$157,135	\$162,634	\$168,327	\$174,218	\$180,316	\$186,627	\$193,159	\$199,919	\$206,916	\$213,160
Fidelity Bond Insurance	4%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Workers' Compensation	4%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Health Insurance & Other Benefits	4%	\$25,000	\$25,875	\$26,781	\$27,718	\$28,688	\$29,692	\$30,731	\$31,807	\$32,920	\$34,072	\$35,265	\$36,499	\$37,777	\$39,099	\$40,467	\$41,884	\$43,350	\$44,867	\$46,437	\$48,063	\$49,745	\$51,486	\$53,288	\$55,153	\$57,083	\$59,081	\$61,149	\$63,289	\$65,504	\$67,797	\$70,135
Misc. Taxes, Licenses, Permits & Insurance	4%	\$6,000	\$6,210	\$6,427	\$6,652	\$6,885	\$7,126	\$7,376	\$7,634	\$7,901	\$8,177	\$8,464	\$8,760	\$9,066	\$9,384	\$9,712	\$10,052	\$10,404	\$10,768	\$11,145	\$11,535	\$11,939	\$12,357	\$12,789	\$13,237	\$13,700	\$14,179	\$14,676	\$15,189	\$15,721	\$16,271	\$16,840
Other (Describe)	4%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other (Describe)	4%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxes and Insurance		\$118,800	\$122,958	\$127,262	\$131,716	\$136,326	\$141,097	\$146,036	\$151,147	\$156,437	\$161,912	\$167,579	\$173,444	\$179,515	\$185,798	\$192,301	\$199,031	\$205,998	\$213,207	\$220,670	\$228,393	\$236,387	\$244,660	\$253,224	\$262,086	\$271,259	\$280,754	\$290,580	\$300,750	\$311,276	\$322,171	\$333,447

[illegible]

NET OPERATING INCOME	796,805	808,163	819,505	830,820	842,097	853,323	864,487	875,573	886,568	897,457	908,223	918,850	929,320	939,614	949,712	959,594	969,238	978,620	987,718	996,505	1,004,955	1,013,040	1,020,731	1,027,997	1,034,805	1,041,123	1,046,914	1,052,141	1,056,766	1,060,748
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[illegible][illegible][illegible]

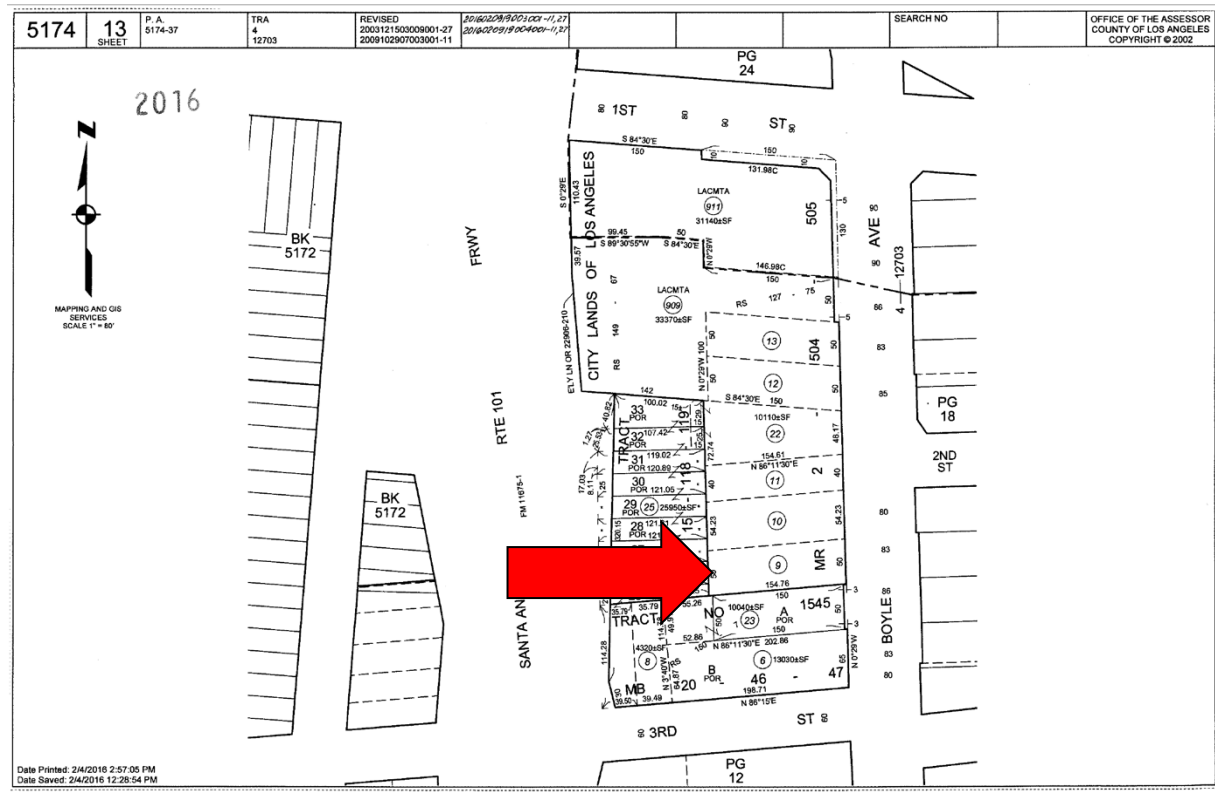
PARCEL MAP 5174-013-011



PARCEL MAP 5174-013-010



PARCEL MAP 5174-013-009



Flood Hazard Information

The map number is 06037C and the panel number is 1636G. The maps were dated on 12/21/2018. According to the county flood map and the flood maps I reviewed the subject is within a Flood Zone. Flood Insurance would not be mandatory. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.



RiskMeter

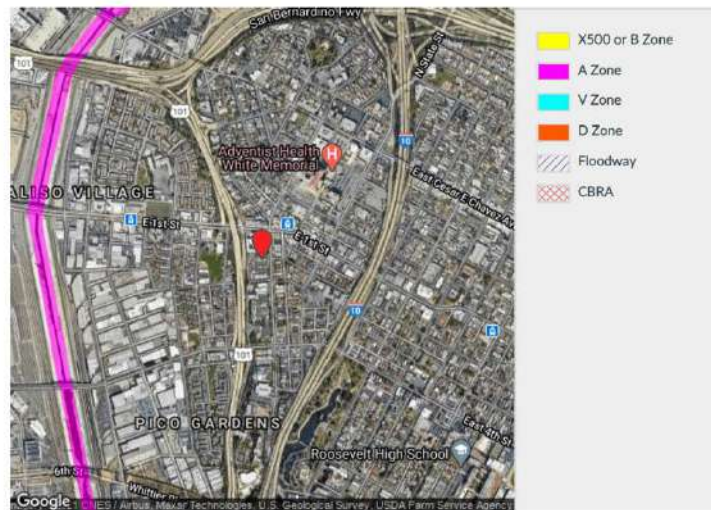
133 S BOYLE AVE LOS ANGELES, CA 90033-3404

LOCATION ACCURACY: Excellent

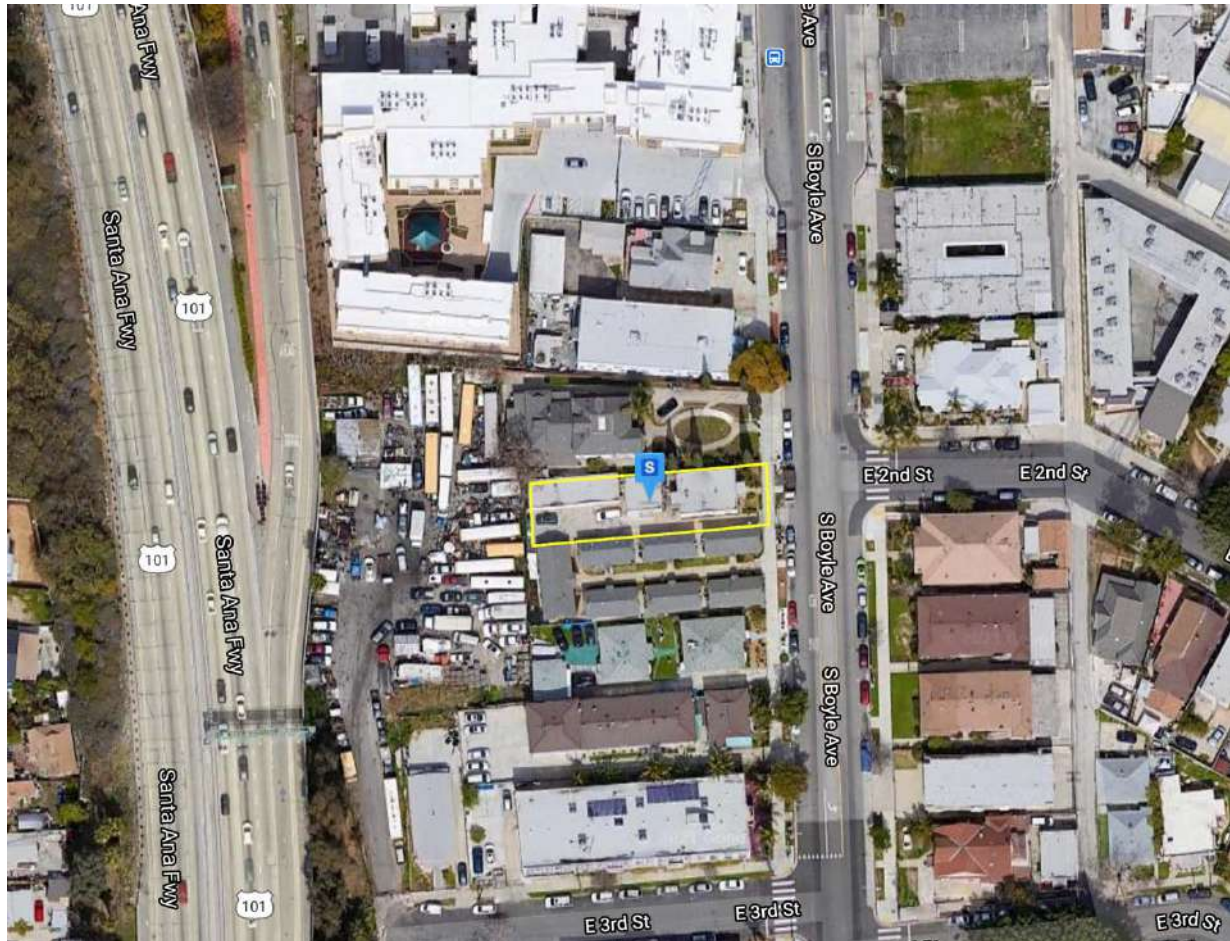
Flood Zone Determination Report

Flood Zone Determination: **OUT**

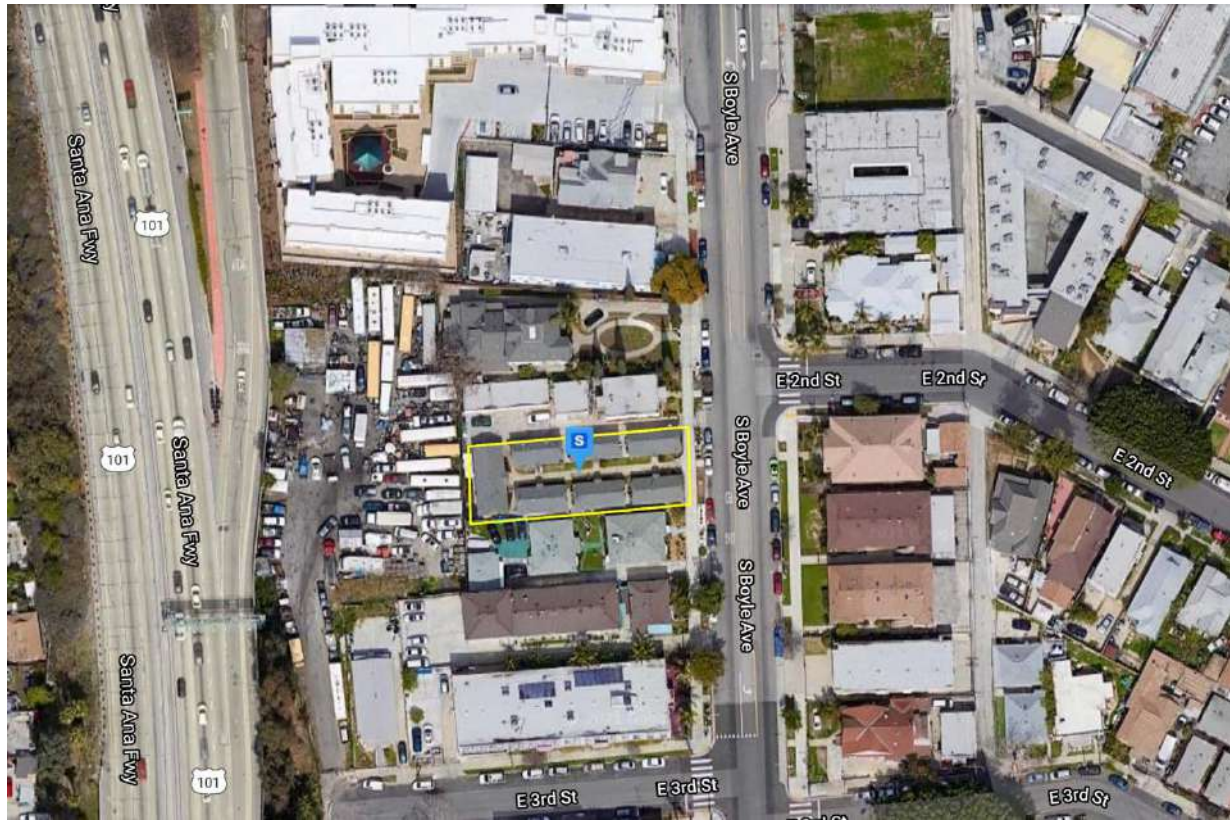
COMMUNITY	060137	PANEL	1636G
PANEL DATE	December 21, 2018	MAP NUMBER	06037C1636G



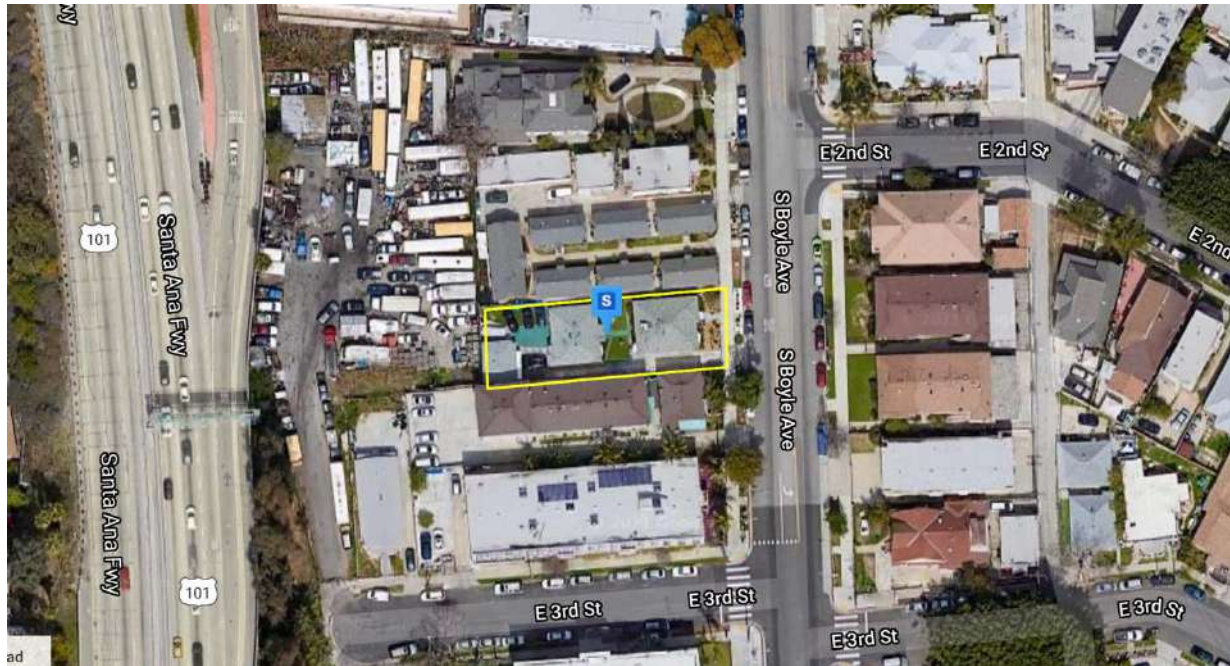
AERIAL PHOTOGRAPH APN: 5174-013-011



AERIAL PHOTOGRAPH APN: 5174-013-010



AERIAL PHOTOGRAPH APN: 5174-013-009



SUBJECT PHOTOGRAPHS



Photograph 1 front of subject – 207 S. Boyle



Photograph 10 exterior-207 S. Boyle



Photograph 11 exterior-207 S. Boyle



Photograph 12 2-car garage-207 S. Boyle



Photograph 13 exterior-207 S. Boyle

PHOTOS



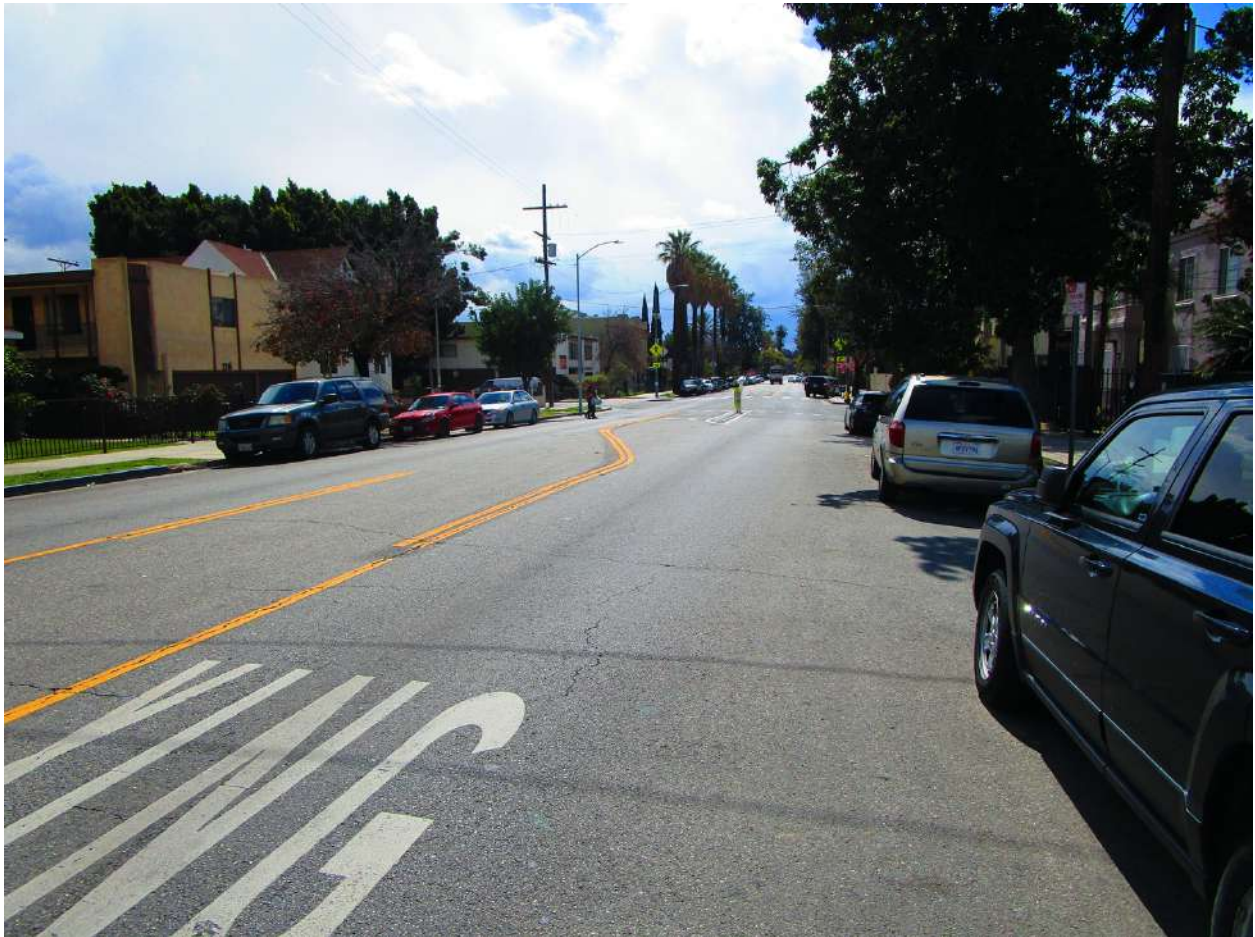
Photograph 14 view of downtown skyline-207 S. Boyle



Photograph 15 view of downtown skyline 207 S. Boyle



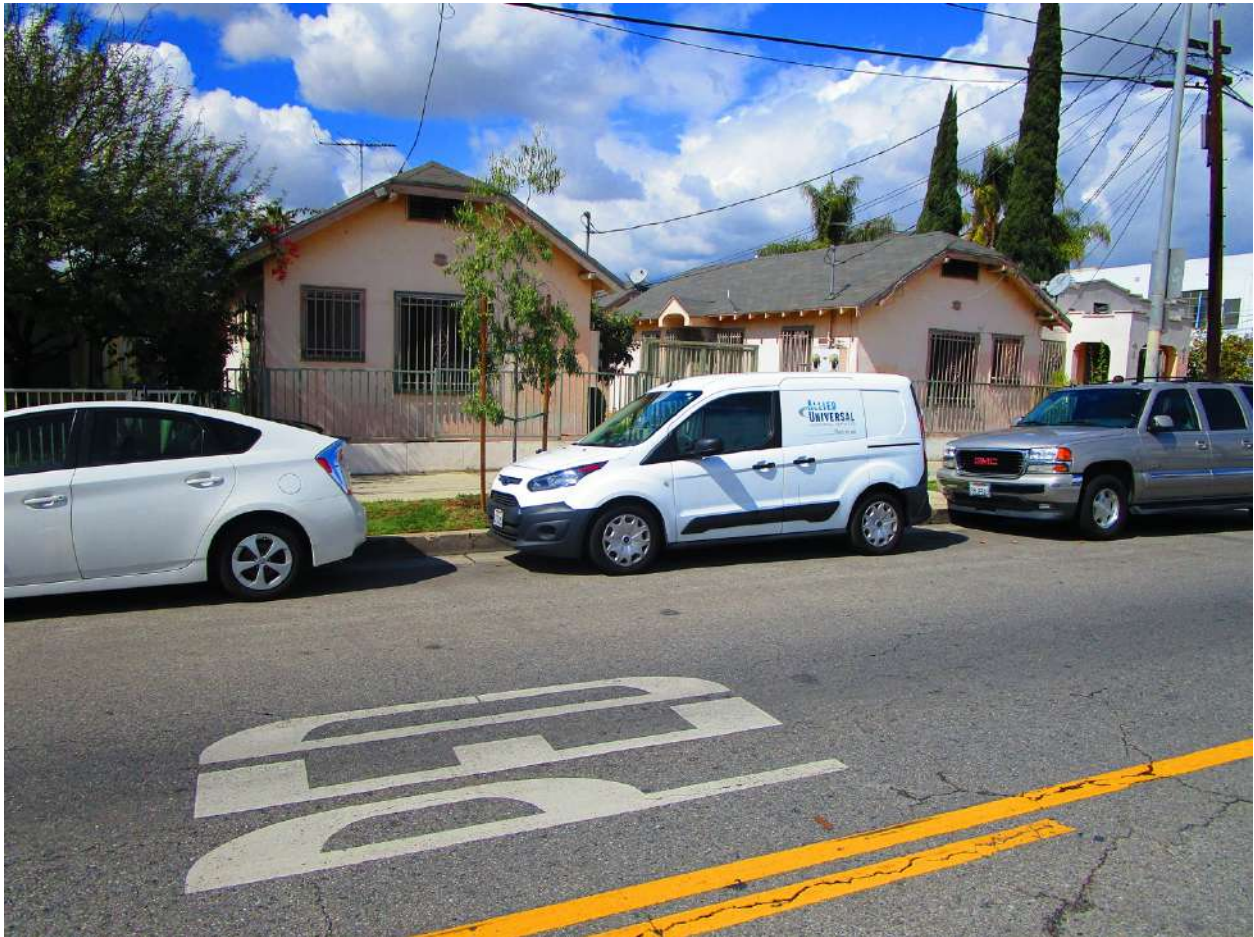
Photograph 16 street photograph



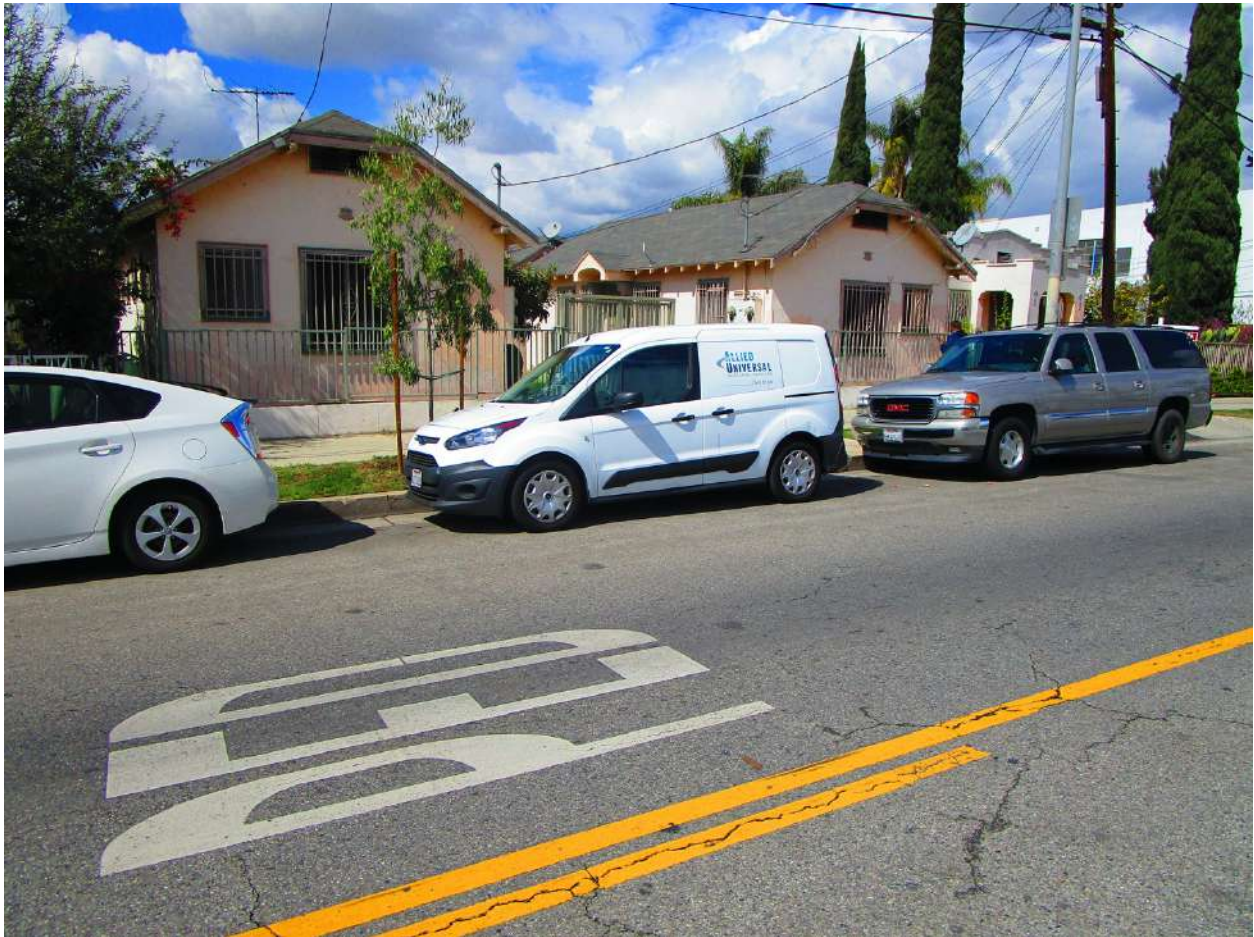
Photograph 17 street photograph



Photograph 18 front of subject 207 S. Boyle



Photograph 19 subject exterior-133-139 S. Boyle



Photograph 20 front of subject 133-139 S. Boyle



Photograph 21 exterior 133-139 S. Boyle



Photograph 22 exterior 133-139 S. Boyle



Photograph 23 subject133-139 S. Boyle



Photograph 24 alley133-139 S. Boyle



Photograph 25 garages133-139 S. Boyle



Photograph 28 site133-139 S. Boyle

PROJECT

CASA DEL MARIACHI

An Affordable Housing Development

A 90-UNIT FAMILY AFFORDABLE HOUSING PROJECT

133 S BOYLE AVE, LOS ANGELES, CA 90033

CLIENT

CRCD Partners

2415 S Central Ave, Los Angeles, CA 90011

PROJECT TEAM

ARCHITECT

FSY Architects, Inc.

2902 Knox Ave, 2nd Floor
Los Angeles, CA 90039
t: 323.255.4848
email: vsehgal@fsyarchitects.com

CONTACT: VIJAY SEHGAL

PROJECT SUMMARY

LEGAL DESCRIPTION

Site Address	133 S BOYLE AVE, LOS ANGELES, CA 90033 AND 135 - 139 1/2 S BOYLE AVE, LOS ANGELES, CA 90033 AND 207 - 209 1/2 S BOYLE AVE, LOS ANGELES, CA 90033 90033
ZIP Code	90033
Lot/Parcel Area	22,306 SF
Thomas Brothers Grid	PAGE 634 - GRID J4
Assessor Parcel No. (APN)	5174-013-011 AND 5174-013-010 AND 5121-003-009
Tract	35 ACRE LOTS OF THE LOS ANGELES CITY LANDS "HANCOCK SURVEY"
Map Reference	M R 1-463/464
Block	60
Lot	PT 4
Arb (Lot Cut Reference)	100, 101, 102
Map Sheet	129A221

STATEMENT OF SCOPE OF WORK:

DEMOLISH EXISTING 1-STORY RESIDENTIAL STRUCTURES AND SITE FENCE. NEW CONSTRUCTION OF 7-STORY TYPE III-A RESIDENTIAL BUILDING OVER 2-STORY TYPE I-A RESIDENTIAL, PARKING, UTILITIES, AND COMMON AREAS.

- AFFORDABLE HOUSING UNITS	= 90 UNITS
- UNIT MIX (ST / 1BR / 2BR / 3BR)	= 15 / 36 / 21 / 18
- PROPOSED BUILDING HEIGHT	= 86'-2" / 7 STORIES
- PROPOSED BUILDING AREA	= 77,465 SF (ZONING CODE)
- PROPOSED BUILDING AREA	= 86,550 SF (BUILDING CODE)

ZONING ANALYSIS/DENSITY CALCULATIONS:

A. SITE ANALYSIS	
ZONING:	= [Q]R4-1-RIO-CUGU
LOT AREA:	= 22,306 SF
B. ZONING ANALYSIS: [Q]R4-1-RIO-CUGU*	
OCCUPANCY GROUP	= R4
BUILDING HEIGHT (ALLOWED/PROPOSED)	= UNLIMITED / 86.17"
SETBACK REQUIREMENTS	
- REQUIRED (FRONT / SIDE / REAR YARD)	= 15' / 5' + 5(1') / 19'
- PROVIDED (FRONT / SIDE / REAR YARD)	= 8' / 10' / 15'**
C. DENSITY CALCULATIONS	
NO. OF UNITS	
- ALLOWED (1 D.U / 400 SF)	= 55 UNITS*
- PROPOSED	= 90 UNITS***
D. F.A.R CALCULATIONS	
BUILDABLE AREA	= 15,040 SF*
ALLOWABLE F.A.R.	= 3:1 (45,120 SF)*
PROPOSED F.A.R.	= 5.15:1 (77,465 SF)**

* GENERAL NOTE #1:
BUILDABLE AREA CALCULATION ASSUMES BASE SETBACKS PRIOR TO INCENTIVE REQUESTS AS REQUIRED BY LAMC 12.03. BASE F.A.R. DETERMINED BASED ON LAMC 12.21.1 A.1 REQUIREMENTS.

** GENERAL NOTE #2:
PROPOSED F.A.R., BASE DENSITY, AND FRONT YARD INCREASE. SEE INCENTIVE REQUESTS.

*** GENERAL NOTE #3:
BASE DENSITY DETERMINED BASED ON LAMC 12.11 C.4 REQUIREMENTS IN R4-1 ZONES.



PROJECT INCENTIVE REQUESTS

100% AFFORDABLE (ED1 & AHIP) 7-STORY, 90 UNIT APARTMENT BUILDING INCLUDING THE FOLLOWING INCENTIVES AND WAIVERS:

A. BASE INCENTIVE: DENSITY PER BUILDING ENVELOPE

B. ADDITIONAL INCENTIVE #1: - REDUCED YARD SETBACKS

- REAR YARD (N): 15 FEET I.L.O. 19 FEET
- FRONT YARD (N): 8 FEET I.L.O. 15 FEET

BUILDING AREA SUMMARY

A. PER ZONING CODE DEFINITION	
GROUND FLOOR (S-2, B, A-3)	= 5,595 SF
SECOND FLOOR (R-2)	= 11,350 SF
THIRD - SIXTH FLOOR (R-2)	= 49,320 SF
SEVENTH FLOOR (R-2, B)	= 11,200 SF
TOTAL AREA	= 77,465 SF

GENERAL NOTES:
SEE FIGURE 2 PROVIDED ON G3.01 DEMONSTRATING COMPLIANCE

B. PER BUILDING CODE DEFINITION	
GROUND FLOOR (S-2, B, A-3)	= 12,475 SF
SECOND FLOOR (R-2)	= 11,615 SF
THIRD - SIXTH FLOOR (R-2)	= 50,860 SF
SEVENTH FLOOR (R-2, B)	= 11,600 SF
TOTAL AREA	= 86,550 SF

GENERAL NOTES:
SEE FIGURE 3 PROVIDED ON G3.01 DEMONSTRATING COMPLIANCE.

C. PER LAUSD SCHOOL AREAS DEFINITION	
GROUND FLOOR (S-2, B, A-3)	= 6,165 SF
SECOND FLOOR (R-2)	= 11,250 SF
THIRD - SIXTH FLOOR (R-2)	= 49,260 SF
SEVENTH FLOOR (R-2, B)	= 10,980 SF
TOTAL AREA	= 77,655 SF

GENERAL NOTES:
SEE FIGURE 4 PROVIDED ON G3.01 DEMONSTRATING COMPLIANCE.

PARKING SUMMARY (BICYCLE):

REQUIRED: (RESIDENTIAL)	LONG-TERM STALLS *
	1ST TIER (1-25) @ 1 STALL / 1 D.U = 25 STALLS
	2ND TIER (26-100) @ 1 STALL / 1.5 D.U = 44 STALLS
	TOTAL REQUIRED = 68 STALLS

SHORT-TERM STALLS*
1ST TIER (1-25) @ 1 STALL / 10 D.U. = 3 STALLS
2ND TIER (26-100) @ 1 STALL / 15 D.U. = 5 STALLS
TOTAL REQUIRED = 7 STALLS

PROVIDED: (RESIDENTIAL)	LONG-TERM*
	= 68 STALLS
	SHORT-TERM*
	= 7 STALLS
	TOTAL PROVIDED = 75 STALLS

* PER LAMC SECTION 12.22A (d)(1)

UNIT SUMMARY

1. HOUSING (90 UNITS):

15	STUDIO UNIT	@ 400 SF/UNIT
36	1 BEDROOM UNIT	@ 550 SF/UNIT
21	2 BEDROOM UNIT	@ 750 SF/UNIT
18	3 BEDROOM UNIT	@ 1,000 SF/UNIT
90	TOTAL UNITS	@ 59,550 SF

PARKING SUMMARY : (VEHICULAR)

PARKING REQUIRED PER LAMC SEC. 12.21A4:
NO PARKING REQUIRED PER AB 2097

PARKING PROVIDED:	
ACCESSIBLE STALL	= 1 STALL
EVCS READY STALL	= 1 STALL
RESIDENTIAL STALLS (STANDARD)	= 0 STALLS
RESIDENTIAL STALLS (COMPACT)	= 11 STALLS
TOTAL PROVIDED	= 13 STALLS

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED PER AHIP INCENTIVE:
10% OF RESIDENTIAL FLOOR AREA (59,550 SF)
TOTAL REQUIRED = 5,995 SF

OPEN SPACE PROVIDED:	
GROUND FLOOR - EXTERIOR COURTYARD #1	= 2,050 SF
GROUND FLOOR - COVERED PATIO	= 815 SF
GROUND FLOOR - COMMUNITY ROOM #1	= 915 SF
SECOND FLOOR - EXTERIOR PATIO #1	= 640 SF
THIRD FLOOR - EXTERIOR PATIO #2	= 465 SF
SEVENTH FLOOR - EXTERIOR PATIO #3	= 905 SF
SEVENTH FLOOR - COMMUNITY ROOM #2	= 607 SF
TOTAL PROVIDED:	= 6,397 SF

GENERAL NOTE:
OVERALL DESIGN OF THE HOUSING DEVELOPMENT SHALL MEET A MINIMUM OF 39 POINTS UNDER THE LANDSCAPE AND SITE DESIGN ORDINANCE AT SECTION 12.40 OF THIS CODE, AND THE LANDSCAPE AND SITE DESIGN POINT SYSTEM PER LAMC 12.22 A.39.f.2.i.x

TREE CALCULATION

AT LEAST ONE 24-INCH BOX TREE FOR EVERY FOUR DWELLING UNITS SHALL BE PROVIDED ON SITE AND MAY INCLUDE STREET TREES IN THE PARKWAY PER LAMC 12.21 62.a.3

ON-SITE TREES PROVIDED:
ONE TREE / 4 DWELLING UNITS = 23 TREES

ACCESSIBLE UNIT TABLE

ACCESSIBLE UNITS FOR PERSONS WITH MOBILITY IMPAIRMENTS: 14 TOTAL UNITS

ACCESSIBLE UNITS FOR PERSONS WITH SENSORY IMPAIRMENTS: 9 TOTAL UNITS

ALL (23) UNITS TO BE FULLY ACCESSIBLE AND TO SATISFY UNIVERSAL DESIGN REQ.

DRAWING INDEX:

PROJECT INFORMATION

G0.00	PROJECT INFORMATION
G1.60	PRODUCT CUT SHEETS
G1.61	PRODUCT CUT SHEETS
G3.01	CODE ANALYSIS DIAGRAMS
G3.02	CODE ANALYSIS DIAGRAMS
G3.03	CODE ANALYSIS DIAGRAMS

ARCHITECTURAL

A1.01	SITE / PLOT PLAN
A2.01	FIRST FLOOR PLAN
A2.02	SECOND FLOOR PLAN
A2.03	THIRD FLOOR PLAN
A2.04	FOURTH FLOOR PLAN
A2.05	FIFTH FLOOR PLAN
A2.06	SIXTH FLOOR PLAN
A2.07	SEVENTH FLOOR PLAN
A2.08	ROOF PLAN
A4.01	SECTIONS
A4.02	SECTIONS
A4.03	SECTIONS
A4.04	SECTIONS
A4.21	ELEVATIONS
A4.22	ELEVATIONS
A4.23	ELEVATIONS
A4.24	ELEVATIONS
A7.01	RENDERING

FSY
ARCHITECTS

2902 KNOX AVE, 2ND FLOOR
LOS ANGELES, CA 90039
TEL : 323.255.4343
FAX : 323.255.4848
WWW.FSYARCHITECTS.COM
MAIL@FSYARCHITECTS.COM

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NOT FOR CONSTRUCTION

PROJECT NAME:

CASE DEL MARIACHI

PROJECT ADDRESSES:

133 S BOYLE AVE, LOS ANGELES, CA 90033

PROJECT NUMBER

CLIENT NAME:
CRCD PARTNERS

CLIENT ADDRESS:
1410 2ND STREET, SUITE 200
SANTA MONICA, CA 90401

DRAWING TITLE:

PROJECT INFORMATION

PZA SUBMISSION SET (ROUND 2)

Date 09/18/2025

Drawn by SD, JDP

Checked by SD

G0.00

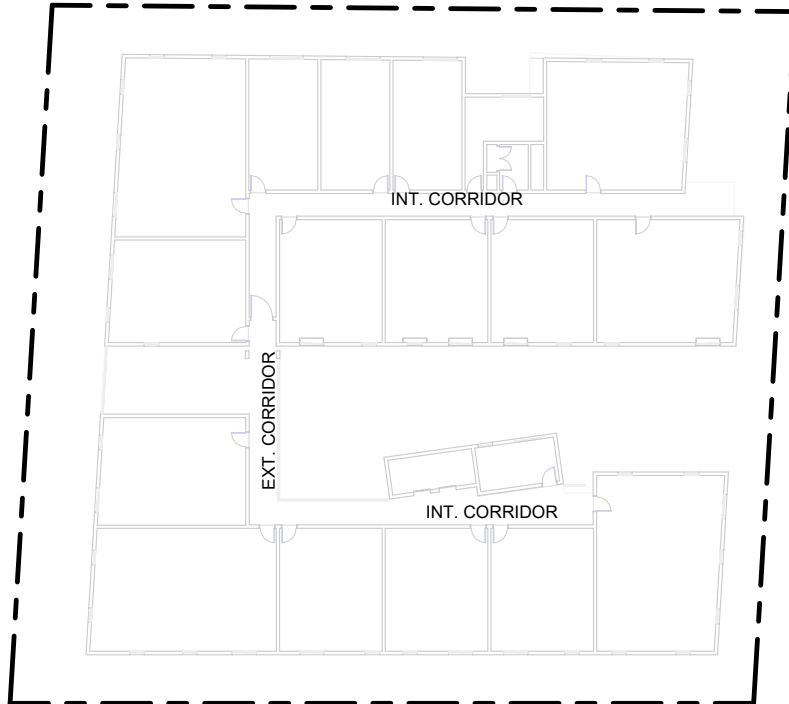
Scale

FIGURE 4 - LAUSD SCHOOL FEE AREAS

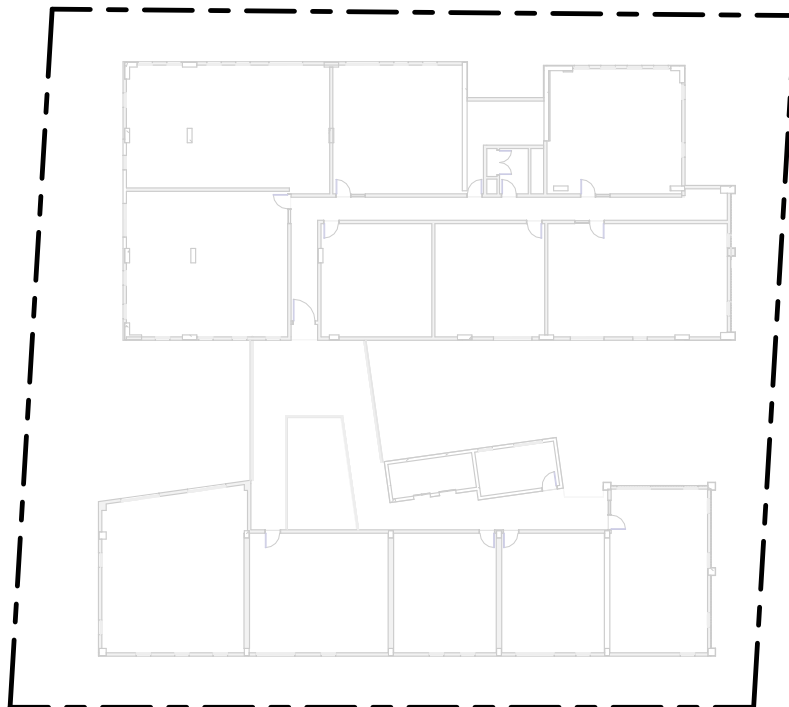
THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO SHOW CALCULATIONS AND AREAS USED FOR LAUSD SCHOOL FEE PURPOSES. SEE PLANS BELOW AND TOTAL CALCULATION:
TOTAL SQUARE FOOTAGE = 76,935 SF



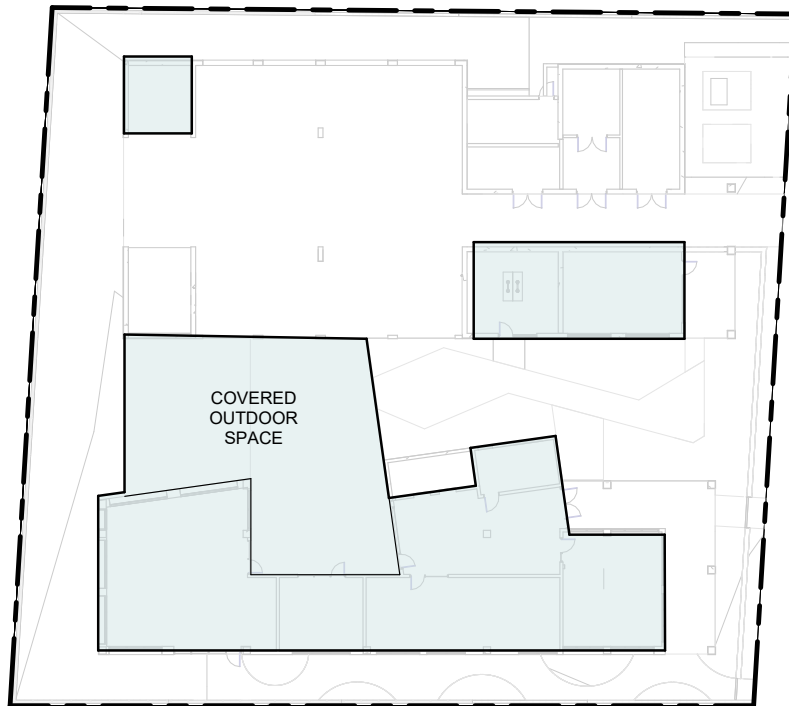
LVL 7 LAUSD SCHOOL FEES FLOOR AREA
TOTAL SQUARE FOOTAGE = 10,980 SF



LVL 3-6 LAUSD SCHOOL FEES FLOOR AREA
TOTAL SQUARE FOOTAGE = 12,135 SF



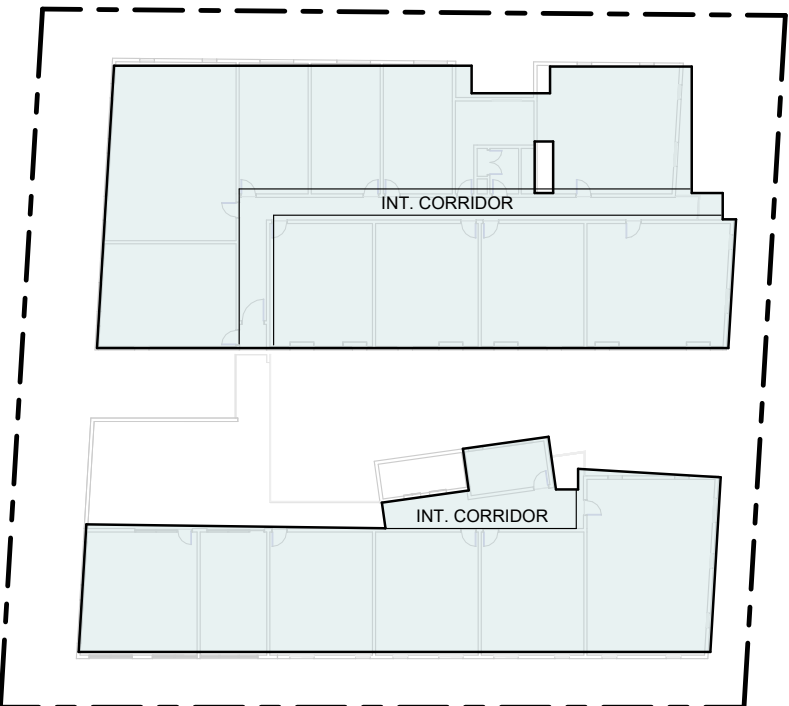
LVL 2 LAUSD SCHOOL FEES FLOOR AREA
TOTAL SQUARE FOOTAGE = 11,250 SF



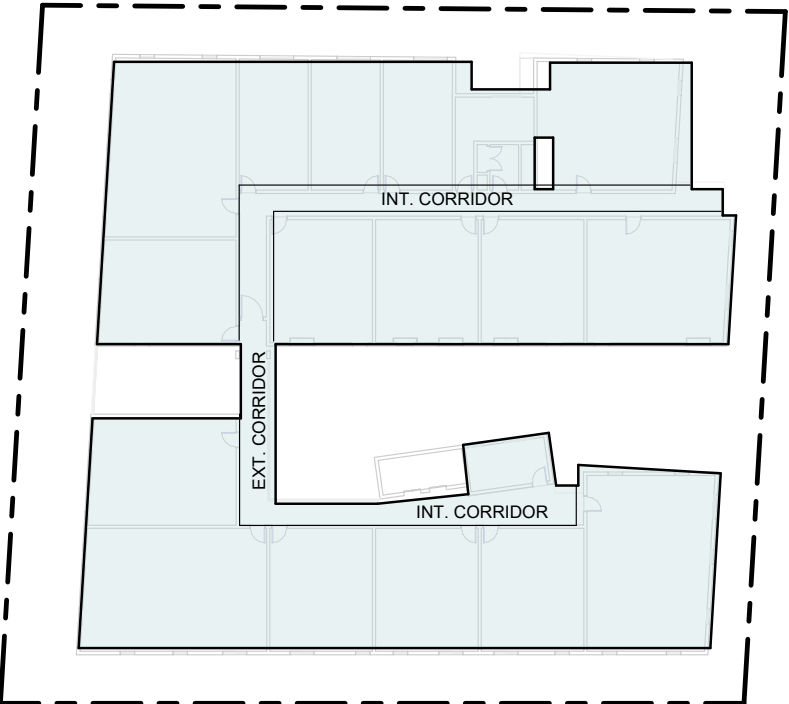
LVL 1 LAUSD SCHOOL FEES FLOOR AREA
TOTAL SQUARE FOOTAGE = 6,165 SF

FIGURE 3 - BUILDING CODE AREA

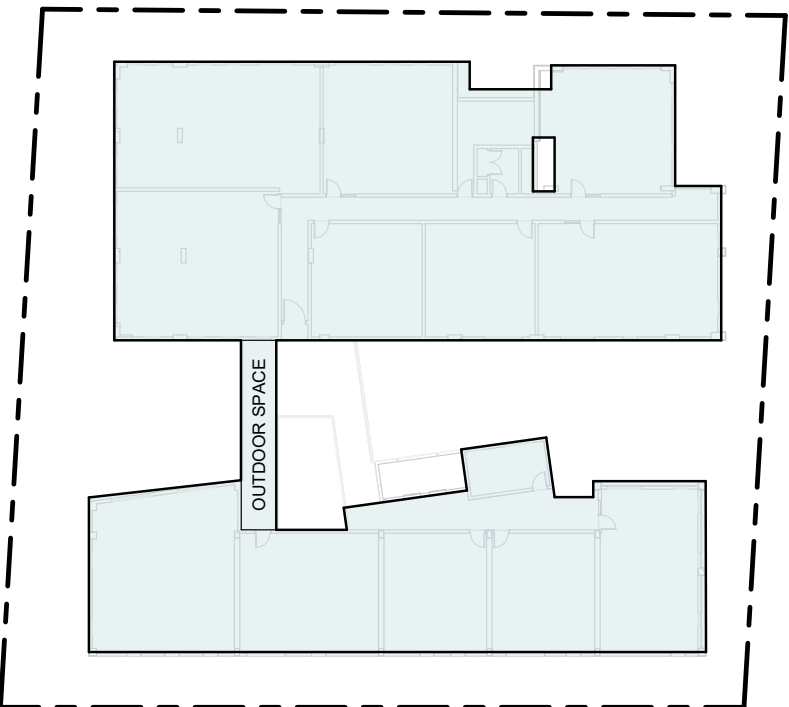
THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH BUILDING CODE AREA REQUIREMENTS PER CBC 2022. CALCULATED PER THE REQUIREMENTS INDICATED IN 2022 CALIFORNIA BUILDING CODE & 2020 LOS ANGELES MUNICIPAL CODE. INCLUDES AREA WITHIN EXTERIOR WALLS, STAIRWAYS, AND COVERED EXTERIOR WALKWAYS. EXCLUDING VENTS, EQUIPMENT ROOMS, ELEVATOR SHAFTS, MECHANICAL SHAFTS.



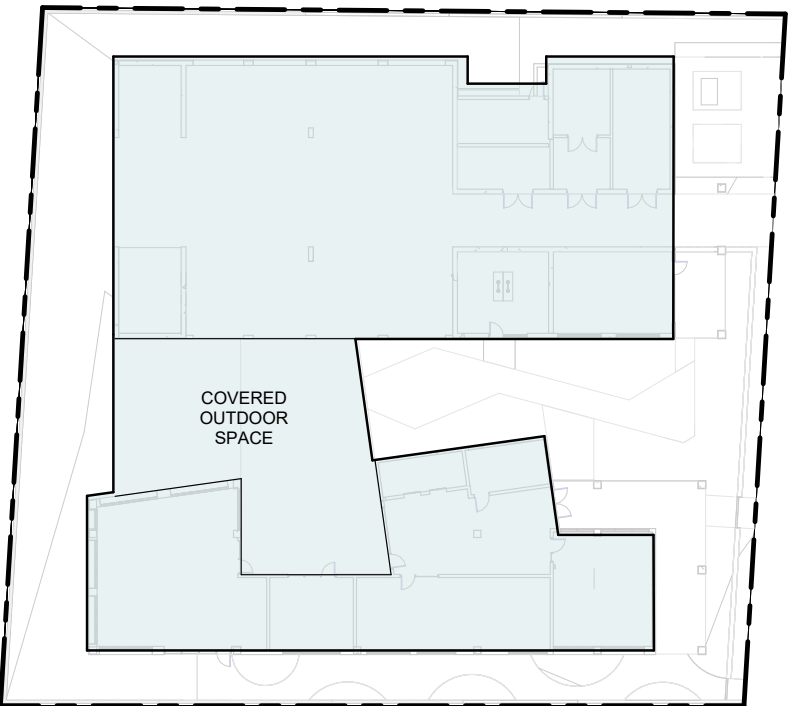
LVL 7 BUILDING CODE FLOOR AREA
TOTAL SQUARE FOOTAGE = 11,600 SF



LVL 3-6 BUILDING CODE FLOOR AREA
TOTAL SQUARE FOOTAGE = 12,715 SF



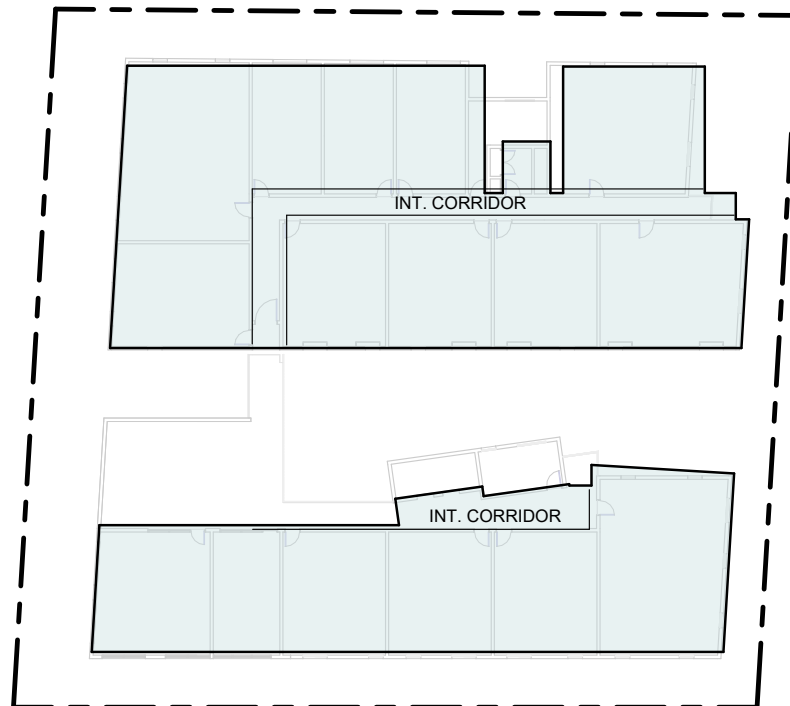
LVL 2 BUILDING CODE FLOOR AREA
TOTAL SQUARE FOOTAGE = 11,615 SF



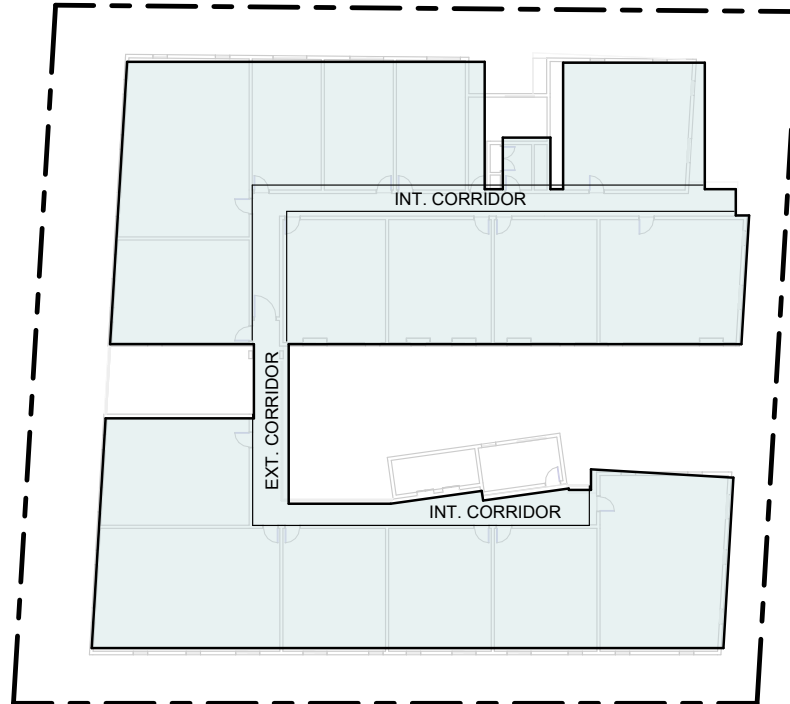
LVL 1 BUILDING CODE FLOOR AREA
TOTAL SQUARE FOOTAGE = 12,475 SF

FIGURE 2 - ZONING CODE AREA

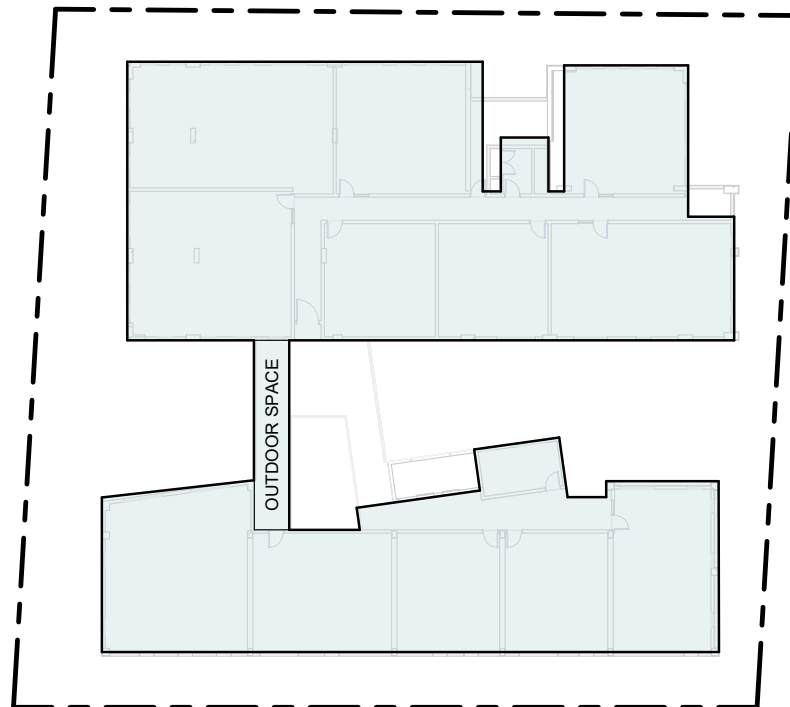
THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH ZONING CODE AREA REQUIREMENTS OF THE 2020 LOS ANGELES MUNICIPAL ZONING CODE. CALCULATED PER THE REQUIREMENTS INDICATED IN DOCUMENT NO. P/BC 2002-02. INCLUDES AREA WITHIN EXTERIOR WALLS & COVERED EXTERIOR WALKWAYS. NOT INCLUDING STAIRWAYS, SHAFTS, ROOM HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS



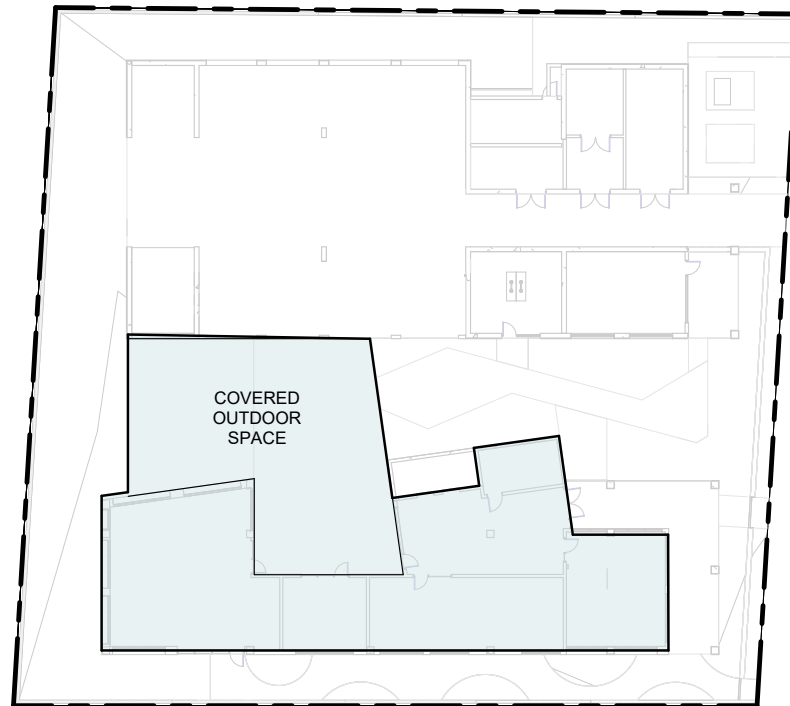
LVL 7 ZONING FLOOR AREA
TOTAL SQUARE FOOTAGE = 11,200 SF



LVL 3-6 ZONING FLOOR AREA
TOTAL SQUARE FOOTAGE = 12,330 SF



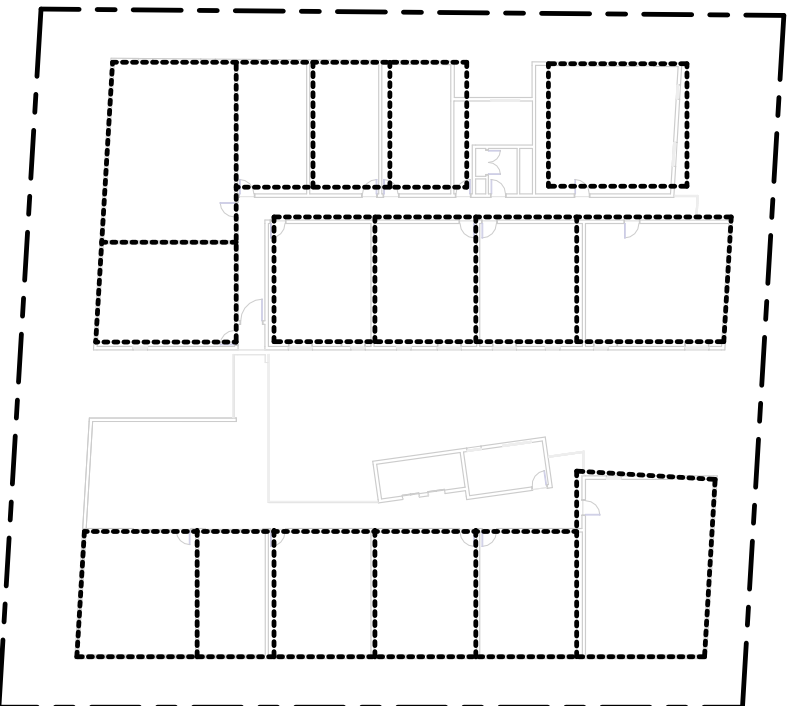
LVL 2 ZONING FLOOR AREA
TOTAL SQUARE FOOTAGE = 11,353 SF



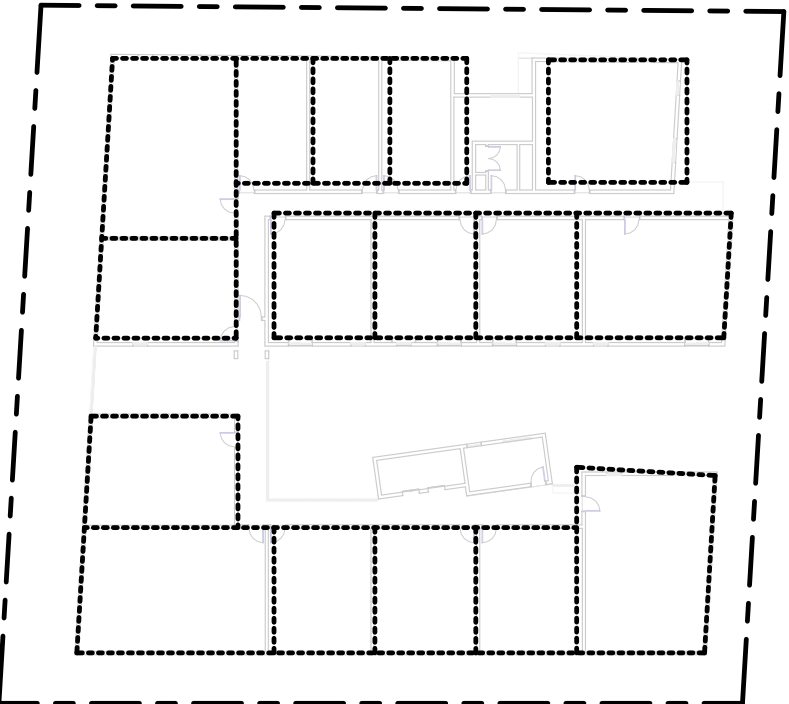
LVL 1 ZONING FLOOR AREA
TOTAL SQUARE FOOTAGE = 5,595 SF

FIGURE 1 - COMPARTMENTALIZATION PLANS

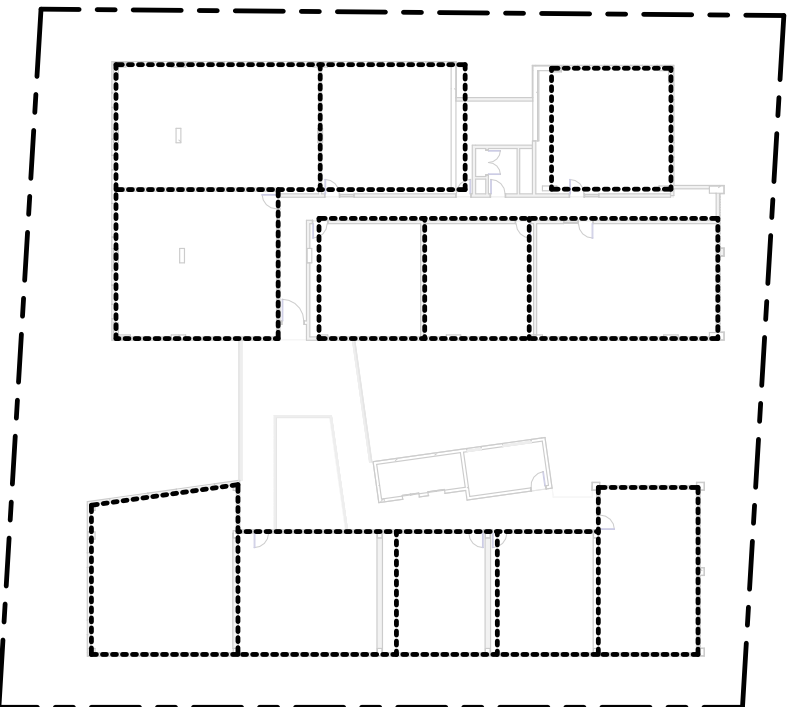
THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE PROJECTS COMPLIANCE WITH TITLE 24 INSULATION AND AIR LEAKAGE REQUIREMENTS



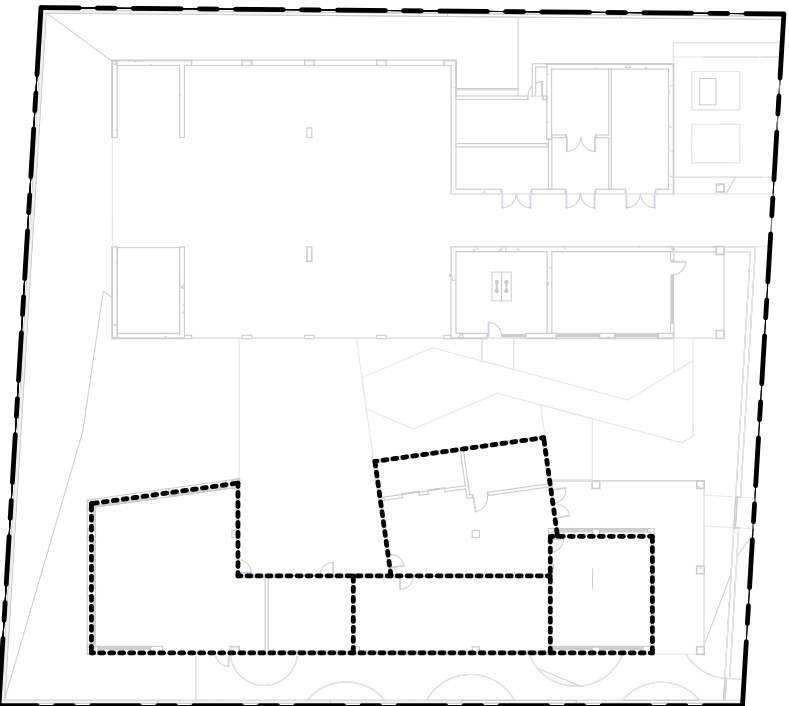
LVL 7 COMPARTMENTALIZATION PLAN



LVL 3-6 COMPARTMENTALIZATION PLAN



LVL 2 COMPARTMENTALIZATION PLAN



LVL 1 COMPARTMENTALIZATION PLAN

INSULATION INSTALLATION NOTES

1. INSULATION MUST BE IN CONTACT WITH AIR BARRIER ON ALL SIX SIDES. AT WALLS BETWEEN CONDITIONED AND UNCONDITIONED SPACES (CORRIDORS, STAIRS, TRASH ROOMS, LAUNDRY ROOMS, MISC. STORAGE ROOMS) WHERE RESILIENT CHANNELS WILL BE INSTALLED, AN AIR BARRIER MUST BE INSTALLED OVER STUDS, IN CONTACT WITH INSULATION, BEFORE RESILIENT CHANNELS ARE INSTALLED. AIR BARRIER SHOULD BE PROTECTED, AND ANY TEARS REPAIRED PRIOR TO QUALITY INSULATION INSTALLATION (QII) PRIOR TO INSTALLATION OF DRYWALL.
2. BEHIND TUB/SHOWER AND UNDER STAIRS WITHIN CONDITIONED SPACE, INSULATION IN WALLS BETWEEN UNCONDITIONED SPACES (SEE NO. 1) MUST BE IN CONTACT WITH AIR BARRIER ON FIVE SIDES NOT REQUIRED TO FILL THE SPACE, BUT THE CAVITY IS REQUIRED TO BE AIR TIGHT INSULATION, DRYWALL, AND (QII) INSPECTION MUST BE PERFORMED AT BATHROOM LOCATIONS BEFORE TUBS ARE SET.
3. AT DOUBLE WALLS, THE ENTIRE CAVITY (BOTH STUD BAYS) MUST BE FILLED WITH INSULATION, OR AN AIR BARRIER MUST BE INSTALLED BETWEEN STUD BAYS ALLOWING INSULATION TO BE IN CONTACT WITH AIR BARRIER ON ALL SIX SIDES. ALTERNATIVELY, AT SKID WALLS (METAL FRAMED WALLS WITHIN WOOD FRAMED WALLS CONTAINING PLUMBING OR MECHANICAL CHASES), EXTERIOR WALL MUST BE INSULATED IN CONTACT WITH AIR BARRIER ON SIX SIDES, AND VERIFIED PRIOR TO CLOSING WALL AND BUILDING SKID WALL.
4. WHERE INTERIOR WALLS INTERSECT EXTERIOR AND AT CORNERS, AS STRUCTURAL DRAWINGS ALLOW, EXTERIOR STUD SPECIAL ATTENTION MUST BE PAID TO ALLOW FOR INSULATION OF THE WALL TO THE PROPER R-VALUE (REVIEW WITH FRAMER BEFORE FRAMING BEGINS).
5. AT SHEAR WALLS AND DOUBLE SHEAR WALLS, QII INSPECTION MUST OCCUR AND MUST BE VERIFIED BY THE HERS RATER BEFORE THE WALL IS CLOSED.
6. MECHANICAL DUCTS VENTED VERTICALLY ARE NOT ALLOWED TO FILL AN ENTIRE STUD BAY IN AN EXTERIOR WALL OR IN WALL BETWEEN A UNIT AND UNCONDITIONED SPACE.
7. FURRED OUT WALLS (LIKE THOSE BEHIND BATHTUBS) MUST BE INSPECTED FOR (QII) PRIOR TO CLOSING WALLS. INSULATION IN AN EXTERIOR WALL, OR WALLS BETWEEN UNCONDITIONED AND UNCONDITIONED SPACE, MUST BE IN CONTACT WITH THE AIR BARRIER ON SIX SIDES.
8. ROPE CAULK, FOAM GASKET, OR CAULKING BEAD AROUND THE ENTIRE SOLE PLATE AT ALL UNITS. FOAM GASKET MUST BE USED AT WOOD TO CONCRETE CONNECTIONS.
9. ALL DUCT CHASES, AND DOUBLE WALLS SEALED AIR TIGHT AT THE CEILING LEVEL. ALL GAPS INTO SHAFTS LARGER THAN 1/8" FILLED WITH FOAM OR CAULK. SPECIAL ATTENTION PAID TO DUCTS ENTERING SHAFTS FROM CEILING (THIS INCLUDES TRASH CHUTES, CORRIDOR VENTILATION DUCTS, AND OTHER VERTICAL CHASES WHICH MUST BE SEALED AT EACH FLOOR).
10. INSULATION IN WALLS BETWEEN UNITS AND UNCONDITIONED SPACES (SEE NO. 1) MUST BE CUT TO FIT AROUND WIRING, PIPING, OR SPLIT (DELAMINATED) WITH INSULATION ON BOTH SIDES OF PIPE, WIRE, OR CONDUIT AND IN CONTACT WITH THE AIR BARRIER ON SIX SIDES.
11. FOR BATT INSULATION - NO SINGLE VOID/DEPRESSION DEEPER THAN 1/8" IS ALLOWED IN ANY STUD BAY.
12. ANY GAPS BETWEEN STUDS AND INSULATION LARGER THAN 1/8" MUST BE FILLED WITH INSULATION OR SPRAY FOAM.
13. THE USE OF BLOWN-IN INSULATION IS ENCOURAGED AS THIS WILL LEAD TO A HIGHER QUALITY INSTALLATION, AND WILL MAKE PASSING THE QII INSPECTION EASIER. BLOWN-IN INSULATION MUST STILL MAKE CONTACT WITH THE AIR BARRIER ON SIX SIDES OF EACH STUD OR RAFTER BAY. WHERE SPF (SPRAY POLYURETHANE FOAM MEDIUM DENSITY) INSULATION IS USED, THE SPF ACTS AS BOTH INSULATION AND AIR BARRIER. SPF SHOULD BE USED AT DIFFICULT TO REACH LOCATIONS.
14. DEMISING WALLS MUST BE COMPLETELY SEALED (CAULK BOTTOM PLATE). TOP PLATE MUST BE CONTINUOUS AT TOP OF ALL WALLS, CONTACT INSULATION AND AIR BARRIER AND INSULATION IS NOT REQUIRED AT DEMISING WALL, UNLESS THE WALL ADJOINS UNCONDITIONED SPACE.
15. ALL ELECTRICAL AND DATA JUNCTION BOXES IN INSULATED WALLS SHALL INCLUDE FACEPLATES WITH FOAM GASKETS.

THERMAL AND MOISTURE PROTECTION

1. CEILING, WALL, FLOOR, AND SLAB INSULATION LEVELS SHALL MEET OR EXCEED 2009 IECC LEVELS. ALL CEILING, WALL, FLOOR, AND SLAB INSULATION SHALL ACHIEVE RESNET -DEFINED GRADE I INSTALLATION OR, ALTERNATIVELY, GRADE II FOR SURFACES WITH INSULATED SHEATHING.
2. A COMPLETE AIR BARRIER SHALL BE PROVIDED THAT IS FULLY ALIGNED WITH THE INSULATION AS FOLLOWS:
AT INTERIOR SURFACE OF CEILINGS IN ALL CLIMATE ZONES;
ALSO AT INTERIOR EDGE OF ATTIC EAVE IN ALL CLIMATE ZONES USING A WIND BAFFLE THAT EXTENDS TO THE FULL HEIGHT OF THE INSULATION, INCLUDE A BAFFLE IN EVERY BAY OR A TABBED BAFFLE IN EACH BAY WITH A SOFFIT VENT THAT WILL ALSO PREVENT WIND WASHING OF INSULATION IN ADJACENT BAYS. AT EXTERIOR SURFACE OF WALLS IN ALL CLIMATE ZONES, AND ALSO AT INTERIOR SURFACE OF WALLS OF FLOORS IN ALL CLIMATE ZONES 4-8.
3. AT INTERIOR SURFACE OF FLOORS IN ALL CLIMATE ZONES, INCLUDING SUPPORTS TO ENSURE PERMANENT CONTACT AND BLOCKING AT EXPOSED EDGES.
4. SEAL ALL WALLS, FLOOR AND JOINT PENETRATIONS WITH LOW-VOC CAULKING OR OTHER APPROPRIATE NON-TOXIC SEALING METHODS TO PREVENT PEST ENTRY. PROVIDE RODENT AND CORROSIVE PROOF SCREEN (E.G. COPPER OR STAINLESS STEEL MESH OR RIGID METAL CLOTH) FOR OPENING GREATER THAN 1/4 INCH.

BUILDING ENVELOPE SEALING

THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

- THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:
- A. JOINTS AROUND FENESTRATION AND DOOR FRAMES
 - B. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS.
 - C. BETWEEN WALLS AT BUTTING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS
 - D. OPENING AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS SITE-BUILT FENESTRATION AND DOORS
 - E. BUILDING ASSEMBLIES AND/OR CA-ITIES MAY NOT BE USED AS DUCTS OR PLENUMS
 - F. JOINTS, SEAMS, AND PENETRATION OF VAPOR RETARDERS
 - G. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE
 - H. ALL ELECTRICAL AND DATA JUNCTION BOXES IN DEMISING WALLS SHALL INCLUDE FACEPLATES WITH FOAM GASKETS

SEAL ALL CRACKS AND JOINTS. INSTALL RODENT-PROOF SCREENS AND MESH WHEN APPLICABLE.

POINT OF GUTTER DISCHARGE SHALL BE MIN. 24" FROM FOUNDATION.



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NOT FOR CONSTRUCTION

PROJECT NAME:

CASE DEL MARIACHI

PROJECT ADDRESSES:

133 S BOYLE AVE, LOS ANGELES, CA 90033

PROJECT NUMBER

CLIENT NAME:
CRCD PARTNERS

CLIENT ADDRESS:
1410 2ND STREET, SUITE 200
SANTA MONICA, CA 90401

KEYNOTES

DRAWING TITLE:

CODE ANALYSIS DIAGRAMS

PZA SUBMISSION SET (ROUND 2)

Date 09/18/2025

Drawn by SD, JDP

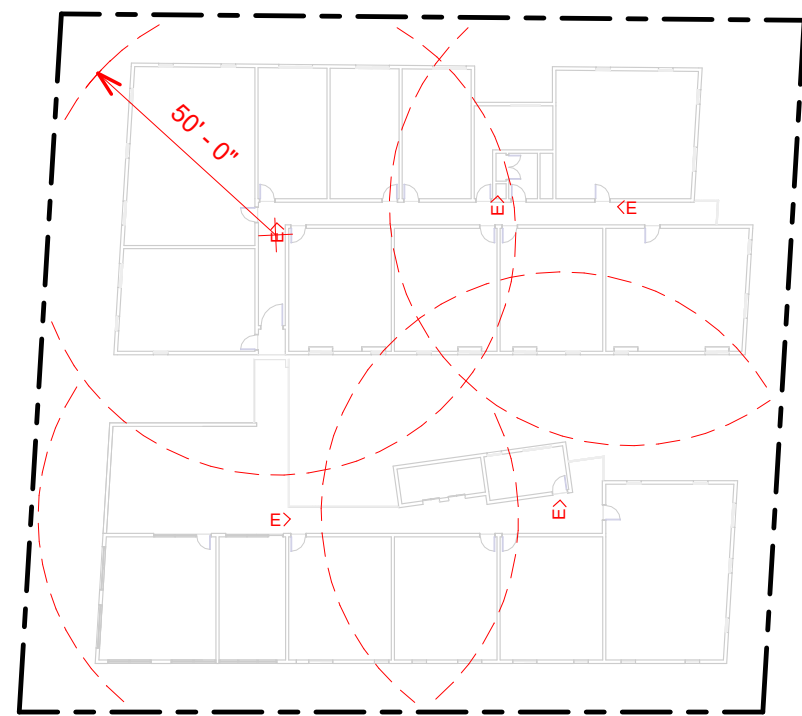
Checked by SD

G3.01

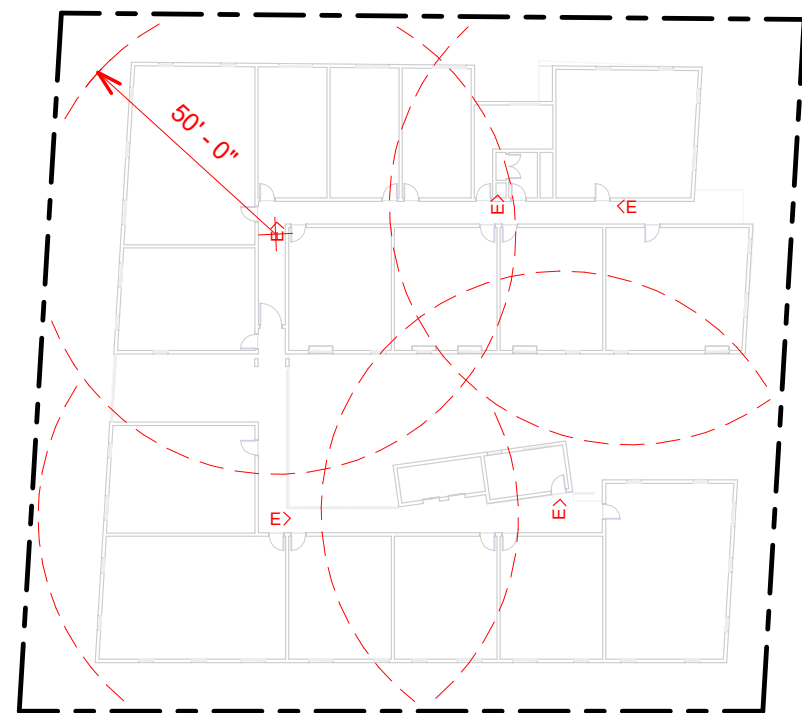
Scale 1" = 40'-0"

FIGURE 9 - EXIT SIGN LOCATIONS

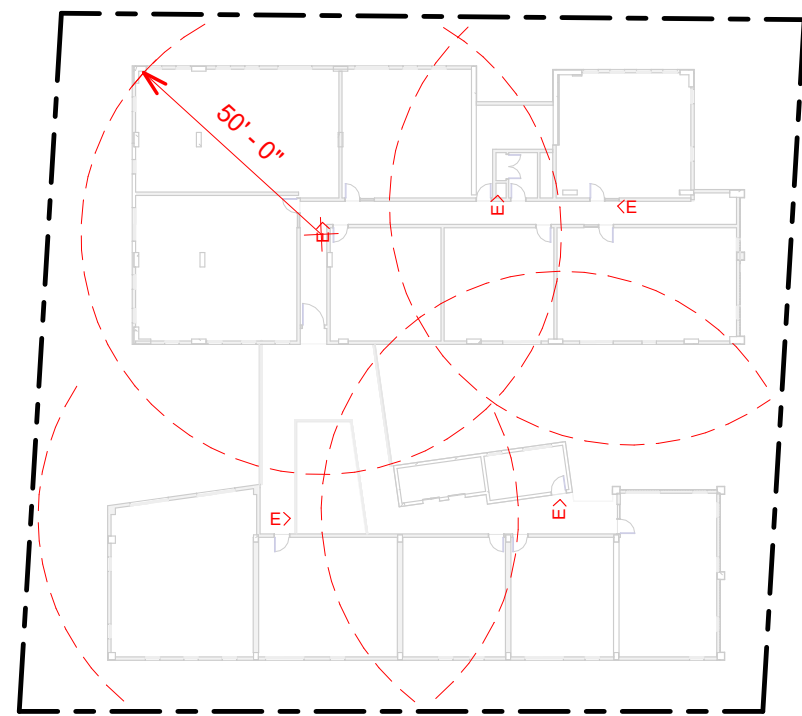
THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH 2022 CBC SECTION 1013.1, WHICH REQUIRES THE PROJECT TO EXIT SIGNAGE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL, WITH A VISUAL DISTANCE < 100'-0".



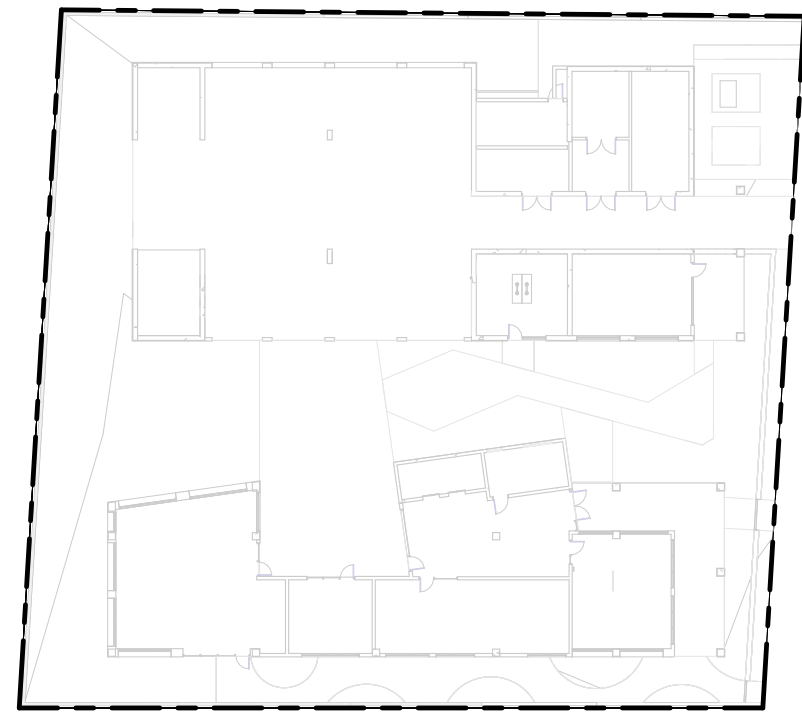
LVL 7 EXIT SIGNAGE DISTANCE
EXIT SIGN LOCATIONS (MAXIMUM DISTANCE = 100'-0")



LVL 3-6 EXIT SIGNAGE DISTANCE
EXIT SIGN LOCATIONS (MAXIMUM DISTANCE = 100'-0")



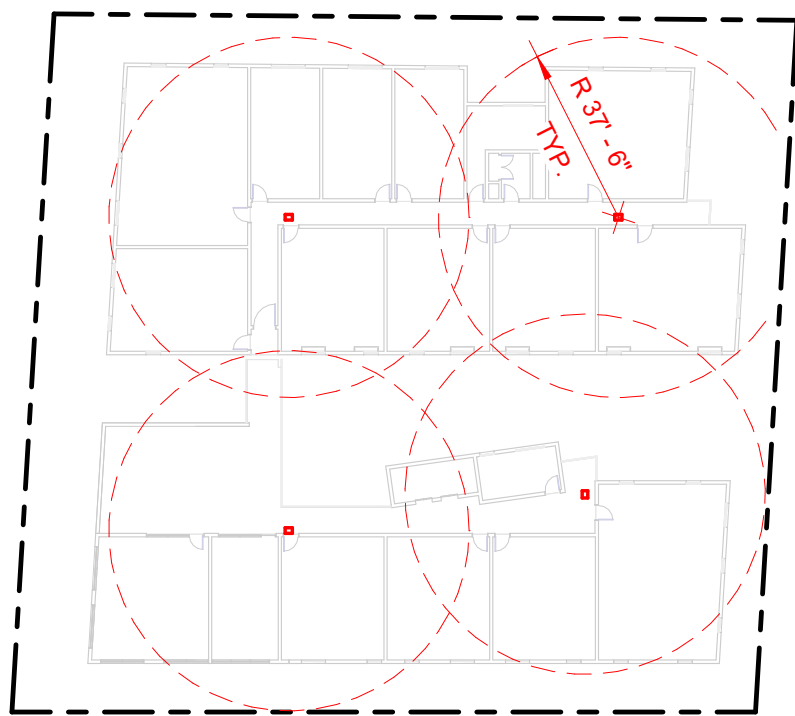
LVL 2 EXIT SIGNAGE DISTANCE
EXIT SIGN LOCATIONS (MAXIMUM DISTANCE = 100'-0")



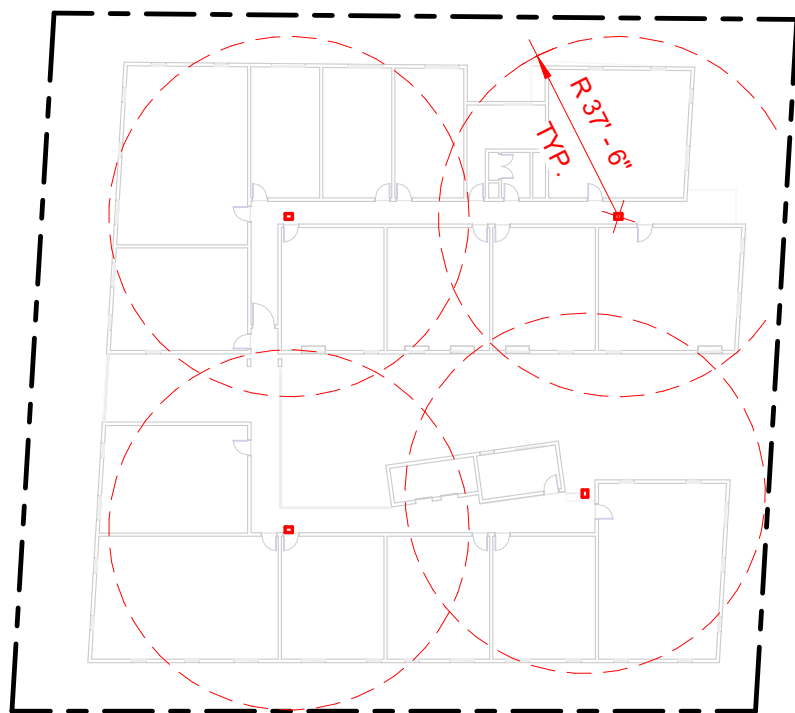
LVL 1 EXIT SIGNAGE DISTANCE
EXIT SIGN LOCATIONS (MAXIMUM DISTANCE = 100'-0")

FIGURE 8 - FIRE EXTINGUISHERS

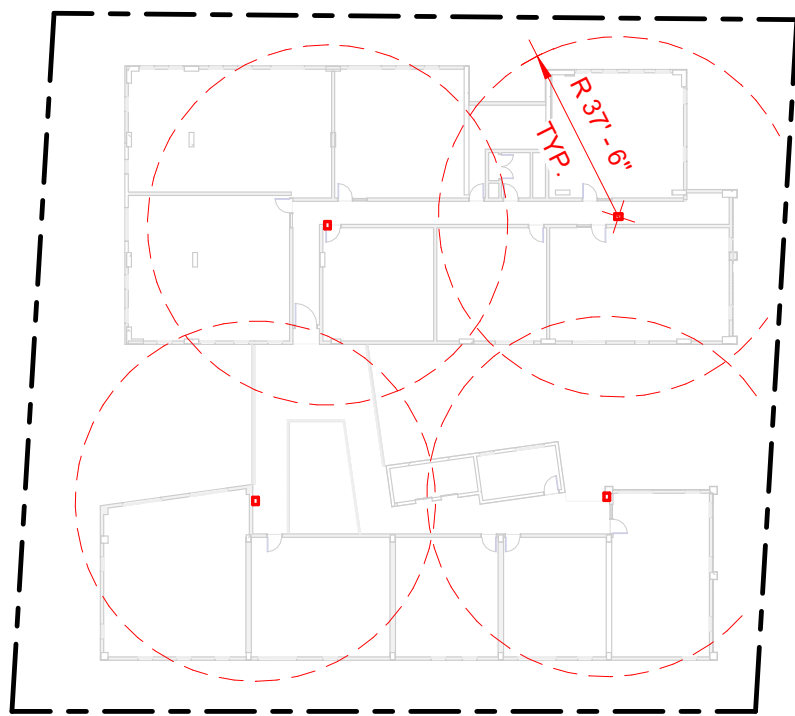
THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH 2022 CALIFORNIA FIRE CODE SECTION 906.3, WHICH REQUIRES TRAVEL DISTANCE TO EACH PORTABLE FIRE EXTINGUISHER NOT EXCEED 75'-0". LOCATIONS OF PORTABLE EXTINGUISHERS ARE LOCATED IN RED, WITH 70' TRAVEL DISTANCE SHOWN COVERING ENTIRE EXIT ACCESS.



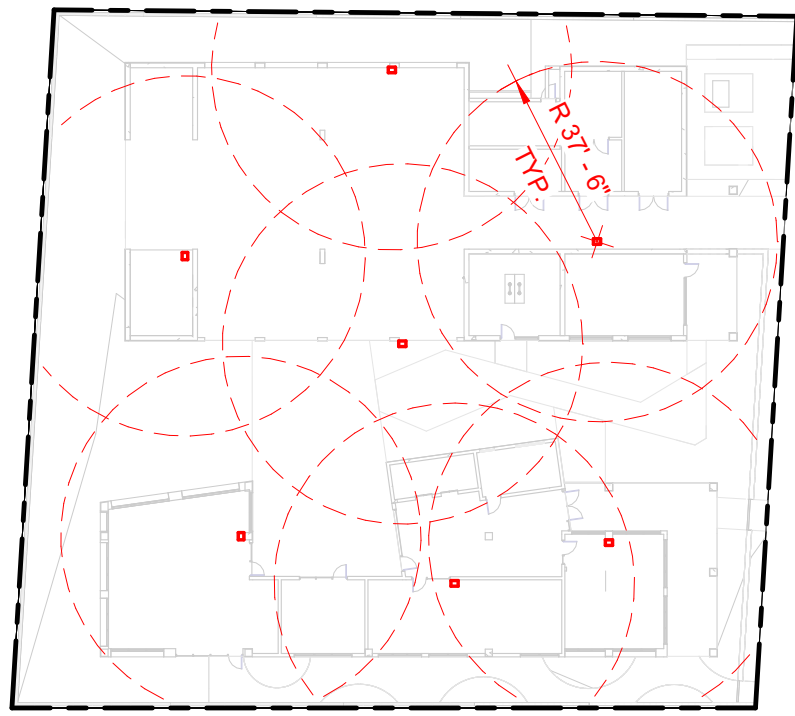
LVL 7 FIRE EXTINGUISHER DISTANCE
MAXIMUM DISTANCE BETWEEN EXTINGUISHERS = 75'-0"



LVL 3-6 FIRE EXTINGUISHER DISTANCE
MAXIMUM DISTANCE BETWEEN EXTINGUISHERS = 75'-0"



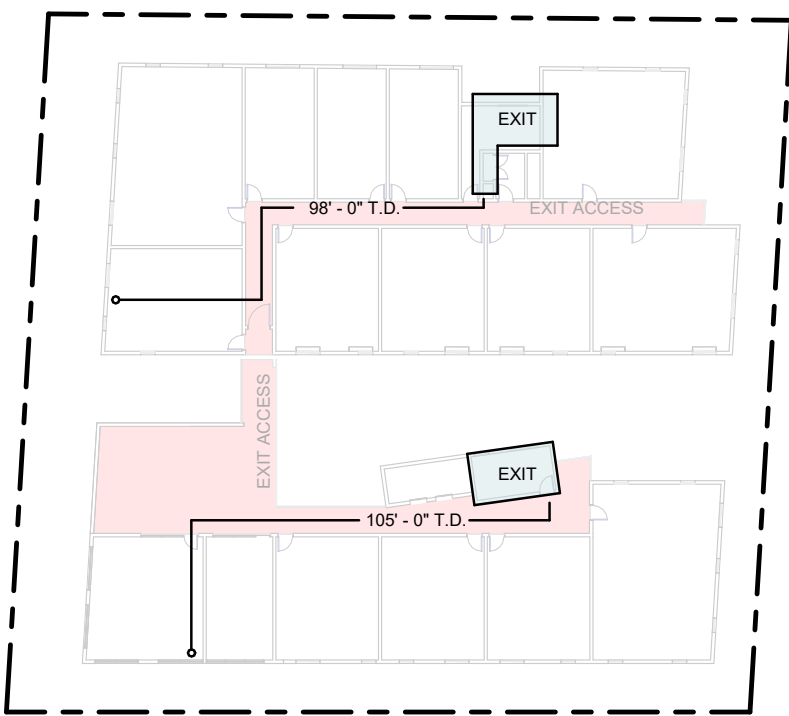
LVL 2 FIRE EXTINGUISHER DISTANCE
MAXIMUM DISTANCE BETWEEN EXTINGUISHERS = 75'-0"



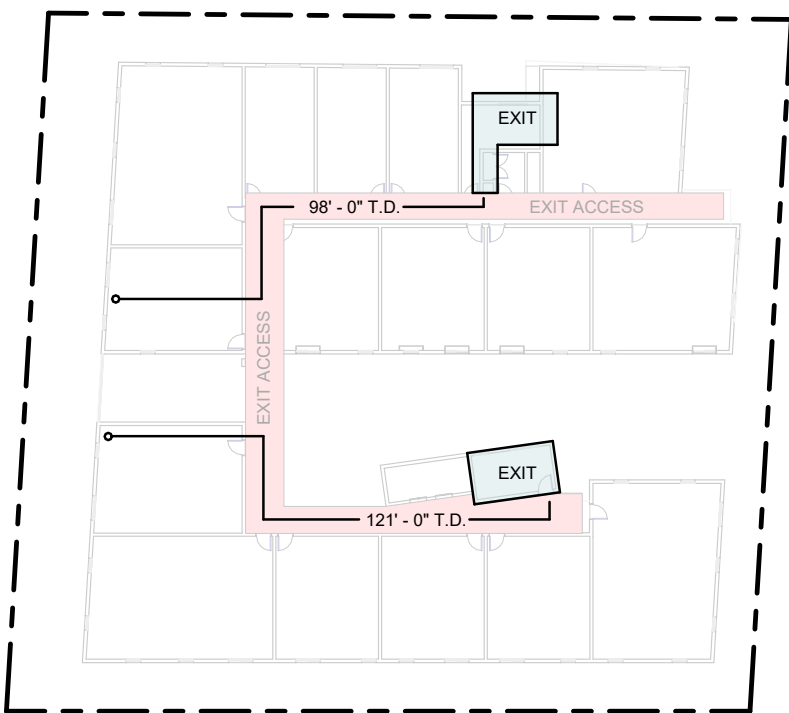
LVL 1 FIRE EXTINGUISHER DISTANCE
MAXIMUM DISTANCE BETWEEN EXTINGUISHERS = 75'-0"

FIGURE 7 - EXIT ACCESS TRAVEL

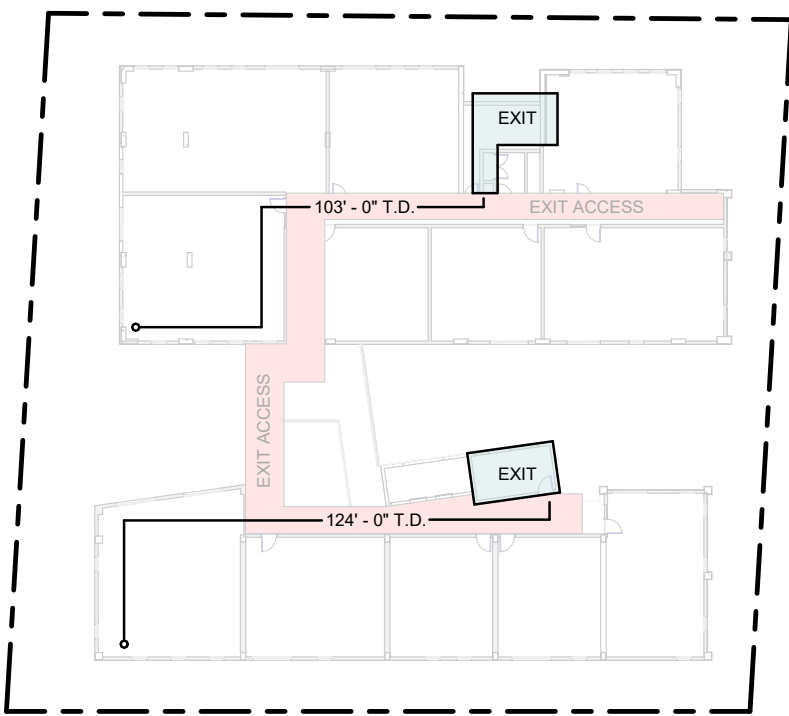
THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH 2022 CBC SECTION 1017, WHICH REQUIRES THE PROJECT TO PROVIDE A MAXIMUM TRAVEL DISTANCE OF 250' FROM THE MOST REMOTE POINT OF OCCUPANCY TO THE NEAREST EXIT



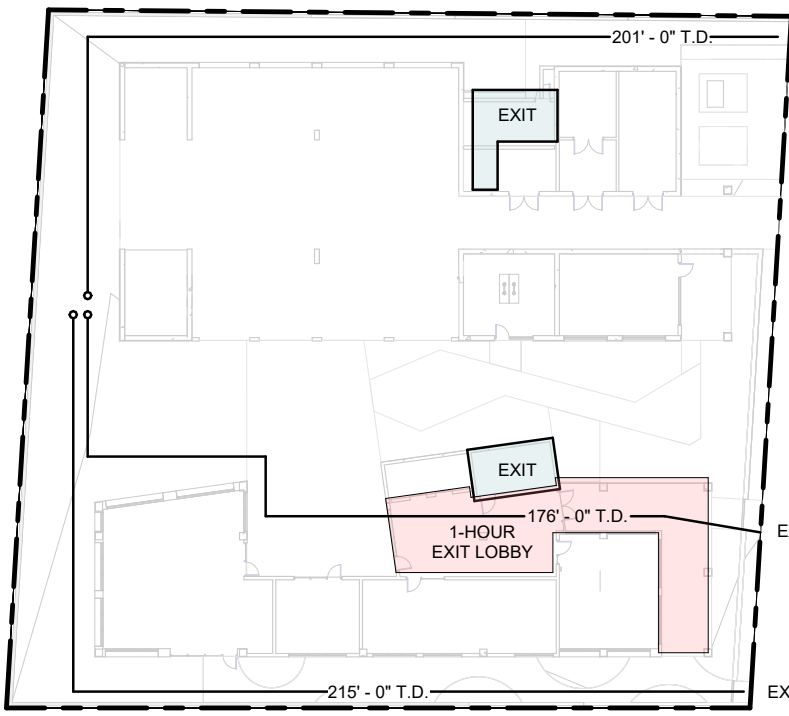
LVL 7 EXIT ACCESS TRAVEL DISTANCE
TRAVEL DISTANCE TO EXIT DISCHARGE = 105'-0" < 250'-0"



LVL 3-6 EXIT ACCESS TRAVEL DISTANCE
TRAVEL DISTANCE TO EXIT DISCHARGE = 121'-0" < 250'-0"



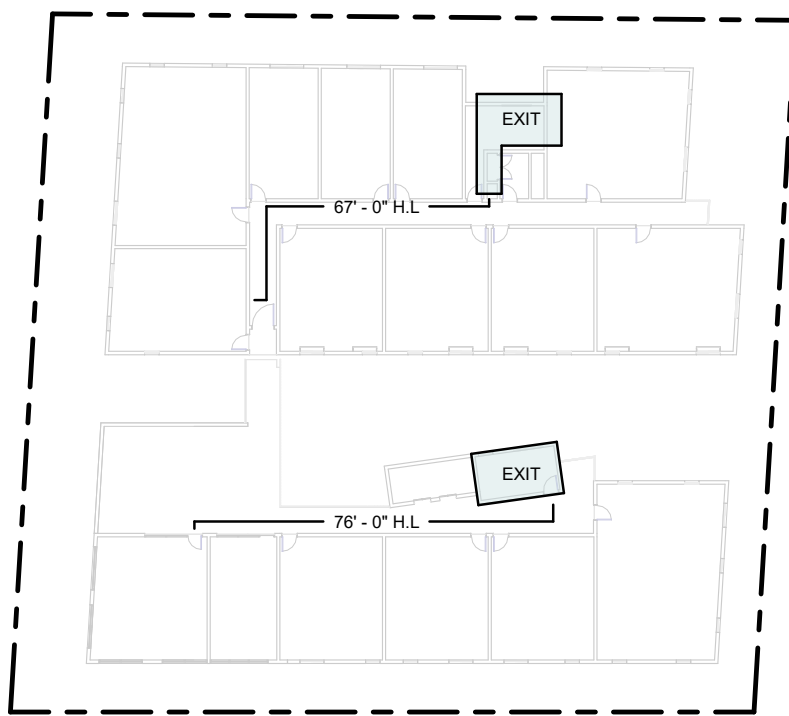
LVL 2 EXIT ACCESS TRAVEL DISTANCE
TRAVEL DISTANCE TO EXIT DISCHARGE = 220'-0" < 250'-0"



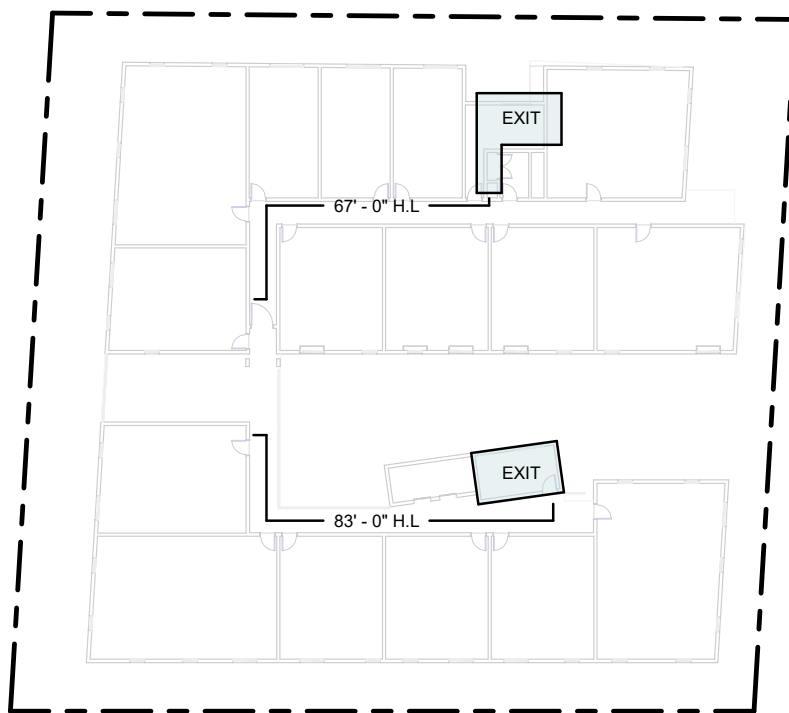
LVL 1 EXIT ACCESS TRAVEL DISTANCE
TRAVEL DISTANCE TO EXIT DISCHARGE = 220'-0" < 250'-0"

FIGURE 6 - FIRE HOSE LENGTH

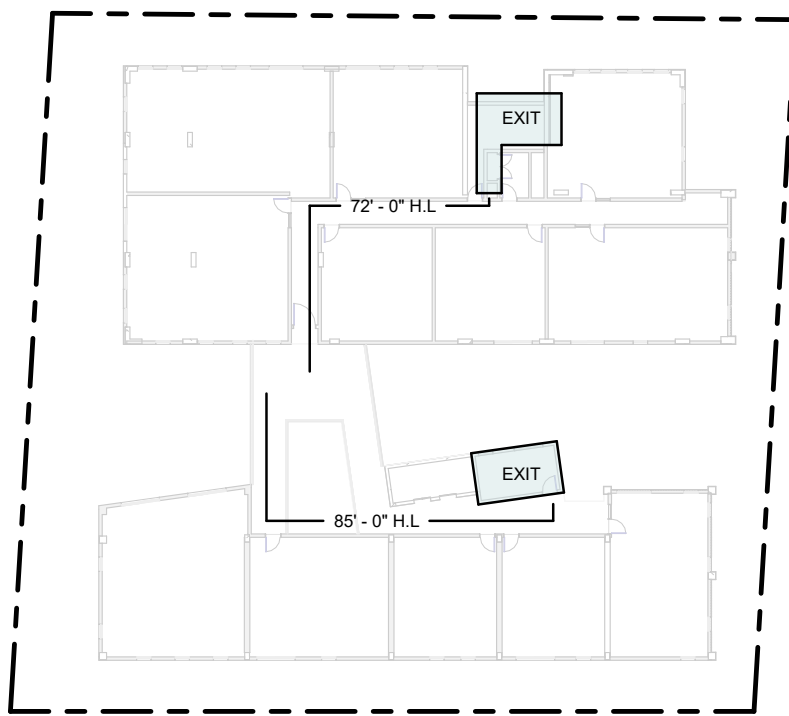
THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH LAFD REQUIREMENTS FOR HOSE ACCESS. ASSUMING A 150' HOSE LENGTH, ACCESS FROM STANDPIPES TO THE MOST REMOTE OCCUPANT SHALL NOT EXCEED SAID HOSE LENGTH.



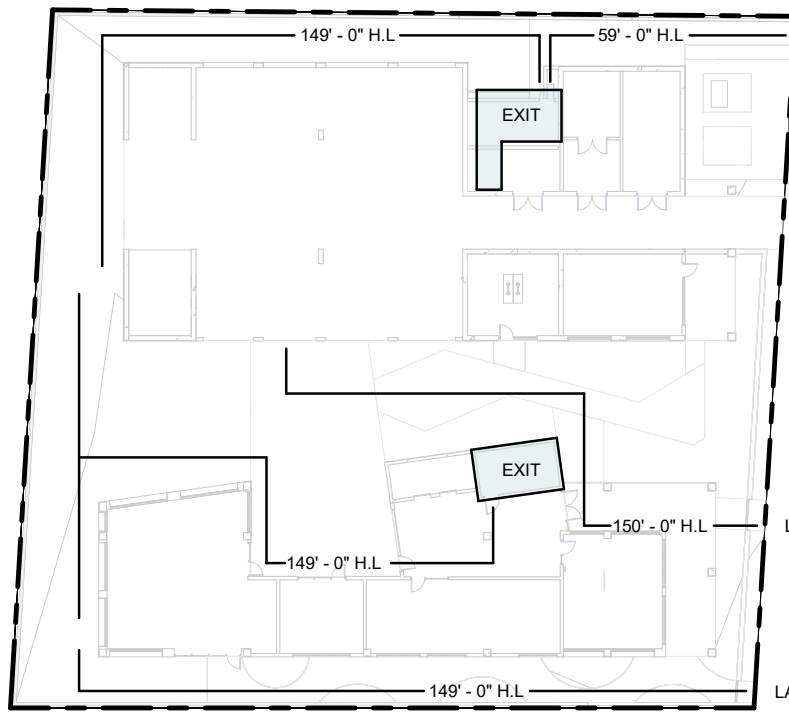
LVL 7 FIRE HOSE LENGTH
MAXIMUM FIRE HOSE LENGTH REQUIRED = 76'-0" < 150'-0"



LVL 3-6 FIRE HOSE LENGTH
MAXIMUM FIRE HOSE LENGTH REQUIRED = 83'-0" < 150'-0"



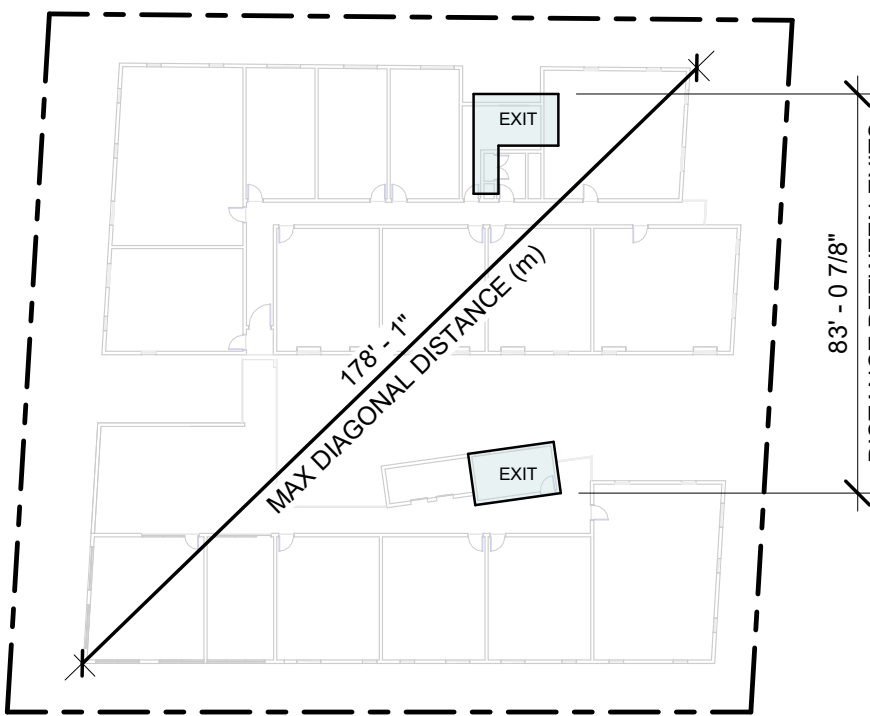
LVL 2 FIRE HOSE LENGTH
MAXIMUM FIRE HOSE LENGTH REQUIRED = 85'-0" < 150'-0"



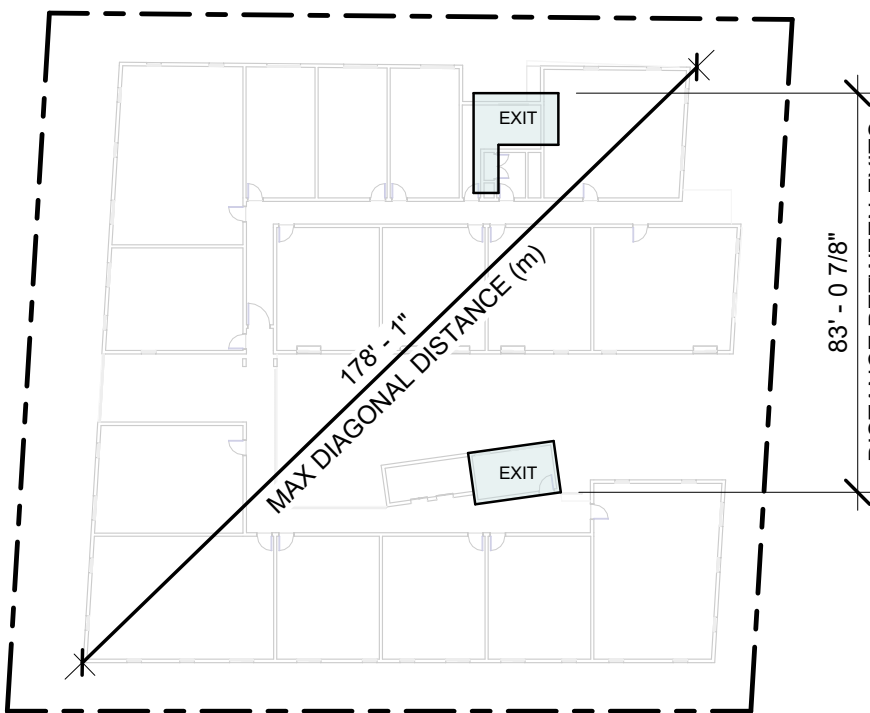
LVL 1 FIRE HOSE LENGTH
MAXIMUM FIRE HOSE LENGTH REQUIRED = 149'-0" < 150'-0"

FIGURE 5 - DISTANCE BETWEEN EXITS

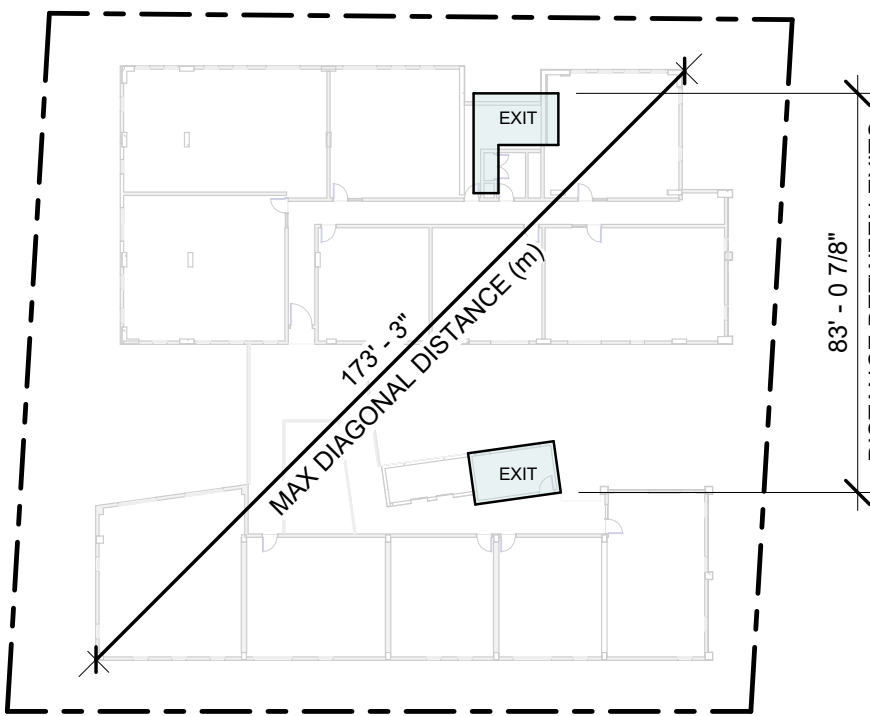
THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH 2022 CBC SECTION 1007.1.1 / EXCEPTION 2, WHICH REQUIRE THE DISTANCE BETWEEN EXITS NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.



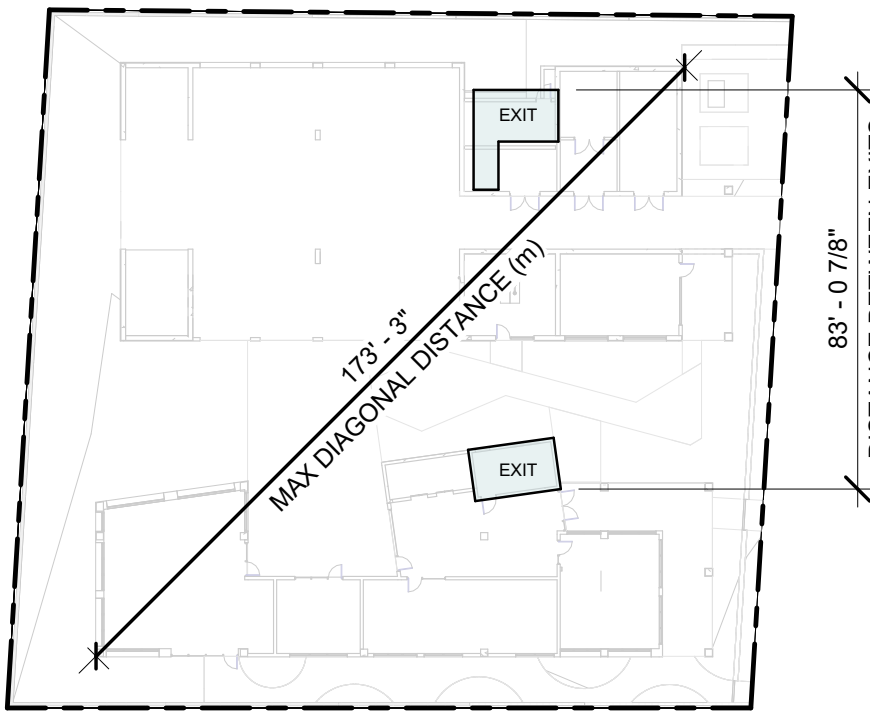
LVL 7 DISTANCE BETWEEN EXITS



LVL 3-6 DISTANCE BETWEEN EXITS
MINIMUM DISTANCE BETWEEN EXITS (d) = (m / 3) = 57' - 10"



LVL 2 DISTANCE BETWEEN EXITS
MINIMUM DISTANCE BETWEEN EXITS (d) = (m / 3) = 57' - 7"



LVL 1 DISTANCE BETWEEN EXITS
MINIMUM DISTANCE BETWEEN EXITS (d) = (m / 3) = 57' - 7"

FIGURE 15 - CONSTRUCTION TYPE
THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO GRAPHICALLY ILLUSTRATE THE PROJECT'S CONSTRUCTION TYPES PER 2022 CBC CHAPTER 6. SEE A3.00 SERIES ALSO.

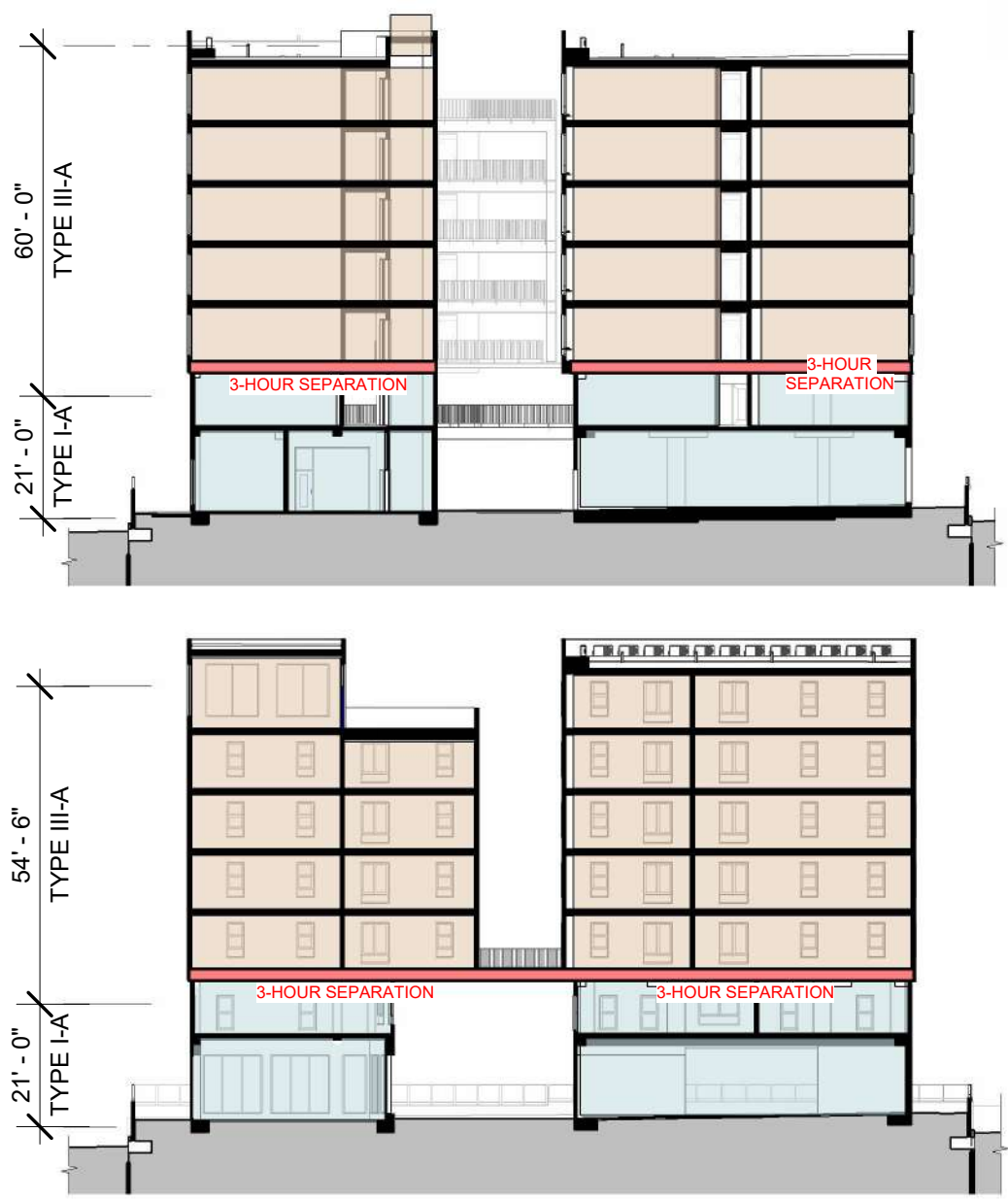


FIGURE 16 - VAN ACCESSIBLE AISLE
THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH 2022 CBC SECTION 1109A.8.1 AND 1109B.8.1, WHICH REQUIRES A MINIMUM HEAD HEIGHT OF 8'-2" WITHIN THE AREAS SHADED IN ORANGE. REFER TO MEP DRAWINGS FOR ROUTING.

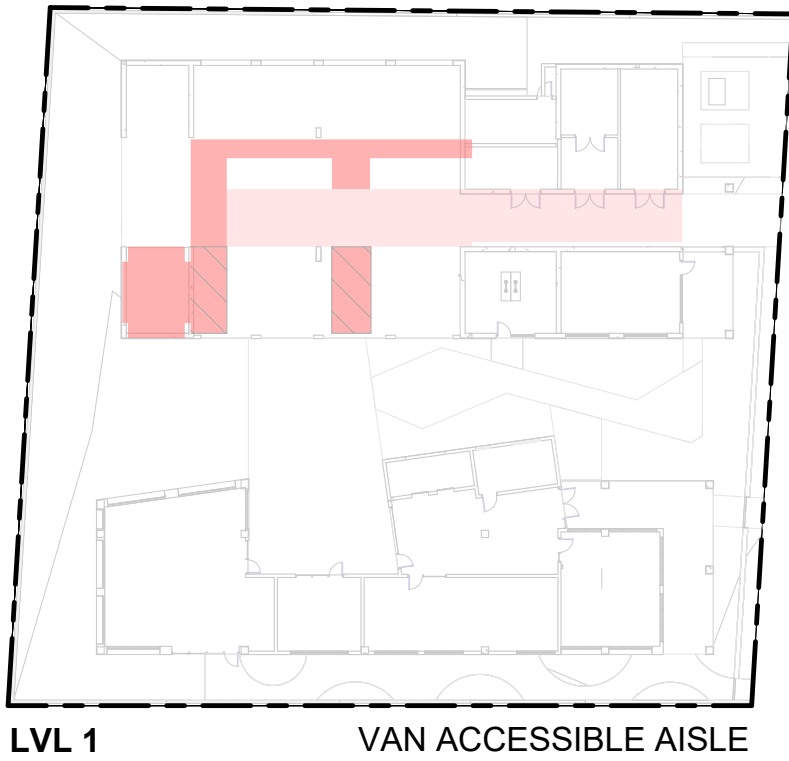


FIGURE 17 - SOLAR ZONE DIAGRAM
THE DIAGRAM BELOW IS INTENDED TO DEMONSTRATE COMPLIANCE WITH 2020 LOS ANGELES GREEN BUILDING CODE SECTION 4.211.4, WHICH REQUIRES 15% OF THE BUILDING ROOF AREA BE DESIGNATED A SOLAR ZONE. THIS AREA SHALL BE SOLAR READY, WITH DESIGN OF SAID SOLAR PANEL SYSTEM TO BE DESIGN-BUILD.

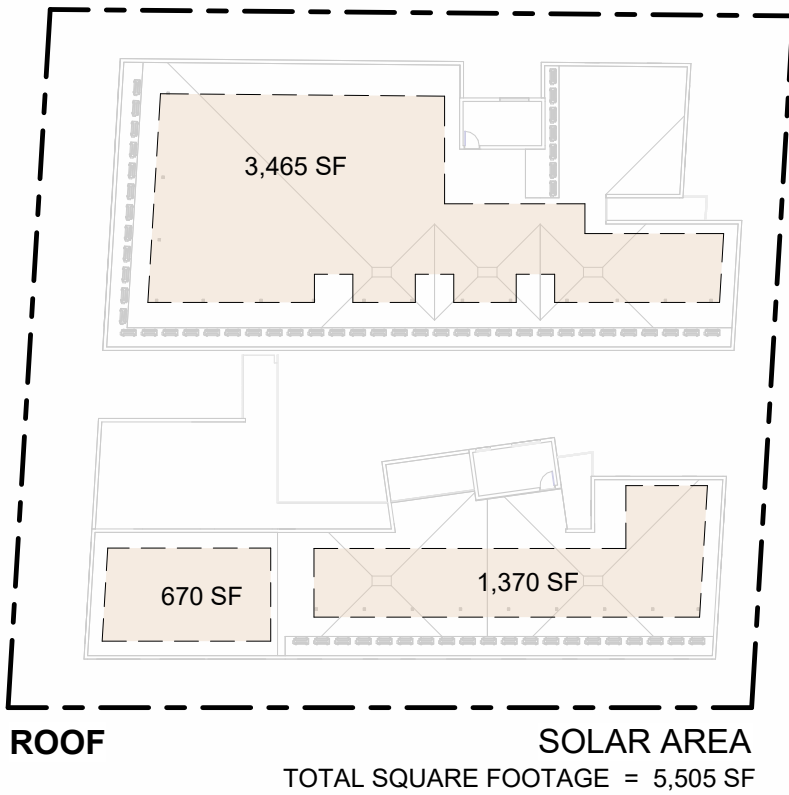


FIGURE 13 - OPEN SPACE DIAGRAMS
THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH OPEN SPACE REQUIREMENTS OUTLINES IN SECTION 12.21 OF THE LOS ANGELES MUNICIPAL CODE. REFER TO G0.00 FOR OPEN SPACE CALCULATIONS.

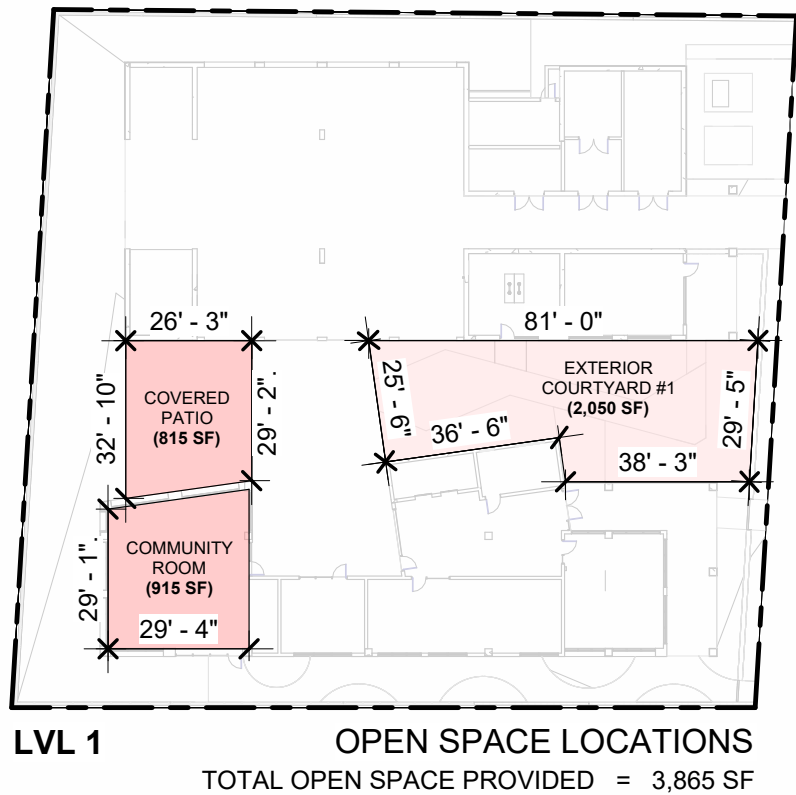
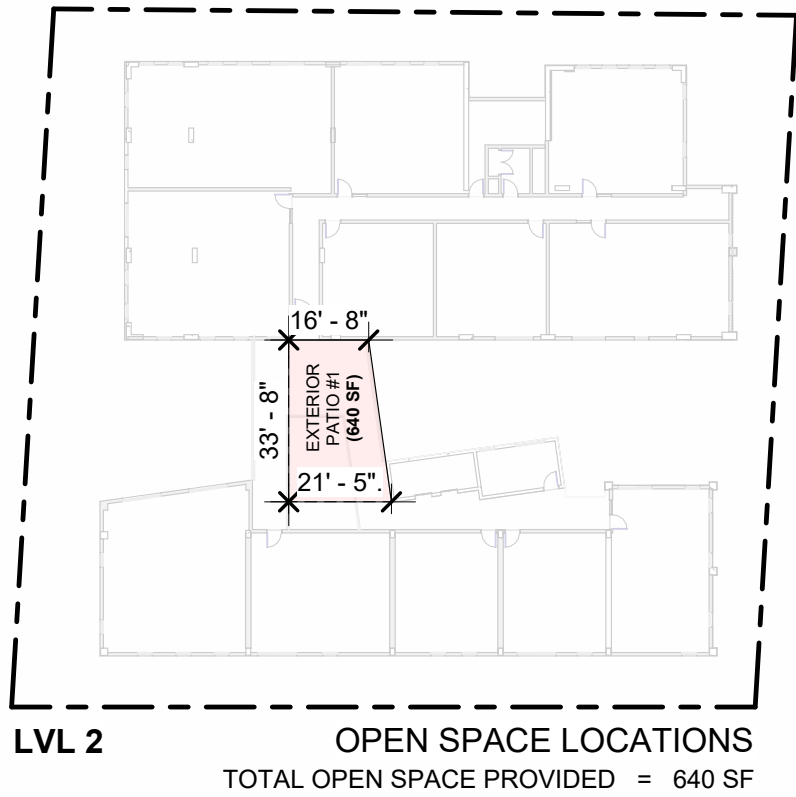
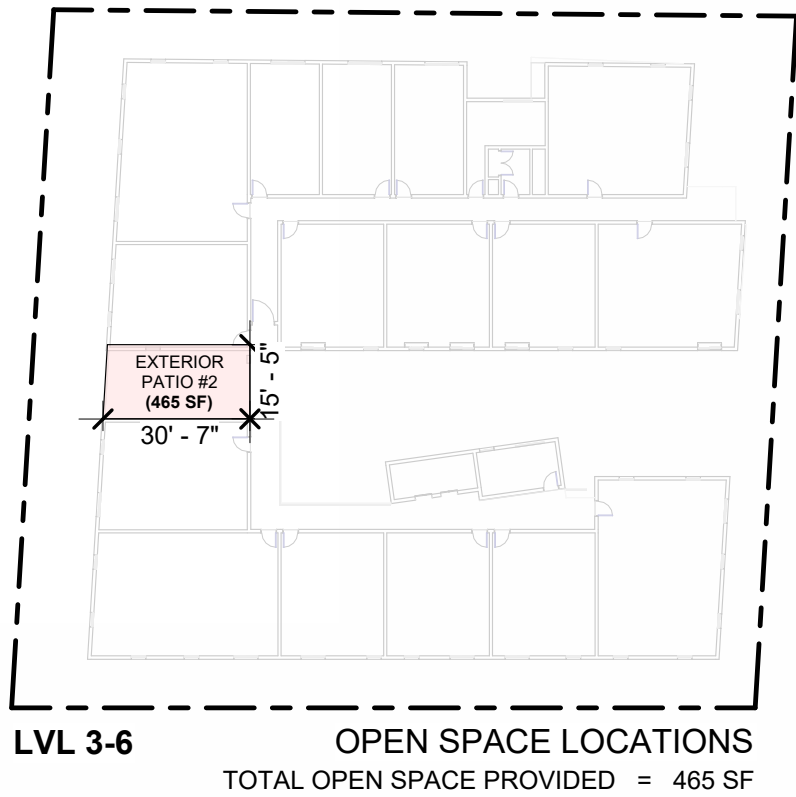
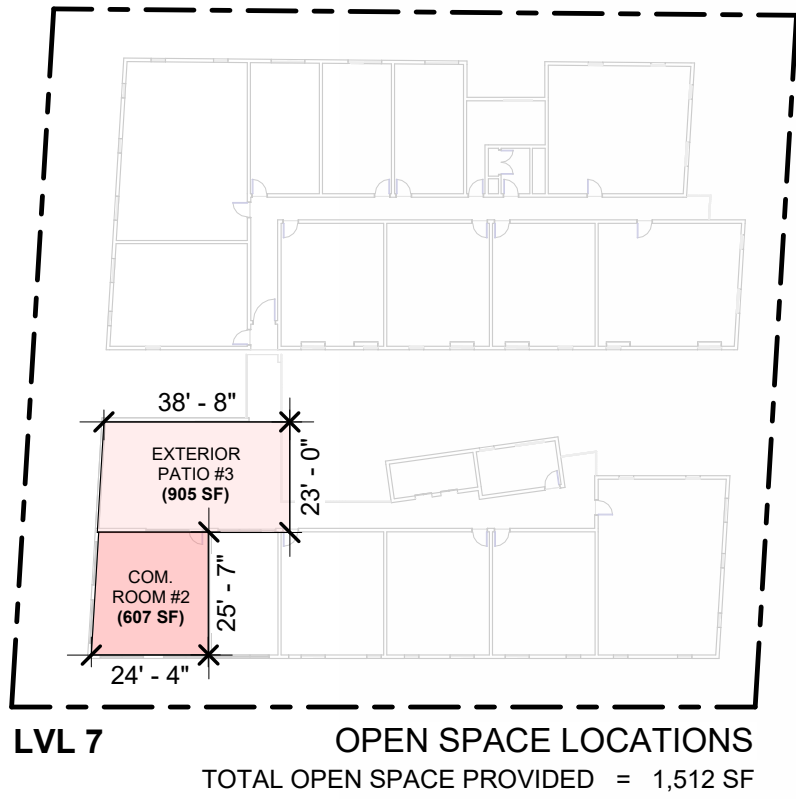


FIGURE 12 - OCCUPANCY DIAGRAMS
THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO GRAPHICALLY ILLUSTRATE BUILDING OCCUPANCIES AND ADJANCIES. SEE G3.01 FOR A MORE DETAILED BREAKDOWN AND DEMONSTRATION OF COMPLIANCE WITH 2022 CBC CHAPTER 3.

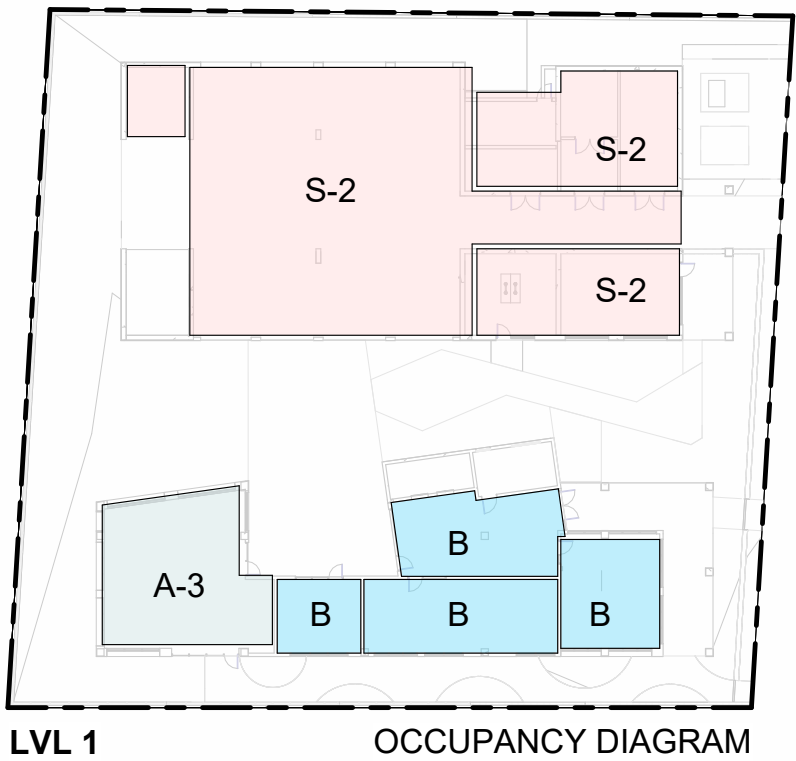
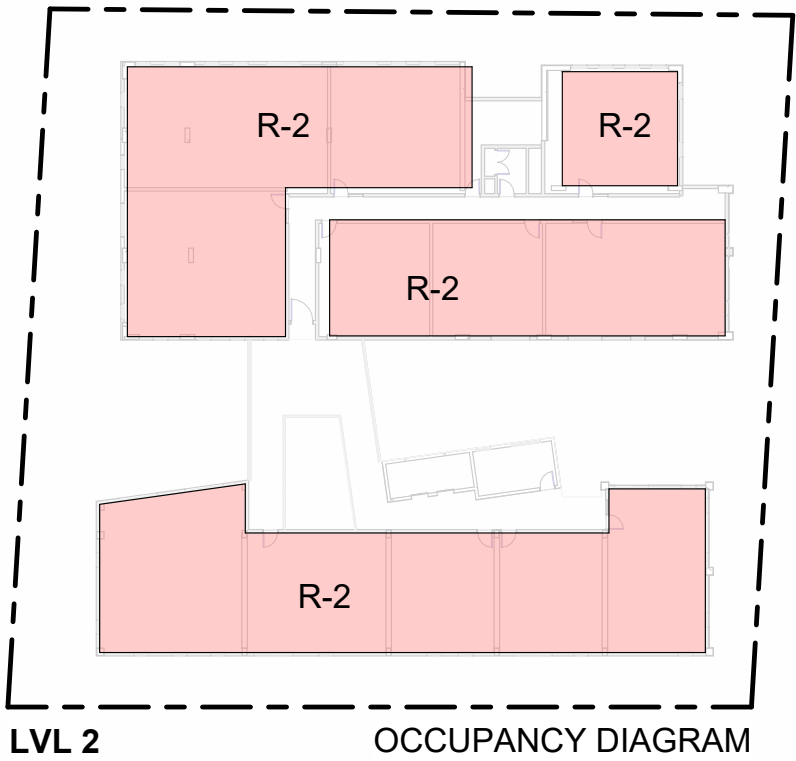
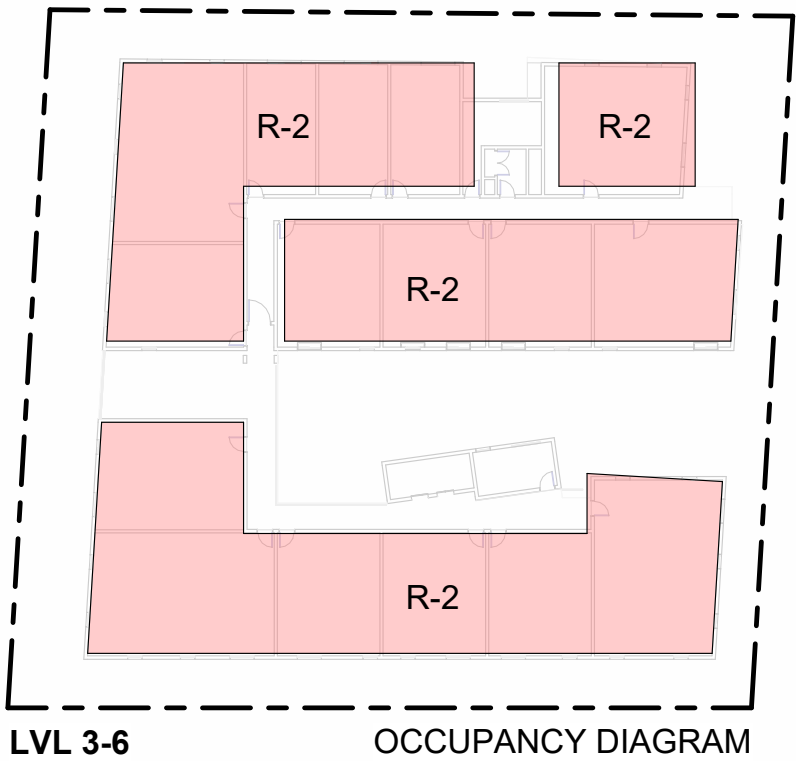
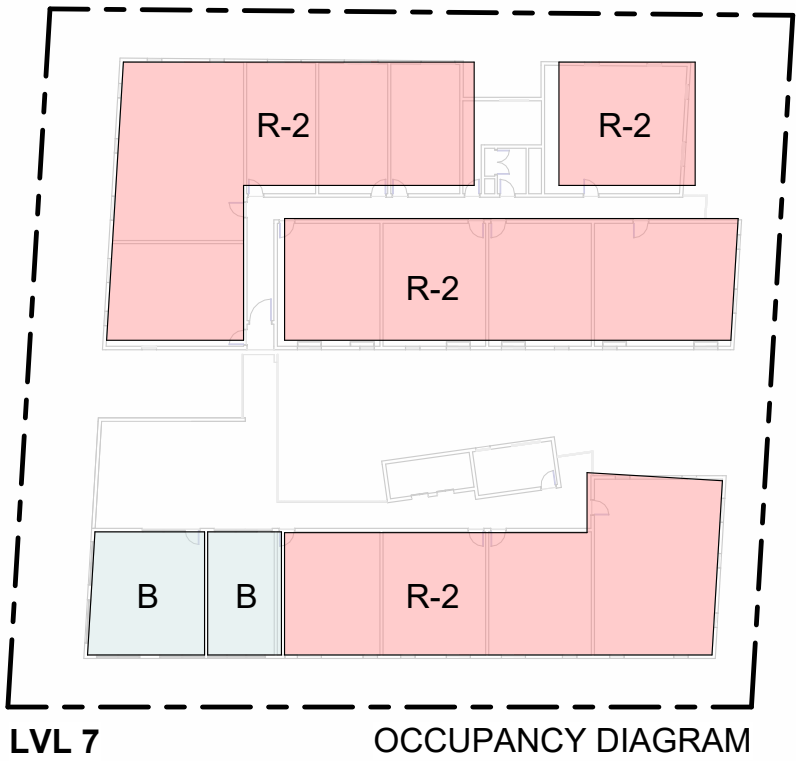


FIGURE 11 - STC WALL LOCATIONS
THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH CBC 2022 SECTION 1206 AND 1206.2, REQUIRING THE PROJECT TO PROVIDE STC 50 WALLS AT ALL SEPARATIONS BETWEEN DWELLING UNITS AND THE PUBLIC. REFER TO A5.21 FOR WALL TYPES.

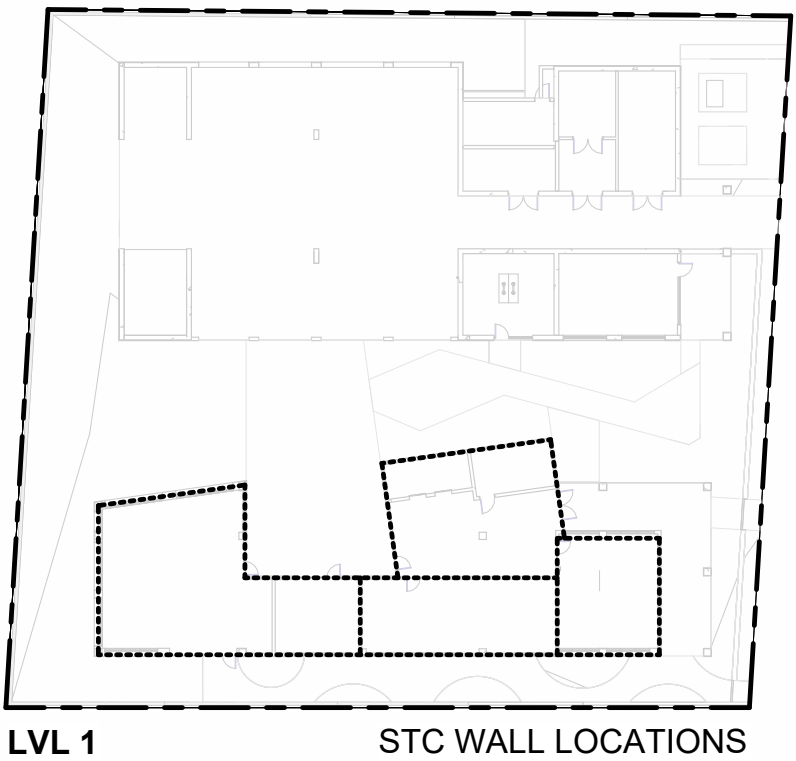
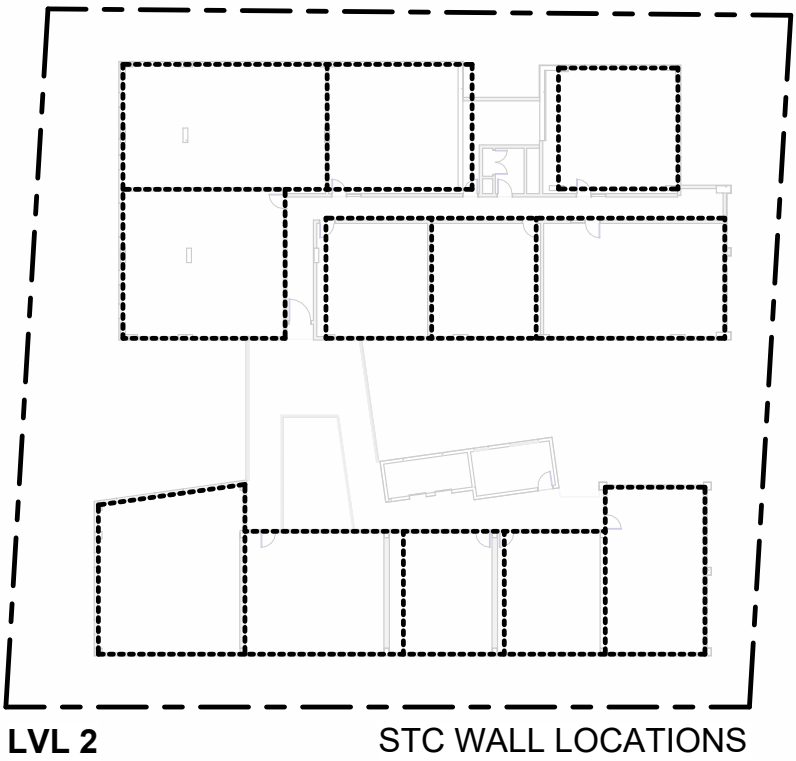
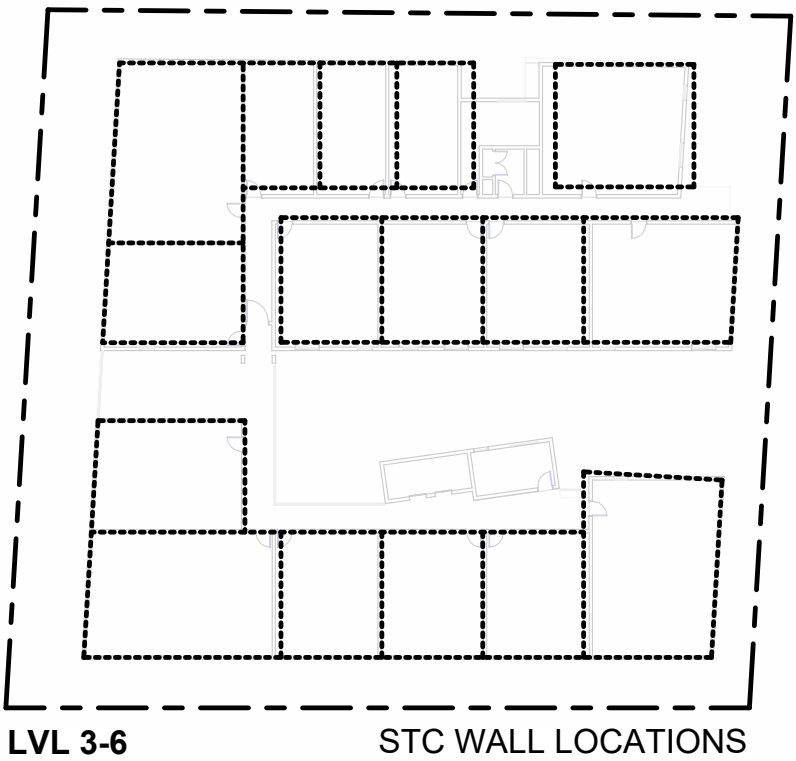
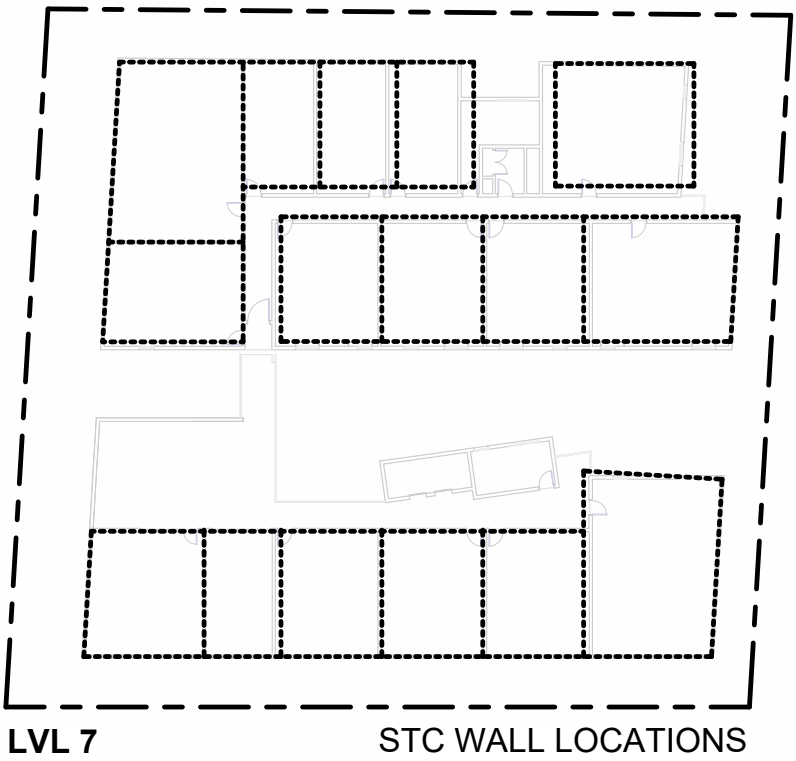
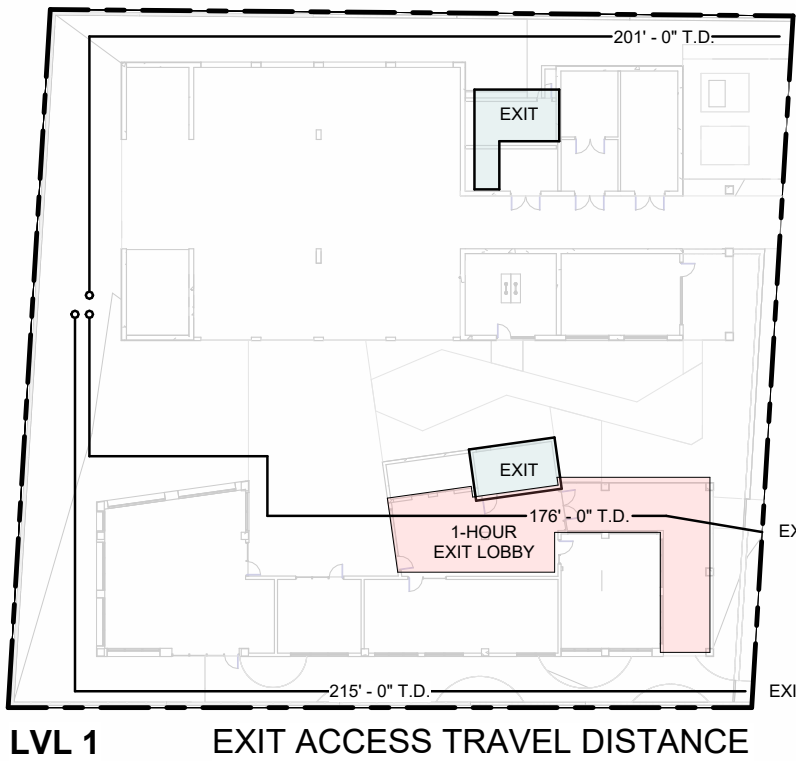
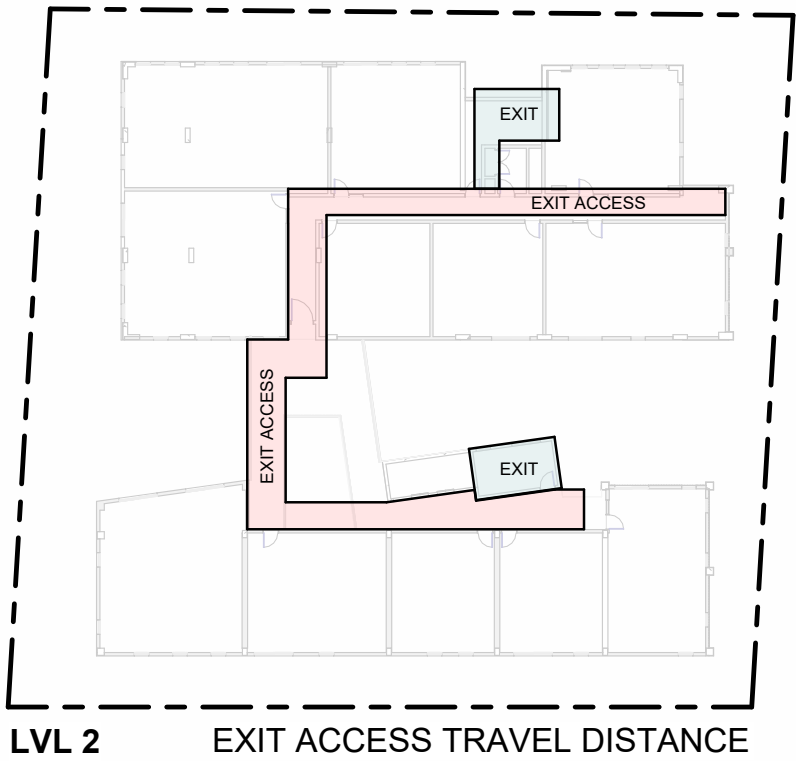
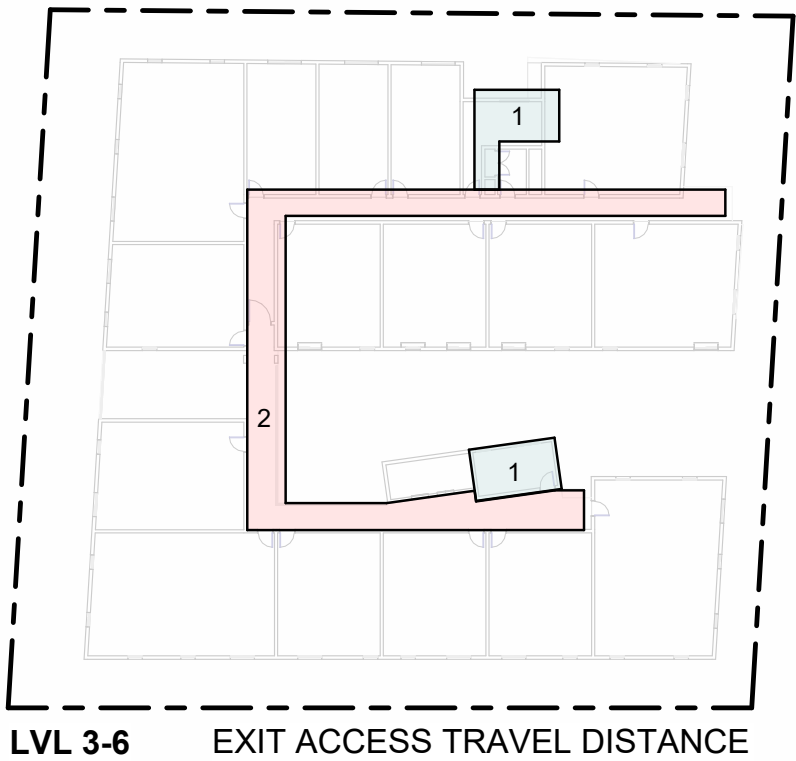
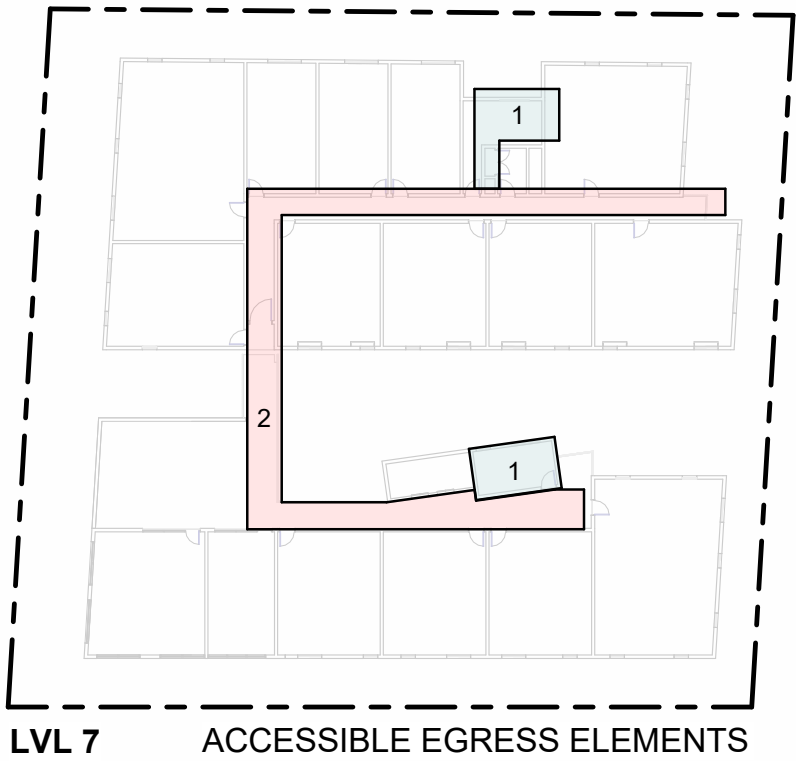
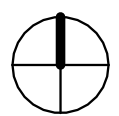
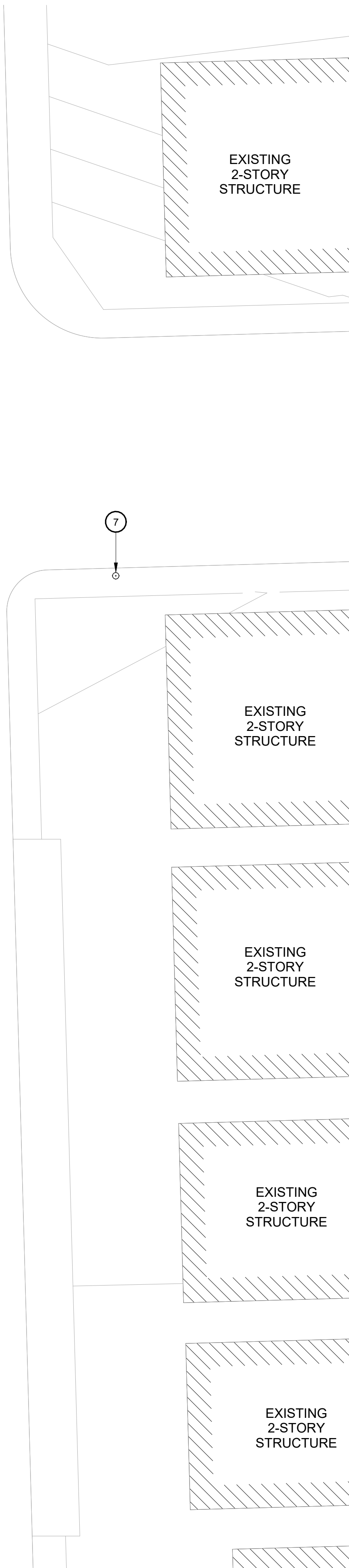
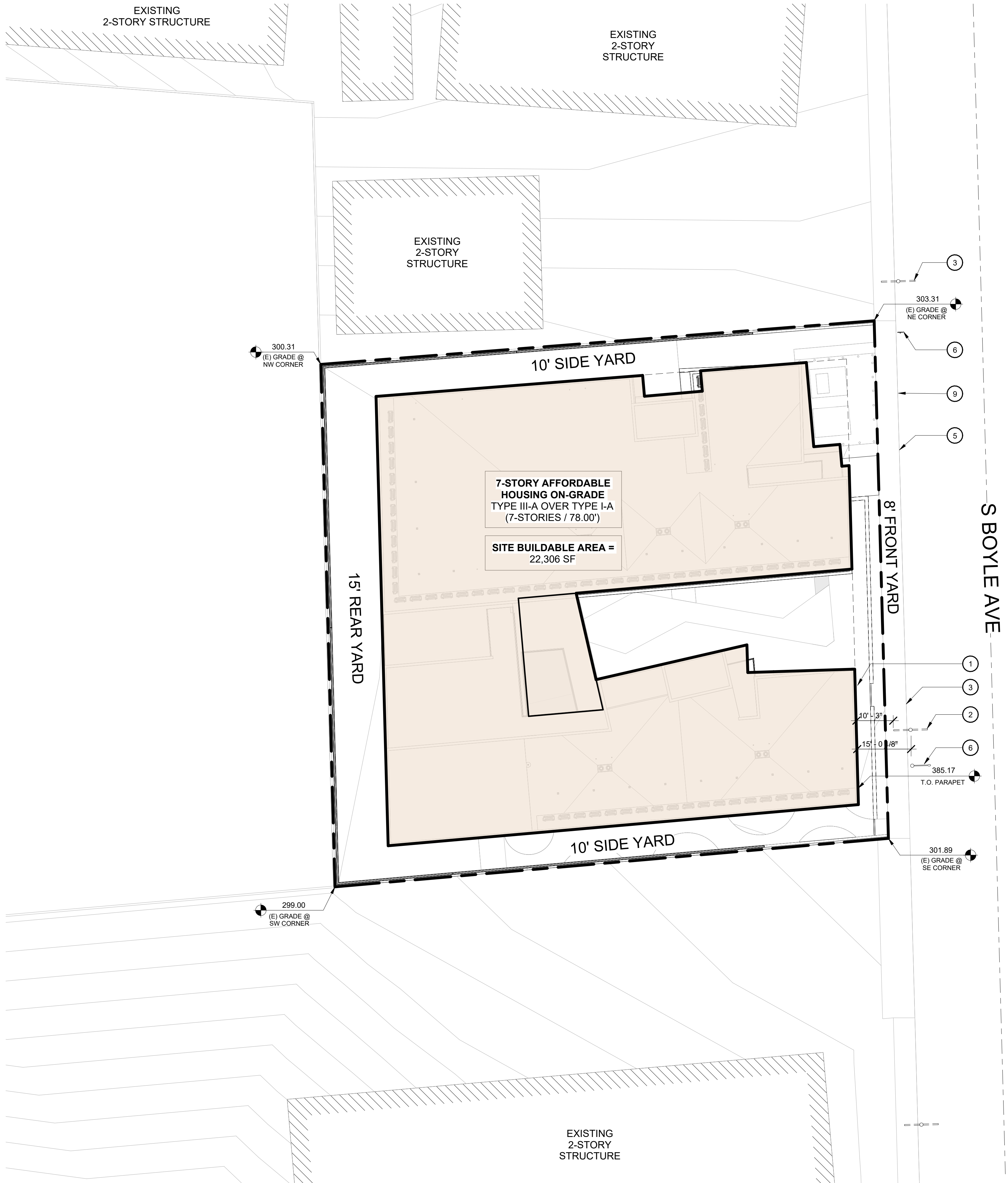


FIGURE 10 - ACCESSIBLE EGRESS
THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH 2022 CBC SECTION 1009.2, WHICH REQUIRES THE PROJECT TO PROVIDE CONTINUITY OF ACCESSIBLE EGRESS ELEMENTS. SEE BELOW FOR CODE SECTION VERBIAGE AND WHICH ELEMENTS THE PROJECT IS PROVIDING:





1 SITE PLAN / PLOT PLAN
1/16" = 1'-0"

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NOT FOR CONSTRUCTION

PROJECT NAME:
CASE DEL MARIACHI

PROJECT ADDRESSES:
133 S BOYLE AVE, LOS ANGELES, CA 90033

PROJECT NUMBER

CLIENT NAME: CRCD PARTNERS
CLIENT ADDRESS: 1410 2ND STREET, SUITE 200
SANTA MONICA, CA 90401

- KEYNOTES
1. FIRE DEPARTMENT CONNECTION PER CFC 912 TO BE LOCATED AT APPROVED BUILDING STREET ADDRESS. FINAL LOCATION TO BE APPROVED BY FIRE MARSHALL. SEE CIVIL DRAWINGS.
 2. EXISTING POWER LINES TO REMAIN UNDISTURBED
 3. REPLACEMENT OF ALL OFF-SITE FLATWORK AND PARKWAY LANDSCAPING SHALL BE UNDER SEPARATE A-PERMIT.
 4. EXISTING STREET SIGN TO REMAIN U.N.O.
 5. NEW 12'-0" WIDE CURB CUT INTO DRIVEWAY (SEE CIVIL PLANS)
 6. EXISTING STREET TREE TO REMAIN U.N.O.
 7. EXISTING FIRE HYDRANT TO REMAIN U.N.O.
 8. DOUBLE BICYCLE STALL TO BE USED AS COMMERCIAL / RESIDENTIAL SHORT-TERM BIKE STORAGE. COMPLYING WITH BICYCLE PARKING ORDINANCE 185480. BICYCLE STALLS SHALL USE THE STANDARD PLAN IN COMPLIANCE WITH S-871.0. GENERAL CONTRACTOR SHALL OBTAIN A-PERMIT TO CONSTRUCT BIKE STALLS WITHIN PUBLIC R.O.W.
 9. CONCRETE SLAB ON-GRADE W/ MIN. SRI VALUE OF 0.35. SLOPED TO DRAINAGE PER PLAN (MAX 1.8%). CONCRETE SHALL MEET LADWP HIGH LOADING REQUIREMENTS. SEE CIVIL PLANS FOR MORE INFORMATION

- LEGEND
- EXISTING POWER POLE
 - EXISTING MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING GAS METER
 - EXISTING WATER VALVE
 - EXISTING WATER METER
 - EXISTING SIGN
 - EXISTING TRAFFIC SIGNAL PULL BOX
 - EXISTING ELECTRIC RISER
 - EXISTING TRAFFIC SIGNAL LIGHT
 - EXISTING BIKE RACK
 - EXISTING STREET LIGHT BOX
 - EXISTING ELECTRIC BOX
 - EXISTING STREET LIGHT

DRAWING TITLE:
SITE / PLOT PLAN

PZA SUBMISSION SET (ROUND 2)	
Date	09/18/2025
Drawn by	SD, JDP
Checked by	SD

A1.01

Scale As indicated



- DESIGN NOTES:**
1. CONCRETE SLAB ON-GRADE W/ MIN. SRI VALUE OF 0.35. SLOPED TO DRAINAGE PER PLAN (MAX 1.8%).
 2. CONCRETE SLAB ON-GRADE OVER WATERPROOFING MEMBRANE PER PROJECT SPECIFICATIONS. SLOPED TO DRAINAGE PER PLAN (MAX 1.8%).
 3. CONCRETE RAMP W/ MIN. SRI OF 0.35 SLOPED PER PLAN AND COMPLYING WITH FIGURE 11B ON LADBS BULLETIN P/ZC 2023-001
 4. STRUCTURAL CONCRETE COLUMN
 5. PLAY EQUIPMENT FALL SAFETY ZONE. 4" OF RUBBER MAT OVER DEPRESSED CONCRETE SLAB. SEE G1.61 FOR MORE INFORMATION
 6. PLAY EQUIPMENT STRUCTURE
 7. CAST IN-PLACE CONCRETE BENCH
 8. NATIVE SOIL TO RECIEVE PLANTING AND TREES
 9. INTERIOR METAL STAIR
 10. 3'-0" TALL DECORATIVE CMU WALL W/ ENTRY GATE
 11. 6'-0" TALL CMU PERIMETER WALL
 12. 6'-0" TALL METAL DECORATIVE FENCE, SCREENING LADWP TRANSFORMER EQUIPMENT
 13. SEMI-RECESSED FIRE EXTINGUISHER CABINET (SEE G1.60 FOR CUT SHEETS). FIRE MARSHAL TO DETERMINE FINAL LOCATIONS OF CABINETS DURING FIELD INSPECTIONS
 14. CLASS 1 STANDPIPE AT ALL STAIRS THROUGH TO ROOF COMBINED WITH AUTOMATIC SPRINKLER SYSTEM. TYP.
 15. FIRE DEPARTMENT CONNECTION PER CFC 912 TO BE LOCATED AT APPROVED BUILDING STREET ADDRESS. FINAL LOCATION TO BE APPROVED BY FIRE MARSHALL
 16. PROVIDE KNOX BOX MODEL 4400R TO THE SATISFACTION OF THE FIRE MARSHALL
 17. FIRE ANNUNCIATOR PANEL. GENERAL CONTRACTOR SHALL OBTAIN APPROVAL OF THE PROPOSED LOCATION IN THE APPROVED PLANS FROM THE FIRE MARSHALL BEFORE INSTALLATION OCCURS
 18. FIRE ALARM CONTROL PANEL. GENERAL CONTRACTOR SHALL OBTAIN APPROVAL OF THE PROPOSED LOCATION IN THE APPROVED PLANS FROM THE FIRE MARSHALL BEFORE INSTALLATION OCCURS
 19. INTERCOM SECURITY ACCESS PANEL W/ SEPARATE ENTRY CARD ACCESS. COMMUNICATION SYSTEMS BETWEEN A RESIDENTIAL UNIT AND A SITE BUILDING OR FLOOR ENTRANCE SHALL COMPLY WITH SECTION 11B-708.4.
 20. ACCESSIBLE MEANS OF EGRESS ELEVATOR. NO STANDBY POWER PROVIDED PER CBC SECTION 1009.2.1 EXCEPTION 1.
 21. EDGE OF BUILDING / STRUCTURE ABOVE
 22. LADWP TRANSFORMER + SWITCH (SEE SERVICE PLAN)
 23. CONCRETE BOLLARDS (PER LADWP STANDARD PLAN)
 24. TRUNCATED DOMES, TYP (TO COMPLY W/ 11B-705 OF THE 2016 CALIFORNIA BUILDING CODE).
 25. DOUBLE STRIPING OF LOADING ZONES AND ACCESSIBLE PATHS PER PER LADBS INFORMATION BULLETIN P/ZC 2023-001
 26. DOUBLE STRIPING OF PARKING STALLS PER LADBS INFORMATION BULLETIN P/ZC 2023-001
 27. CHARGING OUTLET TO BE INSTALLED FOR EV READY SPACES.
 28. ELECTRIC VEHICLE CHARGING STATION (DUAL CHARGE), COMPLYING WITH 11B-912.10. SEE G1.60 FOR CUT SHEET. RECESSED WITHIN CONCRETE WALL
 29. ACCESSIBLE PARKING SIGNAGE (SEE 25/G4.50). TYPICAL FOR ALL ACCESSIBLE PARKING SPACES
 30. LONG-TERM WALL-MOUNTED BICYCLE STORAGE STALLS W/ DIMENSIONS COMPLYING WITH BICYCLE PARKING ORDINANCE CF 12-1297-S1. SEE H-G1.60 FOR CUT SHEET.
 31. LONG-TERM FLOOR MOUNTED ACCESSIBLE BIKE STORAGE STALL W/ DIMENSIONS COMPLYING WITH BICYCLE PARKING ORDINANCE CF 12-1297-S1. SEE H-G1.60 FOR CUT SHEET
 32. PARCEL PENDING SMART ELECTRONIC LOCKERS
 33. PROVIDE USPS APPROVED 4C MAILBOXES (FOR 100 UNITS INCLUDING REQUIRED PARCEL STORAGE). MAILBOXES TO BE MIN. 15" TALL AND MAX 48" FOR REACH. CONTRACTOR TO VERIFY LOCATION AND TYPE WITH POSTMASTER PRIOR TO PURCHASE AND INSTALLATION.
 34. RENT DROP OFF BOX (SEE G1.61 FOR CUT SHEET.)
 35. NEW TREES TO BE PLANTED (23 TOTAL REQUIRED)
- LID / STORMWATER MANAGEMENT NOTES**
- A. ALL STORMWATER RUN-OFF FROM ROOF DRAINS, DOWNSPOUTS, AND AREA DRAINS WITHIN PODIUM AND SIDE YARDS TO BE CONNECTED TO APPROVED LID / BMP (SEE C3.00, P1.02 - P1.09 FOR MORE INFORMATION).
- B. PUMP DESIGN FOR RAINWATER HARVESTING TANK SHALL BE PROVIDED BY MANUFACTURER (TBD AT LATER DATE). SEE SYSTEMS DIAGRAM IN APPROVED LID EXHIBIT ON C3.01
- GENERAL NOTES:**
- A. PROVIDE INTERNET WIFI SYSTEM IN EXTERIOR CORRIDORS FOR UNIT SUBMETER DISPLAYS. CLIENT TO CONFIRM SERVICE PROVIDER DURING CONSTRUCTION
- B. PROVIDE CCTV SYSTEM WITH CAMERAS AT ALL EXTERIOR CORRIDORS, INTERIOR COMMON ROOMS, AND EXTERIOR COURTS AND SIDE YARDS. TO BE PROVIDED AS A DESIGN-BUILD SYSTEM BY THE GENERAL CONTRACTOR DURING CONSTRUCTION

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME:
CASE DEL MARIACHI

PROJECT ADDRESSES:
133 S BOYLE AVE, LOS ANGELES, CA 90033

PROJECT NUMBER

CLIENT NAME: CRCD PARTNERS
CLIENT ADDRESS: 1410 2ND STREET, SUITE 200
SANTA MONICA, CA 90401

KEYNOTES

DRAWING TITLE:
FIRST FLOOR PLAN

PZA SUBMISSION SET (ROUND 2)

Date: 09/18/2025
Drawn by: SD, JDP
Checked by: SD

A2.01

Scale: 1/8" = 1'-0"



- DESIGN NOTES:**
1. SOLACHROME LIGHTWEIGHT CONCRETE TOPPING SLAB OVER FLUID APPLIED WATERPROOFING MEMBRANE PER PROJECT SPECIFICATIONS. SLOPED TO DRAINAGE PER PLAN (MIN. 1.0% SLOPE, MAX 1.8% SLOPE). SEE G1.61 FOR CUT SHEET.
 2. AREA DRAIN
 3. 42" TALL METAL PICKET GUARDRAIL
 4. METAL SUNSHADING AWNING
 5. SEMI-RECESSED FIRE EXTINGUISHER CABINET. FIRE MARSHAL TO DETERMINE FINAL LOCATIONS OF CABINETS DURING FIELD INSPECTIONS. SEE H-G1.60 FOR CUT SHEET.
 6. 1-HOUR RATED SEISMIC GAP W/ EXPANSION JOINT COVER. TOP OF COVER SHALL NOT EXCEED ADJACENT F.F.E BY MORE THAN 1/2" AND SHALL COMPLY W/ SECTIONS 11B-302 AND 11B-303
 7. INTERIOR METAL STAIR ASSEMBLY
 8. CLASS 1 STANDPIPE AT ALL STAIRS THROUGH TO ROOF COMBINED WITH AUTOMATIC SPRINKLER SYSTEM .TYP.
 9. ACCESSIBLE MEANS OF EGRESS ELEVATOR. NO STANDBY POWER PROVIDED PER CBC SECTION 1009.2.1 EXCEPTION 1. SEE G3.04 FOR MORE INFORMATION.
 10. OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM COMPLYING WITH ICC ESAC 77 REQUIREMENTS. TYPICAL AT ALL ELEVATOR HOISTWAY OPENINGS. THE DOOR SHALL BE SMOKE ACTIVATED PER SECTION 715.4.8 OF THE 2022 CBC. (SMOKE GUARD MODEL 200 OR APPROVED EQUAL). SEE G1.61 FOR CUT SHEET.
 11. TRASH CHUTE / RECYCLING CHUTE WITH PNEUMATIC DOOR COMPLYING WITH SECTION 11B-309.4. INSTALL PER MANUFACTURERS STANDARD DETAILS. CHUTE TERMINATES IN TRASH / RECYCLING ROOM ON THE SECOND FLOOR

- LID / STORMWATER MANAGEMENT NOTES**
- A. ALL STORMWATER RUN-OFF FROM ROOF DRAINS, DOWNSPOUTS, AND AREA DRAINS WITHIN PODIUM AND SIDE YARDS TO BE CONNECTED TO APPROVED LID / BMP (SEE C3.00, P1.02 - P1.09 FOR MORE INFORMATION).
 - B. PUMP DESIGN FOR RAINWATER HARVESTING TANK SHALL BE PROVIDED BY MANUFACTURER (TBD AT LATER DATE). SEE SYSTEMS DIAGRAM IN APPROVED LID EXHIBIT ON C3.01

- GENERAL NOTES:**
- A. PROVIDE INTERNET WIFI SYSTEM IN EXTERIOR CORRIDORS FOR UNIT SUBMETER DISPLAYS. CLIENT TO CONFIRM SERVICE PROVIDER DURING CONSTRUCTION
 - B. PROVIDE CCTV SYSTEM WITH CAMERAS AT ALL EXTERIOR CORRIDORS, INTERIOR COMMON ROOMS, AND EXTERIOR COURTS AND SIDE YARDS. TO BE PROVIDED AS A DESIGN-BUILD SYSTEM BY THE GENERAL CONTRACTOR DURING CONSTRUCTION

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NOT FOR CONSTRUCTION

PROJECT NAME:
CASE DEL MARIACHI

PROJECT ADDRESSES:
133 S BOYLE AVE, LOS ANGELES, CA 90033

PROJECT NUMBER

CLIENT NAME: CRCD PARTNERS
CLIENT ADDRESS: 1410 2ND STREET, SUITE 200
SANTA MONICA, CA 90401

KEYNOTES

DRAWING TITLE:
SECOND FLOOR PLAN

PZA SUBMISSION SET (ROUND 2)
Date 09/18/2025
Drawn by SD, JDP
Checked by SD

A2.02

Scale 1/8" = 1'-0"



- DESIGN NOTES:**
- SOLACHROME LIGHTWEIGHT CONCRETE TOPPING SLAB OVER FLUID APPLIED WATERPROOFING MEMBRANE PER PROJECT SPECIFICATIONS. SLOPED TO DRAINAGE PER PLAN (MIN. 1.0% SLOPE, MAX 1.8% SLOPE). SEE G1.61 FOR CUT SHEET.
 - AREA DRAIN
 - 42" TALL METAL PICKET GUARDRAIL
 - METAL SUNSHADING AWNING
 - SEMI-RECESSED FIRE EXTINGUISHER CABINET. FIRE MARSHAL TO DETERMINE FINAL LOCATIONS OF CABINETS DURING FIELD INSPECTIONS. SEE H-G1.60 FOR CUT SHEET.
 - 1-HOUR RATED SEISMIC GAP W/ EXPANSION JOINT COVER. TOP OF COVER SHALL NOT EXCEED ADJACENT F.F.E BY MORE THAN 1/2" AND SHALL COMPLY W/ SECTIONS 11B-302 AND 11B-303
 - INTERIOR METAL STAIR ASSEMBLY
 - CLASS 1 STANDPIPE AT ALL STAIRS THROUGH TO ROOF COMBINED WITH AUTOMATIC SPRINKLER SYSTEM .TYP.
 - ACCESSIBLE MEANS OF EGRESS ELEVATOR. NO STANDBY POWER PROVIDED PER CBC SECTION 1009.2.1 EXCEPTION 1. SEE G3.04 FOR MORE INFORMATION.
 - OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM COMPLYING WITH ICC ESAC 77 REQUIREMENTS. TYPICAL AT ALL ELEVATOR HOISTWAY OPENINGS. THE DOOR SHALL BE SMOKE ACTIVATED PER SECTION 715.4.8 OF THE 2022 CBC. (SMOKE GUARD MODEL 200 OR APPROVED EQUAL). SEE G1.61 FOR CUT SHEET.
 - TRASH CHUTE / RECYCLING CHUTE WITH PNEUMATIC DOOR COMPLYING WITH SECTION 11B-309.4. INSTALL PER MANUFACTURERS STANDARD DETAILS. CHUTE TERMINATES IN TRASH / RECYCLING ROOM ON THE SECOND FLOOR

- LID / STORMWATER MANAGEMENT NOTES**
- A. ALL STORMWATER RUN-OFF FROM ROOF DRAINS, DOWNSPOUTS, AND AREA DRAINS WITHIN PODIUM AND SIDE YARDS TO BE CONNECTED TO APPROVED LID / BMP (SEE C3.00, P1.02 - P1.09 FOR MORE INFORMATION).
- B. PUMP DESIGN FOR RAINWATER HARVESTING TANK SHALL BE PROVIDED BY MANUFACTURER (TBD AT LATER DATE). SEE SYSTEMS DIAGRAM IN APPROVED LID EXHIBIT ON C3.01

- GENERAL NOTES:**
- A. PROVIDE INTERNET WIFI SYSTEM IN EXTERIOR CORRIDORS FOR UNIT SUBMETER DISPLAYS. CLIENT TO CONFIRM SERVICE PROVIDER DURING CONSTRUCTION
- B. PROVIDE CCTV SYSTEM WITH CAMERAS AT ALL EXTERIOR CORRIDORS, INTERIOR COMMON ROOMS, AND EXTERIOR COURTS AND SIDE YARDS. TO BE PROVIDED AS A DESIGN-BUILD SYSTEM BY THE GENERAL CONTRACTOR DURING CONSTRUCTION

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NOT FOR CONSTRUCTION

PROJECT NAME:
CASE DEL MARIACHI

PROJECT ADDRESSES:
133 S BOYLE AVE, LOS ANGELES, CA 90033

PROJECT NUMBER

CLIENT NAME: CRCD PARTNERS
CLIENT ADDRESS: 1410 2ND STREET, SUITE 200
SANTA MONICA, CA 90401

KEYNOTES

DRAWING TITLE:
THIRD FLOOR PLAN

PZA SUBMISSION SET (ROUND 2)

Date 09/18/2025
Drawn by SD, JDP
Checked by SD

A2.03

Scale 1/8" = 1'-0"

1 THIRD FLOOR PLAN
1/8" = 1'-0"



- DESIGN NOTES:**
1. SOLACHROME LIGHTWEIGHT CONCRETE TOPPING SLAB OVER FLUID APPLIED WATERPROOFING MEMBRANE PER PROJECT SPECIFICATIONS. SLOPED TO DRAINAGE PER PLAN (MIN. 1.0% SLOPE, MAX 1.8% SLOPE). SEE G1.61 FOR CUT SHEET.
 2. AREA DRAIN
 3. 42" TALL METAL PICKET GUARDRAIL
 4. METAL SUNSHADING AWNING
 5. SEMI-RECESSED FIRE EXTINGUISHER CABINET. FIRE MARSHAL TO DETERMINE FINAL LOCATIONS OF CABINETS DURING FIELD INSPECTIONS. SEE H-G1.60 FOR CUT SHEET.
 6. 1-HOUR RATED SEISMIC GAP W/ EXPANSION JOINT COVER. TOP OF COVER SHALL NOT EXCEED ADJACENT F.F.E BY MORE THAN 1/2" AND SHALL COMPLY W/ SECTIONS 11B-302 AND 11B-303
 7. INTERIOR METAL STAIR ASSEMBLY
 8. CLASS 1 STANDPIPE AT ALL STAIRS THROUGH TO ROOF COMBINED WITH AUTOMATIC SPRINKLER SYSTEM .TYP.
 9. ACCESSIBLE MEANS OF EGRESS ELEVATOR. NO STANDBY POWER PROVIDED PER CBC SECTION 1009.2.1 EXCEPTION 1. SEE G3.04 FOR MORE INFORMATION.
 10. OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM COMPLYING WITH ICC ESAC 77 REQUIREMENTS. TYPICAL AT ALL ELEVATOR HOISTWAY OPENINGS. THE DOOR SHALL BE SMOKE ACTIVATED PER SECTION 715.4.8 OF THE 2022 CBC. (SMOKE GUARD MODEL 200 OR APPROVED EQUAL). SEE G1.61 FOR CUT SHEET.
 11. TRASH CHUTE / RECYCLING CHUTE WITH PNEUMATIC DOOR COMPLYING WITH SECTION 11B-309.4. INSTALL PER MANUFACTURERS STANDARD DETAILS. CHUTE TERMINATES IN TRASH / RECYCLING ROOM ON THE SECOND FLOOR

- LID / STORMWATER MANAGEMENT NOTES**
- A. ALL STORMWATER RUN-OFF FROM ROOF DRAINS, DOWNSPOUTS, AND AREA DRAINS WITHIN PODIUM AND SIDE YARDS TO BE CONNECTED TO APPROVED LID / BMP (SEE C3.00, P1.02 - P1.09 FOR MORE INFORMATION).
- B. PUMP DESIGN FOR RAINWATER HARVESTING TANK SHALL BE PROVIDED BY MANUFACTURER (TBD AT LATER DATE). SEE SYSTEMS DIAGRAM IN APPROVED LID EXHIBIT ON C3.01

- GENERAL NOTES:**
- A. PROVIDE INTERNET WIFI SYSTEM IN EXTERIOR CORRIDORS FOR UNIT SUBMETER DISPLAYS. CLIENT TO CONFIRM SERVICE PROVIDER DURING CONSTRUCTION
- B. PROVIDE CCTV SYSTEM WITH CAMERAS AT ALL EXTERIOR CORRIDORS, INTERIOR COMMON ROOMS, AND EXTERIOR COURTS AND SIDE YARDS. TO BE PROVIDED AS A DESIGN-BUILD SYSTEM BY THE GENERAL CONTRACTOR DURING CONSTRUCTION

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NOT FOR CONSTRUCTION

PROJECT NAME:
CASE DEL MARIACHI

PROJECT ADDRESSES:
133 S BOYLE AVE, LOS ANGELES, CA 90033

PROJECT NUMBER

CLIENT NAME: CRCD PARTNERS
CLIENT ADDRESS: 1410 2ND STREET, SUITE 200
SANTA MONICA, CA 90401

KEYNOTES

DRAWING TITLE:
FOURTH FLOOR PLAN

PZA SUBMISSION SET (ROUND 2)
Date: 09/18/2025
Drawn by: SD, JDP
Checked by: SD

A2.04

Scale: 1/8" = 1'-0"

1 FOURTH FLOOR PLAN
1/8" = 1'-0"



Scale $1/8" = 1'-0"$



DESIGN NOTES:

1. SOLACHROME LIGHTWEIGHT CONCRETE TOPPING SLAB OVER FLUID APPLIED WATERPROOFING MEMBRANE PER PROJECT SPECIFICATIONS. SLOPED TO DRAINAGE PER PLAN (MIN. 1.0% SLOPE, MAX 1.8% SLOPE). SEE G1.61 FOR CUT SHEET.
2. AREA DRAIN
3. 42" TALL METAL PICKET GUARDRAIL
4. METAL SUNSHADING AWNING
5. SEMI-RECESSED FIRE EXTINGUISHER CABINET. FIRE MARSHAL TO DETERMINE FINAL LOCATIONS OF CABINETS DURING FIELD INSPECTIONS. SEE H-G1.60 FOR CUT SHEET.
6. 1-HOUR RATED SEISMIC GAP W/ EXPANSION JOINT COVER. TOP OF COVER SHALL NOT EXCEED ADJACENT F.F.E BY MORE THAN 1/2" AND SHALL COMPLY W/ SECTIONS 11B-302 AND 11B-303
7. INTERIOR METAL STAIR ASSEMBLY
8. CLASS 1 STANDPIPE AT ALL STAIRS THROUGH TO ROOF COMBINED WITH AUTOMATIC SPRINKLER SYSTEM .TYP.
9. ACCESSIBLE MEANS OF EGRESS ELEVATOR. NO STANDBY POWER PROVIDED PER CBC SECTION 1009.2.1 EXCEPTION 1. SEE G3.04 FOR MORE INFORMATION.
10. OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM COMPLYING WITH ICC ESAC 77 REQUIREMENTS. TYPICAL AT ALL ELEVATOR HOISTWAY OPENINGS. THE DOOR SHALL BE SMOKE ACTIVATED PER SECTION 715.4.8 OF THE 2022 CBC. (SMOKE GUARD MODEL 200 OR APPROVED EQUAL). SEE G1.61 FOR CUT SHEET.
11. TRASH CHUTE / RECYCLING CHUTE WITH PNEUMATIC DOOR COMPLYING WITH SECTION 11B-309.4. INSTALL PER MANUFACTURERS STANDARD DETAILS. CHUTE TERMINATES IN TRASH / RECYCLING ROOM ON THE SECOND FLOOR

LID / STORMWATER MANAGEMENT NOTES

- A. ALL STORMWATER RUN-OFF FROM ROOF DRAINS, DOWNSPOUTS, AND AREA DRAINS WITHIN PODIUM AND SIDE YARDS TO BE CONNECTED TO APPROVED LID / BMP (SEE C3.00, P1.02 - P1.09 FOR MORE INFORMATION).
- B. PUMP DESIGN FOR RAINWATER HARVESTING TANK SHALL BE PROVIDED BY MANUFACTURER (TBD AT LATER DATE). SEE SYSTEMS DIAGRAM IN APPROVED LID EXHIBIT ON C3.01

GENERAL NOTES:

- A. PROVIDE INTERNET WIFI SYSTEM IN EXTERIOR CORRIDORS FOR UNIT SUBMETER DISPLAYS. CLIENT TO CONFIRM SERVICE PROVIDER DURING CONSTRUCTION
- B. PROVIDE CCTV SYSTEM WITH CAMERAS AT ALL EXTERIOR CORRIDORS, INTERIOR COMMON ROOMS, AND EXTERIOR COURTS AND SIDE YARDS. TO BE PROVIDED AS A DESIGN-BUILD SYSTEM BY THE GENERAL CONTRACTOR DURING CONSTRUCTION



2902 KNOX AVE, 2ND FLOOR
LOS ANGELES, CA 90039
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MAIL@FSYARCHITECTS.COM

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NOT FOR CONSTRUCTION

PROJECT NAME:

CASE DEL MARIACHI

PROJECT ADDRESSES:

133 S BOYLE AVE, LOS ANGELES, CA 90033

PROJECT NUMBER

CLIENT NAME:

CRCD PARTNERS

CLIENT ADDRESS:

1410 2ND STREET, SUITE 200
SANTA MONICA, CA 90401

KEYNOTES

DRAWING TITLE:

SIXTH FLOOR PLAN

PZA SUBMISSION SET (ROUND 2)

Date 09/18/2025

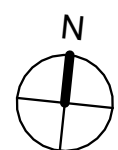
Drawn by SD, JDP

Checked by SD

A2.06

Scale

1/8" = 1'-0"



1

SIXTH FLOOR PLAN

1/8" = 1'-0"



DESIGN NOTES:

- SOLACHROME LIGHTWEIGHT CONCRETE TOPPING SLAB OVER FLUID APPLIED WATERPROOFING MEMBRANE PER PROJECT SPECIFICATIONS. SLOPED TO DRAINAGE PER PLAN (MIN. 1.0% SLOPE, MAX 1.8% SLOPE). SEE G1.61 FOR CUT SHEET.
- AREA DRAIN
- 42" TALL METAL PICKET GUARDRAIL
- METAL SUNSHADING AWNING
- SEMI-RECESSED FIRE EXTINGUISHER CABINET. FIRE MARSHAL TO DETERMINE FINAL LOCATIONS OF CABINETS DURING FIELD INSPECTIONS. SEE H-G1.60 FOR CUT SHEET.
- 1-HOUR RATED SEISMIC GAP W/ EXPANSION JOINT COVER. TOP OF COVER SHALL NOT EXCEED ADJACENT F.F.E BY MORE THAN 1/2" AND SHALL COMPLY W/ SECTIONS 11B-302 AND 11B-303
- INTERIOR METAL STAIR ASSEMBLY
- CLASS 1 STANDPIPE AT ALL STAIRS THROUGH TO ROOF COMBINED WITH AUTOMATIC SPRINKLER SYSTEM .TYP.
- ACCESSIBLE MEANS OF EGRESS ELEVATOR. NO STANDBY POWER PROVIDED PER CBC SECTION 1009.2.1 EXCEPTION 1. SEE G3.04 FOR MORE INFORMATION.
- OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM COMPLYING WITH ICC ESAC 77 REQUIREMENTS. TYPICAL AT ALL ELEVATOR HOISTWAY OPENINGS. THE DOOR SHALL BE SMOKE ACTIVATED PER SECTION 715.4.8 OF THE 2022 CBC. (SMOKE GUARD MODEL 200 OR APPROVED EQUAL). SEE G1.61 FOR CUT SHEET.
- TRASH CHUTE / RECYCLING CHUTE WITH PNEUMATIC DOOR COMPLYING WITH SECTION 11B-309.4. INSTALL PER MANUFACTURERS STANDARD DETAILS. CHUTE TERMINATES IN TRASH / RECYCLING ROOM ON THE SECOND FLOOR

LID / STORMWATER MANAGEMENT NOTES

- ALL STORMWATER RUN-OFF FROM ROOF DRAINS, DOWNSPOUTS, AND AREA DRAINS WITHIN PODIUM AND SIDE YARDS TO BE CONNECTED TO APPROVED LID / BMP (SEE C3.00, P1.02 - P1.09 FOR MORE INFORMATION).
- PUMP DESIGN FOR RAINWATER HARVESTING TANK SHALL BE PROVIDED BY MANUFACTURER (TBD AT LATER DATE). SEE SYSTEMS DIAGRAM IN APPROVED LID EXHIBIT ON C3.01

GENERAL NOTES:

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NOT FOR CONSTRUCTION

PROJECT NAME:

CASE DEL MARIACHI

PROJECT ADDRESSES:

133 S BOYLE AVE, LOS ANGELES, CA 90033

PROJECT NUMBER

CLIENT NAME:

CRCD PARTNERS

CLIENT ADDRESS:

1410 2ND STREET, SUITE 200

SANTA MONICA, CA 90401

KEYNOTES

DRAWING TITLE:

SEVENTH FLOOR PLAN

PZA SUBMISSION SET (ROUND 2)

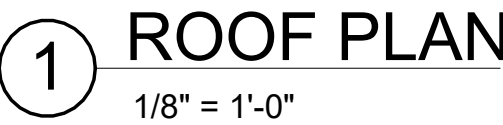
Date 09/18/2025

Drawn by SD, JDP

Checked by SD

A2.07

Scale 1/8" = 1'-0"



SOLAR ZONE SHALL BE FREE OF OBSTRUCTIONS AND BE SETBACK AT LEAST TWO TIMES THE HEIGHT OF OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, AND EQUIPMENT (2020 LAGBC 4.211.4). DIMENSIONS HAVE BEEN PROVIDED AFTER DEMONSTRATING COMPLIANCE.

KEYNOTES

Scale $1/8" = 1'-0"$

DESIGN NOTES (CONTINUED):

21. DOOR PER PLAN AND SCHEDULE
22. WINDOW PER PLAN AND SCHEDULE

LID / STORMWATER MANAGEMENT NOTES

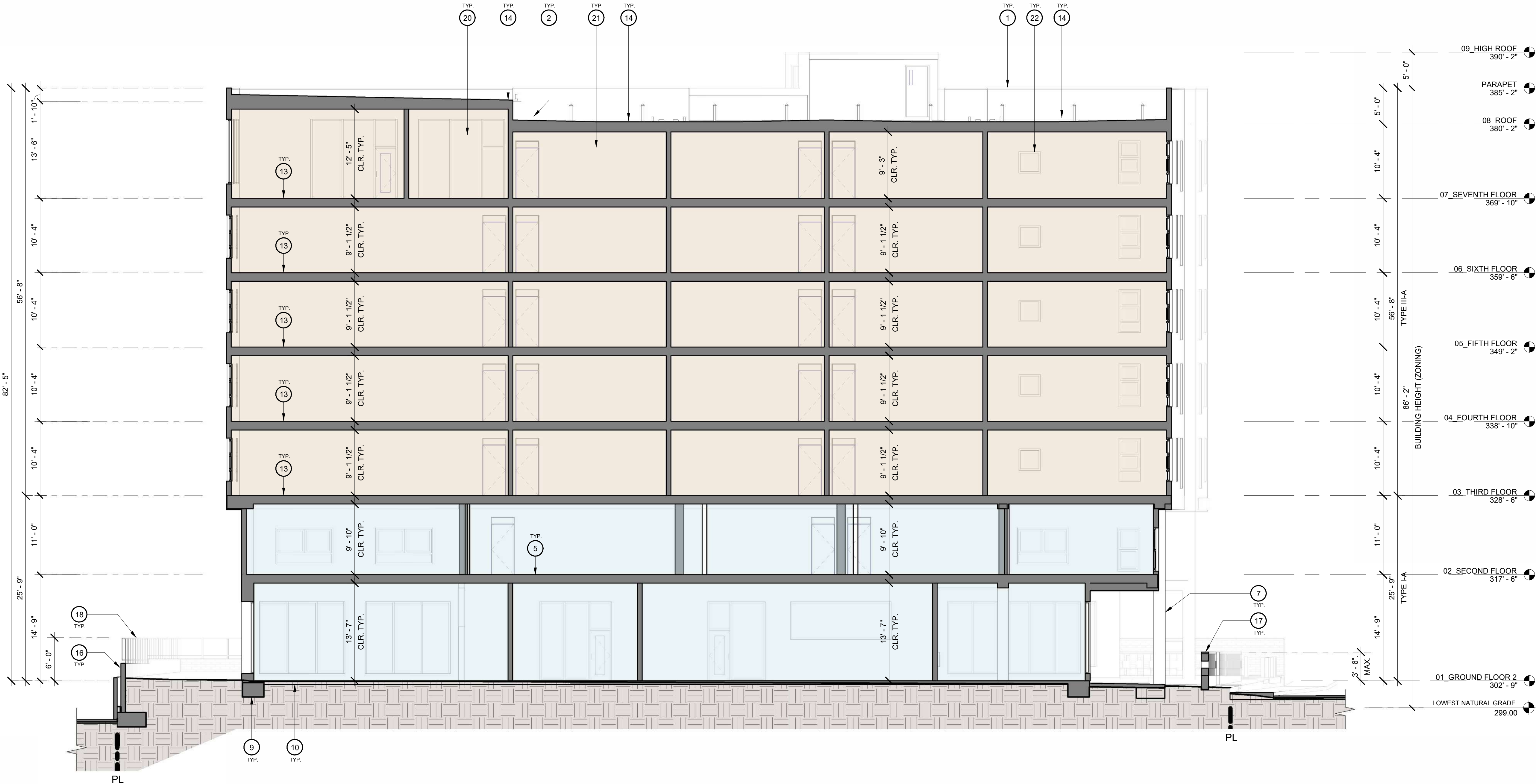
- A. ALL STORMWATER RUN-OFF FROM ROOF DRAINS, DOWNSPOUTS, AND AREA DRAINS WITHIN PODIUM AND SIDE YARDS TO BE CONNECTED TO APPROVED LID / BMP (SEE C3.00, P1.02 - P1.09 FOR MORE INFORMATION).
B. PUMP DESIGN FOR RAINWATER HARVESTING TANK SHALL BE PROVIDED BY MANUFACTURER (TBD AT LATER DATE). SEE SYSTEMS DIAGRAM IN APPROVED LID EXHIBIT ON C3.01

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DESIGN NOTES:

1. PARAPET WALL W/ SHEET METAL COPING
2. ROOF DRAIN AND OVERFLOW DRAIN
3. ROOF TIEBACK ANCHOR
4. MECHANICAL CONDENSER UNITS ON EQUIPMENT PAD
5. 3-HOUR RATED CONCRETE PODIUM
6. CONCRETE SLAB ON-GRADE, SLOPED TO DRAINAGE PER PLANS. PROVIDE VAPOR BARRIER W/ BASE COARSE
7. EXPOSED CONCRETE COLUMN. PROVIDE MDO FORMWORK W/ ARCHITECTURAL FINISH.
8. EXPOSED CONCRETE COLUMN CAP / BEAM
9. CONCRETE FOOTING
10. CONCRETE SLAB ON-GRADE W/ MIN. SRI VALUE OF 0.35, SLOPED TO DRAINAGE PER PLANS.
11. SOLACHROME LIGHTWEIGHT CONCRETE TOPPING SLAB
12. LANDSCAPING ELEMENTS (TBD AT LATER DATE)
13. 1-HOUR WOOD STUD FLOOR ASSEMBLY
14. 1-HOUR WOOD STUD ROOF ASSEMBLY
15. 1-HOUR WOOD STUD WALKWAY ASSEMBLY
16. 6'-0" TALL CMU PERIMETER RETAINING WALL
17. 3'-6" TALL FRONT YARD DECORATIVE CMU WALL
18. 4'-0" TALL METAL PANEL GUARDRAIL
19. 42" TALL METAL PICKET GUARDRAIL
20. STOREFRONT ASSEMBLY PER PLAN AND SCHEDULE



1 TRANSVERSE SECTION AA
1/8" = 1'-0"

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PROJECT NAME:

CASE DEL MARIACHI

PROJECT ADDRESSES:

133 S BOYLE AVE, LOS ANGELES, CA 90033

PROJECT NUMBER

CLIENT NAME:
CRCD PARTNERS

CLIENT ADDRESS:
1410 2ND STREET, SUITE 200
SANTA MONICA, CA 90401

KEYNOTES

DRAWING TITLE:

SECTIONS

PZA SUBMISSION SET (ROUND 2)

Date 09/18/2025

Drawn by SD, JDP

Checked by SD

A4.01

Scale

1/8" = 1'-0"

DESIGN NOTES (CONTINUED):

21. DOOR PER PLAN AND SCHEDULE
22. WINDOW PER PLAN AND SCHEDULE

LID / STORMWATER MANAGEMENT NOTES

- A. ALL STORMWATER RUN-OFF FROM ROOF DRAINS, DOWNSPOUTS, AND AREA DRAINS WITHIN PODIUM AND SIDE YARDS TO BE CONNECTED TO APPROVED LID / BMP (SEE C3.00, P1.02 - P1.09 FOR MORE INFORMATION).
B. PUMP DESIGN FOR RAINWATER HARVESTING TANK SHALL BE PROVIDED BY MANUFACTURER (TBD AT LATER DATE). SEE SYSTEMS DIAGRAM IN APPROVED LID EXHIBIT ON C3.01

GENERAL NOTES:

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DESIGN NOTES:

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6. CONCRETE SLAB ON-GRADE, SLOPED TO DRAINAGE PER PLANS. PROVIDE VAPOR BARRIER W/ BASE COARSE
7. EXPOSED CONCRETE COLUMN. PROVIDE MDO FORMWORK W/ ARCHITECTURAL FINISH.
8. EXPOSED CONCRETE COLUMN CAP / BEAM
9. CONCRETE FOOTING
10. CONCRETE SLAB ON-GRADE W/ MIN. SRI VALUE OF 0.35, SLOPED TO DRAINAGE PER PLANS.
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20. STOREFRONT ASSEMBLY PER PLAN AND SCHEDULE



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PROJECT NAME:

CASE DEL MARIACHI

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133 S BOYLE AVE, LOS ANGELES, CA 90033

PROJECT NUMBER

CLIENT NAME:
CRCD PARTNERS

CLIENT ADDRESS:
1410 2ND STREET, SUITE 200
SANTA MONICA, CA 90401

KEYNOTES

DRAWING TITLE:

SECTIONS

PZA SUBMISSION SET (ROUND 2)

Date 09/18/2025

Drawn by SD, JDP

Checked by SD

A4.02

Scale

1/8" = 1'-0"



1 TRANSVERSE SECTION BB
1/8" = 1'-0"

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CASE DEL MARIACHI

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133 S BOYLE AVE, LOS ANGELES, CA 90033

PROJECT NUMBER

CLIENT NAME:
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CLIENT ADDRESS:
1410 2ND STREET, SUITE 200
SANTA MONICA, CA 90401

KEYNOTES

DRAWING TITLE:
SECTIONS

PZA SUBMISSION SET (ROUND 2)

Date09/18/2025

Drawn bySD, JDP

Checked bySD

A4.03

Scale1/8" = 1'-0"

DESIGN NOTES (CONTINUED):

21. DOOR PER PLAN AND SCHEDULE
22. WINDOW PER PLAN AND SCHEDULE

LID / STORMWATER MANAGEMENT NOTES

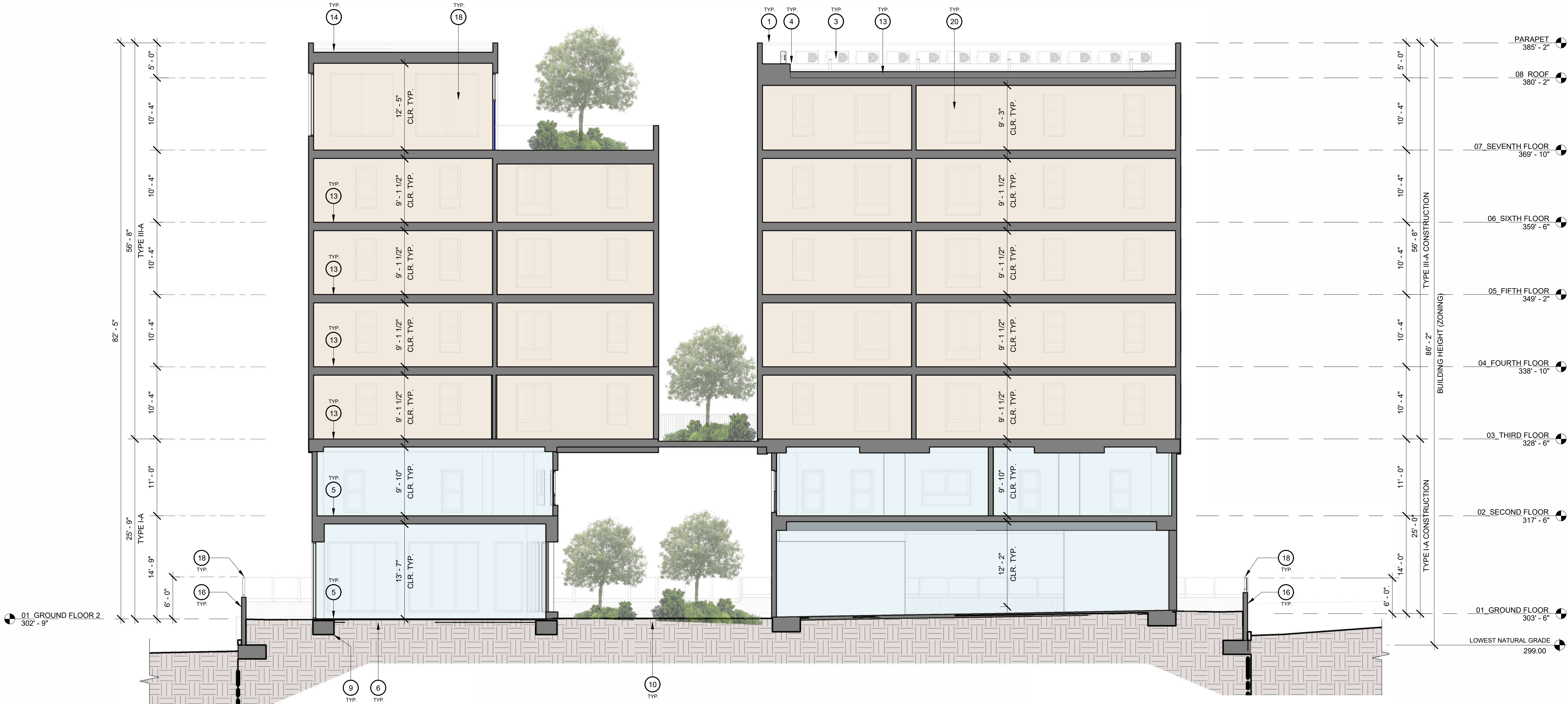
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B. PUMP DESIGN FOR RAINWATER HARVESTING TANK SHALL BE PROVIDED BY MANUFACTURER (TBD AT LATER DATE). SEE SYSTEMS DIAGRAM IN APPROVED LID EXHIBIT ON C3.01

GENERAL NOTES:

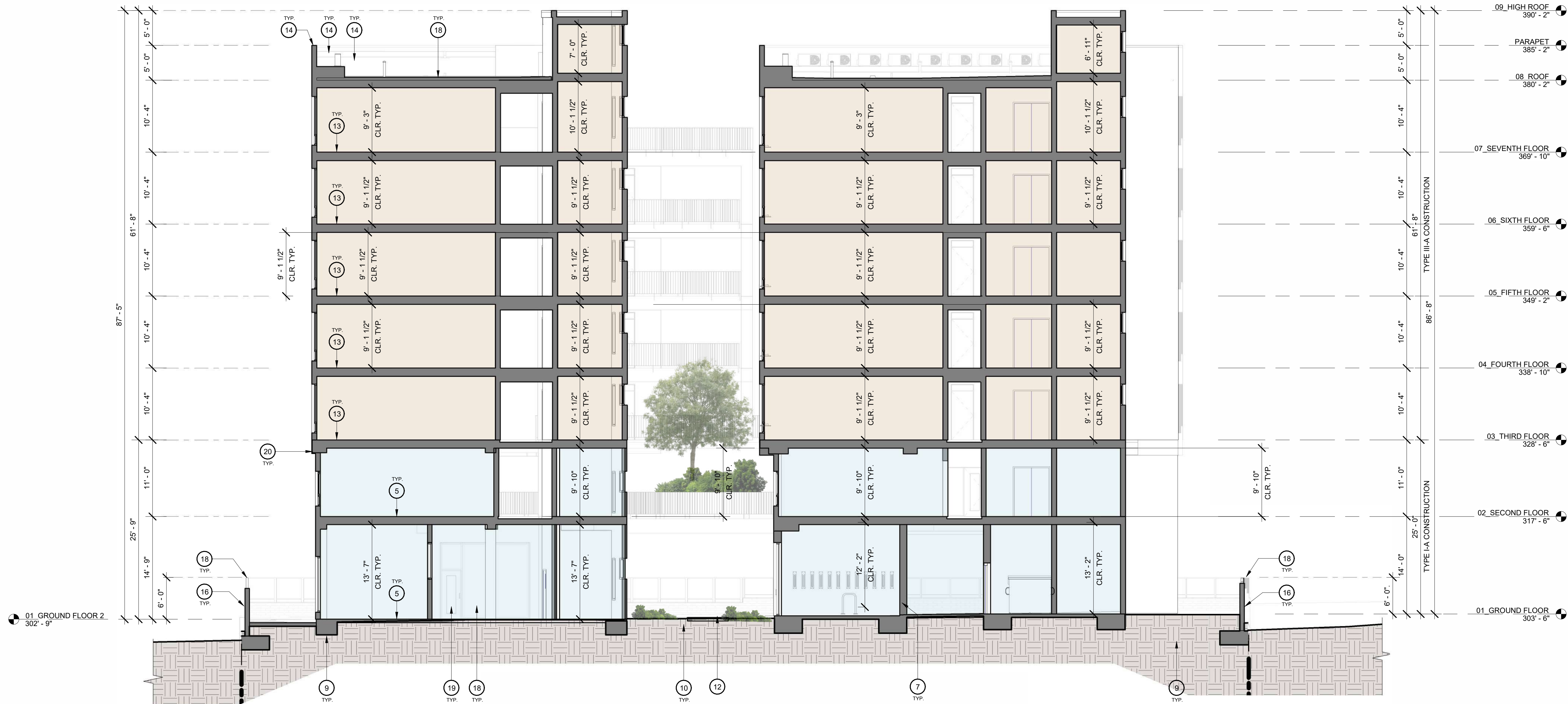
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18. 4'-0" TALL METAL PANEL GUARDRAIL
19. 42" TALL METAL PICKET GUARDRAIL
20. STOREFRONT ASSEMBLY PER PLAN AND SCHEDULE



1 LONGITUDINAL SECTION CC
1/8" = 1'-0"



DESIGN NOTES (CONTINUED):

21. DOOR PER PLAN AND SCHEDULE
22. WINDOW PER PLAN AND SCHEDULE

LID / STORMWATER MANAGEMENT NOTES

- A. ALL STORMWATER RUN-OFF FROM ROOF DRAINS, DOWNSPOUTS, AND AREA DRAINS WITHIN PODIUM AND SIDE YARDS TO BE CONNECTED TO APPROVED LID / BMP (SEE C3.00, P1.02 - P1.09 FOR MORE INFORMATION).
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NOT FOR CONSTRUCTION

PROJECT NAME:

CASE DEL MARIACHI

PROJECT ADDRESSES:

133 S BOYLE AVE, LOS ANGELES, CA 90033

PROJECT NUMBER

CLIENT NAME:
CRCD PARTNERS

CLIENT ADDRESS:
1410 2ND STREET, SUITE 200
SANTA MONICA, CA 90401

KEYNOTES

DRAWING TITLE:

SECTIONS

PZA SUBMISSION SET (ROUND 2)

Date 09/18/2025

Drawn by SD, JDP

Checked by SD

A4.04

Scale 1/8" = 1'-0"

1 LONGITUDINAL SECTION DD

1/8" = 1'-0"

LID / STORMWATER MANAGEMENT NOTES

- A. ALL STORMWATER RUN-OFF FROM ROOF DRAINS, DOWNSPOUTS, AND AREA DRAINS WITHIN PODIUM AND SIDE YARDS TO BE CONNECTED TO APPROVED LID / BMP (SEE C3.00, P1.02 - P1.09 FOR MORE INFORMATION).
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DESIGN NOTES:

1. PORTLAND CEMENT PLASTER W/ INTEGRAL COLOR (LA HABRA: 16/20, SAND FINISH, INTEGRAL COLOR TBD)
2. METAL SIDING PER PLAN (COLOR AND TYPE TBD)
3. VINYL WINDOW PER PLAN AND SCHEDULE
4. STOREFRONT PER PLAN AND SCHEDULE
5. DOOR PER PLAN
6. METAL WINDOW AWNING W/ PAINTED FINISH
7. 6'-0" TALL CMU PERIMETER RETAINING WALL
8. 3'-6" TALL FRONT YARD DECORATIVE CMU WALL
9. 4'-0" TALL METAL PANEL GUARDRAIL
10. 42" TALL METAL PICKET GUARDRAIL
11. TRANSFORMER / ELECTRICAL EQUIPMENT AND BOLLARDS PER LADWP REQUIREMENTS
12. PARAPET WALL W/ SHEET METAL COPING



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PROJECT NAME:

CASE DEL MARIACHI

PROJECT ADDRESSES:

133 S BOYLE AVE, LOS ANGELES, CA 90033

PROJECT NUMBER

CLIENT NAME:
CRCD PARTNERS

CLIENT ADDRESS:
1410 2ND STREET, SUITE 200
SANTA MONICA, CA 90401

KEYNOTES



1 EAST ELEVATION - BOYLE AVE
1/8" = 1'-0"

DRAWING TITLE:
ELEVATIONS

PZA SUBMISSION SET (ROUND 2)
Date 09/18/2025
Drawn by SD, JDP
Checked by SD

A4.21

Scale 1/8" = 1'-0"

LID / STORMWATER MANAGEMENT NOTES

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DESIGN NOTES:

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KEYNOTES

DRAWING TITLE:

ELEVATIONS

PZA SUBMISSION SET (ROUND 2)

Date 09/18/2025

Drawn by SD, JDP

Checked by SD

A4.22

Scale

1/8" = 1'-0"



1 WEST ELEVATION - REAR YARD
1/8" = 1'-0"

LID / STORMWATER MANAGEMENT NOTES

- A. ALL STORMWATER RUN-OFF FROM ROOF DRAINS, DOWNSPOUTS, AND AREA DRAINS WITHIN PODIUM AND SIDE YARDS TO BE CONNECTED TO APPROVED LID / BMP (SEE C3.00, P1.02 - P1.09 FOR MORE INFORMATION).
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CLIENT ADDRESS:
1410 2ND STREET, SUITE 200
SANTA MONICA, CA 90401

KEYNOTES

DRAWING TITLE:

ELEVATIONS

PZA SUBMISSION SET (ROUND 2)

Date 09/18/2025

Drawn by SD, JDP

Checked by SD

A4.23

Scale

1/8" = 1'-0"



1 NORTH ELEVATION - SIDE YARD
1/8" = 1'-0"

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME:
CASE DEL MARIACHI

PROJECT ADDRESSES:
133 S BOYLE AVE, LOS ANGELES, CA 90033

PROJECT NUMBER

CLIENT NAME: CRCD PARTNERS
CLIENT ADDRESS: 1410 2ND STREET, SUITE 200
SANTA MONICA, CA 90401

KEYNOTES

DRAWING TITLE:
ELEVATIONS

PZA SUBMISSION SET (ROUND 2)
Date 09/18/2025
Drawn by SD, JDP
Checked by SD

A4.24

Scale 1/8" = 1'-0"

LID / STORMWATER MANAGEMENT NOTES

- A. ALL STORMWATER RUN-OFF FROM ROOF DRAINS, DOWNSPOUTS, AND AREA DRAINS WITHIN PODIUM AND SIDE YARDS TO BE CONNECTED TO APPROVED LID / BMP (SEE C3.00, P1.02 - P1.09 FOR MORE INFORMATION).
- B. PUMP DESIGN FOR RAINWATER HARVESTING TANK SHALL BE PROVIDED BY MANUFACTURER (TBD AT LATER DATE). SEE SYSTEMS DIAGRAM IN APPROVED LID EXHIBIT ON C3.01

GENERAL NOTES:

- A. PROVIDE INTERNET WIFI SYSTEM IN EXTERIOR CORRIDORS FOR UNIT SUBMETER DISPLAYS. CLIENT TO CONFIRM SERVICE PROVIDER DURING CONSTRUCTION
- B. PROVIDE CCTV SYSTEM WITH CAMERAS AT ALL EXTERIOR CORRIDORS, INTERIOR COMMON ROOMS, AND EXTERIOR COURTS AND SIDE YARDS. TO BE PROVIDED AS A DESIGN-BUILD SYSTEM BY THE GENERAL CONTRACTOR DURING CONSTRUCTION

DESIGN NOTES:

1. PORTLAND CEMENT PLASTER W/ INTEGRAL COLOR (LA HABRA: 16/20, SAND FINISH, INTEGRAL COLOR TBD)
2. METAL SIDING PER PLAN (COLOR AND TYPE TBD)
3. VINYL WINDOW PER PLAN AND SCHEDULE
4. STOREFRONT PER PLAN AND SCHEDULE
5. DOOR PER PLAN
6. METAL WINDOW AWNING W/ PAINTED FINISH
7. 6'-0" TALL CMU PERIMETER RETAINING WALL
8. 3'-6" TALL FRONT YARD DECORATIVE CMU WALL
9. 4'-0" TALL METAL PANEL GUARDRAIL
10. 42" TALL METAL PICKET GUARDRAIL
11. TRANSFORMER / ELECTRICAL EQUIPMENT AND BOLLARDS PER LADWP REQUIREMENTS
12. PARAPET WALL W/ SHEET METAL COPING



1 SOUTH ELEVATION - SIDE YARD
1/8" = 1'-0"



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NOT FOR CONSTRUCTION

PROJECT NAME:
CASE DEL MARIACHI

PROJECT ADDRESSES:
133 S BOYLE AVE, LOS ANGELES, CA 90033

PROJECT NUMBER

CLIENT NAME:	CLIENT ADDRESS:
CRCD PARTNERS	1410 2ND STREET, SUITE 200 SANTA MONICA, CA 90401

KEYNOTES

DRAWING TITLE:
RENDERING

PZA SUBMISSION SET (ROUND 2)	
Date	09/18/2025
Drawn by	SD, JDP
Checked by	SD

A7.01

Scale

CASA DEL MARIACHI

Relocation Plan



October 14, 2025

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INTRODUCTION

A Coalition for Responsible Community Development (CRCD) is a non-profit organization founded in 2005 in response to the lack of opportunities and challenges faced by young people in South Los Angeles. Since then, the organization has developed and operated supportive housing for low-income youth, young adults, families, seniors, and individuals with special needs.

CRCD Partners LLC is the development partner of CRCD. It currently owns and operates 14 housing developments in South LA. Collectively these 14 developments have 464 affordable and permanent supportive housing units.

CRCD and CRCD Partners LLC (CRCD) are proposing the development of the Casa del Mariachi. The Casa Del Mariachi project will be a 90-unit 100% affordable multifamily housing development, with a set-aside for Transitional Aged Youth (TAY).

The 7-story building will contain 15 studio units, 36 one-bedroom units, 21 two-bedroom units, and 18 three-bedroom units. The development will also include 6,400 square feet of open space occupied by community rooms, covered exterior patios, exercise room, bike storage and laundry facilities. Due to its close proximity to public transit a limited number of parking spaces (13 stalls) will be included. The proposed Area Media Income (AMI) targets are as follows:

Quantity of Units	Target AMI	Unit Type
18	30% AMI	Studio, 1-, 2-, & 3- bedroom
44	60% AMI	Studio, 1-, 2-, & 3- bedroom
27	80% AMI	1-, 2-, & 3- bedroom
1	Unrestricted	2-bedroom

The proposed development anticipates using a variety of funding sources including funding from the City of Los Angeles Homes for LA NOFA, Tax Credits, and conventional financing. The Homes for LA NOFA will pool together a variety of sources

including HOME Funds from the U.S. Department of Housing and Urban Development. Therefore, the relocation program must be in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act), the implementing regulations under 49 Code of Federal Regulations Part 24 – Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally-Assisted Programs (URA), the California Relocation Assistance Law, California Government Code Section 7260 et seq. (CRAL), the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Chapter 6, Section 6000 et seq, and HUD Handbook 1378. The impacted properties were built prior to 1978 and are located in the City of Los Angeles, therefore the residential tenants are also protected by the City of Los Angeles Rent Stabilization Ordinance.

The Plan was completed by Paragon Partners LTD (Paragon) and is organized into six sections as follows:

- I. Project Description
- II. Project Data
- III. Assessment of Relocation Needs
- IV. Relocation Resources
- V. Relocation Assistance Program
- VI. Administrative Provisions

I. PROJECT DESCRIPTION

The Casa del Mariachi project will combine 3 contiguous parcels in the Boyle Heights community of the City of Los Angeles. The three parcels are commonly referred to as 133 S. Boyle, 135 S. Boyle and 207 S. Boyle. It should be noted that 133 Boyle and 135 Boyle operated as one property with eleven 1 bedroom/1 bath units and 6 garages. The combined land of both parcels is 14,578 square feet.

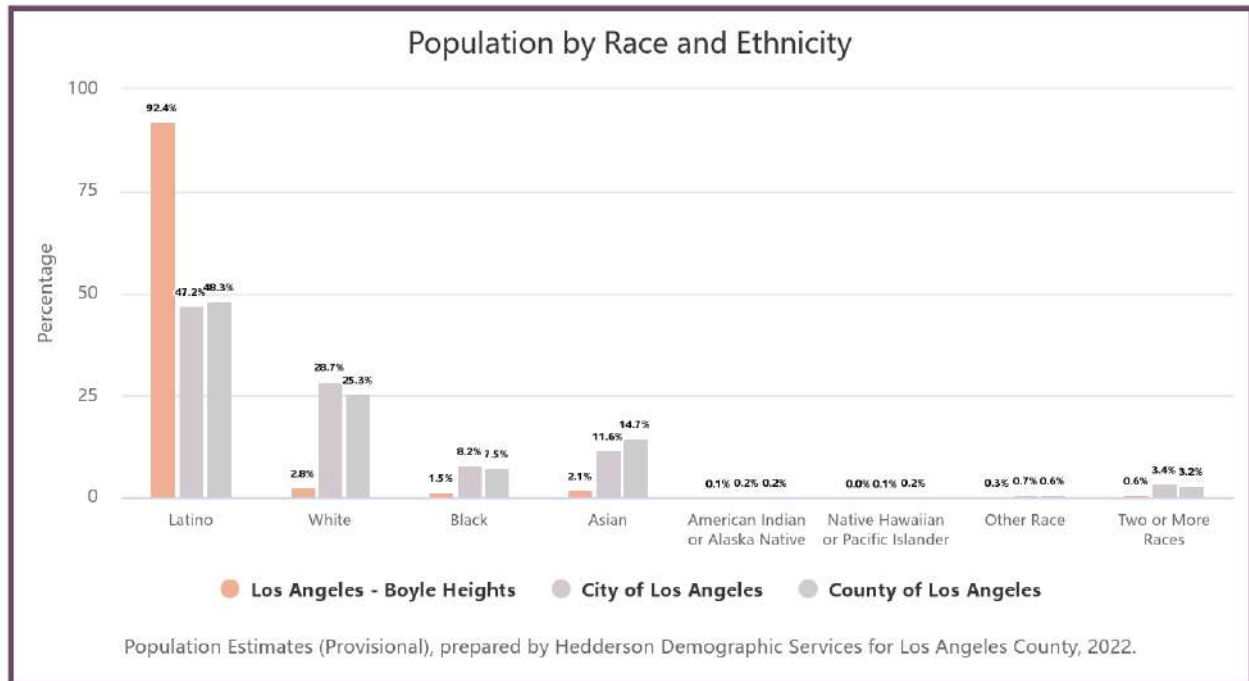
207 S. Boyle is a property with two housing units and a two-car garage. One of the housing units is 2 bedrooms/ 2 bathrooms, and the other is 3 bedrooms/ 2-bathroom unit.



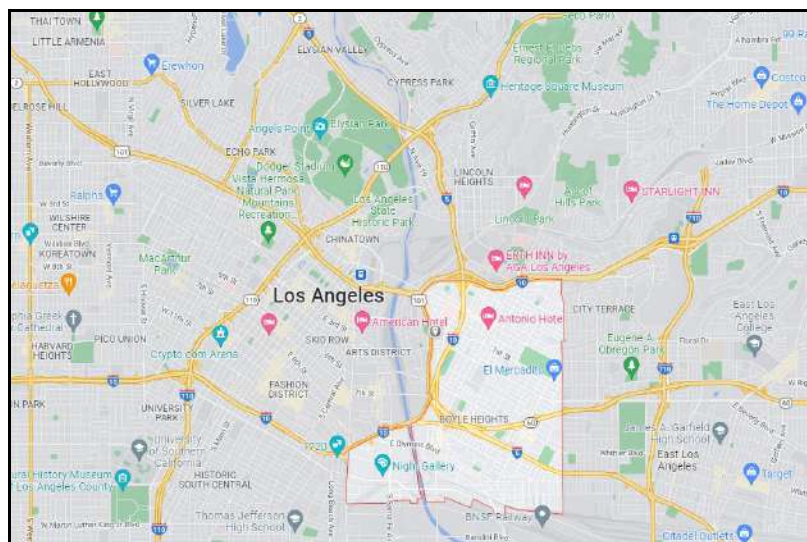
II. PROJECT AREA

The proposed development will be built in the community of Boyle Heights. Boyle Heights is a neighborhood with the city of Los Angeles, located just East of the Los Angeles River. Boyle Heights has a rich and diverse history. During the early 1900's it served as a center of Jewish, Mexican, and Japanese immigrant life. Currently,

according to a recent Community Health Profile report, produced by the Los Angeles County Department of Public Health, 92.4% of the population is Latino as noted on the following table from the report.

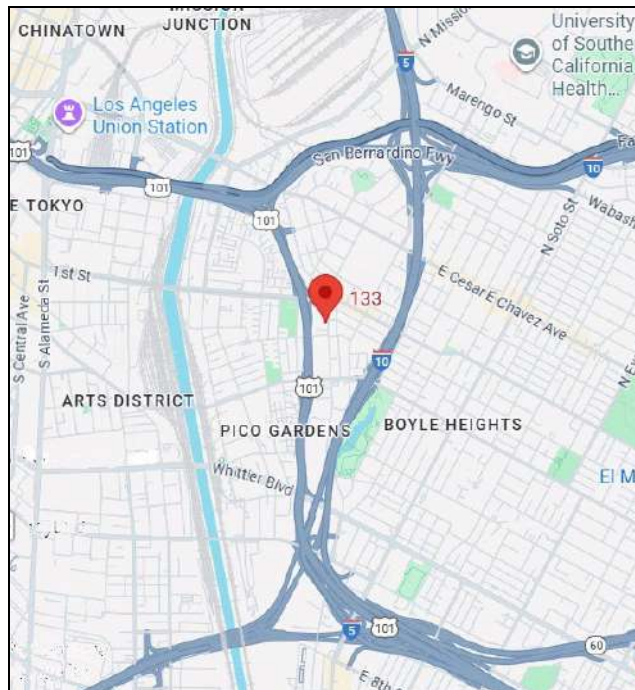


The Boyle Height community is covered by three zip codes, 90023, 90033, and 90063. The specific zip code in which the proposed development is located is 90033. This zip code encompasses 3.27 square miles and has a population of approximately 46,081 persons, according to www.unitedstateszipcodes.org.



Map of Boyle Heights

The project area is bound by the East LA Interchange built in the 1960s. It is bounded by the 10 Freeway on the East and North, and 101 Freeway on the West.



III. ASSESSMENT OF RELOCATION NEEDS

Occupant Data

According to data provided by the development team, a total of 12 units are occupied. The impacted units consist of nine one-bedroom units, one two-bedroom unit and two three bedroom units.

Replacement Housing Needs

Replacement housing needs for eligible tenant occupants are based on the ratio of the household's number of bedrooms, and on the number of persons who are lawfully present in the U.S. Under this Plan, CRCD has adopted a "2+1" occupancy standard. This standard is acceptable to HUD and is also reasonable under the Fair Housing Act. This policy allows for two occupants per bedroom and one occupant able to occupy a separate living, den or family room based on the number of lawfully present people in the household. Thus, a one-bedroom dwelling may accommodate three people; a two-

bedroom may accommodate up to five people, and a three-bedroom up to seven people.

The following table identifies the housing needs for the impacted households.

Unit Size	Quantity
1 bedroom	8
2 bedrooms	1
3 Bedrooms	2

IV. RELOCATION RESOURCES

Search efforts were focused within a five-mile radius of the project area. The following sources were utilized:

- Multiple listing service
- Internet resources
- Property management companies

RESIDENTIAL PROPERTY FOR RENT

The survey identified properties in Los Angeles; however, as with any resource survey, results reflect conditions at a given point in time, and individual units may or may not be available at the time of displacement.

The survey data is summarized in **Table below**:

<i>Table 3: Available Replacement Sites - Rental Housing</i>		
<i>No. Multi Family Dwellings Available (Needed)</i>	No. Bedrooms	Rent Range and Median
35 (8)	1	\$900 - \$3,000 \$1,895
15 (1)	2	\$1,995 - \$3,250 \$2,450
15 (2)	3	\$2,450 - \$3,675 \$3,000

Considering the availability of replacement housing resources identified, it appears that there are adequate replacement resources available to displaced residential occupants. While adequate replacement sites are available, rents paid by displaced occupants may increase. Any such rent increases will be addressed through CRCD obligation under the relocation program, including Last Resort Housing requirements, as described within Section V of this Plan.

CRCD will be responsible for assisting each household in relocating to comparable replacement housing. Any replacement housing unit approved by CRCD must meet decent, safe and sanitary housing requirements in accordance with the local City codes from the County of Los Angeles, or in absence of local codes, in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (the Uniform Act), and its implementing guidelines at 49 Code of Federal Regulations Part 24. In order to meet these standards, a replacement site must meet the following criteria:

- Be structurally sound, weather-tight and in good repair.
- Contains a safe electrical wiring system adequate for lighting and other devices.
- Contains a safe heating system capable of sustaining a reasonable temperature.
- Be adequate in size with respect to the number of rooms and area of habitable living space needed to accommodate the displaced household.
- Contain unobstructed egress to safe, open space at ground level. If the dwelling unit is on the second story or above with access directly from or through a common corridor, the common corridor must have at least two means of egress.
- For a person who is mobility impaired, be free of barriers which would restrict reasonable ingress, egress or use of the dwelling.

TEMPORARY HOUSING NEEDS

The need for temporary housing as a result of project acquisition or relocation requirements is not anticipated; however, should such a need arise, CRCD will respond appropriately and in conformance with the Uniform Act and HUD's Handbook 1378.

V. RELOCATION ASSISTANCE PROGRAM

CRCD will implement a comprehensive relocation assistance program to all families displaced by the project. CRCD's Relocation Program is designed to minimize hardship and be responsive to unique project circumstances. Services will be provided in such a manner to ensure consistent and equal treatment of displacees without regard to race, nationality, color, religion, national origin, sex, familial status or disability.

Pursuant to Public Law 105-117, aliens not lawfully present in the United States are ineligible for relocation assistance, unless such ineligibility would result in an exceptional hardship to a qualifying spouse, parent or child. All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

Paragon has been retained by CRCD to administer its relocation assistance program, which consists of advisory and financial assistance. These principal components will be implemented in accordance with the Uniform Act and HUD's Handbook 1378.

ADVISORY SERVICES

Individuals and families moving from existing homes as a result of the project will receive advisory assistance, including the following:

1. Provide all required brochures and notices.
2. Determine the needs of residential displacees eligible for relocation assistance.
3. Provide displacees with current and continuing referrals to replacement properties.
4. Ensure that no occupant is required to move without a formal written 90-Day Notice to vacate the premises.
5. Provide advisory assistance to a displacee with regard to the process of filing a formal grievance or appeal.

RELOCATION BENEFITS TO RESIDENTIAL OCCUPANTS

Displaced occupants are also eligible for relocation benefits. These benefits are limited to those necessary for the rental or purchase of a comparable replacement property and moving costs of personal property. As part of ongoing advisory assistance, each displacee will be counseled as to available options and the consequences of any choice with respect to financial assistance. Relocation payments will be paid upon submission of required claim forms and documentation in accordance with CRCD's administrative procedures.

MOVING EXPENSE PAYMENTS

Any displaced person who lawfully occupies the property being acquired, regardless of the length of occupancy, will be eligible for payment of moving costs associated with personal property located at the displacement site. Displacees may choose either a fixed moving payment based on a room count schedule, or reimbursement of actual costs associated with a move completed by a professional mover or a combination of both.

A. Fixed Payment (Room Count Schedule)

The fixed moving payment is a one-time allowance for a self-move that does not require back-up documentation. The current schedule for fixed moving payments is set forth in **Table 4** below:

Table 4: Fixed Moving Schedule	
Furnished Rooms	
Room Count	Payment
1 Room	\$780
2 Rooms	\$1000
3 Rooms	\$1,250
4 Rooms	\$1,475
5 Rooms	\$1,790
6 Rooms	\$2,065
7 Rooms	\$2,380
8 Rooms	\$2,690

B. Actual Cost (Professional Move)

A displacee may elect to retain the services of a licensed professional mover, in which case CRCD will pay for the actual cost of the move within a 50-mile radius from the subject

property, based on the lower of two acceptable moving bids. After the move is completed, the displacee may pay the mover directly and seek reimbursement from CRCD or request a direct payment to the mover.

RENTAL ASSISTANCE PAYMENTS TO TENANT-OCCUPANTS

In addition to a payment for moving expenses, residential tenants who have established their residency in the displacement dwelling will be eligible to receive a Rental Assistance Payment (RAP). Payment to residential tenants is determined on the basis of their current rent, their ability to pay (if they qualify as Low Income under HUD income standards), market rent of a comparable replacement dwelling, and the actual rent of the replacement unit, plus any estimated cost increase for utilities. Except in the case of Last Resort Housing situations, and pursuant to the Uniform Act, any RAP is limited to a maximum of \$9,570. Last Resort Housing assistance is authorized when comparable replacement housing is not available at rental rates within the tenant's financial means.

Sample Calculation of Rental Assistance Payment		
Select Lesser Of:		
1. Current rent	\$750	Current rent plus utilities
2. Ability to pay	\$650	30% of gross household income, if low income
	\$650	Yields base rent
Subtract Base Rent from the Lesser of:		
3. Comparable rent	\$800	Rent plus estimated utilities for a comparable dwelling
OR		
4. Actual rent paid	\$750	Replacement site rent plus utilities
	\$750	Yields new rent factor
Rental Assistance Payment		
5. Monthly need	\$100	Rent Factor minus Base Rent (\$750 - \$650)
Payment	\$4,200	Monthly need multiplied by 42 months

Tenants may choose to use their RAP for a down payment and non-recurring closing costs when electing to purchase a replacement home.

Section 104(d) Adjustments

The proposed development will require the demolition of existing structures therefore

the residential displacee may qualify for and elect relocation benefits under the guidelines of HUD's 104(d) guidelines.

Section 104(d) benefits are similar to URA residential moving payment benefits. However, the Rental Assistance Payment varies in the following manner:

- Security Deposit and Credit Checks. Displacees will be reimbursed the cost of any security deposit required to rent a replacement dwelling unit and for required credit checks.
- Replacement Housing Payment. The replacement housing payment is based on difference between the lower cost of the comparable rent and utilities or actual replacement rent and utilities minus 30 percent of monthly adjusted household income at the time of displacement or 10% of the monthly household gross income (whichever is lower). The difference is multiplied by 60 as opposed to the 42 under the URA guidelines.
- The Replacement Housing Payment under Section 104(d) assistance can be used for a down payment. However, the displacee must be purchasing an interest in a housing cooperative or mutual housing association.

LAST RESORT HOUSING

The Uniform Act contains policies and procedures for implementing a Last Resort Housing Program. This program is authorized by statute if affordable replacement housing cannot be found within the basic statutory relocation amount of \$9,570 for tenant occupants or if comparable decent safe and sanitary housing cannot be provided within the tenant's financial means regardless of if they don't meet the 90-Day occupancy requirement and are not specifically ineligible. Based on the rent being paid by the current tenants, it is assumed that all eleven households will qualify for Last Resort Housing. In this event, additional rent supplements above the statutory limit of \$9,570 will be made to enable the displacees to rent a replacement site.

RELOCATION BENEFITS TAX ADVISORY

Under the Uniform Act, relocation payments are not considered as income. No relocation benefit payment received by a displaced person shall be considered as income for the purposes of the Internal Revenue Code, or for the purpose of determining the eligibility or the extent of eligibility of the person, for assistance under the Social Security Act or any other Federal law, except for Federal law providing low-income housing assistance.

LOS ANGELES RENT STABILIZATION ORDINANCE

Multi-unit properties built prior to 1978 within the City of Los Angeles are subject to the city's Rent Stabilization Ordinance (RSO). No-Fault evictions are subject to relocation assistance depending on whether the tenant is Eligible or Qualified tenant, the length of tenancy, and the tenant's income.

A Qualified tenant is a tenant who is 62 years of age or older, handicapped, or has one or more dependent children. An Eligible tenant is a tenant that is not Qualified and is entitled to receive relocation assistance based on the length of time in the unit and income.

The following table lists the current relocation amounts through June 30, 2026.

Tenant Household	Tenants with Less Than 3 Years	Tenants with Length of Tenancy of 3 or More Years or Low Income at or below 80% AMI (Low Income)
Eligible Household	\$ 10,650.00	\$ 13,950.00
Qualified Household	\$ 22,450.00	\$ 26,550.00

All displaced tenant will be provided information on the various relocation benefits available and will be given the option of choosing from the available relocation benefits.

Relocation benefits cannot be combined.

VI. ADMINISTRATIVE PROVISIONS

NOTICES

Any official notice that CRCDD is required to provide to a project displacee shall be personally delivered or sent by certified or registered first-class mail with a return receipt requested. Notices will be written in understandable language and people unable to read or understand any notice will be provided with translation and counseling. Each notice will indicate the name, address and telephone number of a person who may be contacted for answers to questions or other additional assistance. The four principal notices are:

1. General Information Notice
2. Informational Brochure
3. Notice of Eligibility
4. 90-Day Notice to Vacate

The General Information Notice and Informational Brochure are intended to provide potential displacees with a description of CRCDD relocation program, eligibility criteria, information regarding potential financial assistance and appeal rights. General Information Notices will be issued in October 2025.

The Notice of Eligibility will contain a determination of eligibility for relocation assistance and a description or itemization of potential entitlement benefits. The Notices of Eligibility are anticipated to be issued in the Fourth quarter of 2026.

No lawful occupant affected by this project will be required to move without having received at least 90 days advance written notice of the earliest date by which the move will be necessary. A 90-Day Notice will not be issued to any residential displacee without first being given information regarding an available replacement dwelling.

LANGUAGE ASSISTANCE

Language assistance will be available for occupants who do not understand or speak English.

RELOCATION APPEAL PROCESS

A person who is dissatisfied with a determination as to eligibility for benefits, a payment amount, failure to provide comparable replacement site referrals, may request an appeal in accordance with the CRCD's appeals process.

EVICITION POLICY

CRCD recognizes that eviction is permissible only as a last resort. Eviction will only take place in cases of illegal occupancy, nonpayment of rent, serious violation of the rental agreement, a dangerous or illegal act in the unit, or if the occupants refuse all reasonable offers and alternate accommodations. In all cases, relocation records must be documented to reflect the specific circumstances surrounding the eviction. If a tenant is evicted for cause, they forfeit their relocation benefits.

PROJECTED DATES OF DISPLACEMENT

No displacee will be required to vacate without a minimum of a 90-day written notice. However, an occupant in the project area may choose to vacate prior to the issuance of a Notice to Vacate, once they receive their Notice of Eligibility and are assured that they will receive relocation assistance. The projected dates of displacement are within the fourth quarter of 2026.

PROGRAM ASSURANCES AND STANDARDS

There are adequate funds to relocate all the households that would be displaced if the Project is implemented. Relocation Services will be provided to ensure that displacement does not result in different or separate treatment of households based on race, nationality, color, religion, national origin, sex, marital status, familial status, disability, or any other basis protected by the federal Fair Housing Amendments Act, the Americans with Disabilities Act, Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, the California Fair Employment and Housing Act, and the Unruh Act, as well as any other arbitrary or unlawful discrimination. Relocation benefits

will be paid directly from HOPE funds.

ESTIMATED RELOCATION COSTS

The estimated relocation budget is based on the current tenant data, available replacement sites and the experience and judgment of Paragon staff. The estimated relocation budget does not include any payment for property acquisition or professional fees necessary to implement the relocation assistance program. CRCD. pledges to appropriate, on a timely basis, relocation in accordance with the Uniform Act and HUD's Handbook 1378.

THE ESTIMATED RELOCATION COST FOR THE PROJECT IS:

\$1,019,460.00

EXHIBIT A
2025 HUD INCOME LIMITS

Los Angeles County

FY 2025 Income Limit Area	Median Family Income Click for More Detail	FY 2025 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area	\$106,600	Very Low (50%) Income Limits (\$) Click for More Detail	53,000	60,600	68,150	75,750	81,800	87,850	93,900	100,000
		Extremely Low Income Limits (\$)* Click for More Detail	31,850	36,400	40,950	45,450	49,100	52,750	56,400	60,000
		Low (80%) Income Limits (\$) Click for More Detail	84,850	96,950	109,050	121,150	130,850	140,550	150,250	159,950

EXHIBIT B

SAMPLE NOTICES

GENERAL INFORMATION NOTICE
RESIDENTIAL TENANT TO BE DISPLACED

(date)

Dear _____:

_____, (City, County, State, other) _____, is interested in _____ (acquiring, rehabilitating, demolishing) the property you currently occupy at _____ (address) _____ for a proposed project which may receive funding assistance from the U.S. Department of Housing and Urban Development (HUD) under the _____ program.

The purpose of this notice is to inform you that you may be displaced as a result of the proposed project. This notice also serves to inform you of your potential rights as a displaced person under a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). You may be eligible for relocation assistance and payments under the URA, if the proposed project receives HUD funding and if you are displaced as a result of acquisition, rehabilitation or demolition for the project.

- This is not a notice to vacate the premises.
- This is not a notice of relocation eligibility.

If you are determined to be eligible for relocation assistance in the future, you may be eligible for: 1) Relocation advisory services including help to you find another place to live; 2) At least 90 days advance written notice of the date you will be required to move; 3) Payment for your moving expenses; and 4) Replacement housing payments to enable you to rent, or if you prefer to purchase, a comparable replacement home. You will also have the right to appeal the agency's determination, if you feel that your application for assistance was not properly considered. The enclosed HUD brochure, "Relocation Assistance To Tenants Displaced From Their Homes" provides an explanation of this assistance and other helpful information.

(NOTE: Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance, unless such ineligibility would result in exceptional hardship to a qualifying spouse, parent, or child. All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.)

Please be advised that you should continue to pay your rent and meet any other obligations as specified in your lease agreement. Failure to do so may be cause for eviction. If you choose to move or if you are evicted prior to receiving a formal notice of

relocation eligibility you will not be eligible to receive relocation assistance. It is important for you to contact us before making any moving plans.

Again, this is not a notice to vacate the premises and does not establish your eligibility for relocation payments or assistance at this time. If you are determined to be displaced and are required to vacate the premises in the future, you will be informed in writing. In the event the proposed project does not proceed or if you are determined not to be displaced, you will also be notified in writing.

If you have any questions about this notice or the proposed project, please contact
(name)_____, (title)_____,
(address)_____, (phone)_____.

Sincerely,

(name and title)_____

Enclosure

NOTICE OF ELIGIBILITY FOR URA
RELOCATION ASSISTANCE RESIDENTIAL
TENANT

Grantee or Agency Letterhead

(date)

Dear _____:

On _____ (date), the _____ (City, County, State, Public Housing Authority (PHA), other), notified you of proposed plans to _____ (acquire, rehabilitate, or demolish) the property you currently occupy at _____ (address) for a project which could receive funding assistance from the U.S. Department of Housing and Urban Development (HUD) under the _____ program. On _____ (date), the project was approved and will receive federal funding.

It has been determined that you will be displaced by the project. Since you are being displaced in connection with this federally funded project, you will be eligible for relocation assistance and payments under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA).

- This is your Notice of Eligibility for relocation assistance
- The effective date of your eligibility is _____. (Insert date of Initiation of Negotiations, see 49 CFR 24.2(a)(15) or applicable HUD program regulations)

(NOTE: Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance, unless such ineligibility would result in exceptional hardship to a qualifying spouse, parent, or child. All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.)

To carry out the project, it will be necessary for you to move. However, you do not need to move now. You will be provided written notice of the date by which you will be required to move. This date will be no less than 90 days from the date comparable replacement housing has been made available to you.

Enclosed is a brochure entitled, "Relocation Assistance to Tenants Displaced From Their Homes." Please read the brochure carefully. It explains your rights and provides additional information on eligibility for relocation payments and what you must do in order to receive these payments.

The relocation assistance to which you are entitled includes:

Relocation Advisory Services. Including counseling and other assistance to help you find another home and prepare to move.

Payment for Moving Expenses. You may choose: (1) a payment for your actual reasonable moving and related expenses, or (2) a fixed moving payment in the amount of \$_____ based on the URA Fixed Residential Moving Cost Schedule, or (3) a combination of both.

Replacement Housing Payment. You may be eligible for a replacement housing payment to rent or buy a replacement home. The payment is based on several factors including: (1) the monthly rent and cost of utility services for a comparable replacement dwelling, (2) the monthly rent and cost of utility services for your present home, and (3) for low-income persons, 30 percent of your average monthly gross household income. This payment is calculated on the difference in the old and new housing costs for a one-month period and multiplied by 42.

Listed below are three comparable replacement dwellings that you may wish to consider for your replacement home. If you would like, we can arrange transportation for you to inspect these and other replacement dwellings.

	Address	Rent & Utility Costs	Contact Info
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____

We believe that the dwelling located at (address) is the most representative of your present home. The monthly rent and the estimated average monthly cost of utilities for this dwelling is \$_____ and it will be used to calculate your maximum replacement housing payment. Please contact us immediately if you believe this dwelling is not comparable to your current home. We can explain our basis for selecting this dwelling as most representative of your current home and discuss your concerns.

Based on the information you have provided about your income and the rent and utilities you now pay, you may be eligible for a maximum replacement housing payment of approximately \$_____ (42 x \$____), if you rent the dwelling identified above as the most comparable to your current home or rent another dwelling of equal cost.

Replacement housing payments are not adjusted to reflect future rent increases or changes in income. This is the maximum amount that you would be eligible to receive. If you rent a decent, safe and sanitary home where the monthly rent and average estimated utility costs are less than the comparable dwelling, your replacement housing payment will be based on the actual cost of the dwelling. We will not base your payment on any dwelling that is not a comparable replacement home. All replacement housing payments must be paid in installments. Your payment will be paid in # installments.

Should you choose to purchase (rather than rent) a decent, safe and sanitary replacement home, you would be eligible for a downpayment assistance payment which is equal to your maximum replacement housing payment, \$ *. Let us know if you are interested in purchasing a replacement home and we will help you locate such housing.

Please note that all replacement housing must be inspected in order to ensure it is decent, safe and sanitary before any replacement housing payments are made.

If you have any questions about this letter and your eligibility for relocation assistance and payments, please contact (name) , (title) at (phone) , (address) before you make any moving plans. He/she will assist you with your move to a new home and help ensure that you preserve your eligibility for all relocation payments to which you may be entitled.

Remember, do not move or commit to the purchase or lease of a replacement home before we have a chance to further discuss your eligibility for relocation assistance. This letter is important to you and should be retained.

Sincerely,

 (name & title)

90 DAY NOTICE TO VACATE

(Date)

(Name)

(Address)

Subject: Notice of Termination of Tenancy

Dear (Tenant) :

You are presently leasing the property at _____ (Premises) in the City of _____ ("City"). You are hereby notified that _____ finds it necessary to terminate your tenancy. Your tenancy is terminated effective _____, which is at least ninety (90) days after the date of this notice. This notice is the legally required 90-day notice of termination of tenancy. No additional notices will be sent.

You are required to vacate and deliver up possession of the Premises to _____ on or before _____. Failure to vacate and deliver up possession of the Premises to _____ on or before that date may result in the commencement of legal proceedings to evict you and to recover damages.

Your obligation to pay rent in advance continues until the date of termination. The amount of any excess prepaid rent will be refunded to you, should you vacate the Premises prior to the last day of the month.

During this period, your relocation agent will continue to work with you to provide relocation assistance and answer any questions you may have. Please contact your relocation agent, _____ at _____.

Sincerely,

EXHIBIT C
TENANT RELOCATION INFORMATIONAL BROCHURE

RELOCATION ASSISTANCE TO TENANTS DISPLACED FROM THEIR HOMES

U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development

www.hud.gov/relocation

Introduction

This booklet describes the relocation payments and other relocation assistance provided under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA) to tenants displaced from their homes. This includes any family or individual that must move as a direct result of rehabilitation, demolition or acquisition for a project in which Federal funds are used.

If you are notified that you will be displaced, it is important that you **do not move** before you learn what you must do to receive the relocation payments and other assistance to which you are entitled.

Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

This booklet may not answer all of your questions. If you have more questions about your relocation, contact the Agency responsible for the project. (Check the back of this booklet for the name of the person to contact at the Agency.) Ask your questions before you move. Afterwards, it may be too late.

Summary of Relocation Assistance

As an eligible tenant displaced from your home, you will be offered the following advisory and financial assistance:

- **Advisory Services.** This includes referrals to comparable and suitable replacement homes, the inspection of replacement housing to ensure that it meets established standards, help in preparing claim forms for relocation payments and other assistance to minimize the impact of the move.
- **Payment for Moving Expenses.** You may choose either a:
 - * **Payment for Your Actual Reasonable Moving and Related Expenses,** or
 - * **Fixed Moving Expense and Dislocation Allowance,** or
 - * **A combination of both, based on circumstances.**
- **Replacement Housing Assistance.** To enable you to rent, or if you prefer, buy a comparable or suitable replacement home, you may choose either:

- * **Rental Assistance**, or
- * **Purchase Assistance**.

If you disagree with the Agency's decision as to the relocation assistance for which you are eligible, you may appeal that decision.

General Questions

How Will I Know I Am Eligible For Relocation Assistance?

You should receive a written notice explaining your eligibility for relocation assistance. You should not move before receiving that notice. If you do, you may not receive relocation assistance.

How Will The Agency Know How Much Help I Need?

You will be contacted at an early date and personally interviewed by a representative of the Agency to determine your relocation needs and preferences for replacement housing and advisory services. The interviewer will ask certain questions about you and other members of your household, including questions about your income. It is to your advantage to provide the information so that the Agency can assist you in moving with a minimum of hardship. The information you give will be kept in confidence.

How Soon Will I Have To Move?

If possible, a mutually agreeable date for the move will be worked out. You will be given enough time to make plans for moving. Unless there is a health or safety emergency, you will not be required to move without at least 90 days advance written notice of (1) at least one "comparable replacement home" that is available to you and (2) the earliest date by which you must move.

What Is A Comparable Replacement Home?

A comparable replacement home is:

- Decent, safe, and sanitary.
- Functionally equivalent to (and equal or better than) your present home.
- Actually available for you to rent.
- Affordable.
- Reasonably accessible to your place of employment.
- Generally as well located with respect to public and commercial facilities, such as schools and shopping, as your present home.
- Not subject to unreasonable adverse environmental conditions.
- Available to all persons regardless of race, color, religion, sex, or national origin.

What is Decent, Safe, and Sanitary Housing?

Decent, safe, and sanitary housing is housing that:

- Meets applicable housing and occupancy requirements.
- Is structurally sound, weathertight, and in good repair.
- Contains a safe, adequate electrical wiring system.
- Has adequate living space for the occupants.
- Has a kitchen with a sink, hot and cold running water, and connections for a stove and refrigerator (if you were displaced from a housekeeping unit).
- Has a separate, complete bathroom with hot and cold running water.
- Has heating as required by climatic conditions.
- Has an unobstructed exit to safe, open space at ground level.
- Meets standards protecting occupants from lead-based paint hazards.
- If you are person with a physical disability, is free of any barriers which would preclude your reasonable use of the unit.

Will The Agency Help Me Find A Replacement Home?

Yes. You will be provided with referrals to housing that has been inspected to ensure that it meets established standards. If possible, you will be referred to at least three comparable replacement homes. The maximum financial assistance for which you may qualify will be based on the cost of the most representative comparable replacement home that is available to you. Promptly after you become eligible for relocation assistance, the Agency will inform you of such unit and the maximum payment available.

Once the Agency representative has a clear understanding of your needs and preferences, he or she will work with you to assure that you are given the best possible choice of housing. The Agency will offer you appropriate transportation to inspect these units.

If you would like to move to government-owned housing or obtain a Housing Choice Voucher (HCV) let the Agency representative know of your interest. Generally, an eligible displaced person receives preference for such long term housing assistance. You will be given assistance in completing any required application forms.

What If I Find My Own Replacement Housing?

You have every right to find your own replacement housing. However, before you rent or buy, ask the Agency to inspect the unit to make sure that it is decent, safe, and sanitary. If the housing unit is not decent, safe, and sanitary, you will not receive a replacement housing payment.

What If I Encounter A Problem In Obtaining Housing Of My Choice?

If you encounter a problem in buying or renting housing of your choice, notify the Agency immediately. The Agency will look into the matter and try to resolve it. You will receive this help whether you were referred to the housing unit or found it yourself.

If you are unable to buy or rent a housing unit because of discriminatory practices on the part of a real estate broker, rental agent, lender, or a property owner, the Agency will help you file a formal housing discrimination complaint with the U.S. Department of Housing and Urban Development or the appropriate State or local fair housing agency.

What Other Services Will I Receive?

In addition to help in obtaining a comparable replacement home, other assistance, as necessary, will be provided in order to minimize the impact of your move. This assistance may include referral to appropriate public and private agencies that provide services concerning housing financing, employment, health, welfare, or legal assistance. The range of services depends on the needs of the person being displaced. You should ask the Agency representative to tell you about the specific services that will be available to help you and your family.

What Is a Payment For Actual Reasonable Moving and Related Expenses?

You may choose to receive a relocation payment to cover the reasonable cost of your move. If you choose a Payment For Actual Reasonable Moving And Related Expenses, you may include in your claim the reasonable and necessary costs for:

- Transportation for you and your family.
- Packing, moving and unpacking your household goods.
- Disconnecting and reconnecting household appliances and other personal property (e.g., telephone and cable TV).
- Storage of household goods, as may be necessary.
- Insurance for the replacement value of your property during the move and necessary storage.
- The replacement value of property lost, stolen or damaged in the move (but not through your neglect) if insurance is not reasonably available.

The Agency will explain all eligible moving costs, as well as those which are not eligible. You must be able to account for any costs that you incur, so keep all your receipts. Select your mover with care. The Agency can help you select a reliable and reputable mover.

You may elect to pay your moving costs yourself and be repaid by the Agency or, if you prefer, you may have the Agency pay the mover. In either case, let the Agency know before you move.

What Is A Fixed Moving Expense And Dislocation Allowance?

If you choose a Fixed Moving Expense and Dislocation Allowance, you will receive an allowance which is based on the number of rooms in your home or the number of rooms

of furniture you will be moving, as shown on a schedule. The Agency has a copy of the schedule and will help you decide whether choosing this allowance is in your best interest.

If you do not have a large amount of personal property to move, this payment should be more advantageous. No special documentation is required to support your claim. You need only move your personal property and complete the appropriate claim form in order to receive your payment.

How Much Rental Assistance Will I Receive?

You may be eligible to receive Rental Assistance for a 42-month period. The assistance is computed in the following manner:

The assistance needed for one month is determined by subtracting the "base monthly rent" for your present home from the cost of rent and utilities for your new home (or a comparable replacement home, if that cost is lower). That monthly need, if any, is multiplied by 42, to determine the total amount that you will receive. This amount will be paid directly to you. The Agency must provide the assistance in monthly installments or other periodic payments. Generally, the base monthly rent for your present home is the lesser of: (1) the monthly rent and average monthly cost for utilities, or (2) thirty (30) percent of your average monthly gross household income, if you are low-income based on HUD income limits.

Examples: Let's say that the monthly rent and average cost for utilities for your present home are \$250; the monthly rent and estimated average utility costs for a comparable replacement home are \$350; and your monthly gross income is \$700. In this case your "base monthly rent" would be \$210 because you are low-income and that amount (30 percent of your income) is less than the monthly cost of rent and utilities at your present home (\$250).

- If you rent a replacement home for \$360 per month, including estimated average monthly utility charges, you will receive \$5,880. That amount is 42 times \$140 (the difference between the "base monthly rent" for your present home (\$210) and the cost for a comparable replacement home (\$350)).
- If you rent a replacement home for \$310, including estimated average monthly utility charges, you will receive \$4,200. That amount is 42 times \$100 (the difference between the "base monthly rent" for your present home (\$210) and the actual cost of your new home (\$310)).

To qualify for rental assistance, you must rent and occupy a decent, safe, and sanitary home within one year after the date you move. However, the Agency will extend this period for good cause.

If I Decide to Buy, Rather Than Rent, How Much Assistance Will I Receive?

If you buy a replacement home, you may be eligible for assistance to make a down

payment equal to the amount you would receive if you rented a comparable replacement home (i.e., 42 times the amount obtained by subtracting the "base monthly rent" for your present home from the monthly rent and estimated average monthly utility costs for a comparable replacement home). A down payment assistance payment will be paid in a lump sum.

Example: Assuming the information in the prior examples, the downpayment assistance payment would be \$5,880. That amount is 42 times \$140 (the difference between the "base monthly rent" for your present home (\$210) and the monthly rent and estimated average monthly utilities cost for a comparable replacement home (\$350). The full amount of the payment must be applied to the purchase of the replacement dwelling.

Must I File A Claim To Obtain A Relocation Payment?

Yes. You must file a claim for each relocation payment. The Agency will, however, provide you with the required claim form, help you to complete it, and explain the type of documentation, if any, that you must submit in order to receive the payment.

If you must pay any relocation expenses before you move (e.g., a security deposit when you sign a lease for your new home), discuss your financial needs with the Agency. While refundable deposits are not covered by URA payments, you may be able to obtain an advance payment to meet these costs. An advance payment may be placed in "escrow" or paid directly to a contractor to ensure that the move will be completed on a timely basis.

You must file your claim within 18 months after the date you move. However, it is to your advantage to file as soon as possible after you move. The sooner you submit your claim, the sooner it can be processed and paid. If you are unable to file your claim within 18 months, ask the Agency to extend this period.

Be careful not to confuse this 18-month period with the 12-month period within which you must rent (or buy) and occupy a replacement dwelling in order to be eligible for a replacement housing payment.

You will be paid promptly after you file an acceptable claim. If there is any question regarding your right to a relocation payment or the amount of the payment, you will be notified, in writing, of the problem and the action you may take to resolve the matter.

Will I Have To Pay Rent To The Agency Before I Move?

If the Agency acquires the property in which you live, you may be required to pay a fair rent to the Agency for the period between the acquisition of the property and the date that you move. Such rent will not exceed the market rent for comparable properties in the area.

Do I Have To Pay Federal Income Taxes On My Relocation Payments?

No. Section 216 of the URA states that you need not report relocation payments as part of your gross income for Federal tax purposes. For information on State or local income taxes, you should check with the State or local income tax office in your area or with your personal

tax advisor.

What If I Don't Receive The Required Assistance. Can I Appeal?

If you disagree with the Agency's decision as to your right to relocation assistance or the amount of a payment, or the adequacy of the housing to which you have been referred, you may appeal the decision to the Agency.

The Agency will inform you of its appeal procedures. At a minimum, you will have 60 days to file your appeal with the Agency after you receive written notification of the Agency's determination on your claim. Your appeal must be in writing. However, if you need help, the Agency will assist you in preparing your appeal.

If you are a low- or moderate-income person and are dissatisfied with the Agency's determination on your appeal, you may have an additional right to request administrative review of that decision (e.g., by HUD or the State).

You can expect a fair decision on any appeal. However, if you are not satisfied with the final administrative decision on your appeal, you may seek review of the matter by the courts.

I Have More Questions. Who Will Answer Them?

If you have further questions after reading this booklet, contact the Agency and discuss your concerns with an Agency representative.

Agency :

Address:

Office Hours:

Telephone No.:

Person to Contact:



March 27, 2026

Mark Wilson
President
Coalition for Responsible Community Development
3101 S Grand Avenue, LA 90007

RE: 26-01-027 - LACAHSa NOFA for Affordable Housing Production and Preservation: Preliminary Scoring

Dear Mark Wilson,

This letter serves as a formal notification regarding the preliminary scoring of your application submitted under the Los Angeles County Affordable Housing Solutions Agency (LACAHSa) Notice of Funding Availability #1 Affordable Housing Production and Preservation (NOFA) released on 12/16/25.

Your application has successfully undergone a complete technical review, including the assessment of all scoring components, possible negative points, bonus points, and any points tied to the LACAHSa Unit Cost benchmarks of all applications received under this NOFA. The preliminary score for each Financing Product you selected (and met threshold requirements) is set forth below (Preliminary Scoring breakdown included in Attachment 1):

Project Name	Financing Product	Scoring
Casa Del Mariachi Apartments	Predevelopment Loan	77.0

You may submit an objection to LACAHSa's preliminary scoring. Any objection must be in writing and submitted to info@lakahsa.gov before April 03, 2026, 5:00 PM PST. Objections must state the basis for any error, inconsistency, or other flaws in the scoring and contain a sufficient description of the manner in which the preliminary scoring is not correct. Objections must be toward the actual scoring and not the criteria or methodology utilized.

LACAHSa will endeavor to select the highest scoring applications within each Zone for each Financing Product. A credit memo recommending projects for funding will be presented to the Investment Review Committee (IRC) on April 01, 2026. The IRC's action will be a recommendation to the Board. Final awarded projects will be reviewed and approved at the Board Approval meeting on April 15, 2026. Scoring is not a guarantee that a project will or will not receive funding. The final decision to select and fund projects is within the sole and absolute discretion of the Board, and the Board may select projects without strict adherence to the scoring.

Sincerely,

Claudia Lima
Managing Director, Strategic Initiatives
Los Angeles County Affordable Housing Solutions Agency (LACAHSa)

APPENDIX: PRELIMINARY SCORING

C-1 PREDEVELOPMENT LOAN SCORING RESULTS				
Section	Item	Benchmark	Maximum Points	Final Score
B. Eligibility	1. Projects	Add 5 points for Substantial Rehabilitation.	5	0
	2. Owners	Add 20 points for projects 100% owned by one or more Eligible Nonprofits (501(c)(3) tax-exempt bond eligible).	20	0
E. Affordability Requirements	1. Affordability Restrictions	Add 1 point for every 2.5% by which existing weighted average rents are below the applicable weighted-average HUD Fair Market Rents, up to 20 points.	20	20
		Add 15 points for a 99-year affordability election.	15	15
F. Credit Risk Standards	1a. Sponsor Experience/Track Record	Add 1 point per year of development experience in Los Angeles County, up to a maximum of 15 points.	15	15
		Add 1 point for each completed projects in Los Angeles County in the past 15 years, up to a maximum of 10 points.	10	10
		Deduct -5 points for each compliance/reporting violation with LA County, CDLAC, or TCAC in the past 5 years, up to -15 points.	0	0
		Deduct -5 points for each portfolio project with DSCR below 1.0x, up to -15 points.	0	0
	1b. Sponsor Financial Strength	Add 5 points for sponsor with at least (i) \$15 million of net worth for private entities and \$5 million for 501(c)(3) entities.	5	5
		Add 10 points for sponsor with at least (ii) \$6 million of liquidity for private entities and \$1.5 million for 501(c)(3) entities.	10	10
SUBTOTAL SCORE			100	75
BONUS POINTS			5	2
TOTAL SCORE			105	77

**Coalition for Responsible Community Development and
Coalition for Responsibility Community Development and Subsidiaries
Financial Narrative (2022 through 2025)**

Introduction

Coalition for Responsible Community Development (“CRCD”) is a nonprofit community development organization headquartered in South Los Angeles that focuses on workforce development, supportive services, and affordable housing development. The organization operates a comprehensive model that integrates social services, economic development programs, and real estate development to support underserved communities.

CRCD generates revenue primarily through government grants and contracts, supplemented by philanthropic contributions and development-related revenue streams, including developer fees, partnership management income, and rental income. The organization has expanded its activities in recent years, particularly through increased involvement in real estate development and community revitalization initiatives.

This analysis reviews CRCD’s financial position and operating performance for the fiscal years ended December 31, 2022, 2023, and 2024, based on audited financial statements, as well as unaudited financial information for the period ending September 30, 2025.

The audited financial statements for fiscal years 2022 through 2024 received unqualified audit opinions, indicating that the financial statements present fairly, in all material respects, the financial position and results of operations of the organization in accordance with U.S. generally accepted accounting principles.

BALANCE SHEET

Balance Sheet	Audited		Audited		Audited		Unaudited	
	12/31/2022	% of Assets	12/31/2023	% of Assets	12/31/2024	% of Assets	12/31/2025	% of Assets
Cash & cash equivalents	\$ 3,240,122	8%	\$ 5,963,333	12%	\$ 3,915,332	4%	\$ 1,181,040	2%
Other Current Assets	\$ 13,676,255	32%	\$ 14,330,105	28%	\$ 18,870,704	17%	\$ 37,195,887	79%
Long-Term Assets	\$ 25,817,902	60%	\$ 30,454,044	60%	\$ 86,203,196	79%	\$ 8,878,229	19%
Total Assets	\$ 42,734,279	100%	\$ 50,747,482	100%	\$ 108,989,232	100%	\$ 47,255,156	100%
Current Liabilities	\$ 20,849,366	67%	\$ 10,360,391	27%	\$ 33,800,933	66%	\$ 12,981,534	50%
Long-Term Liabilities	\$ 10,310,858	33%	\$ 27,446,625	73%	\$ 17,725,072	34%	\$ 13,079,414	50%
Total Liabilities	\$ 31,160,224	100%	\$ 37,807,016	100%	\$ 51,526,005	100%	\$ 26,060,948	100%

Net Assets with Donor Restrictions	\$	7,560,415	65%	\$	3,991,874	31%	\$	7,320,570	13%	\$	-	0%
Other Net Assets	\$	4,013,640.00	35%	\$	8,948,592	69%	\$	50,142,657	87%	\$	21,194,208	100%
Total Net Assets	\$	11,574,055	100%	\$	12,940,466	100%	\$	57,463,227	100%	\$	21,194,208	100%

Financial Condition and Trends

CRCD has experienced significant balance sheet growth during the review period, reflecting expansion in both programmatic operations and real estate development activities. Total assets increased from approximately \$42.7 million in 2022 to \$50.7 million in 2023, and further to \$108.9 million in 2024. The substantial increase in 2024 was driven primarily by development-related activity, including a significant rise in construction-in-progress and other real estate-related assets associated with new projects.

Net assets followed a similar trend. Net assets increased modestly from \$11.6 million in 2022 to \$12.9 million in 2023, before increasing significantly to \$57.5 million in 2024. This increase was primarily attributable to a \$41.5 million capital contribution related to development activity. Based on sponsor clarification, this contribution represents a non-cash land transfer from the City of Los Angeles funded through Project Homekey, recorded upon transfer of title to CRCD Vermont LP. The contribution is one-time and non-recurring in nature and does not reflect ongoing operating performance. While this transaction materially strengthened CRCD's balance sheet and improved its capitalization, it represents a non-recurring, development-related event rather than recurring operating earnings.

As a result of the increase in net assets, CRCD's capitalization improved significantly in 2024, reflecting a stronger equity position following the capital contribution. However, the organization's financial position is influenced by the timing of development activity and related capital events, which may result in variability in reported balances across periods.

Unaudited and unconsolidated financial information for 2025 reflects total assets of approximately \$47.3 million and net assets of approximately \$21.2 million. The difference relative to 2024 is primarily attributable to the unconsolidated presentation of certain affiliated development entities, rather than a deterioration in underlying financial performance. Based on the 2025 information, CRCD continues to maintain a moderate leverage profile that is generally consistent with nonprofit developers actively engaged in real estate development.

Overall, CRCD's financial condition reflects an organization that has expanded its development platform while strengthening its balance sheet through capital contributions and increased equity. While the 2024 balance sheet reflects a significant

one-time increase in net assets, the organization maintains a solid capitalization profile and a growing asset base that supports its continued participation in affordable housing development activities.

Liquidity, Leverage, and Long-Term Sustainability

CRCD's liquidity position has fluctuated over the review period, reflecting the timing of grant reimbursements and development-related activity. In 2022, the organization reported current assets of approximately \$16.9 million and current liabilities of approximately \$20.8 million, resulting in a current ratio of 0.81x, indicating a constrained liquidity position. Liquidity improved in 2023, as current assets increased to approximately \$20.3 million and current liabilities declined to approximately \$10.4 million, resulting in a current ratio of 1.96x.

In 2024, current assets increased modestly to approximately \$22.8 million, while current liabilities increased significantly to approximately \$33.8 million, resulting in a current ratio of 0.67x. The increase in current liabilities was primarily driven by growth in accounts payable, accrued expenses, and accrued liabilities, as well as higher utilization of the line of credit and increases in the current portion of long-term debt. These increases are largely associated with development-related financing activity and short-term obligations tied to construction, vendor payments, and project funding cycles, which are typical for organizations actively engaged in real estate development.

Unaudited financial information for 2025 reflects a substantial increase in current assets to approximately \$38.4 million and current liabilities of approximately \$13.0 million, resulting in a current ratio of 2.96x. While this indicates strong short-term liquidity, current assets are heavily concentrated in receivables, including amounts due from related entities, which may not convert to cash as quickly as traditional liquid assets.

The organization's acid ratio remained low throughout the review period, ranging from approximately 0.12x to 0.58x during the audited years and approximately 0.09x in 2025. This indicates a limited level of immediately available liquid resources and reflects reliance on receivables and development-related assets rather than cash as a primary source of working capital.

Cash reserves have declined over time. CRCD maintained approximately 48 days cash on hand in 2022, 59 days in 2023, and 29 days in 2024, reflecting a weakening liquidity position relative to operating expenses. The 2025 internal financial statements indicate approximately 12 days cash on hand, suggesting a more limited cash cushion despite the improvement in the current ratio.

CRCD's leverage profile improved significantly in 2024, driven by the increase in net assets associated with the \$41.5 million capital contribution. The organization's debt-to-

net-worth ratio increased from approximately 2.69x in 2022 to 2.92x in 2023, but declined to approximately 0.90x in 2024, reflecting a substantial strengthening of the equity base. Based on the 2025 internal financial statements, the debt-to-net-worth ratio is approximately 1.23x, indicating moderate leverage levels that remain within a reasonable range for nonprofit developers engaged in real estate development.

Overall, CRCD's liquidity and leverage metrics reflect an organization actively engaged in development activity, with variability in working capital driven by the timing of project funding, reimbursements, and capital events. The strengthening of CRCD's equity position in 2024 provides a solid foundation for long-term sustainability, though continued execution and cash flow management remain important as development activity progresses.

STATEMENT OF ACTIVITIES/INCOME STATEMENT

Statement of Activities	Audited		% of		Audited		% of		Audited		% of		Unaudited		% of	
Income	12/31/2022	Revenues	12/31/2023	Revenues	12/31/2024	Revenues	12/31/2025	Revenues	12/31/2022	Revenues	12/31/2023	Revenues	12/31/2024	Revenues	12/31/2025	Revenues
Contracts and grants	\$ 27,671,650	93%	\$ 34,551,163	89%	\$ 46,367,218	84%	\$ 27,546,644	74%								
Developer fees	\$ 560,101	2%	\$ 260,250	1%	\$ 6,633,047	12%	\$ -	0%								
Partnership management revenue	\$ 277,657	1%	\$ 131,522	0%	\$ 719,159	1%	\$ -	0%								
Other Income	\$ 1,223,097	4%	\$ 3,781,479	10%	\$ 1,193,865	2%	\$ 9,651,344	26%								
Total Income	\$ 29,732,505	100%	\$ 38,724,414	100%	\$ 54,913,289	100%	\$ 37,197,988	100%								
Expenses																
Salaries	\$ 10,218,889	41%	\$ 14,245,989	38%	\$ 21,269,707	42%	\$ -	0%								
Program services	\$ 2,342,868	9%	\$ 2,701,758	7%	\$ 3,953,727	8%	\$ 12,936,724	36%								
Subcontract expenses	\$ 3,832,674	15%	\$ 2,842,956	8%	\$ 3,088,053	6%	\$ -	0%								
Other Expenses	\$ 8,825,125	35%	\$ 17,567,300	47%	\$ 22,278,755	44%	\$ 23,290,852	64%								
Total Expenses	\$ 25,219,556	100%	\$ 37,358,003	100%	\$ 50,590,242	100%	\$ 36,227,576	100%								
Change in Net Assets (Operating Activities)	\$ 4,512,949	15%	\$ 1,366,411	4%	\$ 4,323,047	8%	\$ 970,412	3%								
Change in Net Assets (Restricted Income/Expenses)	\$ -	0%	\$ -	0%	\$ 40,199,714	73%	\$ -	0%								
Total Change in Net Assets	\$ 4,512,949	15%	\$ 1,366,411	4%	\$ 44,522,761	81%	\$ 970,412	3%								

CRCD's operating revenues increased during the review period, reflecting expansion in programmatic services and development-related activities. Total revenues increased from approximately \$29.7 million in 2022 to \$38.7 million in 2023, representing approximately 30% growth, and further increased to approximately \$54.9 million in 2024, representing approximately 42% growth over 2023. The increase in 2024 was driven by both continued growth in contracts and grants and a significant increase in development-related revenue, including developer fees, which accounted for 12% of revenue.

The organization's revenue base is highly concentrated in government contracts and grants, which represented approximately 93% of total revenue in 2022, 89% in 2023,

and 84% in 2024. These funding sources support CRCD's workforce development, youth employment, and community service programs and are typical for nonprofit service providers of similar scale. While this concentration provides a stable and recurring funding base, it also exposes the organization to potential changes in public funding levels and reimbursement timing.

CRCD has also increased its participation in real estate development activities, which has contributed to greater revenue diversification. Developer fee revenue increased significantly in 2024 to approximately \$6.6 million, representing approximately 12% of total revenue, compared to minimal levels in prior years. These revenues are project-based and non-recurring in nature and therefore may fluctuate depending on the timing and volume of development activity.

Operating expenses increased in line with revenue growth. Total expenses increased from approximately \$25.2 million in 2022 to \$37.4 million in 2023 and \$50.6 million in 2024. The majority of expenses relate to salaries, program services, and contracted services, reflecting CRCD's service delivery model. Expense levels have remained closely aligned with revenue, with operating expense ratios of approximately 85% in 2022, 96% in 2023, and 92% in 2024, indicating relatively tight operating margins.

CRCD generated positive operating results in each year of the review period. Change in net assets from operating activities totaled approximately \$4.5 million in 2022, \$1.4 million in 2023, and \$4.3 million in 2024. In addition, CRCD recorded a \$41.5 million capital contribution in 2024 related to development activity, which significantly increased total net assets for the year. Based on sponsor clarification, this represents a non-cash land contribution funded by the City of Los Angeles through the Project Homekey program, recorded upon transfer of title. This is a one-time, non-recurring event and should be viewed separately from ongoing operating performance.

Profitability metrics reflect these dynamics. Operating margins were approximately 15% in 2022 and 4% in 2023, before returning to approximately 8% in 2024 when excluding the impact of the capital contribution. Based on unaudited 2025 financial information, CRCD reported total revenues of approximately \$37.2 million, total expenses of approximately \$36.2 million, and a change in net assets of approximately \$1.0 million, resulting in a margin of approximately 3%, consistent with historically modest operating performance.

Overall, CRCD's statement of activities reflects a growing organization with expanding program operations and increasing participation in development activities. Revenue growth has been driven primarily by government contracts and grants, supplemented by development-related income. While operating margins remain modest, the organization has demonstrated the ability to generate consistent positive operating results. However,

reported results in 2024 were significantly influenced by a one-time capital contribution of approximately \$41.5 million related to development activity. Future performance is expected to reflect more normalized operating margins.

CASH FLOW STATEMENT

Cash Flow Statement	Audited 12/31/2022	Audited 12/31/2023	Audited 12/31/2024	Unaudited 12/31/2025
Operating Activities	\$ 1,372,624	\$ 2,363,386	\$ 3,291,705	\$ 918,813
Investing Activities	\$ (2,421,615)	\$ (1,714,837)	\$ (6,923,205)	\$ 10,053
Financing Activities	\$ 521,671	\$ 1,787,076	\$ 1,671,371	\$ (1,294,791)
Net Increase (decrease) in Cash	\$ (527,320)	\$ 2,435,625	\$ (1,960,129)	\$ (365,925)

CRCD's cash flow profile reflects the organization's dual role as both a service provider and an affordable housing developer, resulting in variability in cash flows driven by the timing of operating activity, development expenditures, and financing events.

Cash flow from operating activities remained positive throughout the review period, totaling approximately \$1.4 million in 2022, \$2.4 million in 2023, and \$3.3 million in 2024. This indicates that CRCD's core operations generate positive cash flow, supported primarily by government contracts and grants. Parent-only financials show operating cash flow of approximately \$0.9 million in 2025 based on unaudited financial information, reflecting low cash for the size of the organization when analyzed only parent-level financials.

Investing activities reflect the organization's ongoing investment in real estate development. CRCD reported net cash outflows from investing activities of approximately \$(2.4) million in 2022, \$(1.7) million in 2023, and \$(6.9) million in 2024, primarily related to investment in property, equipment, and affiliated development entities. The increase in 2024 reflects a higher level of development activity, including investments in construction and project-related assets. Investing activity appear minimal in 2025 as the activities are booked at the property level financials and will be reflected in the consolidated audits.

Financing activities have provided an important source of liquidity to support development activities. CRCD generated positive cash flow from financing activities of approximately \$0.5 million in 2022, \$1.8 million in 2023, and \$1.7 million in 2024, primarily driven by proceeds from notes payable and changes in lines of credit. In 2025, financing activities resulted in a net cash outflow of approximately \$(1.3) million, reflecting repayments of debt and reduced borrowing activity.

Overall, CRCD reported net decreases in cash of approximately \$(0.5) million in 2022 and \$(2.0) million in 2024. While 2023 reflected a net increase of approximately \$2.4

million. These fluctuations are consistent with the timing of development expenditures and related financing, rather than underlying operating weakness.

Overall, CRCD's cash flow profile reflects positive operating cash generation combined with significant investing outflows associated with development activity, funded in part through external financing. While operating cash flow remains positive, the organization's ability to sustain liquidity is dependent on continued access to financing and the timely conversion of receivables, particularly in periods of elevated development activity.

STRENGTHS, WEAKNESSES & MITIGATING FACTORS

Strengths

CRCD demonstrates several financial and operational strengths that support its capacity as a nonprofit affordable housing sponsor. First, the organization has experienced consistent growth in revenues and programmatic activity during the review period. Total revenues increased from approximately \$29.7 million in 2022 to \$38.7 million in 2023, representing approximately 30% growth, and further increased to approximately \$54.9 million in 2024, representing approximately 42% growth over the prior year. This growth reflects the expansion of CRCD's workforce development programs, service contracts, and development-related activities.

Second, the organization's balance sheet strengthened materially in 2024 following the recognition of a \$41.5 million capital contribution from a one-time, non-cash land contribution from the City of Los Angeles through Project Homekey, which significantly increased CRCD's net asset base and improved capitalization. Net assets increased from approximately \$12.9 million in 2023 to approximately \$57.5 million in 2024, substantially improving the organization's capitalization. This increase contributed to a meaningful improvement in leverage, with the debt-to-net-worth ratio declining to approximately 0.90x in 2024, reflecting a stronger equity position to support ongoing development activity.

Third, CRCD has consistently generated positive operating results throughout the review period. The organization reported positive changes in net assets from operations of approximately \$4.5 million in 2022, \$1.4 million in 2023, and \$4.3 million in 2024, as well as approximately \$970,000 in 2025 based on internal financial statements. While operating margins remain modest, the organization has demonstrated the ability to align program expenditures with available funding sources and maintain positive operating performance.

Finally, CRCD reported improved liquidity in the most recent reporting period based on parent entity financials. As of December 31, 2025, the organization reported

approximately \$38.4 million in current assets and approximately \$13.0 million in current liabilities, resulting in a current ratio of approximately 2.96x. Because these unaudited financial statements reflect parent-only activity and exclude certain affiliated development entities included in prior consolidated periods, the results are not directly comparable to prior years.

While this indicates short-term coverage of obligations at the parent level, current assets are largely composed of receivables and other non-cash items, and cash balances remain relatively limited. Nonetheless, the organization maintains sufficient working capital to support ongoing operations.

Weaknesses and Mitigating Factors

First, the organization's revenue base is highly concentrated in government contracts and grants, which represented approximately 93% of total revenue in 2022, 89% in 2023, and 84% in 2024. While this funding structure is typical for nonprofit service providers, it exposes CRCD to risks associated with changes in government funding priorities, contract renewals, and the timing of reimbursement payments.

This risk is partially mitigated by CRCD's diversified program platform, which includes workforce development, youth employment, supportive services, and real estate development activities. In addition, the organization has begun generating development-related revenue, including developer fees and partnership management income, which provides supplemental and more flexible revenue sources over time.

Second, the organization's financial performance may exhibit variability due to the timing of development transactions and capital contributions. In 2024, CRCD recorded approximately \$40.2 million of restricted income associated with a capital contribution, which significantly increased net assets and resulted in an elevated reported change in net assets for the year. As a one-time, non-recurring development-related event, this transaction materially strengthened the balance sheet but introduces volatility in reported results and limits comparability of year-over-year operating performance.

Third, CRCD's liquidity profile reflects reliance on receivables and development-related assets rather than cash. Although the organization reported a current ratio of approximately 2.96x in 2025, indicating strong short-term coverage of obligations, the acid ratio remained low throughout the review period, ranging from approximately 0.12x to 0.58x during the audited years and approximately 0.09x in 2025. In addition, days cash on hand declined to approximately 12 days in 2025, indicating limited cash reserves relative to operating needs for the parent entity. This reflects the timing of grant reimbursements and development-related cash flows, which can create short-term liquidity pressure.

Finally, CRCD maintains development-related debt and financing obligations associated with its expanding real estate platform. The organization's debt-to-net-worth ratio ranged from approximately 2.69x and 2.92x in 2022 and 2023, respectively, improving to approximately 0.90x in 2024 following the increase in net assets, and measuring approximately 1.23x in 2025. While leverage levels have improved, the organization remains dependent on external financing to support ongoing development activities.

These considerations are mitigated by CRCD's strengthened equity position following the 2024 capital contribution, its consistent record of positive operating results, and its demonstrated ability to access funding through both government sources and development-related financing. The contribution does not represent liquid funding that will be spent over time, but rather a capitalized asset that supports long-term development activities. The organization's expanded net asset base provides additional financial flexibility and supports its capacity to continue scaling its development activities.

Parent Entity Balance Sheet

The unaudited financial statements as of December 31, 2025, reflect the financial position of Coalition for Responsible Community Development ("CRCD") at the parent entity level and are not directly comparable to prior audited consolidated financial statements. The 2025 financials exclude certain affiliated entities, partnerships, and project-level assets and liabilities that were included in prior periods, resulting in a significantly smaller and less complex balance sheet.

As of December 31, 2025, total assets were approximately \$47.3 million, compared to \$108.9 million on a consolidated basis as of December 31, 2024. The parent entity balance sheet is composed primarily of current assets, including receivables and amounts due from related entities, as well as a smaller base of long-term assets.

Total liabilities as of December 31, 2025, were approximately \$26.1 million. Liabilities at the parent level consist primarily of long-term debt and other financing obligations, as well as accounts payable and accrued expenses. While lower in absolute terms, liabilities remain meaningful relative to the reduced asset base, reflecting continued reliance on external financing to support operations and development activities.

Net assets totaled approximately \$21.2 million as of December 31, 2025. The decrease in net assets is primarily attributable to the change in reporting scope rather than a deterioration in operating performance.

Overall, the parent entity balance sheet reflects a more streamlined financial position with reduced scale and complexity. However, due to differences in reporting scope, the 2025 financial statements should be interpreted with caution, as they do not fully

capture the organization's total financial position, including assets and obligations held within affiliated development entities.

Conclusion

Based on the financial information reviewed, CRCD demonstrates adequate financial capacity and continued organizational growth during the review period. The organization has expanded its programmatic operations and development activities while maintaining positive operating performance.

The significant increase in net assets recorded in 2024 materially strengthened CRCD's balance sheet and improved its overall capitalization, as reflected in the reduction in the organization's debt-to-net-worth ratio. While this increase was driven by a non-recurring capital contribution, it provides a stronger equity base to support ongoing and future development activities.

CRCD's revenue base remains concentrated in government contracts and grants, and liquidity metrics fluctuate due to the timing of reimbursements and development-related transactions. Additionally, cash reserves remain relatively limited compared to overall operations. However, these characteristics are typical for nonprofit service providers and affordable housing developers and are partially mitigated by the organization's diversified program platform and access to development-related funding sources.

Overall, CRCD's strengthened equity position, consistent positive operating results, and expanding development platform support its ability to undertake additional affordable housing development activities. Continued attention to liquidity management and cash flow will be important as the organization scales its development pipeline.

Coalition for Responsible Community Development

Parent Entity Liquidity and Net Worth Analysis

While the consolidated financial statements include the financial activity of CRCD and its affiliated development entities, the parent entity financial statements provide a clearer view of sponsor-level financial capacity. Based on internal financial information as of December 31, 2025, CRCD reported total assets of approximately \$47.3 million and total liabilities of approximately \$26.1 million, resulting in total net assets (net worth) of approximately \$21.2 million.

Parent-level liquidity consists primarily of cash, grant receivables, and other short-term assets. As of December 31, 2025, CRCD reported approximately \$1.18 million in cash and cash equivalents, along with approximately \$38.4 million in total current assets and \$13.0 million in total current liabilities, resulting in a current ratio of approximately 2.96x. Current assets include receivables from government grants and contracts, pledges receivable, investments, and amounts due from related entities associated with program and development activities.

While the current ratio indicates strong short-term coverage, a significant portion of current assets is composed of receivables and amounts due from related entities, which may not be immediately liquid. As a result, available cash resources remain relatively limited compared to total current assets and ongoing operating needs.

Parent-level liabilities consist primarily of accounts payable, accrued expenses, short-term development financing obligations, and long-term debt associated with real estate development activities. Despite these obligations, the parent entity maintains a substantial net asset base that supports its capacity to absorb risk and undertake additional development activities.

Under the LACAHS A NOFA sponsor financial capacity criteria, eligible nonprofit sponsors must demonstrate a minimum of \$1.0 million in net worth and \$500,000 in liquidity. Based on the parent entity financial statements, CRCD exceeds both thresholds, with approximately \$21.2 million in net worth and approximately \$1.18 million in available liquidity. Accordingly, CRCD demonstrates sufficient sponsor-level financial capacity to support affordable housing development activities.

Coalition for Responsible Community Development

Balance Sheet

	Audited 12/31/2022	% of Assets	Audited 12/31/2023	% of Assets	Audited 12/31/2024	% of Assets	Unaudited 12/31/2025	% of Assets
Current Assets								
Cash & cash equivalents	\$ 3,240,122	8%	\$ 5,963,333	12%	\$ 3,915,332	4%	\$ 1,181,040	2%
Security deposits & Prepayments	\$ 203,471	0%	\$ 49,784	0%	\$ 49,789	0%	\$ 384,395	1%
Due from Related Entities	\$ -	0%	\$ -	0%	\$ -	0%	\$ 19,361,805	41%
Reserve for replacements	\$ 84,713	0%	\$ 51,370	0%	\$ 59,624	0%	\$ -	0%
Operating expense reserve	\$ 81,039	0%	\$ 82,479	0%	\$ 86,693	0%	\$ -	0%
Operating expense subsidy reserve	\$ 1,572,934	4%	\$ 1,470,938	3%	\$ 1,546,337	1%	\$ -	0%
Accounts receivable-residents, net	\$ 157,574	0%	\$ 91,867	0%	\$ 78,892	0%	\$ -	0%
Accounts receivable-contracts, net	\$ 3,994,746	9%	\$ 4,124,465	8%	\$ 5,238,606	5%	\$ -	0%
Accounts receivable-other	\$ 127,733	0%	\$ 39,867	0%	\$ 331,721	0%	\$ 9,508,636	20%
Investments	\$ -	0%	\$ -	0%	\$ -	0%	\$ 3,751,841	8%
Pledges receivable	\$ 1,442,960	3%	\$ 1,350,460	3%	\$ 1,632,738	1%	\$ 4,189,210	9%
Prepaid expenses	\$ 130,603	0%	\$ 357,424	1%	\$ 564,508	1%	\$ -	0%
Grants receivable	\$ 5,880,482	14%	\$ 6,711,451	13%	\$ 9,281,796	9%	\$ -	0%
Total Current Assets	\$ 16,916,377	40%	\$ 20,293,438	40%	\$ 22,786,036	21%	\$ 38,376,927	81%
Long-Term Assets								
Due from related parties	\$ 2,696,417	6%	\$ 5,514,275	11%	\$ 9,702,685	9%	\$ -	0%
Pledges receivable, net of current portion	\$ 987,500	2%	\$ -	0%	\$ 1,610,450	1%	\$ -	0%
Notes receivable	\$ 544,375	1%	\$ 603,498	1%	\$ 173,859	0%	\$ -	0%
Utility deposits	\$ 8,500	0%	\$ 161,010	0%	\$ 220,722	0%	\$ -	0%
Operating lease right-of-use assets	\$ 1,878,065	4%	\$ 2,059,038	4%	\$ 1,169,829	1%	\$ -	0%
Investment in affiliates	\$ -	0%	\$ -	0%	\$ 4,572,638	4%	\$ -	0%
Retention and long term receivables	\$ -	0%	\$ 1,184,553	2%	\$ 1,581,428	1%	\$ 1,104,897	2%
Total Long-Term Assets	\$ 6,114,857	14%	\$ 9,522,374	19%	\$ 19,031,611	17%	\$ 1,104,897	2%
Fixed Assets								
Land and land improvements	\$ 9,965,782	23%	\$ 10,502,553	21%	\$ 10,563,782	10%	\$ -	0%
Buildings	\$ 6,709,667	16%	\$ 6,861,626	14%	\$ 8,599,006	8%	\$ -	0%
Vehicles	\$ 1,379,619	3%	\$ 1,505,295	3%	\$ 1,506,480	1%	\$ -	0%
Furnishings & Equipment	\$ 702,218	2%	\$ 931,898	2%	\$ 1,109,471	1%	\$ -	0%
Fixed assets, net	\$ -	0%	\$ -	0%	\$ -	0%	\$ 6,136,669	13%
ROU Assets, net	\$ -	0%	\$ -	0%	\$ -	0%	\$ 1,636,663	3%
Less accumulated depreciation	\$ (2,471,364)	-6%	\$ (2,976,130)	-6%	\$ (3,635,483)	-3%	\$ -	0%
leasehold improvements	\$ 58,332	0%	\$ 58,332	0%	\$ 28,059	0%	\$ -	0%
Construction in progress	\$ 3,358,791	8%	\$ 4,048,096	8%	\$ 49,000,270	45%	\$ -	0%
Total Fixed Assets	\$ 19,703,045	46%	\$ 20,931,670	41%	\$ 67,171,585	62%	\$ 7,773,332	16%
TOTAL ASSETS	\$ 42,734,279	100%	\$ 50,747,482	100%	\$ 108,989,232	100%	\$ 47,255,156	100%
LIABILITIES								
Current Liabilities								
Accounts payable and accrued expenses	\$ 2,657,153	6%	\$ 1,920,661	4%	\$ 5,676,254	5%	\$ 8,435,355	18%
Accrued liabilities	\$ 668,780	2%	\$ 2,058,984	4%	\$ 3,820,615	4%	\$ -	0%
Accrued interest payable	\$ 18,806	0%	\$ 43,820	0%	\$ 21,426	0%	\$ -	0%
Short term loans	\$ -	0%	\$ -	0%	\$ -	0%	\$ 3,216,536	7%
Prepaid revenue	\$ 665,224	2%	\$ -	0%	\$ -	0%	\$ -	0%
Lines of credit, current portion	\$ 1,081,748	3%	\$ -	0%	\$ 5,896,382	5%	\$ -	0%
Financing lease liabilities, current portion	\$ 132,321	0%	\$ 129,705	0%	\$ 125,033	0%	\$ -	0%
Operating lease liabilities, current portion	\$ 477,323	1%	\$ 836,580	2%	\$ 725,168	1%	\$ -	0%
Deposits payable	\$ -	0%	\$ -	0%	\$ -	0%	\$ 4,652	0%
Deferred revenue	\$ -	0%	\$ 1,158,978	2%	\$ 631,238	1%	\$ 1,324,991	3%
Notes payable, current portion	\$ 15,148,011	35%	\$ 4,211,663	8%	\$ 16,904,817	16%	\$ -	0%
Total Current Liabilities	\$ 20,849,366	49%	\$ 10,360,391	20%	\$ 33,800,933	31%	\$ 12,981,534	27%
Long-Term Liabilities								
Deposit liabilities, security deposits	\$ 305,432	1%	\$ 396,863	1%	\$ 226,313	0%	\$ -	0%
Lines of credit, net of current portion	\$ 1,593,154	4%	\$ 1,986,122	4%	\$ -	0%	\$ -	0%
Long term loans	\$ -	0%	\$ -	0%	\$ -	0%	\$ 11,904,036	25%
Notes payable, net of current portion	\$ 4,787,929	11%	\$ 21,171,470	42%	\$ 14,320,818	13%	\$ -	0%
Other LT liabilities	\$ -	0%	\$ -	0%	\$ -	0%	\$ 1,175,378	2%
Financing lease liabilities, net of current portion	\$ 337,776	1%	\$ 265,880	1%	\$ 151,766	0%	\$ -	0%
Accrued interest payable	\$ 1,885,637	4%	\$ 2,088,263	4%	\$ 2,264,128	2%	\$ -	0%
Accrued liabilities-long-term	\$ -	0%	\$ 307,704	1%	\$ 313,708	0%	\$ -	0%
Operating lease liabilities, net of current portion	\$ 1,400,930	3%	\$ 1,230,323	2%	\$ 448,339	0%	\$ -	0%
Total Long-Term Liabilities	\$ 10,310,858	24%	\$ 27,446,625	54%	\$ 17,725,072	16%	\$ 13,079,414	28%
TOTAL LIABILITIES	\$ 31,160,224	73%	\$ 37,807,016	75%	\$ 51,526,005	47%	\$ 26,060,948	55%
Net Assets								
Without donor restrictions	\$ 4,013,640	9%	\$ 8,948,592	18%	\$ 50,142,657	46%	\$ 21,194,208	45%
With donor restrictions	\$ 7,560,415	18%	\$ 3,991,874	8%	\$ 7,320,570	7%	\$ -	0%
NET ASSETS	\$ 11,574,055	27%	\$ 12,940,466	25%	\$ 57,463,227	53%	\$ 21,194,208	45%
TOTAL LIABILITIES & NET ASSETS	\$ 42,734,279	100%	\$ 50,747,482	100%	\$ 108,989,232	100%	\$ 47,255,156	100%
Ratios								
Current Ratio	0.81		1.96		0.67		2.96	
Acid Ratio	0.16		0.58		0.12		0.09	
Days Cash	48		59		29		12	
Debt to Net Worth	2.69		2.92		0.90		1.23	

Coalition for Responsible Community Development

Statement Of Activities

	Audited 12/31/2022	% of Revenues	Audited 12/31/2023	% of Revenues	Audited 12/31/2024	% of Revenues	Unaudited 12/31/2025	% of Revenues
Rental Income								
Rental Income and commercial rent	\$ 814,834	3%	\$ 751,052	2%	\$ 605,270	1%	\$ 220,749	1%
Contracts and grants	\$ 27,671,650	93%	\$ 34,551,163	89%	\$ 46,367,218	84%	\$ 27,546,644	74%
Contributions	\$ 445,243	1%	\$ 146,725	0%	\$ 51,113	0%	\$ 3,447,797	9%
Restricted contributions and grants	\$ -	0%	\$ -	0%	\$ -	0%	\$ 4,536,828	12%
Subsidiary revenue	\$ 686,116	2%	\$ -	0%	\$ -	0%	\$ -	0%
Developer fees	\$ 560,101	2%	\$ 260,250	1%	\$ 6,633,047	12%	\$ -	0%
In-kind contributions	\$ 334,442	1%	\$ 258,294	1%	\$ 294,307	1%	\$ 195,349	1%
Partnership management revenue	\$ 277,657	1%	\$ 131,522	0%	\$ 719,159	1%	\$ -	0%
Interest income	\$ 19,549	0%	\$ 85,026	0%	\$ 196,373	0%	\$ 37,376	0%
Less cost of goods sold	\$ (1,998,522)	-7%	\$ -	0%	\$ -	0%	\$ -	0%
Contracts and fees	\$ -	0%	\$ -	0%	\$ -	0%	\$ 1,213,245	3%
Miscellaneous	\$ 921,435	3%	\$ 17,762	0%	\$ 46,802	0%	\$ -	0%
Employee Retention Credit income	\$ -	0%	\$ 2,522,620	7%	\$ -	0%	\$ -	0%
TOTAL REVENUES	\$ 29,732,505	100%	\$ 38,724,414	100%	\$ 54,913,289	100%	\$ 37,197,988	100%
Expenses								
Salaries	\$ 10,218,889	34%	\$ 14,245,989	37%	\$ 21,269,707	39%	\$ -	0%
Payroll Taxes and employee benefits	\$ 2,151,950	7%	\$ 3,063,848	8%	\$ 4,349,761	8%	\$ 1,673,206	4%
Temporary contract	\$ 331,235	1%	\$ 220,105	1%	\$ 546,794	1%	\$ -	0%
Program services	\$ 2,342,868	8%	\$ 2,701,758	7%	\$ 3,953,727	7%	\$ 12,936,724	35%
Supportive services	\$ 911,969	3%	\$ 1,192,524	3%	\$ 2,720,449	5%	\$ 2,995,911	8%
Subcontract expenses	\$ 3,832,674	13%	\$ 2,842,956	7%	\$ 3,088,053	6%	\$ -	0%
Advertising	\$ 36,986	0%	\$ 93,799	0%	\$ 53,137	0%	\$ -	0%
Bad debt expense	\$ (79,966)	0%	\$ 252,880	1%	\$ 169,462	0%	\$ -	0%
Bank charges	\$ 16,090	0%	\$ 15,799	0%	\$ 86,223	0%	\$ -	0%
Computer and web design	\$ 42,611	0%	\$ -	0%	\$ 24,194	0%	\$ -	0%
Dues and subscriptions	\$ 56,381	0%	\$ 51,870	0%	\$ 118,002	0%	\$ -	0%
Office expense	\$ 214,528	1%	\$ 336,757	1%	\$ 381,405	1%	\$ 3,599,205	10%
Management fee	\$ 41,361	0%	\$ 116,481	0%	\$ 446,028	1%	\$ -	0%
Misc	\$ 184,497	1%	\$ 275,900	1%	\$ 734,683	1%	\$ 12,832,384	34%
Professional fees	\$ 1,223,455	4%	\$ 2,166,932	6%	\$ 3,561,058	6%	\$ 1,684,030	5%
Utilities	\$ 296,951	1%	\$ 297,574	1%	\$ 379,652	1%	\$ -	0%
Training and development	\$ 542,302	2%	\$ 756,748	2%	\$ 818,036	1%	\$ 506,116	1%
Supplies	\$ 256,223	1%	\$ 4,132,489	11%	\$ 2,427,753	4%	\$ -	0%
Contracted services	\$ 257,113	1%	\$ 1,269,996	3%	\$ 1,597,435	3%	\$ -	0%
Maintenance	\$ 16,355	0%	\$ 39,450	0%	\$ 79,954	0%	\$ -	0%
Insurance	\$ 234,348	1%	\$ 700,564	2%	\$ 873,395	2%	\$ -	0%
Taxes	\$ 67,202	0%	\$ 118,913	0%	\$ 176,564	0%	\$ -	0%
Financing expense	\$ 18,684	0%	\$ 38,262	0%	\$ 55,837	0%	\$ -	0%
Interest	\$ 417,147	1%	\$ 616,360	2%	\$ 992,878	2%	\$ -	0%
Depreciation	\$ 512,379	2%	\$ 504,765	1%	\$ 549,374	1%	\$ -	0%
Asset management services	\$ 360,040	1%	\$ 177,900	0%	\$ 125,000	0%	\$ -	0%
Parking	\$ 715,284	2%	\$ 1,127,384	3%	\$ 1,011,681	2%	\$ -	0%
Total Expenses	\$ 25,219,556	85%	\$ 37,358,003	96%	\$ 50,590,242	92%	\$ 36,227,576	97%
Total Change in Net Assets (Operating Activities)	\$ 4,512,949		\$ 1,366,411		\$ 4,323,047		\$ 970,412	
Temporarily Restricted Income								
Consolidation	\$ -	0%	\$ -	0%	\$ (1,300,286)	-2%	\$ -	0%
Capital Contribution	\$ -	0%	\$ -	0%	\$ 41,500,000	76%	\$ -	0%
TOTAL RESTRICTED INCOME	\$ -	0%	\$ -	0%	\$ 40,199,714	73%	\$ -	0%
CHANGE IN NET ASSETS	\$ 4,512,949	15%	\$ 1,366,411	4%	\$ 44,522,761	81%	\$ 970,412	3%
Net Assets, beginning of year	\$ 7,061,106		\$ 11,574,055		\$ 12,940,466		\$ 57,463,227	
Net Assets, end of year	\$ 11,574,055		\$ 12,940,466		\$ 57,463,227		\$ 58,433,639	
Ratios								
Profit Margin	15%		4%		81%		3%	
Growth in Total Revenue			30%		42%		-32%	
Growth in Total Expenses			48%		35%		-28%	

Coalition for Responsible Community Development

Cash Flow Statement

	Audited 12/31/2022	Audited 12/31/2023	Audited 12/31/2024	Unaudited 12/31/2025
Operating Activities				
Change in net assets	\$ 4,512,949	\$ 1,366,411	\$ 44,522,761	\$ 970,412
Depreciation and amortization	\$ 512,379	\$ 504,765	\$ 549,374	\$ -
Grants and pledges receivable	\$ (2,260,180)	\$ 249,031	\$ (4,463,073)	\$ -
Gain from capital contribution of property	\$ -	\$ -	\$ (41,500,000)	\$ -
Loss recognized upon consolidation	\$ -	\$ -	\$ 1,300,286	\$ -
Amortization of debt issuance costs	\$ 1,291	\$ 1,291	\$ 11,874	\$ -
Other liabilities	\$ -	\$ -	\$ -	\$ 288,486
Accounts receivables	\$ (3,399,403)	\$ (1,160,699)	\$ (1,478,962)	\$ 1,117,891
Operating right-of-use lease assets and liabilities	\$ 188	\$ 7,677	\$ (4,187)	\$ -
Prepaid expenses	\$ (10,826)	\$ (226,821)	\$ (207,084)	\$ -
Utility deposits	\$ -	\$ (152,510)	\$ (59,712)	\$ -
Excess of assets acquired over assumed liabilities	\$ -	\$ -	\$ -	\$ -
Other assets	\$ -	\$ -	\$ -	\$ (1,078,759)
Accounts payable and accrued expenses	\$ 1,932,319	\$ (736,492)	\$ 3,401,457	\$ (379,217)
Prepaid revenue	\$ 105,775	\$ -	\$ -	\$ -
Accrued liabilities	\$ (306,524)	\$ 1,697,908	\$ 1,763,790	\$ -
Accrued interest payable	\$ 206,858	\$ 227,640	\$ 153,471	\$ -
Resident security deposits liability	\$ 77,798	\$ 91,431	\$ (170,550)	\$ -
Deferred revenue	\$ -	\$ 493,754	\$ (527,740)	\$ -
Net cash provided by (used in) operating activities	\$ 1,372,624	\$ 2,363,386	\$ 3,291,705	\$ 918,813
Investing Activities				
Investment in property and equipment	\$ (2,505,234)	\$ (1,655,714)	\$ (2,733,040)	\$ 10,053
Repayment of notes receivable	\$ 83,619	\$ 140,877	\$ -	\$ -
Advances of notes receivable	\$ -	\$ (200,000)	\$ (19,309)	\$ -
Investment in affiliates	\$ -	\$ -	\$ (4,572,638)	\$ -
Sale of certificate of deposits	\$ -	\$ -	\$ -	\$ -
Cash recognized in consolidation	\$ -	\$ -	\$ 401,782	\$ -
Net cash used in investing activities	\$ (2,421,615)	\$ (1,714,837)	\$ (6,923,205)	\$ 10,053
Financing Activities:				
Net change in lines of credit	\$ 1,202,648	\$ (688,780)	\$ 1,660,260	\$ -
Repayments on notes payable	\$ (392,589)	\$ (1,136,373)	\$ (1,333,024)	\$ -
Repayments on financing liabilities	\$ (142,409)	\$ (152,188)	\$ (196,462)	\$ -
Advances to related parties	\$ (1,395,979)	\$ (2,817,858)	\$ (4,151,529)	\$ -
Long term liabilities	\$ -	\$ -	\$ -	\$ (481,070)
Opening Balance Equity	\$ -	\$ -	\$ -	\$ (52,250)
Proceeds from notes payable,net	\$ 1,250,000	\$ 6,582,275	\$ 5,692,126	\$ -
Other Equity	\$ -	\$ -	\$ -	\$ (761,471)
Net cash provided by financing activities	\$ 521,671	\$ 1,787,076	\$ 1,671,371	\$ (1,294,791)
Net increase (decrease) in cash	\$ (527,320)	\$ 2,435,625	\$ (1,960,129)	\$ (365,925)
Cash, beginning of year	\$ 5,709,599	\$ 5,182,279	\$ 7,617,904	\$ 5,657,775
Cash, end of year	\$ 5,182,279	\$ 7,617,904	\$ 5,657,775	\$ 5,291,850
Supplemental disclosure of cash flow information:				
Interest paid	\$ 210,289	\$ 388,720	\$ 839,407	\$ -
Supplemental disclosure of non-cash investing and financing activities:				
Capitalized assets through equity contribution	\$ -	\$ -	\$ 41,500,000	\$ -
Net assets recognized upon consolidation	\$ -	\$ -	\$ 1,300,286	\$ -
Cash, cash equivalents, and restricted cash:				
Cash and cash equivalents	\$ 3,240,122	\$ 5,963,333	\$ 3,915,332	\$ 1,181,040
Restricted reserves and deposits	\$ 1,942,157	\$ 1,654,571	\$ 1,742,443	\$ 384,395
	\$ 5,182,279	\$ 7,617,904	\$ 5,657,775	\$ 1,565,435