



LACAHSAs CREDIT MEMO

For Funding Recommendations Under LACAHSAs’s Notice of Funding Availability

Date:	April 24, 2026	
Application No.:	26-01-071	
Project Name:	3590 Elm	
Project Address(es) (Street Address, Zip Code, Census Tract):	3590 Elm Ave., Long Beach, CA, 90807, 5779	
City:	Long Beach	
Supervisory District:	4th District of Los Angeles County	
LACAHSAs Zone:	Zone 4	
Jurisdiction:	City of Long Beach	
Project Type(s):	New Construction	
Unit Count:	109	
Financing type:	LIHTC 4%	
Applicant / Developer:	Linc Housing Corporation	
Co-Developer (if applicable):	N/A	
LACAHSAs Program(s) funding debt / capital:	PROGRAM TYPE	AWARDED AMOUNT
	Senior Permanent Loan	\$ 20,547,458.00
	Residual Receipts Loan	\$ 10,000,000.00
	Matching Capital Grant	\$ 8,585,280.00
	LACAHSAs Rental Subsidy	\$ 740,904.00
	TOTAL	\$ 39,873,642.00

This report provides a full funding recommendation for the 3590 Elm project, a proposed New Construction development located at 3590 Elm Ave., Long Beach, CA, 90807. Staff recommends a funding award of \$39,873,642 from the requested LACAHSAs Programs (Senior Permanent Loan; Residual Receipts Loan; Matching Capital Grant; LACAHSAs Rental Subsidy) to support the New Construction of 109 units. The project will support 53 units restricted to extremely low-income households. This award covers 48% of the project’s estimated \$81,880,666 Total Development Cost (TDC) and \$740,904 as Rental Subsidy.

The project has a projected construction start date of April 1, 2027 and permanent conversion anticipated by September 27, 2029.



1. PROJECT DESCRIPTION

This project is a proposed New Construction of 109 units, located at 3590 Elm Ave., Long Beach, CA, 90807.

Total number of units and unit mix:

The project will feature a total of 109 units, including 14 Studio units, 39 1-Bedroom units, 28 2-Bedroom units, 27 3-Bedroom units, and 1 3-Bedroom manager unit.

Affordability restrictions:

The development complies with the minimum affordability restrictions, with 49% of units restricted at or below 30% AMI and 51% of units restricted at 70% AMI.

Key scope elements:

The scope includes the new construction of one six-story affordable multifamily housing project, which will consist of 109 studio, 1-, 2-, and 3-bedroom units, all of which will be restricted to households at or below 30% and 70% AMI. 27 of the units will be restricted to disabled households at the 30% AMI level.

Site conditions and surrounding neighborhood context:

The site is a one-story commercial office property currently occupied by Linc Housing Corporation, located in the high-opportunity residential neighborhood of California Heights in Long Beach. The surrounding context includes primarily residential uses, proximity to public transportation via Long Beach Transit and the Los Angeles County Metropolitan Transportation Authority, as well as major shopping, healthcare, education, and recreational amenities located within a convenient distance. Site-specific challenges include existing environmental concerns related to the presence of five plugged and abandoned oil wells (left from the site's historical use for oil exploration purposes).

Amenities or services offered:

On-site amenities will include a community room, laundry room, on-site management offices, parking garage, and a playground area. Comprehensive supportive services, managed by Linc Housing, will be provided, focusing on financial empowerment, civic engagement, educational workshops, and targeted case management and supportive care for residents to moderate to intensive needs.

2. BORROWER / OWNERSHIP STRUCTURE AND EXPERIENCE

Legal entity of the borrower:

The borrower is Linc 3590 LP, with Linc 3590 LLC serving as the Managing General Partner. The sole member and manager of the Managing General Partner is Linc Housing Corporation, a 501(c)(3) entity located at 3590 Elm Avenue, Long Beach, CA 90807. The Limited Partner is Linc Housing Corporation, who will be replaced by a to-be-determined Investor Limited Partner at closing.

Ownership percentages:

Linc Housing Corporation holds a 0.01% interest. The to-be-defined Limited Partner Tax Credit Investor will hold a 99.99% interest.

The sole developer, guarantor, and applicant for 3590 Elm is Linc Housing Corporation (Linc). Linc will be relied upon for sponsor financial strength, financial guarantees, and local sponsor/developer experience.



Staff has conducted a review of the financial statements and overall fiscal health of Linc Housing Corporation. As of December 31, 2025, the sponsor demonstrates adequate financial capacity, reporting a net worth of \$125,245,758 and liquid assets totaling \$8,654,979. The entity’s audited financial statements for the most recent fiscal years indicate stable operations.

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

Developer, Manager and Service Provider Experience:

The developer has 30 years experience in Los Angeles County and has completed a total of 24 affordable multihousing rental projects in Los Angeles County over the past 15 years. The management company has 20 years experience in managing income restricted properties in California and has managed a total of 172 income restricted projects in California over the past 15 years. The service provider has 26 years experience in California and has served a total of 16 projects in California over the past 15 years.

Any planned changes in ownership at closing:

The Investor Limited Partner will enter into the ownership entity at closing, holding a 99.99% interest.

3. PROJECT FINANCE SUMMARY

The total development cost (TDC) is estimated at \$81,880,666.

Primary sources include Federal Low Income Housing Tax Credit Equity and a Construction Loan from Citi Bank, and other sources like Developer Equity, Deferred Developer Fee, HOME, Accrued Soft Interest and Contributed Developer Fee. LACAHSa is requested to provide \$39,132,738 from the requested LACAHSa Programs (Senior Permanent Loan; Residual Receipts Loan; Matching Capital Grant) to fill the remaining funding gap and \$740,904 as LACAHSa Rental Subsidy.

SOURCES	TOTAL
LACAHSa Senior Permanent Loan	\$ 20,547,458.00
LACAHSa Residual Receipts Loan	\$ 10,000,000.00
LACAHSa Matching Capital Grant	\$ 8,585,280.00
LACAHSa Rental Subsidy	\$ 740,904.00

Key financial milestones:

The project development is projected to start on April 1, 2027. Completion of the project is expected for March 31, 2029. Permanent conversion is anticipated by September 27, 2029.

4. PERMANENT FUNDING SOURCES

SOURCES	TOTAL	% TOTAL
Federal Low Income Housing Tax Credits	\$ 30,819,967.00	38%
Developer Equity	\$ 100.00	0%
LACAHSa Senior Permanent Loan	\$ 20,547,458.00	25%
LACAHSa Residual Receipts Loan	\$ 10,000,000.00	12%
LACAHSa Matching Capital Grant	\$ 8,585,280.00	10%
Deferred Fee	\$ 3,488,090.00	4%
HOME - LB	\$ 5,000,000.00	6%



Accrued Soft Interest	\$	1,385,081.00	2%
Contributed Developer Fee	\$	2,054,689.98	3%
TOTAL PERMANENT SOURCES	\$	81,880,665.98	

5. CONSTRUCTION FUNDING SOURCES

SOURCES		TOTAL	% TOTAL
Federal Low Income Housing Tax Credits	\$	9,245,991.00	11%
Developer Equity	\$	100.00	0%
Citi Construction Loan	\$	20,709,876.00	25%
Citi Construction Loan	\$	21,547,239.00	26%
LACAHS Residual Receipts Loan	\$	9,000,000.00	11%
LACAHS Matching Capital Grant	\$	7,726,752.00	9%
Deferred Fee	\$	3,488,090.00	4%
HOME - LB	\$	5,000,000.00	6%
Deferred Costs / Accrued Soft Interest	\$	3,107,928.00	4%
Contributed Developer Fee	\$	2,054,689.98	3%
TOTAL CONSTRUCTION SOURCES	\$	81,880,665.98	

6. USES OF FUNDS

USES		TOTAL	% TOTAL
Acquisition Related Costs	\$	7,740,000.00	9%
Hard Construction Costs	\$	51,238,948.00	63%
Construction Related Costs	\$	4,312,045.00	5%
Construction Financing Costs	\$	2,255,534.00	3%
Permanent Financing Costs	\$	842,009.98	1%
Soft Costs	\$	1,527,385.00	2%
Developer Fee	\$	9,314,198.00	11%
Reserves	\$	4,650,546.00	6%
TOTAL USES OF FUNDS	\$	81,880,665.98	

7. INCOME RESTRICTED UNITS

AMI	STUDIO	1-BDR	2-BDR	3-BDR	4-BDR	TOTAL	TOTAL%
10%						-	0%
20%						-	0%
30%	14	39				53	49%
40%						-	0%
50%						-	0%
60%						-	0%
70%			28	27		55	51%
80%						-	0%
90%						-	0%
100%						-	0%



110%						-	0%
120%						-	0%
Not LIHTC Qual.						-	0%
TOTAL	14	39	28	27	-	108	

Total Restricted Units:	108
Affordability Period (years):	99
Target population:	Extremely Low-Income Individuals and Families

8. PROJECT COST JUSTIFICATION

The Project’s Adjusted Total Development Cost (“ATDC”) is significantly lower than its peers. Pursuant to the standards described in Exhibit C of NOFA #1, the Project’s ATDC is \$79,825,975.98, or \$533.88/sq. ft., compared to \$828.34/sq. ft. for New Construction projects that applied in this NOFA. This ATDC falls in the 15% percentile of peer applicants, which we view as significantly lower than the median and ranks 16 out of the 102 New Construction projects competing for funding under NOFA #1.

9. COMPLIANCE WITH LACAHSa’S UNDERWRITING REQUIREMENTS

The project is being recommended for an award; however, there were some underwriting observations that must be taken into account, subject to LACAHSa’s review of additional and/or updated due diligence documentation.

ITEM	PROJECT’S AMOUNT	LACAHSa GUIDELINE	NOTES
Local Public Agency Loan Payments	\$10,000,000 (LACAHSa); \$5,000,000 (HOME)	Per the United Multifamily Regulations, required payments on local public agency loans must not exceed 0.5% per year of original principal loan amount.	<p>The Public Agency Loans associated with the project are the LACAHSa Residual Receipts Loan, which is paid for out of cash flow debt payments of 21% of cashflow at the end of each year, and the LBCIC HOME Loan, which is paid for out of cash flow debt payments of 11% of cashflow at the end of each year.</p> <p>Per the application workbook proforma, HOME Loan payments start at \$34,823 in Year 11 and increase thereafter. 0.5% of the \$5,000,000 HOME Loan principal amount is \$25,000. The public agency loan payments modeled in the proforma exceed the UMR cap of 0.5% per year.</p> <p>Per the application workbook proforma, LACAHSa Residual Receipts payments start at \$65,687 in Year 11 and increase thereafter. 0.5% of the \$10,000,000 Residual Receipts Loan request is \$50,000. The public agency loan payments modeled in the proforma exceed the UMR cap of 0.5% per year. LACAHSa will discuss this matter further with the Applicant.</p>



10. PROJECT TIMELINE

Estimated start of construction / rehabilitation:	April 1, 2027
Expected completion (TCO):	March 31, 2029
Expected permanent conversion:	September 27, 2029

11. STAFF FUNDING RECOMMENDATION

Staff recommends full funding for the 3590 Elm project, with a recommended award amount of \$39,132,738. This award covers 48% of the project's Total Development Cost (TDC) and \$740,904 as Rental Subsidy 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.
- Provision of a preliminary title report dated within 90 days of closing, evidencing clean and insurable title acceptable to LACAHSa.
- Execution and approval of a General Contractor contract.
- Verification of the availability and commitment of all equity sources.
- 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.
- Execution and delivery of all legal documents in form and substance satisfactory to LACAHSa.

12. APPENDICES

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

Prepared by:	Emma Slonim & Joanie Monaghan
Consulting Firm:	CSG Advisors, Inc.
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Reviewed by:	Claudia Lima
Staff Contact:	Claudia.Lima@lakahsa.gov

Location Map

The map below illustrates the location of the Subject.



SUBJECT PHOTOGRAPHS



Subject project looking southeasterly



Another view of the Subject



Another view of the Subject



Another view of the Subject looking northeasterly



Another view of the Subject



Another view of the Subject

SUBJECT PHOTOGRAPHS



Another view of the Subject



Another view of the Subject



Another view of the Subject



Another view of the Subject



Another view of the Subject



Another view of the Subject

SUBJECT PHOTOGRAPHS



Looking north along Elm Avenue; Subject on the right



Looking south along Elm Avenue; Subject on the left



Looking east along East 36th Street; Subject on the right



Looking west along East 36th Street; Subject on the left



View to the north along Elm Avenue



View to the south along Elm Avenue

SUBJECT PHOTOGRAPHS



View across Elm Avenue to the north



View across Elm Avenue further to the north



View across Elm Avenue to the south



True Vision Apostolic Church across Elm Avenue



Grace Church across East 36th Street



Another view of Grace Church across East 36th Street

SUBJECT PHOTOGRAPHS



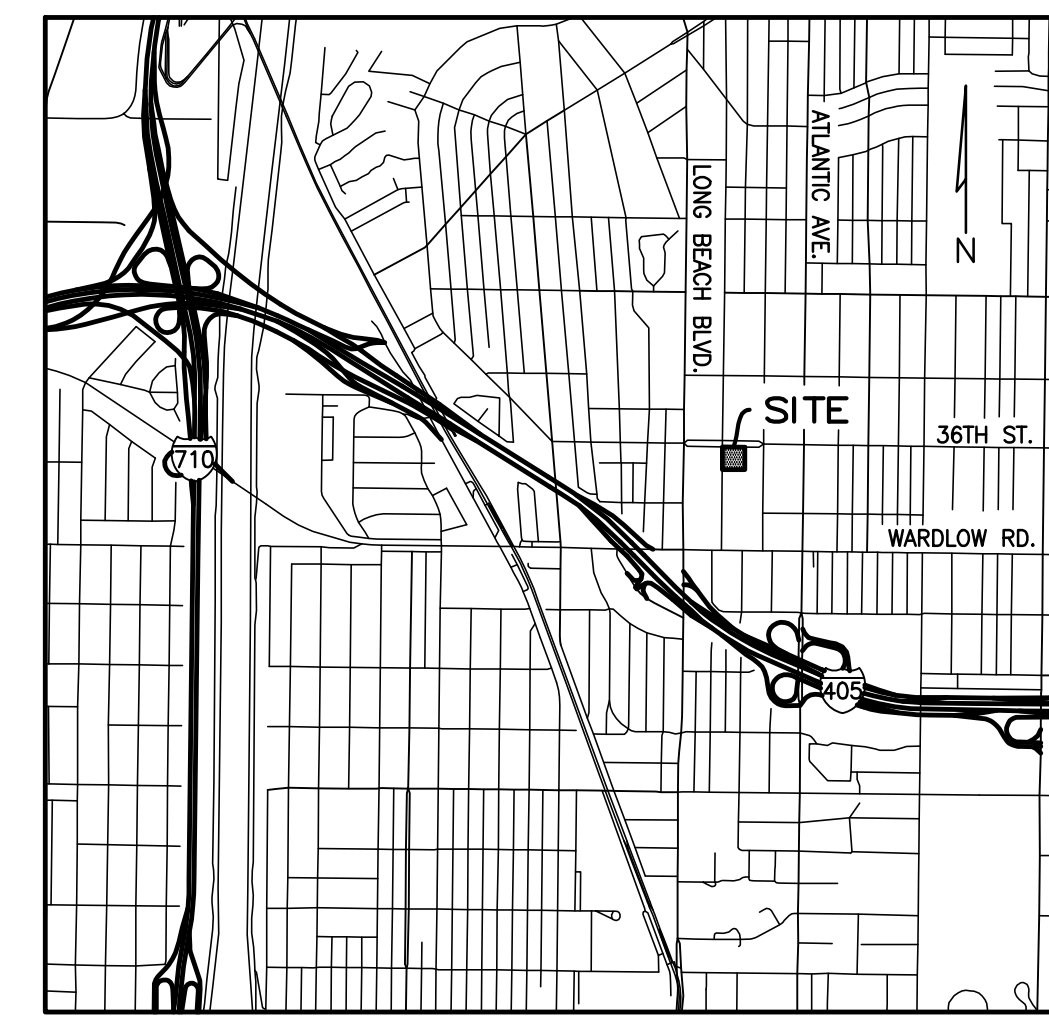
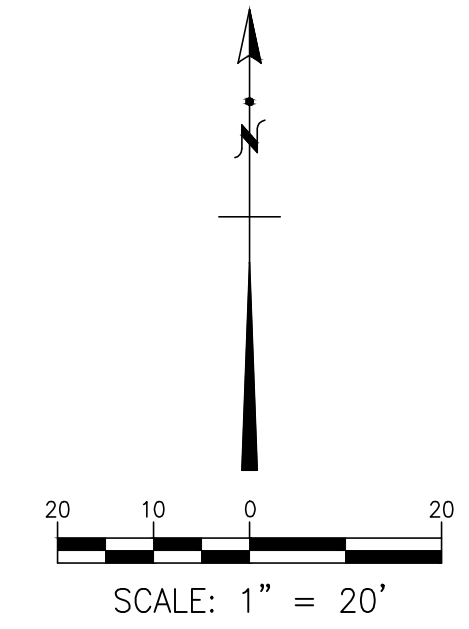
Looking to the west across 36th Street



Another view looking further to the west across 36th Street

ALTA / NSPS LAND TITLE SURVEY

3590 ELM AVENUE, LONG BEACH, CALIF. 90807



VICINITY MAP
N.T.S.

TITLE INFORMATION:
THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A PRELIMINARY REPORT ISSUED BY OLD REPUBLIC TITLE COMPANY, ORDER NUMBER 111702624-JM DATED FEBRUARY 16, 2023, AT 7:30 AM.

- (F) DENOTES PLOTTED ITEM.
- (A) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
GRANTED TO : LONG BEACH SAVINGS BANK AND TRUST CO
FOR : POLE LINES AND PIPELINES
RECORDED : IN BOOK 7268 OF DEEDS, PAGE 266
AFFECTS : A PORTION OF LOTS 1 AND 2
- (B) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
GRANTED TO : THE SOUTHERN COUNTIES GAS CO
FOR : POLE LINES AND PIPELINES
RECORDED : IN BOOK 7278 OF DEEDS, PAGE 204
AFFECTS : A PORTION OF LOTS 1, 2 AND 3
- (C) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
GRANTED TO : LONG BEACH SAVINGS BANK AND TRUST, ET AL
FOR : POLE LINES AND PIPELINES
RECORDED : IN BOOK 7401 OF DEEDS, PAGE 137
AFFECTS : A PORTION OF LOT 2
- (10) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
GRANTED TO : STANDARD OIL CO
FOR : PIPELINE
RECORDED : JULY 11, 1930 IN BOOK 10034 OF OFFICIAL RECORDS, PAGE 334
AFFECTS : A PORTION OF LOT 1
INDETERMINATE FROM RECORD
- (11) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
GRANTED TO : STANDARD OIL CO
FOR : PIPELINE
RECORDED : JULY 21, 1930 IN BOOK 10205 OF OFFICIAL RECORDS, PAGE 5
AFFECTS : A PORTION OF LOT 3
INDETERMINATE FROM RECORD

VESTED OWNER:
LINC HOUSING DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

LEGAL DESCRIPTION:
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 1, 2 AND 3 IN BLOCK 10 OF TRACT 2964, IN THE CITY OF LONG BEACH, AS PER MAP RECORDED JUNE 17, 1919 IN BOOK 37 PAGE 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM SAID LOT 1: 3% OF THE GROSS MINERAL RIGHTS TO OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, SAVED, HAD OR PRODUCED FROM SAID LAND, FREE OF ANY OPERATING EXPENSES WHATEVER OF ANY NATURE OR DESCRIPTION, AS RESERVED IN THE DEED FROM CRESCENT HOLDING CORPORATION, RECORDED OCTOBER 10, 1929 IN BOOK 9481 PAGE 6 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM SAID LOT 1: ALL OIL, GAS AND MINERALS LYING BELOW 100 FEET FROM THE SURFACE OF SAID LAND BUT WITHOUT RIGHT OF ENTRY OF WHICH AS UNDIVIDED 1/3 INTEREST WAS RESERVED BY B.V. WESKLEY AND 1/3 INTEREST BY SECURITY FIRST NATIONAL BANK, TRUSTEE, BY DEEDS RECORDED FEBRUARY 25, 1959 AS INSTRUMENT NOS. 2502 AND 2503, RESPECTIVELY, IN BOOK D-376 PAGE 494 OF OFFICIAL RECORDS, AND IN BOOK D-376 PAGE 495 OF OFFICIAL RECORDS, RESPECTIVELY.

ALSO EXCEPTING THEREFROM SAID LOT 2: 1% OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES WHICH MAY LIE UNDER OR BE HEREAFTER PRODUCED AND SAVED FROM SAID LAND

ASSESSOR'S PARCEL NUMBERS: 7145-011-003 & 7145-011-033



DATUM STATEMENT
ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, NORTH AMERICAN DATUM OF 1983, 2017.50 EPOCH, NAD83(2011), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. A GENERALIZED COMBINATION SCALE FACTOR OF 1.000054086 WAS USED FOR THIS PROJECT AT NORTHING 1,757,503.953, EASTING 6,504,647.219. TO OBTAIN GRID DISTANCES, DIVIDE GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 44°47'42" WEST BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRC, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORS, "LBC2" AND "CSDH".

BENCHMARK STATEMENT:
CITY OF LONG BEACH BENCHMARK NO. 56 NW
ELEV: 90.787 (NAVD83)
LONG BEACH BLVD @ WARDLOW RD. BRASS DISC FLUSH W/ P/MT; STAMPED "CLB BM 56" 36" N/ CURB; 1.1" W/ CURB. (TABLE A-5)

FLOOD NOTE:
THE SUBJECT PROPERTY FALLS WITHIN "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) PER FEMA MAP NO. 06037C1960F & 06037C1955F, A PRINTED PANEL, EFFECTIVE 9/26/2008 (TABLE A-3).

TOPOGRAPHY NOTE:
TOPOGRAPHY AND CONTOURS SHOWN HEREON ARE BASED ON 1' CONTOUR INTERVALS FROM AERIAL PHOTOGRAMETRY FLOWN BY C&V CONSULTING INC. ON APRIL 5, 2023. THE RELATIVE POSITIONAL ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN 0.1' +/- OF THEIR ACTUAL LOCATIONS. (TABLE A-8 & 15)

SURVEYOR'S NOTES:
1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
3. ALL STREETS SHOWN HEREON ARE PUBLIC UNLESS OTHERWISE NOTED.
4. NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS. (TABLE A-16)
5. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE FOUND. (TABLE A-17)
6. NO OBSERVED EVIDENCE OF RECENT STREET AND SIDEWALK CONSTRUCTION (TABLE A-17).
7. NO OFFSITE APPURTENANT EASEMENTS EXIST. (TABLE A-18)

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

C&V CONSULTING ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR REFERENCE PURPOSES ONLY.

SURVEYOR'S CERTIFICATE:
TO: OLD REPUBLIC TITLE COMPANY & LINC HOUSING DEVELOPMENT, LLC.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 13, 15, 16, 17, 18 & 19 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON APRIL 5, 2023.

DATE OF MAP: APRIL 12, 2023

DRAFT

DANE P. MCDUGALL, L.S. 9297
DMCDUGALL@CVC-INC.NET



PREPARED BY:
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ALTA / NSPS LAND TITLE SURVEY

**3590 ELM AVENUE,
LONG BEACH, CALIF. 90807**

PROJECT NO.
LNCH-010
SHEET
1
OF
2



3590 ELM

3590 ELM AVE
LONG BEACH, CA 90807

03/26/2025 PRE- APPLICATION
09/16/2025 ENTITLEMENT SET

PROJECT TEAM

■ **ARCHITECT:**
BAR ARCHITECTS & INTERIORS
315 W 9TH STREET, SUITE 500
LOS ANGELES, CA 90015
TEL: 415.293.5700
CONTACT: ZACH PROWDA
EMAIL: ZPROWDA@BARARCH.COM

■ **OWNER:**
LINC HOUSING
3590 ELM AVENUE
LONG BEACH, CA 90807
TEL: 352-200-9419
CONTACT: BEN NOURY
EMAIL: BNOURY@LINC HOUSING.ORG

■ **CIVIL ENGINEER:**
DKE ENGINEER, CORP
6420 WILSHIRE BLVD
LOS ANGELES, CA 90048
TEL: 909-559-7361
CONTACT: MATT FLOURDE
EMAIL: MPLOURDE@DKENGINEERCORP.COM

■ **LANDSCAPE ARCHITECT:**
TINA CHEE LANDSCAPE STUDIO
1625 SOUTH CENTRAL AVENUE
GLENDALE, CA 91204
TEL: 747-240-6926
CONTACT: TINA CHEE
EMAIL: TCHEE@TCLSTUDIO.NET

ARCHITECTURAL ABBREVIATIONS

# &	NUMBER / POUND AND	GM	GAS METER	SHTG	SHEATHING
A/C	AIR CONDITIONER / CONDITIONING	GR	GRADE	SIM	SIMILAR
ACC	ACCESS / ACCESSIBLE	GSF	GROSS SQUARE FEET	SJ	SEISMIC JOINT
ACOUS	ACOUSTICAL	GSM	GALVANIZED SHEET METAL	SL	SLIDING
ACT	ACOUSTICAL CEILING TILE	GYP	GYP	SLD	SEE LANDSCAPE DRAWINGS
AD	AREA DRAIN	HB	HOSE BIBB	SMD	SEE MECHANICAL DRAWINGS
ADDJ	ADJUSTABLE	HCD	HOLLOW CORE	SMS	SHEET METAL SCREWS
ADJAC	ADJACENT	HCG	HOT DIPPED GALVANIZED	SOG	SLAB ON GRADE
AFF	ABOVE FINISH FLOOR	HDR	HEADER	SP	STANDPIPE
AGGR	AGGREGATE	HDW	HARDWARE	SPD	SEE PLUMBING DRAWINGS SPECIFICATION / SPECIFIED
AHJ	AUTHORITY HAVING JURISDICTION	HLD	HOLLOW METAL	SPEC	SPRAY POLYURETHANE
AHU	AIR HANDLING UNIT	HORIZ	HORIZONTAL	SFF	FOAM SQUARE
ALT	ALTERNATE	HR	HOUR	SO	SEE STRUCTURAL DRAWINGS
ALUM	ALUMINUM	HRA	HOT FLUID APPLIED RUBBERIZED ASPHALT	SSD	SEE STRUCTURAL DRAWINGS
ANOD	ANODIZED	HSS	HOLLOW STRUCTURAL SECTION	SSTL	STAINLESS STEEL
APPROX	APPROXIMATE	HT	HEIGHT	ST	STONE
ARCH	ARCHITECT / ARCHITECTURAL	HVAC	HEATING VENTILATING & AIR CONDITIONING	STC	SOUND TRANSMISSION CLASS
ASPH	ASPHALT / ASPHALTIC	ID	INSIDE DIAMETER	STD	STANDARD
AWRB	AIR & WATER RESISTIVE BARRIER	IN	INCH	STL	STEEL
BP	BOARD	INCL	INCLUDE / INCLUDING	STN	STAIN
BFP	BACKFLOW PREVENTER	INFO	INFORMATION	STOR	STORAGE
BITUM	BITUMINOUS	INSL	INSULATION / INSULATING	STRUC	STRUCTURAL / STRUCTURE
BLDG	BUILDING	INT	INTERIOR	SUSP	SUSPENDED
BLKG	BLOCKING	JAN	JANITOR	SV	SHEET VINYL
BM	BEAM	JST	JOIST	SV	SHEAR WALL
BO	BOTTOM OF	JT	JOINT	SYM	SYMMETRICAL
BR	BEDROOM	KIT	KITCHEN	SYS	SYSTEM
BSMT	BASEMENT	LAM	LAMINATE	TEMP	TEMPERED
BTWN	BETWEEN	LAV	LAVATORY	THK	THICK / THICKNESS
BUR	BUILT UP ROOF	LB	POUND	TO	TOP OF
CABT	CABINET	LC	LINEAR CLOSET / LINEAR	TOC	TOP OF CONCRETE
CEM	CEMENT / CEMENTITIOUS	LIN	LIGHT	TOP	TOP OF PLATE
CER	CERAMIC	M	MICROWAVE	TOS	TOP OF STEEL
CIP	CAST IN PLACE	MAINT	MAINTAIN/MAINTENANCE	TPO	THERMOPLASTIC POLYOLEFIN
CJ	CONTROL JOINT	MATL	MATERIAL	TRANS	TRANSPARENT
CLG	CEILING	MAX	MAXIMUM	TYP	TYPICAL
CLKG	CAULKING	MB	MACHINE BOLT	UDN	UNLESS OTHERWISE NOTED
CLOS	CLOSET	MC	MEDICINE CABINET	VAR	VARIABLE
CLR	CLEAR / CLEARANCE	MDF	MEDIUM DENSITY FIBERBOARD	VCT	VINYL COMPOSITION TILE
CMU	CONCRETE MASONRY UNIT	MDO	MEDIUM DENSITY OVERLAY	VEN	VENEER
CNTR	COUNTER	MECH	MECHANICAL	VERT	VERTICAL
COL	COLUMN	MEMBR	MEMBRANE	VEST	VESTIBULE
CONC	CONCRETE	MFR	MANUFACTURER	VGDF	VERTICAL GRAIN DOUGLAS FIR
COND	CONDITION	MIN	MINIMUM	VIF	VERIFY IN FIELD
CONN	CONNECTION	MISC	MISCELLANEOUS	VOL	VOLUME
CONSTR	CONSTRUCTION	MTD	MOUNTED	VP	VENEER/VENETIAN PLASTER
CONT	CONTINUOUS	MTL	METAL	W	WEST / WASHER
CONTR	CONTRACTOR	(N)	NEW	NC	NOISE CONTROL
CORR	CORRIDOR	N	NORTH	NIC	NOT IN CONTRACT
CPT	CARPET	NC	NOISE CONTROL	NO	NUMBER
CT	CERAMIC TILE	ND	NOT DIMENSIONED	NOM	NOMINAL
CTR	CENTER	NST	NET SQUARE FEET	NSF	NET SQUARE FEET
CTS	COUNTERSINK	NTS	NOT TO SCALE	NTS	NOT TO SCALE
D	DRYER	OC	ON CENTER	WD	WOOD
DBL	DOUBLE	OD	OUTSIDE DIAMETER	WDW	WINDOW
DEMO	DEMOLISH / DEMOLITION	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	WH	WATER HEATER
DF	DRINKING FOUNTAIN	OFOI	OWNER FURNISHED CONTRACTOR INSTALLED	WP	WATERPROOFING
DIA	DIAMETER	OLF	OCCUPANT LOAD FACTOR	WPM	WATERPROOF MEMBRANE
DIM	DIMENSION	OPNG	OPENING	WR	WATER-RESISTANT
DN	DOWN	OPP	OPPOSITE	WRB	WATER-RESISTIVE BARRIER
DR	DOOR	EA	EACH	WT	WEIGHT
DS	DOWNSPOUT	E	EAST	WUI	WILDLAND URBAN INTERFACE
DTL	DETAIL	EA	EACH	WUI	WILDLAND URBAN INTERFACE
DU	DWELLING UNIT	EL	EXPANSION JOINT		
DW	DISHWASHER	ELEV	ELEVATION		
DWG	DRAWING	ELEC	ELECTRICAL		
DWR	DRAWER	ELEV	ELEVATOR		
(E)	EXISTING	EMER	EMERGENCY		
E	EAST	ENCL	ENCLOSE/ENCLOSURE		
EA	EACH	EPB	ELECTRICAL PANEL BOARD		
EL	EXPANSION JOINT	EQ	EQUAL		
ELEV	ELEVATION	EQUIP	EQUIPMENT		
ELEC	ELECTRICAL	EXP	EXPANSION		
ELEV	ELEVATOR	EXT	EXTERIOR		
EMER	EMERGENCY	F	FREEZER		
ENCL	ENCLOSE/ENCLOSURE	FA	FIRE ALARM		
EPB	ELECTRICAL PANEL BOARD	FAF	FLUID-APPLIED FLASHING		
EQ	EQUAL	FD	FLOOR DRAIN / FIRE DEPARTMENT		
EQUIP	EQUIPMENT	FDC	FIRE DEPARTMENT CONNECTION		
EXP	EXPANSION	FE	FIRE EXTINGUISHER		
EXT	EXTERIOR	FEC	FIRE EXTINGUISHER CABINET		
F	FREEZER	FFE	FINISHED FLOOR ELEVATION		
FA	FIRE ALARM	FIN	FINISH / FINISHED		
FAF	FLUID-APPLIED FLASHING	FIXT	FIXTURE		
FD	FLOOR DRAIN / FIRE DEPARTMENT	FL	FLOOR		
FDC	FIRE DEPARTMENT CONNECTION	FLASH	FLASHING		
FE	FIRE EXTINGUISHER	FLUOR	FLUORESCENT		
FEC	FIRE EXTINGUISHER CABINET	FO	FACE OF		
FFE	FINISHED FLOOR ELEVATION	FOC	FACE OF CONCRETE		
FIN	FINISH / FINISHED	FOF	FACE OF FINISH		
FIXT	FIXTURE	FOS	FACE OF STUD		
FL	FLOOR	FR	FRAME		
FLASH	FLASHING	FRP	FIBERGLASS REINFORCED PLASTIC		
FLUOR	FLUORESCENT	EL	ELECTRICAL		
FO	FACE OF	FRT	FIRE RETARDANT TREATED		
FOC	FACE OF CONCRETE	FSD	FIRE SMOKE DAMPER		
FOF	FACE OF FINISH	FT	FOOT / FEET		
FOS	FACE OF STUD	FTG	FOOTING		
FR	FRAME	FURR	FURRED / FURRING		
FRP	FIBERGLASS REINFORCED PLASTIC	GA	GAUGE		
EL	ELECTRICAL	GALV	GALVANIZED		
FRT	FIRE RETARDANT TREATED	GD	GARBAGE DISPOSAL		
FSD	FIRE SMOKE DAMPER	GEN	GENERAL		
FT	FOOT / FEET	GFCI	GROUND FAULT CIRCUIT INTERRUPTER		
FTG	FOOTING	GFR	GLASS FIBER REINFORCED CONCRETE		
FURR	FURRED / FURRING	GL	GLASS		
GA	GAUGE	GM	GAS METER		
GALV	GALVANIZED				
GD	GARBAGE DISPOSAL				
GEN	GENERAL				
GFCI	GROUND FAULT CIRCUIT INTERRUPTER				
GFR	GLASS FIBER REINFORCED CONCRETE				
GL	GLASS				
GM	GAS METER				

VICINITY MAP



APPLICABLE CODES & REGULATIONS

- CALIFORNIA CODE OF REGULATIONS, TITLE 24, PUBLISHED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION:
 - PART 2, "2025 CALIFORNIA BUILDING CODE" (CBC)
 - PART 3, "2025 CALIFORNIA ELECTRICAL CODE" (CEC)
 - PART 4, "2025 CALIFORNIA MECHANICAL CODE" (CMC)
 - PART 5, "2025 CALIFORNIA PLUMBING CODE" (CPC)
 - PART 6, "2025 CALIFORNIA ENERGY CODE"
 - PART 9, "2025 CALIFORNIA FIRE CODE" (CFC)
 - PART 11, "2025 CALIFORNIA GREEN BUILDING STANDARDS CODE"
- ALONG WITH ANY OTHER APPLICABLE CALIFORNIA STATE LAWS AND REGULATIONS OR WITH ANY OTHER APPLICABLE LOCAL MORE RESTRICTIVE PROVISIONS AND ADOPTED ORDINANCES THAT APPLY TO THE CONSTRUCTION OF BUILDINGS.
- CALIFORNIA CODE OF REGULATIONS, TITLE 8, DIVISION 1, CHAPTER 4, SUBCHAPTER 6 "ELEVATOR SAFETY ORDERS", PUBLISHED BY THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, DIVISION OF INDUSTRIAL SAFETY.
- NFPA 13 "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS" (2016), PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AS PUBLISHED BY THE DEPARTMENT OF JUSTICE, SEPTEMBER 15, 2010.
- LEED VERSION 4 (LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN, US GREEN BUILDING COUNCIL) (IF APPLICABLE)
- CODE ANALYSIS DRAWINGS AND REPORT.

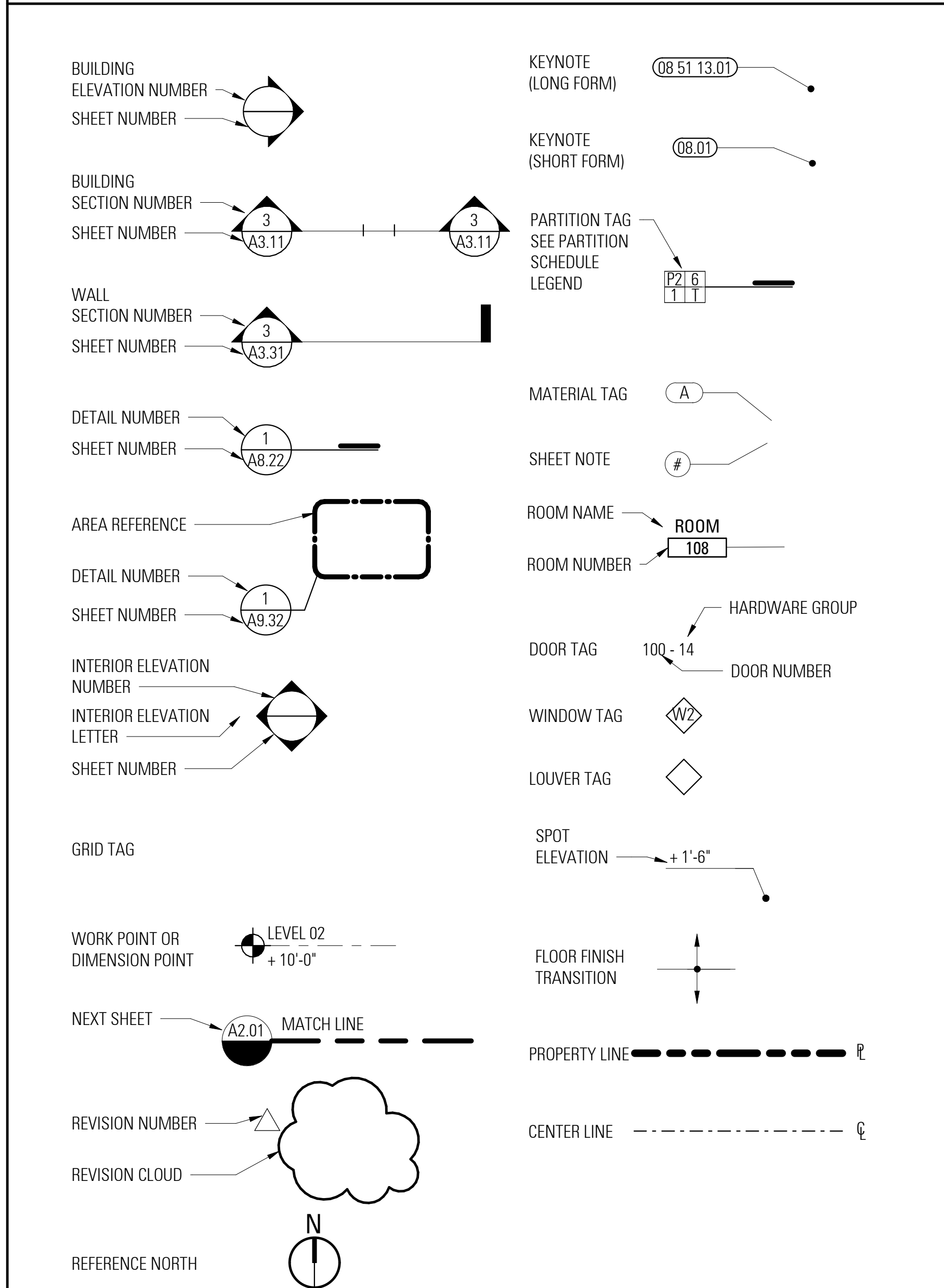
PLANNING CODE SUMMARY

PROJECT ADDRESS: 3590 ELM STREET LONG BEACH, CA 90807
 ASSESSOR'S PARCEL NO.: 714-001-033 & -003
 ZONING: MRF-M
 LOT AREA: 44,097 SF
 FAR: 0.5 TO 0.75 (NON RESIDENTIAL)
 DENSITY: 62 DU/ACRE
 SETBACKS: STREET: 5' INTERIOR SIDE: 4' INTERIOR REAR: 5'
 OPEN SPACE: COMMON REQ'D: 5% OF LOT AREA = 2,204 SF PRIVATE REQ'D: 36 SF MIN
 MAX HEIGHT PERMITTED: 4 STORIES + DENSITY BONUS
 PARKING REQ'D: NONE PER ASSEMBLY BILL 2097
 BIKE PARKING REQ'D: 1 PER 5 UNITS

GENERAL NOTES

- THE INTENT OF THE DRAWINGS (WHICH ARE A PART OF THE CONTRACT DOCUMENTS) IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THESE DOCUMENTS DESCRIBE DESIGN INTENT, AND DO NOT INTEND TO SHOW EVERY ITEM REQUIRED TO CONSTRUCT THE WORK. THE INTENT OF THE DRAWINGS (WHICH ARE A PART OF THE CONTRACT DOCUMENTS) IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THESE DOCUMENTS DESCRIBE DESIGN INTENT, AND DO NOT INTEND TO SHOW EVERY ITEM REQUIRED TO CONSTRUCT THE WORK.
- THE CONSTRUCTION AND SERVICES REQUIRED BY THE CONTRACT DOCUMENTS, WHETHER COMPLETED OR PARTIALLY COMPLETED, INCLUDES LABOR, MATERIALS, EQUIPMENT AND SERVICES PROVIDED OR TO BE PROVIDED BY THE CONTRACTOR TO FULFILL THE CONTRACTOR'S OBLIGATIONS. THIS MAY CONSTITUTE THE WHOLE OR PART OF THE PROJECT.
- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND TOGETHER DESCRIBE THE PROJECT REQUIREMENTS. PROMPTLY REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR BEFORE BIDDING AND PROCEEDING WITH THE WORK. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS, BETWEEN DRAWINGS AND SPECIFICATIONS, OR WITHIN THE SPECIFICATIONS, AND A RESOLUTION IS NOT OBTAINED FROM THE ARCHITECT PRIOR TO THE BIDDING DATE, THE MOST STRINGENT ALTERNATE WILL BECOME THE CONTRACTUAL REQUIREMENT. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
- DETAILS AND NOTES ARE TYPICAL. SIMILAR DETAILS AND NOTES APPLY IN SIMILAR CONDITIONS.
- WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
- PLAN DIMENSIONS ARE TO FACE OF CONCRETE, EDGE OF SLAB, FACE OF STUD, CENTERLINE OF GRID, CENTER OF DOOR, CENTER OF WINDOW OR CENTER OF PLUMBING FIXTURE, UNLESS OTHERWISE NOTED.
- DOORS AND WINDOWS ARE DIMENSIONED TO CENTER LINES, UNLESS OTHERWISE NOTED. WHERE LOCATIONS ARE NOT DIMENSIONED, CENTER DOORS AND WINDOWS IN THE WALL OR PLACE 4 INCHES NOMINAL FROM THE FACE OF FRAME TO THE FACE OF FINISH AT ADJACENT PERPENDICULAR WALL, UNLESS OTHERWISE NOTED.
- CHECK DIMENSIONS NOTED VIF PRIOR TO CONSTRUCTION. REPORT ANY VARIANCES TO THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
- INSTALL WORK TRUE, PLUMB, SQUARE, LEVEL AND IN PROPER ALIGNMENT.
- VERIFY CLEARANCES FOR ITEMS INCLUDING BUT NOT LIMITED TO FLUES, VENTS, CHASES, SOFFITS AND FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OR INSTALLATION OF SUCH ITEMS OF WORK.
- INSTALL FIRE EXTINGUISHERS PER CODE. OBTAIN APPROVAL OF THE BUILDING AND FIRE DEPARTMENTS AND REVIEW OF THE ARCHITECT PRIOR TO INSTALLATION.
- PROVIDE GYPSUM BOARD OR PLASTER BEHIND AND AROUND ALL OPENINGS INCLUDING WALL CABINETS, RECESSED FIRE HOSE VALVE AND FIRE EXTINGUISHER CABINETS, ELECTRICAL PANELS AND ELECTRICAL BOXES WHERE REQUIRED BY CODE TO MAINTAIN FIRE RATED CONSTRUCTION.
- CONSTRUCTION REQUIREMENTS FOR EARTHWORK, UTILITIES, VEHICULAR AND PEDESTRIAN PAVING, AND LANDSCAPING ARE PROVIDED IN DRAWINGS AND SPECIFICATIONS PREPARED BY THE CIVIL ENGINEER AND THE LANDSCAPE ARCHITECT. SUCH ELEMENTS INDICATED ON THE ARCHITECT'S DRAWINGS ARE FOR REFERENCE ONLY.
- INSTALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS, AND OTHER SUPPORT FOR APPLIANCES, FIXTURES, EQUIPMENT, SHELVING AND CASEWORK.

ARCHITECTURAL SYMBOLS



BUILDING AREA TABULATIONS

9/16/2025

Level	Residential Net Rentable GSF*	Residential Amenity GSF**	Residential Core GSF***	Residential Total GSF	Garage Total GSF****	Grand Total GSF
5	22,680	560	4,610	27,850	0	27,850
4	23,240	0	4,610	27,850	0	27,850
3	23,240	0	4,610	27,850	0	27,850
2	22,570	5,380	4,610	32,560	0	32,560
1	0	6,030	4,660	10,690	21,190	31,880
BLDG A Total	91,730	11,970	23,100	126,800	21,190	147,990

NOTES:

- * Residential Net Rentable GSF calculation includes exterior, corridor and party walls
- ** Residential Amenity GSF includes entry lobby, leasing office, club room, fitness room, etc
- *** Residential Core GSF include corridors, residential level lobbies, stairs, elevators, res. level utility spaces, etc
- **** Garage Total GSF includes all spaces inside garage footprint, such as mechanical/utility spaces, etc

UNIT MIX*

LEVEL	STUDIO TYP. 14' x 34' 417 GSF	1 BR TYP. 20'-6" x 34' 550 GSF	2 BR TYP. 33'-5" x 27' 823 GSF	3 BR TYP. 45' x 34' 1,080 GSF	MANAGER'S UNIT 45' x 34' 1,080 GSF	UNIT TOTAL
5	3	10	7	7		27
4	4	10	7	7		28
3	4	10	7	7		28
2	3	9	7	6	1	26
1	0	0	0	0		0
TOT...	14	39	28	27	1	109
%	13%	36%	26%	25%	1%	100%
AVERAGE UNIT SIZE						
Residential GSF**						91,730
Average Unit Size (GSF)						842

- * Unit GSF includes exterior, corridor and party walls
- ** As calculated in the Preliminary Building Area Tabulation

PARKING TABULATION

ON-SITE STALL DISTRIBUTION			
PARKING STALLS			
Level	Residential Standard 8.5' x 18' MIN.	Accessible 2% of Stalls 14' x 18' MIN.	Total
G	66	3	69
Total	66	3	69
%	96%	4%	100%

BICYCLE PARKING CALCULATIONS

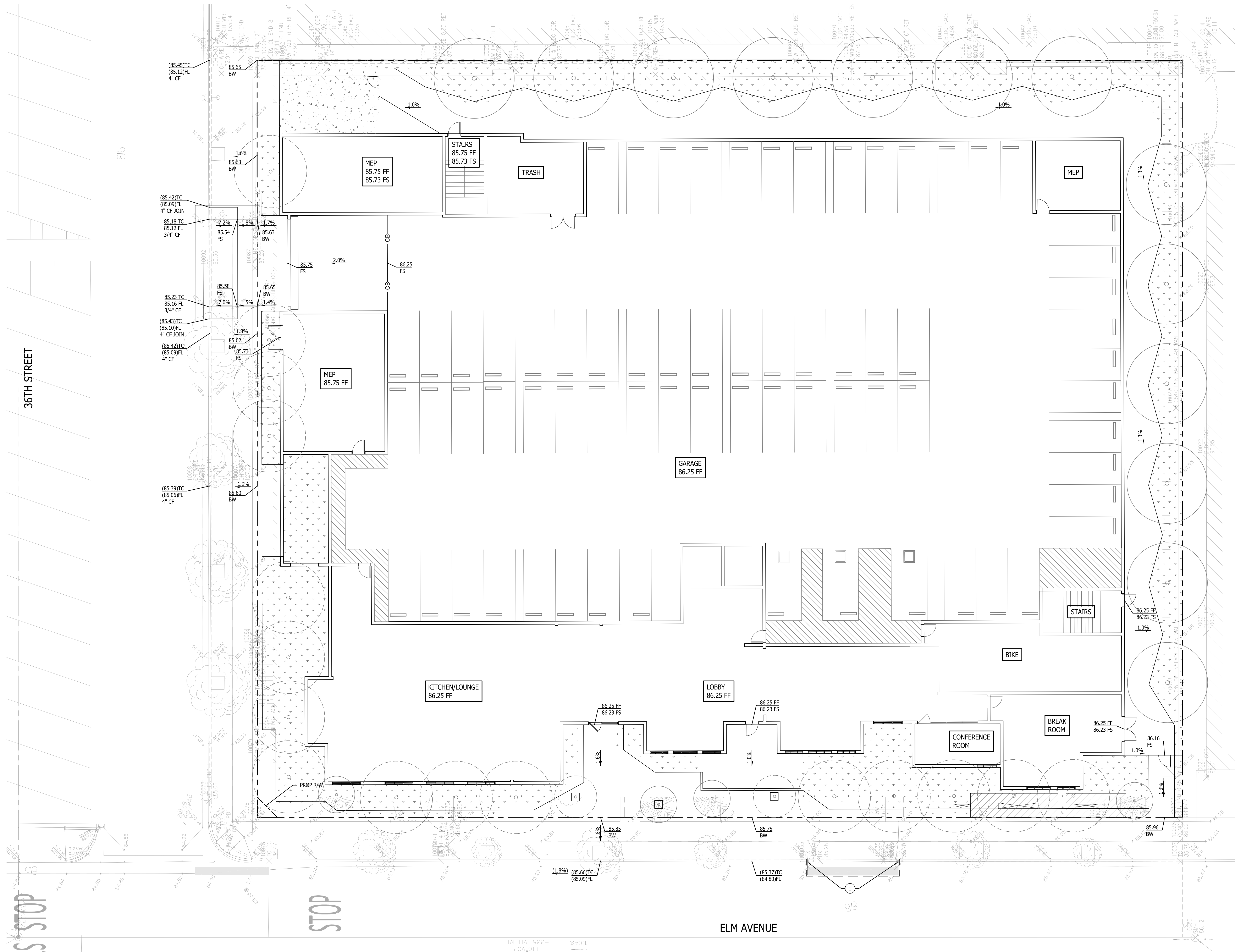
BIKE PARKING*			
	Count	Percent	Bike Total
REQUIRED (INTERIOR SECURED SPACES)	109 UNITS	1:5 UNITS	22
	Total Bike Parking Required		22
	Total Bike Parking Provided		33

DATE	ISSUE
2025.03.26	PRE-APPLICATION
2025.09.16	ENTITLEMENT SET

PRELIMINARY PROJECT DATA

SCALE:

3590 ELM
3590 ELM AVE
LONG BEACH, CA 90807



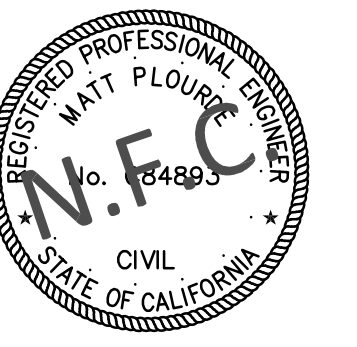
LEGEND:

- PROPERTY LINE
- SAWCUT AND JOIN LINE
- CONCRETE PAVING ON GRADE
- PLANTER AREA PER LANDSCAPE
- ADA COMPLIANT CONCRETE LANDING

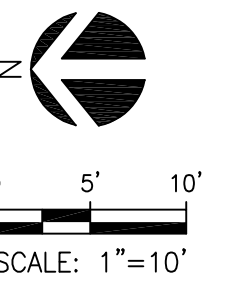
OFFSITE CONSTRUCTION NOTES (PER SEPARATE PLAN AND PERMIT):

- 1 INSTALL TYPE CONCRETE CURB AND GUTTER PER CITY OF LONG BEACH STD. PLAN 116.
- 2 INSTALL CONCRETE SIDEWALK PER CITY OF LONG BEACH STD. PLAN 116.
- 3 INSTALL ADA CURB RAMP PER CITY OF LONG BEACH STD. PLAN 122.
- 4 INSTALL ALLEY PER CITY OF LONG BEACH STD. PLAN 107.
- 5 INSTALL ALLEY INTERSECTION PER CITY OF LONG BEACH STD. PLAN 106.

DRAWN BY	Author
CHECKED BY	Checker
PROJECT NO	12345678
DATE	2025.03.26
ISSUE	PRE-APPLICATION
	2025.09.16
	ENTITLEMENT SET



GRADING AND PAVING PLAN



CITY OF LONG BEACH NOTES:

- FOR INSTALLATION OF POTABLE WATER SERVICES 4 INCHES AND LARGER, DEVELOPER OR CONTRACTOR SHALL FOLLOW INSTRUCTIONS AS LISTED AT:
HTTP://WWW.LBWATER.ORG/DOMESTIC-WATER-SERVICE-LARGER-3-INCH.
- FOR THE INSTALLATION OF FIRELINE SERVICES 4 INCHES AND GREATER, DEVELOPER OR CONTRACTOR SHALL FOLLOW INSTRUCTIONS AS LISTED AT:
HTTP://WWW.LBWATER.ORG/CUSTOMER-SERVICES/WATER/FIRE-SERVICE-LARGER-THAN-3/
- THE INSTALLATION OF SEWER SERVICE CONNECTIONS AND CAPPING OF EXISTING SEWER LATERALS REQUIRES A SEWER PERMIT AND INSPECTION BY LBUD. CONTRACTOR SHALL FOLLOW INSTRUCTIONS LISTED AT:
HTTPS://LBWATER.ORG/CUSTOMER-SERVICES/SEWER/SEWER-SERVICE-REQUEST/
- ACTUAL LOCATION OF CLEANOUT SHALL BE VERIFIED IN THE FIELD WITH LBUD INSPECTOR PRIOR TO INSTALLATION.
- ALL SEWER ABANDONMENT AND WATER SERVICE KILLS TAPS SHALL BE PERFORMED PRIOR TO SITE DEMOLITION AND NEW INSTALLATIONS OF ANY KIND.
- FOR THE RECONNECTION TO EXISTING SEWER LATERALS, CONTRACTOR SHALL REPLACE THE EXISTING CHIMNEY WYE IF THE CONDITIONS ARE DEEMED UNACCEPTABLE UPON EXPOSING.

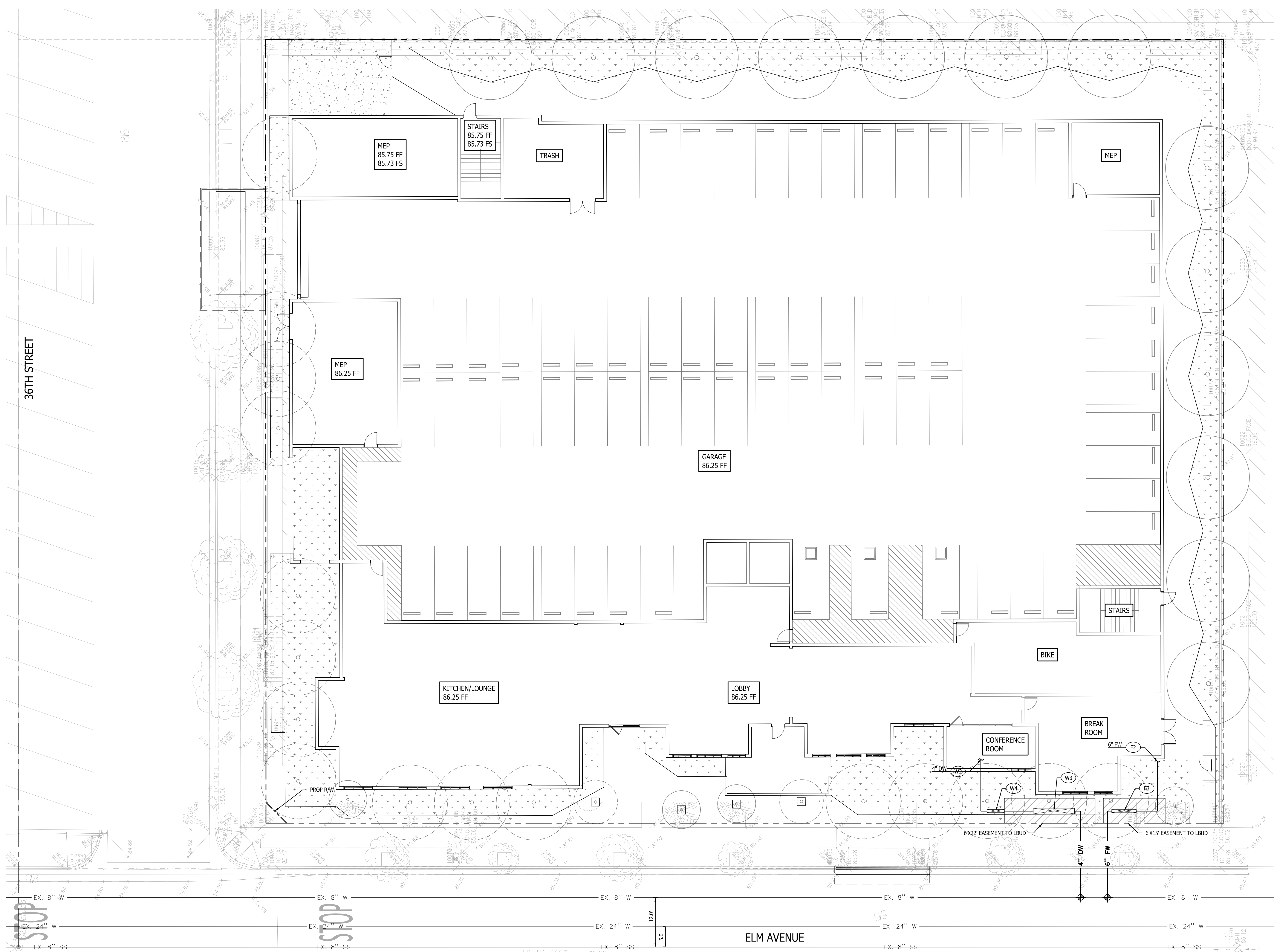
PLUMBING UTILITY NOTES:

- MATERIALS FOR BUILDING WATER PIPING AND BUILDING SUPPLY PIPING SHALL COMPLY WITH THE APPLICABLE STANDARDS REFERENCED IN CPC TABLE 604.1.
- MATERIALS FOR DRAINAGE PIPING SHALL BE IN ACCORDANCE WITH ONE OF THE REFERENCED STANDARDS IN CPC TABLE 701.2.
- HORIZONTAL DRAINAGE PIPING SHALL BE RUN IN PRACTICAL ALIGNMENT AND IN UNIFORM SLOPE OF NOT LESS THAN 1/4 INCH PER FOOT OR 2 PERCENT TOWARD THE POINT OF DISPOSAL PROVIDED THAT, WHERE IT IS IMPRACTICAL DUE TO THE DEPTH OF THE STREET SEWER, TO THE STRUCTURAL FEATURES, OR TO THE ARRANGEMENT OF A BUILDING OR STRUCTURE TO OBTAIN A SLOPE OF 1/4 INCH PER FOOT OR 2 PERCENT, SUCH PIPE OR PIPING 4 INCHES OR LARGER IN DIAMETER SHALL BE PERMITTED TO HAVE A SLOPE OF NOT LESS THAN 1/8 INCH PER FOOT OR 1 PERCENT, WHERE FIRST APPROVED BY THE AUTHORITY HAVING JURISDICTION. (CPC 708.1)
- ALL REQUIRED CLEAN-OUTS SHALL BE INSTALLED AS PER CPC 707.0 & 719.0.
- DRAINAGE PIPING SERVING FIXTURES WHICH HAVE FLOOD WATER RISKS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE SEWER SERVING SUCH DRAINAGE PIPING SHALL BE PROTECTED FROM THE BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED TYPE BACKWATER VALVE. (CPC 710.1.)
- UNDERGROUND BUILDING STORM DRAINS SHALL COMPLY WITH THE APPLICABLE STANDARDS REFERENCED IN CPC TABLE 701.2 FOR UNDERGROUND DRAIN, WASTE AND VENT PIPE.
- THE PREMISE OWNER OR RESPONSIBLE PERSON SHALL COORDINATE WITH LBUD ON THE FOLLOWING: a) NEW WATER DEMAND, METER LOCATION AND TYPE OF PRESSURE AVAILABLE, b) SEWER LATERAL AND CONNECTION LOCATIONS.

ELECTRICAL UTILITY NOTES:

WHERE THE SERVICE ENTRANCE CONDUCTORS ARE LOCATED WITHIN A BUILDING OR STRUCTURE, THE SERVICE ENTRANCE CONDUCTORS SHALL BE INSTALLED IN A RACEWAY THAT IS ENCASED IN CONCRETE OR BRICK NOT LESS THAN 2 INCHES THICK BENEATH A BUILDING OR OTHER STRUCTURE IN ACCORDANCE TO CEC230.6.

WHERE THE SERVICE ENTRANCE CONDUCTORS ARE LOCATED WITHIN A BUILDING OR STRUCTURE, THE SERVICE ENTRANCE CONDUCTORS SHALL BE INSTALLED IN A CONDUIT AND UNDER NOT LESS THAN 18 INCHES OF EARTH BENEATH A BUILDING OR OTHER STRUCTURE IN ACCORDANCE TO CEC230.6.



UTILITY CONSTRUCTION NOTES:

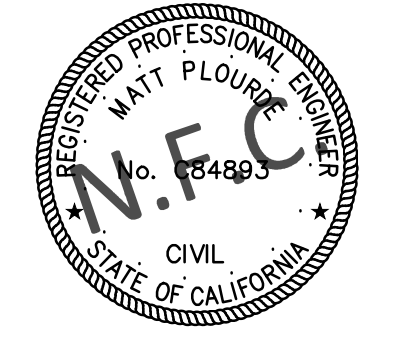
- SEWER**
- S51 INSTALL VCP SANITARY SEWER PIPE. BEDDING PER DETAIL 5, SHEET C2.00. ALSO SEE LBUD WDS-406 BACKFILL REQUIREMENTS.
 - S52 POINT OF CONNECTION FROM BUILDING. SEE PLUMBING PLAN FOR CONTINUATION.
 - S53 EXISTING SEWER LATERAL TO BE REUSED. IF LATERAL IS NOT SALVAGEABLE THEN INSTALL A NEW SEWER HOUSE CONNECTION PER LBUD STD PLAN WDS-511. SEE DETAIL 2, C2.01 APPROXIMATE LOCATION SHOWN. CONTRACTOR TO FIELD VERIFY.
 - S54 INSTALL SEWER CLEANOUT PER LBUD WDS-506. SEE DETAIL 1, SHEET C2.01.
 - S55 EXISTING LATERAL TO BE REMOVED.
 - S56 EXISTING SEWER LATERAL TO BE CAPPED 2 FEET FROM PROPERTY LINE/EASEMENT PRIOR TO CONSTRUCTION AND TO BE INSPECTED BY LBUD INSPECTOR. (SEE NOTES 4 & 5).
 - S57 EXISTING SEWER LATERAL TO BE CAPPED AT THE CHIMNEY BY SEWER CONTRACTOR AND TO BE INSPECTED BY LBUD INSPECTOR.

- STORM DRAIN**
- SD1 INSTALL SDR-35 PVC STORM DRAIN PIPE. BEDDING PER DETAIL 5, SHEET C2.00.
 - SD2 POINT OF CONNECTION FROM DOWNSPOUT OR ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION.
 - SD3 INSTALL 18"X18" CATCH BASIN BY JENSEN PRECAST OR APPROVED EQUAL. CATCH BASIN TO HAVE FLOGARD FILTER INSERT PER DETAIL 8, SHEET C2.00.
 - SD4 INSTALL 4" CAST IRON DRAIN PER SPPWC STD PLAN NO. 150-4 CASE 2 INLET. SEE DETAIL 3, SHEET C2.00, N-3. TO BE INSTALLED PER OFFSITE IMPROVEMENT PLAN AND PERMIT.
 - SD5 INSTALL 'NO DUMPING' STENCIL PER DETAIL 4, SHEET C2.01.
 - SD6 INSTALL 4" ATRIUM DRAIN BY NDS OR APPROVED EQUAL.
 - SD7 INSTALL 6" FLOOR DRAIN BY ZURN OR APPROVED EQUAL.
 - SD8 4" FLOGARD DOWNSPOUT FILTER PER DETAIL 11 ON SHEET C2.00. SEE PLUMBING PLANS FOR CONTINUATION. DOWNSPOUT TO DISCHARGE 1' ABOVE ALLEY SURFACE.
 - SD9 4" PERFORATED PVC PIPE.

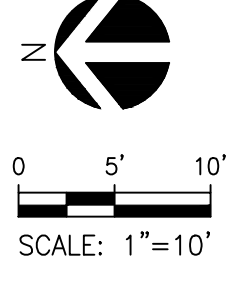
- WATER**
- W1 INSTALL C-900 PVC DOMESTIC WATER PIPE. BEDDING PER DETAIL 5, SHEET C2.00. (SEE NOTE 1 HEREON).
 - W2 POINT OF CONNECTION FROM BUILDING. SEE PLUMBING PLANS FOR CONTINUATION. ESTIMATED BUILDING WATER DEMAND TO BE XXX GPM. PER PLUMBING PLANS.
 - W3 4" DOMESTIC WATER LATERAL AND 4" METER PER SEPARATE WATER IMPROVEMENT PLAN. WORK TO BE DONE BY CONTRACTOR AND METER SET BY LBUD. REFER TO WDS-011 FOR GENERAL REQUIREMENTS (SEE NOTE 1 HEREON). SEE DETAIL 7, SHEET C2.00.
 - W4 4" REDUCED PRESSURE BACKFLOW PREVENTER. FEBCO MASTER SERIES LFB60 MODEL. MANUFACTURER'S CUT SHEET PER DETAIL 3, SHEET C2.01.
 - W5 POINT OF CONNECTION TO WATER MAIN PER SEPARATE WATER IMPROVEMENT PLAN.
 - W6 KILL TAP SERVICE TO BE PERFORMED BY LBUD PRIOR TO DEMOLITION. CONTACT CITY OF LONG BEACH CUSTOMER SERVICE AT 562-570-5991 TO ORDER (SEE NOTE 5).
 - W7 INSTALL THRUST BLOCK PER DETAIL 4, SHEET C2.00.

- IRRIGATION WATER**
- IR1 INSTALL SCHEDULE 40 PVC IRRIGATION WATER PIPE.
 - IR2 POINT OF CONNECTION TO IRRIGATION SYSTEM. SEE LANDSCAPE PLANS FOR CONTINUATION. ESTIMATED IRRIGATION DEMAND TO BE 11 GPM PER LANDSCAPE PLANS.
 - IR3 1" IRRIGATION METER PER SEPARATE WATER IMPROVEMENT PLAN. CONTRACTOR TO INSTALL LATERAL AND LBUD TO SET THE METER.
 - IR4 1.5" REDUCED PRESSURE BACKFLOW PREVENTER WILKINS MODEL 975xL2 OR APPROVED EQUAL PER LONG BEACH WATER DEPARTMENT STD PLAN WDS-015. SEE DETAILS 1 & 6, SHEET C2.00. TO BE REVIEWED BY LBUD & PLANNING (MWLEO)
- FIRE WATER**
- F1 INSTALL C-900 CLASS 200 PVC FIRE WATER PIPE. BEDDING PER DETAIL 5, SHEET C2.00. (SEE NOTE 1 HEREON).
 - F2 POINT OF CONNECTION FROM BUILDING. SEE FIRE SPRINKLER PLANS FOR CONTINUATION.
 - F3 6" FIRE SERVICE INSTALLATION WITH 6" DOUBLE CHECK DETECTOR ASSEMBLY (DCCA). BACKFLOW PREVENTER MODEL AMES 300SS OR APPROVED EQUAL. INSTALLATION PER LBUD WDS-016.1. PER DETAIL 10, SHEET C2.00.
 - F4 NEW FIRE HYDRANT. PER SEPARATE WATER IMPROVEMENT PLANS. TO BE INSTALLED BY CONTRACTOR.
 - F5 INSTALL FIRE DEPARTMENT CONNECTION PER FIRE SPRINKLER PLANS.

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CHECKED BY	Checker
PROJECT NO.	12345678
DATE	ISSUE
2025.03.26	PRE-APPLICATION
2025.09.16	ENTITLEMENT SET



UTILITY AND LID PLAN



LAYOUT AND MATERIAL NOTES

1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTURAL AND CIVIL ENGINEER'S DRAWINGS.
2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEERING DRAWINGS.
3. TAKE ALL DIMENSIONS FROM FACE OF CURB, WALL OR BUILDING OR TO CENTERLINE OF COLUMNS OR TREES UNLESS OTHERWISE NOTED. ALL MEASUREMENTS TO DESIGNATED CENTERLINE(S).
4. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.
5. ALL DIMENSIONS TAKEN TO CENTERLINE OF BUILDING COLUMN SHALL MEAN THE FIRST ROW OF COLUMNS CLOSEST TO THE FACE OF THE BUILDING. SEE ARCHITECT'S DRAWINGS FOR CORRESPONDING COLUMN LINES.
6. ALL WORK PERFORMED WITHIN THE DRIP LINE OF TREES DESIGNATED "EXISTING TREES TO REMAIN" SHALL BE HAND LABOR.
7. ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING AND FENCING TO BE PARALLEL UNLESS NOTED OTHERWISE. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS.
8. HOLD TOPS OF WALLS AND FENCES LEVEL UNLESS NOTED OTHERWISE.
10. REFERENCE TO NORTH REFERS TO TRUE NORTH, REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.
11. DIMENSIONS TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.
12. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
13. WHERE NOT SHOWN ON LANDSCAPEDRAWINGS, SEE CIVIL ENGINEER'S DRAWINGS FOR ROADWAY CENTERLINES, BUILDING SETBACKS AND BENCH MARKS.
14. ALL CONCRETE SLABS AND RAMP OR STEP FOOTINGS SHALL BE DOWELED INTO ABUTTING WALLS, FOUNDATIONS AND FOOTINGS USING BARS OF THE SAME SIZE AND SPACING UNLESS NOTED OTHERWISE. SEE JOINTING DETAILS.
15. THE CONTRACTOR TO PROVIDE MOCKUPS FOR EACH PAVING AND WALL MATERIAL SPECIFIED ON THE DRAWINGS. PAVING AND WALL CONSTRUCTION SHALL NOT BEGIN UNTIL EACH MOCKUP HAS BEEN REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT. APPROVED MOCKUPS SHALL BE LOCATED ON SITE WHERE THEY ARE NOT DISTURBED UNTIL SUBSTANTIAL COMPLETION OF THE PROJECT.
16. THE CONTRACTOR TO REVIEW IRRIGATION PLANS FOR SLEEVE LOCATIONS PRIOR TO CONSTRUCTION OF PAVING.
17. INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.
18. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

ABBREVIATIONS

ABBREVIATION	EXTENSION
ADJ.	ADJACENT (LAYOUT, MEASUREMENT)
ALIGN	ALIGN
BS	BOTTOM OF STEP // BOTTOM SURFACE
BW	BOTTOM OF WALL
CIP or C.I.P.	CAST-IN-PLACE (CONCRETE APPLICATIONS)
CIVIL	CIVIL ENGINEER
CL	CENTERLINE (LAYOUT, MEASUREMENT)
CONC.	CONCRETE
DIA	DIAMETER (LAYOUT, MEASUREMENT)
EJ	EXPANSION JOINT (CONCRETE APPLICATIONS)
EQ	EQUAL (LAYOUT, MEASUREMENT)
FG or F.G.	FINISHED GRADE (TOP SOIL GRADIENT)
FS or F.S.	FINISHED SURFACE (HARD SURFACES)
HP	HIGH POINT (GRADIENT)
IE	INVERT ELEVATION
LA or L.A.	LANDSCAPE ARCHITECT
LOW or L.O.W.	LIMIT OF WORK
LP	LOW POINT (GRADIENT)
MAX.	MAXIMUM
MIN.	MINIMUM
NIC	NOT IN SCOPE
NTS or N.T.S.	NOT TO SCALE
OC or O.C.	ON-CENTER (LAYOUT, MEASUREMENT)
OD or O.D.	OUTSIDE DIAMETER (LAYOUT, MEASUREMENT)
PA or P.A.	PLANTING AREA
PERF.	PERFORATED
POB or P.O.B.	POINT OF BEGINNING (LAYOUT, MEASUREMENT)
PL	PROPERTY LINE
R	RADIUS (LAYOUT, MEASUREMENT)
REF	REFERENCE OR REFER TO
REINF.	REINFORCEMENT
S.E.	STRUCTURAL ENGINEER
SPECS	CONTRACT SPECIFICATIONS
S/S	STAINLESS STEEL
TBD	TO BE DETERMINED
TC	TOP OF CURB (GRADIENT ELEVATION)
TG	TOP OF GRATE (GRADIENT ELEVATION)
TS	TOP OF SURFACE
TSS	TOP OF STRUCTURAL SLAB
TW	TOP OF WALL
TF	TOP OF FENCE
TYP	TYPICAL
WL	WATER LEVEL

GRADING NOTES

1. FOR EXISTING TOPOGRAPHY INCLUDING GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS, EXISTING TREES, ETC., REFER TO THE CIVIL DRAWINGS, ENTITLED FOR THE CITY OF LOS ANGELES.
2. VERIFY CORRECT PLACEMENT BY ARCHITECT OF SLAB PENETRATIONS FOR ON STRUCTURE DRAINS.
3. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS. SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM 2% AND A MAXIMUM 50% GRADIENT UNLESS OTHERWISE NOTED.
4. MAXIMUM SLOPE OF LAWN TO BE 8:1 WITHIN AREA DESIGNATED AS "MOWN LAWN".
5. HOLD FINISHED GRADES FOR ALL SODDED LAWN AREAS BELOW TOP OF ADJACENT PAVEMENTS, CURBS OR HEADERS, AS FOLLOWS:

SODDED AREAS: 1.5 INCHES
6. HOLD FINISHED GRADES FOR SHRUB AND GROUDCOVER AREAS 2 INCHES BELOW TOP OF ADJACENT PAVEMENT, CURBS, OR HEADERS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. GRADUALLY ROUND OFF TOPS AND TOES OF ALL PLANTED SLOPES TO PRODUCE A SMOOTH AND NATURAL APPEARING TRANSITION BETWEEN RELATIVELY LEVEL AREAS AND SLOPES.
8. INSTALL EROSION CONTROL FABRIC ON ALL SLOPES 2:1 OR GREATER AS SHOWN ON THE DRAWINGS AFTER ACCEPTANCE BY LANDSCAPE ARCHITECT OF COMPLETED FINE GRADING.
9. GENERAL CONTRACTOR TO COORDINATE SIZE AND LOCATION OF SLAB PENETRATIONS FOR DRAINAGE STRUCTURES WITH MECHANICAL CONTRACTOR.

PLANTING NOTES

1. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE INSTALLED AS SHOWN ON DRAWINGS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY THE LANDSCAPE ARCHITECT.
2. PROVIDE MATCHING SIZES AND FORMS FOR ALL HEDGE PLANTINGS. SPACE EQUALLY (ON GRID) (TRIANGULAR) AS SHOWN.
3. INSTALL ALL TREES A MINIMUM OF FOUR (4) FEET FROM BACK OF CURB, EDGE OF WALL OR PAVING.
4. FORM 30 INCH WATERING AROUND ALL TREES NOT INSTALLED IN LAWN OR PAVED AREAS. FILL BASIN WITH (2 INCH LAYER OF WOOD CHIPS) (1-1/2 INCH LAYER OF FIR BARK).
5. EQUALLY SPACE VINES WHERE PLANTED AGAINST WALLS OR FENCES. SEE DRAWINGS FOR QUANTITY AND APPROXIMATE SPACING.
6. EACH LOCATION OF ALL TREES SHALL BE APPROVED BY LANDSCAPE ARCHITECT PROIR TO FINAL INSTALLATION.
7. EXACT PLACEMENT OF HEADERS WILL BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
8. PROVIDE AN ALLOWANCE OF 5 PERCENT OF THE TOTAL LINEAL FOOTAGE OF HEADER TO BE FURNISHED AND INSTALLED DURING PROGRESS OF WORK AS MAY BE DIRECTED BY THE LANDSCAPE ARCHITECT, IN ADDITION TO ALL HEADERS INDICATED ON DRAWINGS.
9. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR KEY AND CLASSIFICATION.
10. IN ADDITION TO QUANTITIES OF THESE TREES GIVEN, SUPPLY 2 PERCENT OF THE TOTAL NUMBER OF TREES OR A MINIMUM OF 1 TREE IN EACH SPECIES FOR DESTRUCTIVE INSPECTION. THE TREES TO BE SO INSPECTED WILL BE RANDOMLY SELECTED BY THE LANDSCAPE ARCHITECT UPON DELIVERY AT THE SITE, AND PRIOR TO ACCEPTANCE OF PLANT MATERIALS.
11. A MINIMUM OF 2-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURN AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
12. FOR SOILS LESS THAN 6% ORGANIC MATTER IN TOP 6 INCHES OF SOIL, COMPOST AT RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO DEPTH OF SIX INCHES INTO THE SOIL.

NOTES:

- 1) RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
- 2) A MINIMUM OF 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURN AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- 3) FOR SOILS LESS THAN 6% ORGANIC MATTER IN TOP 6 INCHES OF SOIL, COMPOST AT RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO DEPTH OF SIX INCHES INTO THE SOIL.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.



Tina Chee, landscape architect, 08/08/2025

LANDSCAPE DRAWINGS	
L0.00	LANDSCAPE NOTES AND SCHEDULES
L0.00	LANDSCAPE MATERIAL AND PLANTING PALETTE
L1.00	TREE DISPOSITION PLAN
L1.10	LANDSCAPE LEVEL 1 MATERIAL PLAN
L1.11	LANDSCAPE LEVEL 1 PLANTING PLAN
L1.20	LANDSCAPE LEVEL 2 MATERIAL PLAN
L1.21	LANDSCAPE LEVEL 2 PLANTING PLAN
TABLE OF AREAS	
TOTAL LOT AREA	44,104 SF
TOTAL BUILDING SITE FOOTPRINT AREA	32,655 SF
TOTAL GROUND LEVEL HARDSCAPE AREA	5,604 SF
TOTAL GROUND LEVEL PLANTED AREA	5,845 SF
TOTAL SECOND LEVEL HARDSCAPE AREA	2,208 SF
TOTAL SECOND LEVEL PLANTED AREA	2,057 SF

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MATERIALS



CONCRETE PAVING



WAVE PAVERS



STABILIZED DG



LANDSCAPE BOULDERS



SYNTHETIC TURF



RUBBER

MATERIAL LEGEND

SYMBOL	ITEM	QUANTITY	MANUFACTURER	COLOR/FINISH	REMARKS
	CONCRETE PAVING	460 SF	DAVIS COLOR	UNCOLORED SRI 0.39	LEVEL 1 TRANSFORMER PAD
	WAVE PAVERS	1,960 SF	STEPSTONE	LIGHT GREY MEDIUM GREY DARK GREY	LEVEL 1
	STABILIZED DG	3,387 SF	SOUTHWEST BOULDER AND STONE	PEWTER GREY	LEVEL 1
	SYNTHETIC TURF	307 SF			LEVEL 1 DOG RUNAROUND
	RUBBER SURFACING 1	696 SF	SURFACE AMERICA	ORANGE	LEVEL 2
	RUBBER SURFACING 1	593 SF	SURFACE AMERICA	CREAM	LEVEL 2
	RUBBER SURFACING 1	919 SF	SURFACE AMERICA	LIGHT BLUE	LEVEL 2
	BARK SHREDDED MULCH	L1- 5,845 SF L2- 2,057 SF		DARK BROWN, 3" DEPTH	ALL PLANTED AREA
	LANDSCAPE BOULDERS		SOUTHWEST BOULDER AND STONE		ENTRY PLAZA

LEVEL 01 FRONT GARDEN



Agave vilmoriniana / Octopus agave



Agave bracteosa / Spider Agave



Agave desmiltiana / Smooth Agave



Acacia cousin itt / Cousin itt acacia



Senecio vitalis / Narrow leaf Chalksticks



Lophocereus marginatus / Mexican fence post



Euphorbia ammak / African candelabra

LEVEL 01 SIDEYARD



Cyrtomium falcatum / Japanese Holly Fern



Lomandra longifolia / Dwarf Matt Rush



Fatsia japonica / Japanese paper plant



Dianella revoluta variegata / White Striped Tasman Flax Lily



Lomandra hystrix Tropicbelle [LHCOM] PP20,759 / Lomandra Tropicbelle



Woodwardia fimbriata / Giant chain fern



Ficus pumila / Creeping Fig

LEVEL 02 COURTYARD



Cyrtomium falcatum / Japanese Holly Fern



Lomandra longifolia / Dwarf Matt Rush



Fatsia japonica / Japanese paper plant



Dianella revoluta variegata / White Striped Tasman Flax Lily



Lomandra hystrix Tropicbelle [LHCOM] PP20,759 / Lomandra Tropicbelle



Woodwardia fimbriata / Giant chain fern

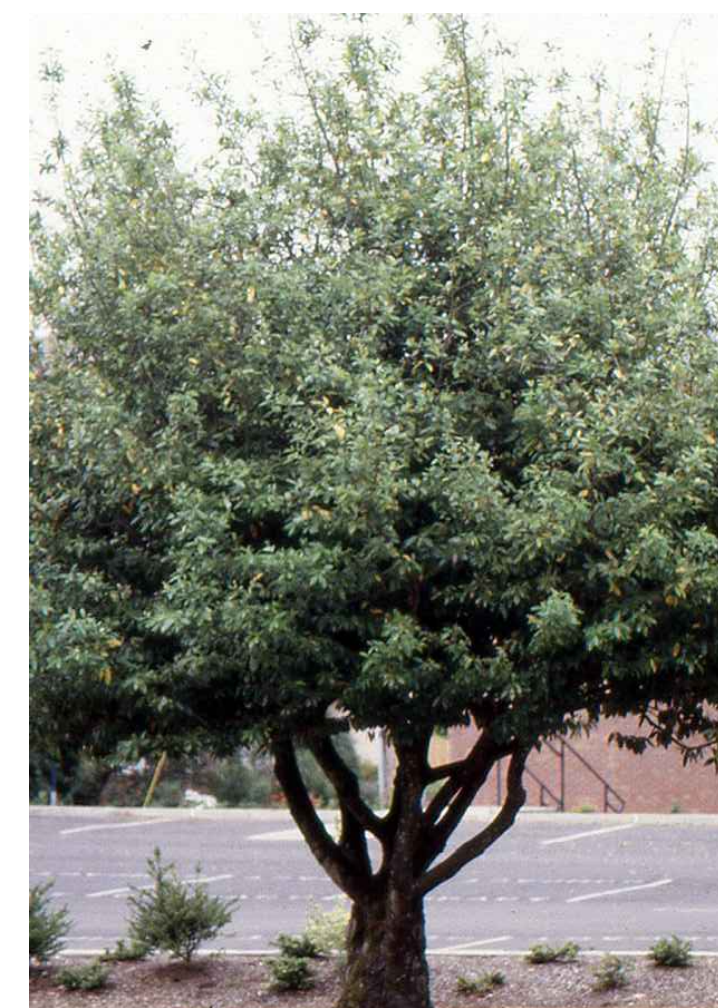
LEVEL 01 TREE



Acacia aneura / Mulga



Washingtonia filifera / CA Fan Palm



Umbellularia californica / CA Bay Laurel



Podocarpus gracilor / Fern Pine

LEVEL 02 TREE

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	SIZE	WUCOLS
LEVEL 1 FRONT GARDEN				
	Agave vilmoriniana / Octopus agave	29	5 GAL	LOW
	Agave bracteosa / Spider Agave	16	5 GAL	LOW
	Agave desmiltiana / Smooth Agave	19	5 GAL	LOW
	Acacia cousin itt / Cousin itt acacia	92	5 GAL	LOW
	Senecio vitalis / Narrow leaf Chalksticks	91	5 GAL	LOW
	Lophocereus marginatus / Mexican fence post	11	15 GAL	LOW
	Euphorbia ammak / African candelabra	6	5 GAL	LOW
	Acacia aneura / Mulga	16	36" BOX	LOW
	Washingtonia filifera / CA Fan Palm	2	15' BTH	LOW
LEVEL 1 SIDEYARD				
	Ilex crenata / Japanese holly	78	5 GAL	MED
	Lomandra longifolia / Dwarf Matt Rush	48	5 GAL	LOW
	Fatsia japonica / Japanese paper plant	47	5 GAL	MED
	Dianella revoluta variegata / White Striped Tasman Flax Lily	57	5 GAL	MED
	Lomandra hystrix Tropicbelle [LHCOM] PP20,759 / Lomandra Tropicbelle	67	5 GAL	LOW
	Woodwardia fimbriata / Giant chain fern	27	5 GAL	LOW
	ficus pumila / Creeping Fig	84	1 GAL	LOW
	Umbellularia californica / CA Bay Laurel	14	24" BOX	LOW
LEVEL 2 COURTYARD				
	Ilex crenata / Japanese holly	29	5 GAL	MED
	Lomandra longifolia / Dwarf Matt Rush	50	5 GAL	LOW
	Fatsia japonica / Japanese paper plant	23	5 GAL	MED
	Dianella revoluta variegata / White Striped Tasman Flax Lily	33	5 GAL	MED
	Lomandra hystrix Tropicbelle [LHCOM] PP20,759 / Lomandra Tropicbelle	49	5 GAL	LOW
	Woodwardia fimbriata / Giant chain fern	50	5 GAL	LOW
	Podocarpus gracilor / Fern Pine	17	24" BOX	LOW



PROPERTY LINE
VINES ON WALL
OUTDOOR FURNITURE
DG PATH

188'-11 1/2"
DOG RELIEF AREA
PET RELIEF

36TH ST
180'-0"

ELM AVE
232'-2"

PROPERTY LINE

LANDSCAPE BOULDERS
WAVE PAVERS

ENTRY PLAZA

TEEN PATIO

STAFF GARDEN

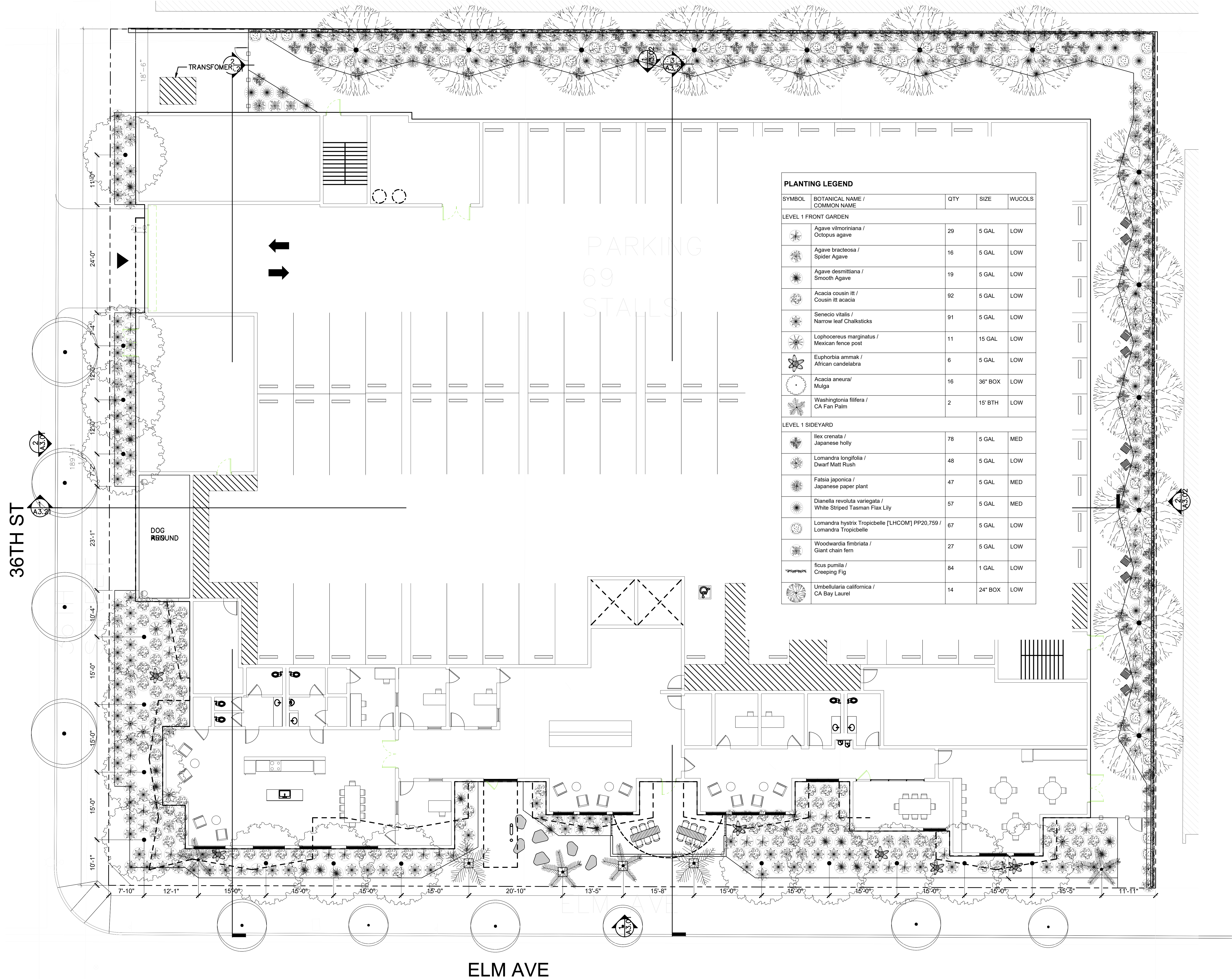
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LANDSCAPE PLAN
LEVEL 01

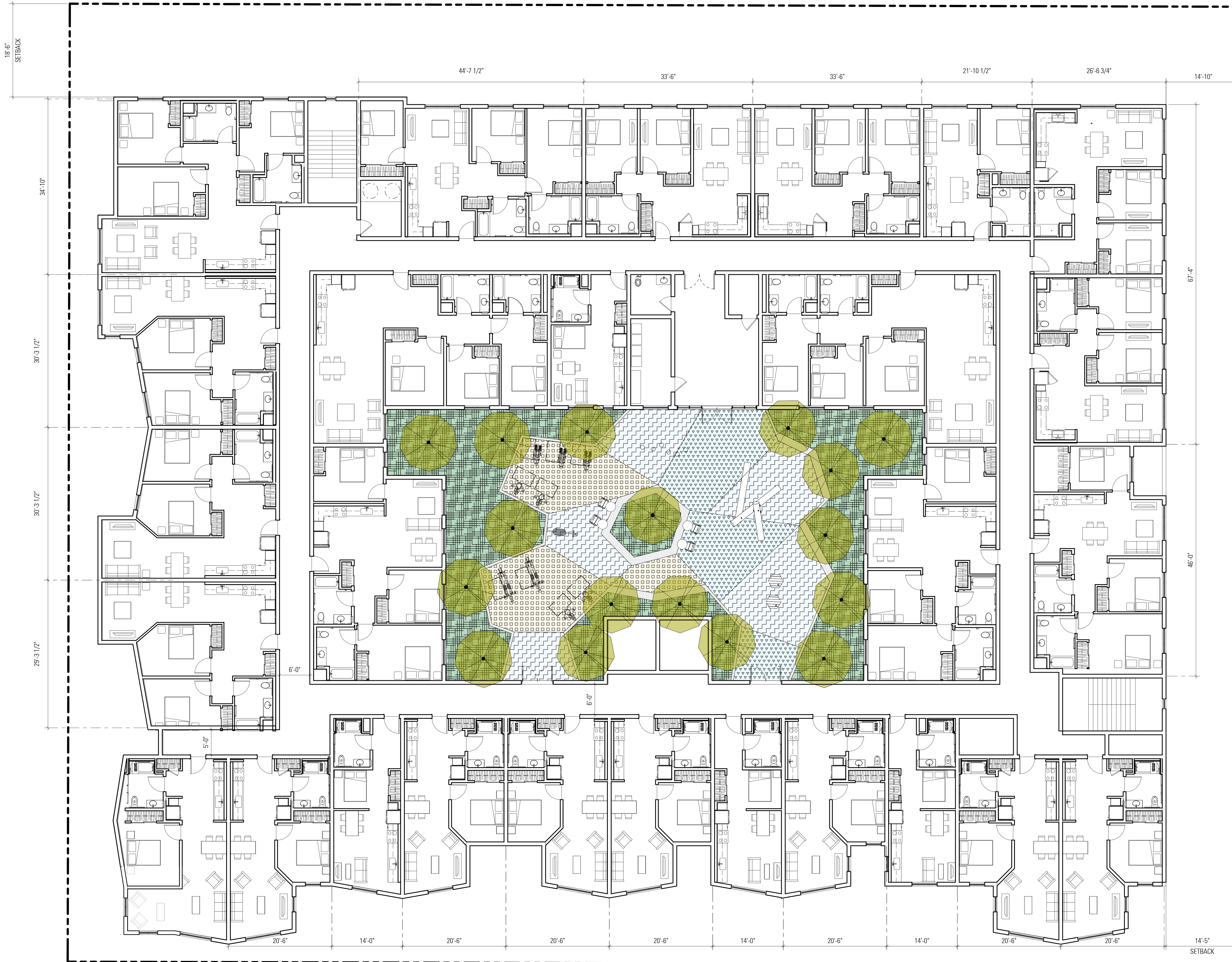
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LANDSCAPE PLAN
LEVEL 01

L1.10



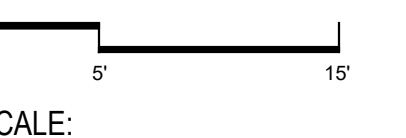
PLANTING LEGEND				
SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	SIZE	WUCOLS
LEVEL 1 FRONT GARDEN				
	Agave vilmoreniana / Octopus agave	29	5 GAL	LOW
	Agave bracteosa / Spider Agave	16	5 GAL	LOW
	Agave desmittiana / Smooth Agave	19	5 GAL	LOW
	Acacia cousin ltt / Cousin ltt acacia	92	5 GAL	LOW
	Senecio vitalis / Narrow leaf Chalksticks	91	5 GAL	LOW
	Lophocereus marginatus / Mexican fence post	11	15 GAL	LOW
	Euphorbia ammak / African candelabra	6	5 GAL	LOW
	Acacia aneura/ Mulga	16	36" BOX	LOW
	Washingtonia filifera / CA Fan Palm	2	15' BTH	LOW
LEVEL 1 SIDEYARD				
	Ilex crenata / Japanese holly	78	5 GAL	MED
	Lomandra longifolia / Dwarf Matt Rush	48	5 GAL	LOW
	Fatsia japonica / Japanese paper plant	47	5 GAL	MED
	Dianella revoluta variegata / White Striped Tasman Flax Lily	57	5 GAL	MED
	Lomandra hyatrix Tropicbelle [LHCOM] PP20,759 / Lomandra Tropicbelle	67	5 GAL	LOW
	Woodwardia fimbriata / Giant chain fern	27	5 GAL	LOW
	ficus pumila / Creeping Fig	84	1 GAL	LOW
	Umbellularia californica / CA Bay Laurel	14	24" BOX	LOW



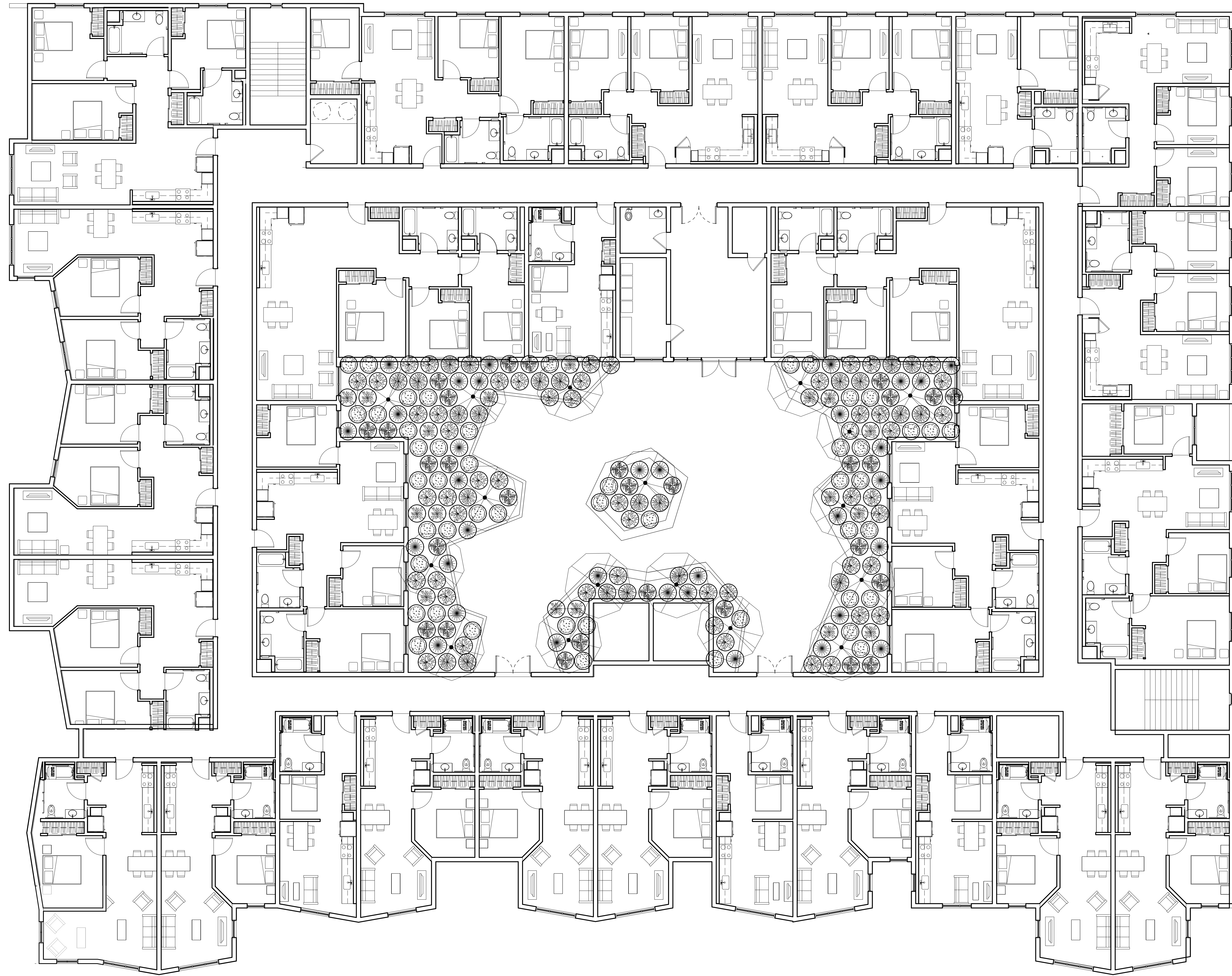
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LANDSCAPE PLAN
 LEVEL 02



SCALE:
 LANDSCAPE PLAN
 LEVEL 02

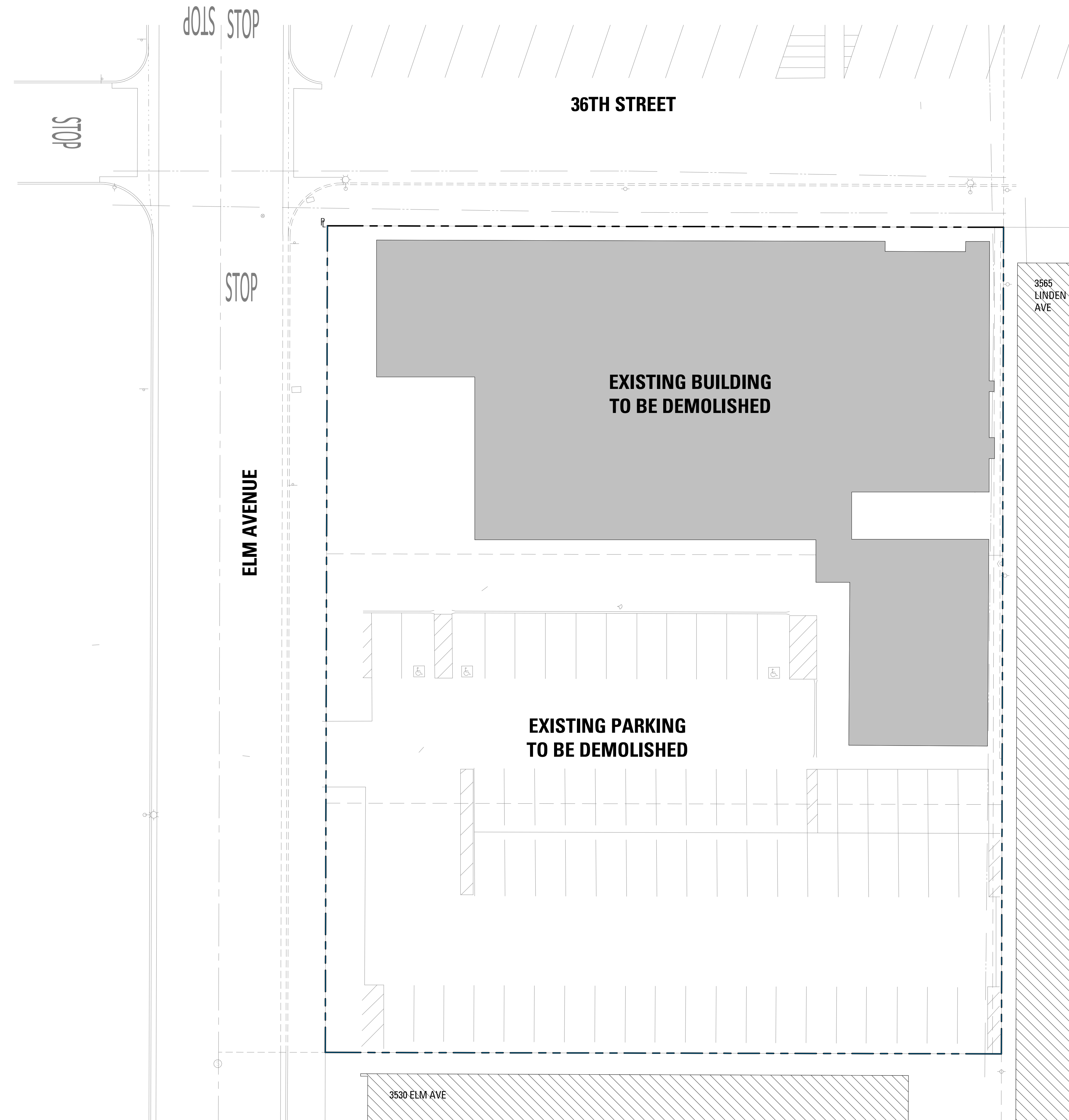


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LANDSCAPE PLANTING PLAN
LEVEL 01

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

LANDSCAPE PLANTING PLAN
LEVEL 01



1
A1.00 **EXISTING SITE PLAN**
1/16" = 1'-0"

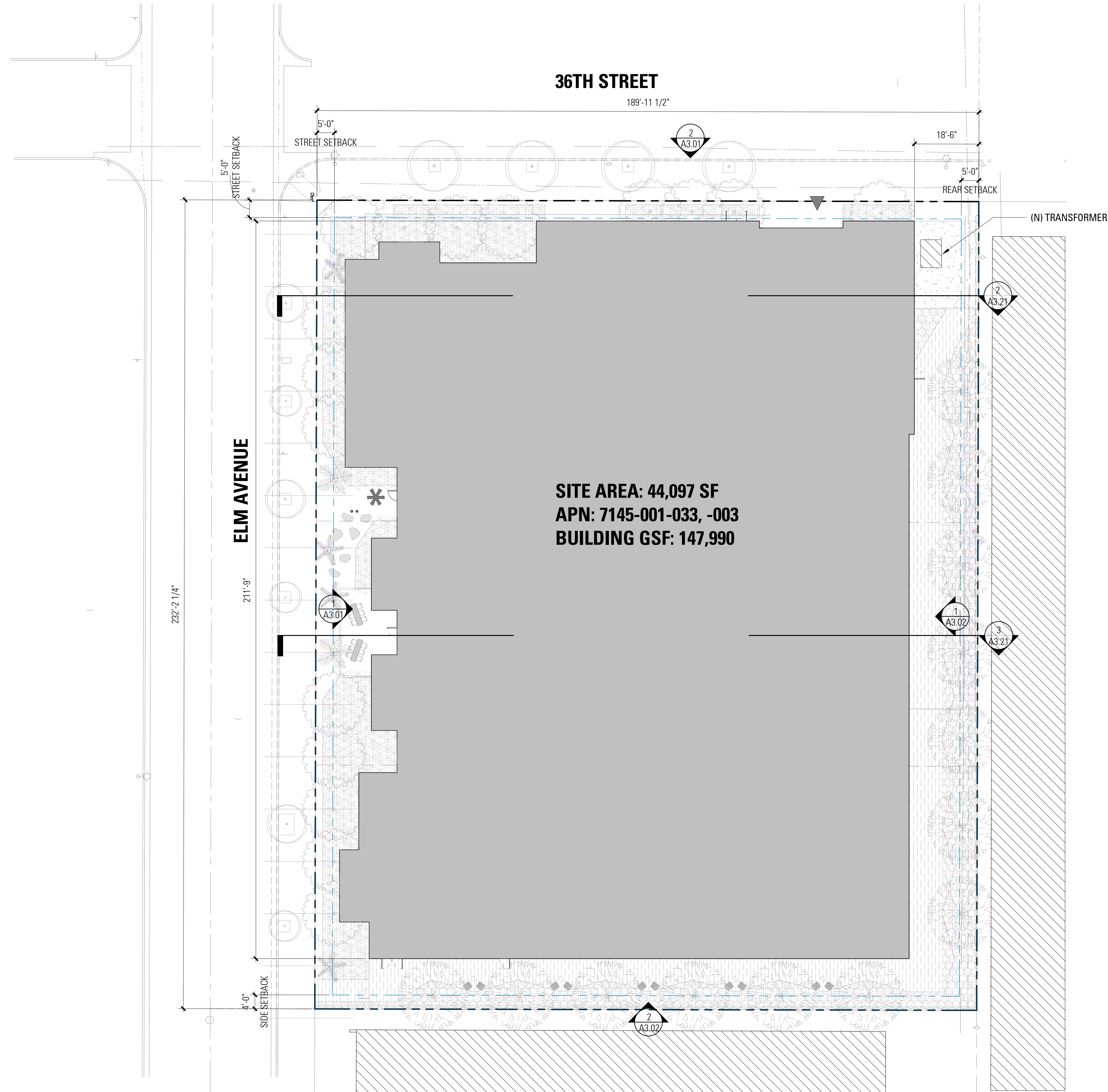
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EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"

A1.00

3590 ELM
3590 ELM AVE
LONG BEACH, CA 90807



LEGEND

- PROPERTY LINE
- - - LINE OF SETBACK
- ⊕ WORKPOINT
- · - · - ACCESSIBLE PATH OF TRAVEL
- ▲ VEHICULAR ENTRANCE
- * BUILDING ENTRANCE

KEY	DESCRIPTION
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3590 ELM
3590 ELM AVE
LONG BEACH, CA 90807

1 SITE PLAN
A1.01 1/16" = 1'-0"



SITE PLAN

SCALE: 1/16" = 1'-0"

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9/7/2025 3:40:47 PM



SHEET NOTES

1. SEE ENLARGED UNIT PLANS FOR UNIT DIMENSIONS, FINISHES, AND ADDL INFO.
2. RESIDENTIAL UNIT TO RESIDENTIAL UNIT PARTY WALLS ARE TYPE [Symbol] UON.
3. RESIDENTIAL UNIT TO CORRIDOR PARTITIONS ARE TYPE [Symbol] UON.
4. LOCATE FIRE EXTINGUISHER CABINETS AT MAX TRAVEL DISTANCE OF 75'; NOT REQUIRED WITHIN RESIDENTIAL UNITS.
5. RECESS MOUNT FIRE EXTINGUISHER CABINETS UON. SURFACE MOUNT AT CONCRETE OR CMU WALLS.

LEGEND

- [Symbol] 1 HR RATED FIRE BARRIER
- [Symbol] 2 HR RATED FIRE BARRIER / FIRE WALL
- [Symbol] 3 HR RATED FIRE BARRIER / FIRE WALL
- [Symbol] CONCRETE WALL
- [Symbol] CMU WALL
- [Symbol] 1 HR RATED FIRE PARTITION
- [Symbol] NON RATED WALL
- [Symbol] FIRE EXTINGUISHER CABINET
- [Symbol] EMERGENCY EGRESS WINDOW
- [Symbol] DIRECTION OF SLOPE

KEYNOTES

DATE	ISSUE
2025.03.26	PRE-APPLICATION
2025.09.16	ENTITLEMENT SET

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1 FLOOR PLAN - LEVEL 1
A2.01 1/8" = 1'-0"

FLOOR PLAN - LEVEL 1

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

PRELIMINARY MATERIALS

- STUCCO
- PLANK SIDING
- GLAZED TILE
- NAIL-FIN WINDOWS



ST - STUCCO



PS - PLANK SIDING



GT - GLAZED TILE



NAIL-FIN WINDOWS

SHEET NOTES

LEGEND

KEYNOTES

KEY	DESCRIPTION
-----	-------------

FINISH SCHEDULE

3590 ELM
3590 ELM AVE
LONG BEACH, CA 90807

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2025.09.16	ENTITLEMENT SET

EXTERIOR ELEVATIONS

SCALE: As indicated

A3.01



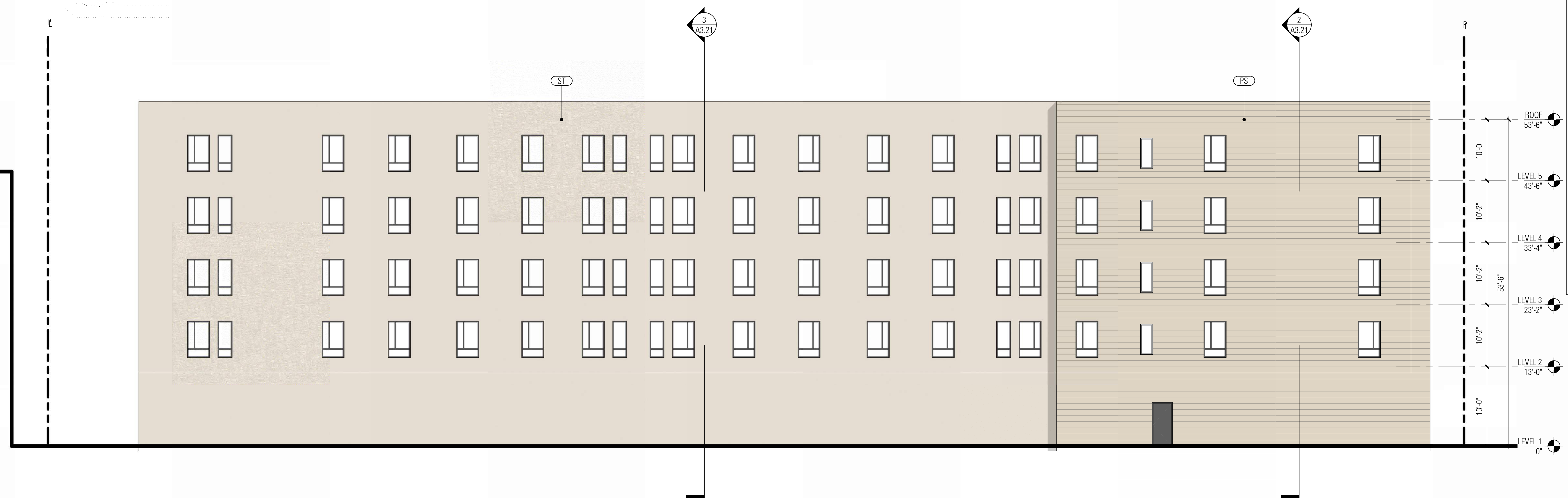
2 EXTERIOR ELEVATION - NORTH
A3.01 1/8" = 1'-0"



1 EXTERIOR ELEVATION - WEST
A3.01 1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH
A3.02 1/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST
A3.02 1/8" = 1'-0"

SHEET NOTES

LEGEND

KEYNOTES

KEY	DESCRIPTION
-----	-------------

FINISH SCHEDULE

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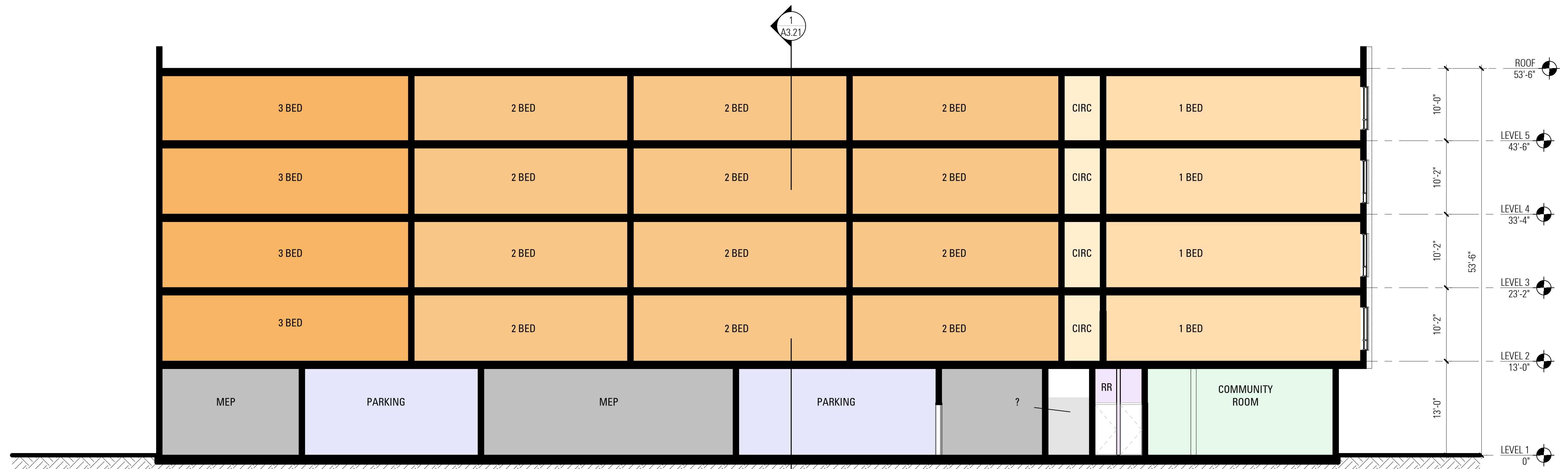
EXTERIOR ELEVATIONS

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

A3.02



BUILDING SECTION - SHORT B
3 A3.21 1/8" = 1'-0"



BUILDING SECTION - SHORT A
2 A3.21 1/8" = 1'-0"



BUILDING SECTION - LONG
1 A3.21 1/8" = 1'-0"

SHEET NOTES

LEGEND

KEYNOTES

FINISH SCHEDULE

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BUILDING SECTIONS

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

A3.21

3590 ELM
3590 ELM AVE
LONG BEACH, CA 90807



CORNER OF ELM AVENUE AND 36TH STREET

3590 ELM
3590 ELM AVE
LONG BEACH, CA 90807

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RENDERING

SCALE:



ELM AVENUE ELEVATION

3590 ELM
3590 ELM AVE
LONG BEACH, CA 90807

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DATE	2025.09.16
ISSUE	ENTITLEMENT SET

RENDERING

SCALE:



VIEW DOWN ELM AVENUE

3590 ELM
3590 ELM AVE
LONG BEACH, CA 90807

DRAWN BY	Author
CHECKED BY	Checker
PROJECT NO	2023015
DATE	2025.09.16
ISSUE	ENTITLEMENT SET

RENDERING

SCALE:



April 24, 2026

Ben Winter
Executive Vice President
Linc Housing Corporation
3590 Elm Avenue, Long Beach, CA 90807

RE: 26-01-071 - LACAHSa NOFA for Affordable Housing Production and Preservation: Preliminary Scoring

Dear Ben Winter,

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
3590 Elm	Senior Permanent Loan	81.0
	Residual Receipts Loan	79.0
	Matching Capital Grant	74.0
	Rental Subsidy	72.0

You may submit an objection to LACAHSa’s preliminary scoring. Any objection must be in writing and submitted to info@laca-hsa.gov before April 30, 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 29, 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 May 13, 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

SENIOR PERMANENT LOAN PRELIMINARY SCORING				
Section	Item	Benchmark	Maximum Points	Final Score
B. Eligibility	1. Projects	Add 7 points for New-Construction Projects.	7	7
	2. Owners	Add 7 points for projects 100% owned by one or more Eligible Nonprofits (501(c)(3) tax-exempt bond eligible).	7	0
	3. Readiness to Proceed	(i) Architectural drawings by licensed architect (1 point for schematic/conceptual plan set).	1	1
		(i) 1 additional point for construction document plan set).	1	0
		(ii) Preliminary environmental reports (e.g., Phase I) and a plan to complete necessary additional steps within the required timeframe (2 points).	2	2
		(iii) General contractor (a) has been engaged (1 point).	1	1
		(iii) General contractor (b) has helped develop the construction/rehab budget (1 additional point).	1	1
		(iii) General contractor is bound by a fully executed contract (1 additional point).	1	1
(iv) All permits or permit-ready letters (subject only to payment of fees) in hand (3 points).	3	0		
C. Loan Size and Structure	2. Term	Add 2 points for terms of 30 years or less and 2 additional points for terms of 20 years or less.	4	4
E. Public Benefit Requirements	1. Affordability Restrictions	Add 1 point for every 1% of additional discount to market based on LACAHS affordability standards under Option 1, up to a maximum of 14 points.	14	14
		Add 6 points for a 99-year affordability election.	6	6
	5. Resident Services	Add points for providing services consistent with LACAHS standards as follows: 1 point for each Service Category listed in the LACAHS Services Standards, up to a maximum of 5 points.	5	5
F. Credit Risk Standards	1a. Sponsor Experience/Track Record	Add 2 points for at least 7 years of development experience in California.	2	2
		Add 2 points for at least 5 completed projects in Los Angeles County in the past 15 years.	2	2
		Deduct -1 points for each compliance/reporting violation with LA County, CDLAC, or TCAC in the past 5 years, up to -5 points.	0	0
		Deduct -1 point for each portfolio project with DSCR below 1.0x, up to -5 points.	0	-1
	1b. Sponsor Financial Strength	Add 0.5 points for sponsor with at least (i) \$15 million of net worth for private entities and \$5 million for Eligible Nonprofit entities.	0.5	0.5
		Add 0.5 points for sponsor with at least (ii) \$6 million of liquidity for private entities and \$1.5 million for Eligible Nonprofit entities.	0.5	0.5
	1c. Sponsor Contribution	Add 1 point for every 5% of total development costs contributed to the project by sponsor (e.g., cash, equity contributions), up to a maximum of 4 points.	4	0
	2a. Max. Loan-to-Cost (LTC) Ratio	For Senior Permanent Loan LTC, add 0.5 points for every 5 percentage points below the threshold requirement up to a maximum of 1 point.	1	1
	2b. Max. Loan-to-Value (LTV) Ratio	For Senior Permanent Loan LTV, add 2 points for every 2.5 percentage points below the threshold requirement, up to a maximum of 8 points.	8	8
	3c. Income Trending	Add 3 points for 2% annual income trending and 3% annual expense trending.	3	3
	5a. Senior Coverage	Add 1 point for every 0.05x coverage over the requirement above, up to a maximum of 4 points.	4	1
	(i) Add points as follows: 2 point for at least 7 years of income restricted property management experience in California.	2	2	

	7a. Manager Experience	(i) Add points as follows: 3 point for at least 5 income restricted projects managed in California in the past 15 years.	3	3
		(ii) Deduct points as follows: -1 point for less than 3 years of income restricted property management experience in California.	0	0
		(ii) Deduct points as follows: -1 point for less than 2 income restricted projects managed in California in the past 15 years.	0	0
	7b. Service Provider Experience	(i) Add points as follows: 1 point for at least 7 years of services experience in California.	1	1
		(i) Add points as follows: 1 point for at least 5 projects served in Los Angeles County in the past 15 years.	1	1
		(ii) Deduct points as follows: -1 point for less than 3 years of services experience in California.	0	0
G. Efficiency Standards	1. Sponsor/Related Party Capital	Where sponsor or a related party is contributing capital in the form of a loan, is the cost of such capital consistent with a publicly supported project? Deduct points as follows: -1 points for every percentage point of interest rate on such a loan above 9%.	0	0
	3. Cost Containment	Add points as follows: 2.5 points for every 5% by which a project's Adjusted Total Development Cost per square foot is lower than the LACAHSa Unit Cost Benchmark, up to a maximum of 15 points.	15	15
SUBTOTAL SCORE			100	81
BONUS POINTS			5	0
TOTAL SCORE			105	81

RESIDUAL RECEIPTS LOAN PRELIMINARY SCORING				
Section	Item	Benchmark	Maximum Points	Final Score
B. Eligibility	1. Projects	Add 10 points for New-Construction Projects.	10	10
	3. Readiness to Proceed	(i) Architectural drawings by licensed architect (1 point for schematic/conceptual plan set).	1	1
		(i) 1 additional point for construction document plan set).	1	0
		(ii) Preliminary environmental reports (e.g., Phase I) and a plan to complete necessary additional steps within the required timeframe (2 points).	2	2
		(iii) General contractor (a) has been engaged (1 point).	1	1
		(iii) General contractor (b) has helped develop the construction/rehab budget (1 additional point).	1	1
		(iii) General contractor is bound by a fully executed contract (1 additional point).	1	1
		(iv) All permits or permit-ready letters (subject only to payment of fees) in hand (3 points).	3	0
E. Public Benefit Requirements	1. Affordability Restrictions	Add 1 point for every 1% of additional discount to market based on LACAHS affordability standards under Option 1, up to a maximum of 17 points.	17	17
		Add 6 points for a 99-year affordability election.	6	6
	5. Resident Services	Add points for providing services consistent with LACAHS standards as follows: 1 point for each Service Category listed in the LACAHS Services Standards, up to a maximum of 5 points.	5	5
F. Credit Risk Standards	1a. Sponsor Experience/Track Record	Add 2 points for at least 7 years of development experience in California.	2	2
		Add 2 points for at least 5 completed projects in Los Angeles County in the past 15 years.	2	2
		Deduct -1 points for each compliance/reporting violation with LA County, CDLAC, or TCAC in the past 5 years, up to -5 points.	0	0
		Deduct -1 point for each portfolio project with DSCR below 1.0x, up to -5 points.	0	-1
	1b. Sponsor Financial Strength	Add 1 point for sponsor with at least (i) \$15 million of net worth for private entities and \$5 million for Eligible Nonprofit entities.	1	1
		Add 1 point for sponsor with at least (ii) \$6 million of liquidity for private entities and \$1.5 million for Eligible Nonprofit entities.	1	1
	1c. Sponsor Contribution	Add 1 point for every 5% of total development costs contributed to the project by sponsor (e.g., cash, equity contributions), up to a maximum of 6 points.	6	0
	5a. Max. Loan-to-Cost (LTC) Ratio	For Senior Permanent Loan LTC, add 0.5 points for every 2.5 percentage points below the threshold requirement up to a maximum of 1 point.	1	1
	5b. Max. Loan-to-Value (LTV) Ratio	For Senior Permanent Loan LTV, add 1 points for every 2.5 percentage points below the threshold requirement, up to a maximum of 1 point.	1	1
	10a. Manager Experience	(i) Add points as follows: 1 point for at least 7 years of income restricted property management experience in California.	1	1
		(i) Add points as follows: 1 point for at least 5 income restricted projects managed in California in the past 15 years.	1	1
		(ii) Deduct points as follows: -1 point for less than 3 years of income restricted property management experience in California.	0	0
		(ii) Deduct points as follows: -1 point for less than 2 income restricted projects managed in California in the past 15 years.	0	0
	(i) Add points as follows: 1 point for at least 7 years of services experience in California.	1	1	

	10b. Service Provider Experience	(i) Add points as follows: 1 point for at least 5 projects served in Los Angeles County in the past 15 years.	1	1
		(ii) Deduct points as follows: -1 point for less than 3 years of services experience in California.	0	0
		(ii) Deduct points as follows: -1 point for less than 2 projects served in Los Angeles County in the past 15 years.	0	0
G. Efficiency Standards	1. Sponsor/Related Party Capital	Where sponsor or a related party is contributing capital in the form of a loan, is the cost of such capital consistent with a publicly supported project? Deduct points as follows: -1 points for every percentage point of interest rate on such a loan above 8%.	0	0
	2. Developer Fee	Add 0.5 points for every \$150k by which cash developer fee is lower than the maximum allowed, up to a maximum of 3 points.	3	0
	3. Cost Containment	Add points as follows: 2 points for every 5% by which a project's Adjusted Total Development Cost per square foot is lower than the LACAHS Unit Cost Benchmark, up to a maximum of 16 points.	16	14
	4. Public Funds Leveraging	Add 1 point for every \$500,000 of non-LACAHS public support in the project, up to a maximum of 10 points.	10	10
	5. Total LACAHS Subsidy	Add 1 point for every percentage point of total development costs by which the sum of the requested Residual Receipts Loan and any Matching Capital Grant funding is less than 20%, up to a maximum of 5 points.	5	0
SUBTOTAL SCORE			100	79
BONUS POINTS			5	0
TOTAL SCORE			105	79

MATCHING CAPITAL GRANT PRELIMINARY SCORING				
Section	Item	Benchmark	Maximum Points	Final Score
B. Eligibility	1. Projects	Add 10 points for New-Construction Projects.	10	10
	2. Owners	Add 3 points for projects 100% owned by one or more Eligible Nonprofits (501(c)(3) tax-exempt bond eligible).	3	0
	3. Readiness to Proceed	(i) Architectural drawings by licensed architect (1 point for schematic/conceptual plan set).	1	1
		(i) 1 additional point for construction document plan set).	1	0
		(ii) Preliminary environmental reports (e.g., Phase I) and a plan to complete necessary additional steps within the required timeframe (2 points).	2	2
		(iii) General contractor (a) has been engaged (1 point).	1	1
		(iii) General contractor (b) has helped develop the construction/rehab budget (1 additional point).	1	1
		(iii) General contractor is bound by a fully executed contract (1 additional point).	1	1
(iv) All permits or permit-ready letters (subject only to payment of fees) in hand (3 points).	3	0		
E. Public Benefit Requirements	1. Affordability Restrictions	Add 1 point for every 1% of additional discount to market based on LACAHS affordability standards under Option 1, up to a maximum of 10 points.	10	10
		Add 8 points for a 99-year affordability election.	8	8
	5. Resident Services	Add points for providing services consistent with LACAHS standards as follows: 1 point for each Service Category listed in the LACAHS Services Standards, up to a maximum of 5 points.	5	5
F. Credit Risk Standards	1a. Sponsor Experience/Track Record	Add 2 points for at least 7 years of development experience in California.	2	2
		Add 2 points for at least 5 completed projects in Los Angeles County in the past 15 years.	2	2
		Deduct -1 points for each compliance/reporting violation with LA County, CDLAC, or TCAC in the past 5 years, up to -5 points.	0	0
		Deduct -1 point for each portfolio project with DSCR below 1.0x, up to -5 points.	0	-1
	1b. Sponsor Financial Strength	Add 1 point for sponsor with at least (i) \$15 million of net worth for private entities and \$5 million for Eligible Nonprofit entities.	1	1
		Add 1 point for sponsor with at least (ii) \$6 million of liquidity for private entities and \$1.5 million for Eligible Nonprofit entities.	1	1
	1c. Sponsor Contribution	Add 1 point for every 2.5% of total development costs contributed to the project by sponsor (e.g., cash, equity contributions), up to a maximum of 12 points.	12	1
	10b. Service Provider Experience	(ii) Deduct points as follows: -1 point for less than 3 years of services experience in California.	0	0
(ii) Deduct points as follows: -1 point for less than 2 projects served in Los Angeles County in the past 15 years.		0	0	
G. Efficiency Standards	1. Sponsor/Related Party Capital	Where sponsor or a related party is contributing capital in the form of a loan, is the cost of such capital consistent with a publicly supported project? Deduct points as follows: -3 points for every percentage point of interest rate on such a loan above 8%.	0	0
	2. Developer Fee	Add 1 point for every \$150k by which cash developer fee is lower than the maximum allowed for the project under the Subordinate Must-Pay Loan or Residual Receipts Loan threshold requirements, up to a maximum of 9 points.	9	7
	3. Cost Containment	Add points as follows: 3 points for every 5% by which a project's Adjusted Total Development Cost per square foot is lower than the LACAHS Unit Cost Benchmark, up to a maximum of 12 points.	12	12

	4. Public Funds Leveraging	Add 2 point for every \$500,000 of non-LACAHS public support in the project, up to a maximum of 10 points.	10	10
	5. Total LACAHS Subsidy	Add 1 point for every percentage point of total development costs by which the sum of the requested Residual Receipts Loan and any Matching Capital Grant funding is less than 20%, up to a maximum of 5 points.	5	0
SUBTOTAL SCORE			100	74
BONUS POINTS			5	0
TOTAL SCORE			105	74

RENTAL SUBSIDY PRELIMINARY SCORING				
Section	Item	Benchmark	Maximum Points	Final Score
B. Eligibility	1. Projects	Add 10 points for New-Construction Projects.	10	10
		Add 3 points for projects financed with LACAHS Senior Permanent Loan.	3	3
	3. Readiness to Proceed	(i) Full architectural drawings by licensed architect (2 points).	2	2
		(ii) Full environmental clearance with no further action required (2 Points).	2	0
		(iii) General contractor (a) has been engaged (1 point).	1	1
		(iii) General contractor (b) has helped develop the construction/rehab budget (1 additional point).	1	1
		(iii) General contractor is bound by a fully executed contract (1 additional point).	1	1
(iv) All permits or permit-ready letters (subject only to payment of fees) in hand (3 points).	3	0		
C. Loan Size and Structure	1. Maximum Amount	Add points as follows: 0.5 points for every 2% by which the per-unit subsidy requested is lower than the maximum subsidy permitted, up to a maximum of 11 points.	11	0
		To receive points, Project pro forma must show positive annual cashflow throughout the term of the subsidy. Does it show a positive annual cashflow throughout the term of the subsidy?	0	0
E. Public Benefit Requirements	1. Affordability Restrictions	Add 5 points for a 99-year affordability election.	5	5
	5. Resident Services	Add points for providing services consistent with LACAHS standards as follows: 5 points for a Case Manager and 3 points for each additional Service Category listed in the LACAHS Services Standards (i.e., categories 2-6), up to a maximum of 17 points.	17	17
F. Credit Risk Standards	1a. Sponsor Experience/Track Record	(i) Add points as follows: 1 point per year of extremely low-income/permanent supportive housing project development and operating experience in Los Angeles County above 5 years, up to a maximum of 8 points.	8	8
		(i) Add points as follows: 1 point for each completed and operated extremely low income/permanent supportive housing project in Los Angeles County above 3 projects in the past 15 years, up to a maximum of 6 points.	6	6
		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 point for each portfolio project with DSCR below 1.0x, up to -15 points.	0	-5
	1b. Sponsor Financial Strength	Add 1 point for sponsor with at least (i) \$15 million of net worth for private entities and \$5 million for Eligible Nonprofit entities.	1	1
		Add 1 point for sponsor with at least (ii) \$6 million of liquidity for private entities and \$1.5 million for Eligible Nonprofit entities.	1	1
	1c. Sponsor Contribution	Add 1 point for every 5% of total development costs contributed to the project by sponsor (e.g., cash, equity contributions), up to a maximum of 4 points.	4	0
	7a. Manager Experience	(i) Add points as follows: 3 points for at least 10 years of property management experience on extremely-low income/permanent supportive housing projects in California.	3	0
		(i) Add points as follows: 1 point for each extremely low income/permanent supportive housing project managed in Los Angeles County in the past 15 years, up to a maximum of 5 points.	5	5
(ii) Deduct points as follows: -1 point for less than 3 years of income restricted property management experience in California.		0	0	

		(ii) Deduct points as follows: -1 point for less than 2 income restricted projects managed in California in the past 15 years.	0	0
	7b. Service Provider Experience	(i) Add points as follows: 2 points for at least 10 years of services experience in California.	2	2
		(i) Add points as follows: 1 point for each extremely low-income/permanent supportive housing project served in Los Angeles County in the past 15 years, up to a maximum of 6 points.	4	4
		(ii) Deduct points as follows: -1 point for less than 3 years of services experience in California.	0	0
		(ii) Deduct points as follows: -1 point for less than 2 projects served in Los Angeles County in the past 15 years.	0	0
G. Efficiency Standards	1. Sponsor/Related Party Capital	Where sponsor or a related party is contributing capital in the form of a loan, is the cost of such capital consistent with a publicly supported project? Deduct points as follows: -3 points for every percentage point of interest rate on such a loan above 8%.	0	0
	3. Cost Containment	Option 1 (New Construction/Rehab): Add points as follows: 2.5 points for every 5% by which Adjusted Total Development Cost per square foot is lower than the LACAHSa Unit Cost Benchmark, up to a maximum of 10 points.	10	10
SUBTOTAL SCORE			100	72
BONUS POINTS			5	0
TOTAL SCORE			105	72

**Linc Housing Corporation and
Linc Housing Corporation and Subsidiaries
Consolidated Financial Analysis (2022–2025)**

Introduction

This analysis reviews the financial condition of Linc Housing Corporation (“LINC”), a nonprofit affordable housing developer, based on audited consolidated financial statements for the fiscal years ending December 31, 2022, December 31, 2023, and December 31, 2024, as well as unaudited internal financial statements for the period ending December 31, 2025. LINC is a mission-driven organization focused on the development, ownership, and operation of affordable housing communities, including supportive housing for low-income households and individuals with special needs.

LINC operates through a complex organizational structure consisting of affiliated ownership entities, limited partnerships, and development subsidiaries. As a result, the audited financial statements reflect the consolidated financial activity of the Organization together with controlled project-level entities. These consolidated financials include significant real estate assets, developments in progress, and related project-level debt financing, which are characteristic of nonprofit affordable housing developers.

The audited financial statements for fiscal years 2022 through 2024 were prepared in accordance with generally accepted accounting principles in the United States and 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. While the audit opinions are unqualified, the financial statements reflect a highly leveraged structure with substantial non-recourse, project-level debt and significant noncontrolling partner interests typical of affordable housing portfolios.

The unaudited financial statements for the period ending December 31, 2025 reflect primarily the financial position and operating results of the parent entity and are not directly comparable to the audited consolidated financial statements.

BALANCE SHEET

Balance Sheet	<i>% of</i>		<i>% of</i>		<i>% of</i>		<i>% of</i>	
	Audited Consolidated 12/31/2022	Assets	Audited Consolidated 12/31/2023	Assets	Audited Consolidated 12/31/2024	Assets	Unaudited Unconsolidated 12/31/2025	Assets
Cash & cash equivalents	\$ 34,629,982	5%	\$ 34,587,657	5%	\$ 35,940,937	5%	\$ 8,654,979	1%
Other Current Assets	\$ 10,020,286	1%	\$ 11,925,349	2%	\$ 8,496,396	1%	\$ 100,446,255	14%
Long-Term Assets	\$ 667,793,226	94%	\$ 700,241,648	98%	\$ 731,640,279	103%	\$ 56,683,608	8%
Total Assets	\$ 712,443,494	100%	\$ 746,754,654	105%	\$ 776,077,612	109%	\$ 165,784,842	23%

Current Liabilities	\$ 92,046,883	16%	\$ 57,231,746	10%	\$ 32,574,465	6%	\$ 5,225,876	1%
Long-Term Liabilities	\$ 489,679,378	84%	\$ 540,000,518	93%	\$ 544,205,400	94%	\$ 35,313,210	6%
Total Liabilities	\$ 581,726,261	100%	\$ 597,232,264	103%	\$ 576,779,865	99%	\$ 40,539,086	7%
Net Assets With Donor Restrictions	\$ 79,157	0%	\$ 1,500,000	1%	\$ 5,925,000	3%	\$ -	0%
Other Net Assets	\$ 130,638,076	100%	\$ 148,022,390	99%	\$ 193,372,747	97%	\$125,245,758.00	100%
Total Net Assets	\$ 130,717,233	100%	\$ 149,522,390	114%	\$ 199,297,747	152%	\$ 125,245,758	96%

Financial Condition and Trends

LINC's financial condition over the three-year audited period reflects steady growth in total assets and net assets, alongside a balance sheet structure that is heavily concentrated in long-term real estate assets and related project-level financing.

Total assets increased from approximately \$712.4 million in 2022 to \$776.1 million in 2024, representing consistent growth driven primarily by increases in long-term assets, including real estate holdings and developments in progress. Long-term assets account for the substantial majority of the balance sheet in each period, underscoring LINC's capital-intensive operating model as an affordable housing developer and owner.

Cash and cash equivalents remained stable at approximately \$34 million to \$36 million across the audited period, while other current assets fluctuated modestly. Overall, current assets represent a relatively small portion of total assets, reflecting the organization's focus on long-term real estate investment rather than liquid asset accumulation.

Total liabilities remained relatively stable, ranging from approximately \$581.7 million in 2022 to \$576.8 million in 2024, with a peak of \$597.2 million in 2023. The liability structure is predominantly composed of long-term obligations associated with project-level debt financing, which is typical for affordable housing portfolios.

Current liabilities declined significantly from \$92.0 million in 2022 to \$32.6 million in 2024, primarily reflecting reductions in construction-related payables and other short-term obligations as projects progressed through development cycles.

Total net assets increased from approximately \$130.7 million in 2022 to \$199.3 million in 2024, reflecting cumulative positive changes in net assets driven by operating recovery in 2024 and continued capital contributions. Net assets with donor restrictions also increased from a nominal level in 2022 to \$5.9 million in 2024, indicating growth in restricted funding sources.

Operating performance over the period was variable, with weaker results in 2023 followed by a strong recovery in 2024. Revenue declined in 2023 before rebounding significantly in 2024, while expenses increased in 2023 and moderated in 2024. These

dynamics resulted in a net loss in 2023 followed by a meaningful improvement in profitability in 2024.

The unaudited 2025 financial statements reflect a substantially smaller asset base and different balance sheet composition, as they are presented on an unconsolidated, parent-only basis. As such, 2025 balances are not directly comparable to prior audited consolidated periods and should be interpreted as supplemental to the consolidated analysis.

Liquidity, Leverage, and Long-Term Sustainability

LINC's financial profile reflects a capital-intensive and highly leveraged affordable housing platform, with liquidity and long-term sustainability closely tied to project-level financing structures, operating cash flow, and continued access to external capital.

Liquidity improved over the audited period, as reflected in strengthening coverage ratios. The current ratio increased from 0.49x in 2022 to 0.81x in 2023 and 1.36x in 2024, indicating a materially improved ability to meet short-term obligations. Similarly, the acid ratio improved from 0.38x to 1.10x, demonstrating stronger near-term liquidity even when excluding less liquid current assets. These improvements were driven primarily by reductions in current liabilities and improved operating performance in 2024.

Days cash on hand remained relatively stable, ranging from approximately 163 to 207 days, indicating a moderate liquidity cushion. However, cash represents a relatively small proportion of total assets, consistent with LINC's concentration in long-term real estate assets. While overall liquidity improved by 2024, it remains structurally constrained by the organization's asset composition and development-focused model.

LINC operates with a high level of leverage, consistent with affordable housing developers utilizing long-term, project-based financing. The debt-to-net worth ratio improved from 4.45x in 2022 to 2.89x in 2024, reflecting growth in net assets and modest strengthening of the capital structure. The majority of debt is long-term and project-level, which reduces refinancing risk at the corporate level but links financial performance to property-level operations, regulatory compliance, and asset performance.

Long-term sustainability is supported by stable rental income, recurring operating revenues, and continued access to development-related funding sources, including grants, tax credit equity, and partnership contributions. However, operating performance has been variable, with a significant operating loss in 2023 followed by recovery in 2024, underscoring the episodic nature of development-related revenues and capital activity.

Sustainability is further supported by growth in net assets and ongoing capital contributions from noncontrolling interests, which are critical to funding new developments and maintaining the existing portfolio. At the same time, reliance on external capital and the timing of development cycles introduce inherent volatility. Continued financial stability will depend on LINC's ability to maintain strong property-level performance, manage leverage, and consistently access funding to support its development pipeline.

STATEMENT OF ACTIVITIES/INCOME STATEMENT

Statement of Activities	% of		% of		% of		% of	
	Audited Consolidated	Revenues	Audited Consolidated	Revenues	Audited Consolidated	Revenues	Unaudited Unconsolidated	Revenues
	12/31/2022		12/31/2023		12/31/2024		12/31/2025	
Income								
Rental Income	\$ 44,927,035	54%	\$ 51,490,930	62%	\$ 47,588,850	57%	\$ -	0%
Grant revenue	\$ 23,840,283	29%	\$ 8,222,196	10%	\$ 18,098,928	22%	\$ -	0%
Developer fees	\$ 4,209,386	5%	\$ 1,922,651	2%	\$ 3,500,859	4%	\$ 15,729,429	19%
Other Income	\$ 10,531,516	13%	\$ 5,922,443	7%	\$ 31,069,815	37%	\$ 14,999,875	18%
Total Income	\$ 83,508,220	100%	\$ 67,558,220	81%	\$ 100,258,452	120%	\$ 30,729,304	37%
Expenses								
Salaries	\$ 15,589,747	20%	\$ 18,670,646	24%	\$ 18,517,228	23%	\$ 15,589,476	20%
General and Administrative	\$ 10,474,859	13%	\$ 14,121,591	18%	\$ 11,436,826	14%	\$ 2,814,711	4%
Utilities	\$ 4,893,067	6%	\$ 5,857,450	7%	\$ 4,727,742	6%	\$ -	0%
Other Expenses	\$ 48,066,458	61%	\$ 59,075,198	75%	\$ 50,134,029	63%	\$ 648,894	1%
Total Expenses	\$ 79,024,131	100%	\$ 97,724,885	124%	\$ 84,815,825	107%	\$ 19,053,081	24%
Change in Net Assets (Operating Activities)	\$ 4,484,089	5%	\$ (30,166,665)	-45%	\$ 15,442,627	15%	\$ 11,676,223	12%
Change in Net Assets (Restricted Income/Expenses)	\$ 14,766,199	18%	\$ 48,971,822	72%	\$ 34,332,730	34%	\$ -	0%
Total Change in Net Assets	\$ 19,250,288	23%	\$ 18,805,157	28%	\$ 49,775,357	50%	\$ 11,676,223	12%

LINC's operating performance over the three-year audited period reflects variability driven by fluctuations in grant revenue, development-related income, and capital-related activity, while core rental operations remained stable.

Revenue is primarily driven by rental income, which represents the largest and most consistent source across all periods, comprising approximately 54% to 62% of total revenue. Rental income increased in 2023 and declined modestly in 2024, reflecting general stabilization of the operating portfolio and consistent performance of underlying properties.

Grant revenue represents the second largest revenue source but is inherently variable, declining significantly from \$23.8 million (29%) in 2022 to \$8.2 million (10%) in 2023,

before increasing to \$18.1 million (22%) in 2024. This variability reflects the timing and availability of public funding and is typical for affordable housing organizations.

Developer fees and other income provide additional revenue but are less predictable and largely dependent on development activity and capital transactions. Developer fees declined in 2023 and partially recovered in 2024, consistent with project timing. Other income increased significantly in 2024 to \$31.1 million (37% of total revenue), driven primarily by non-recurring items, including tax credit-related transactions and other capital events.

As a result, total revenue declined approximately 19% in 2023 before increasing approximately 48% in 2024, highlighting the episodic nature of development-driven and capital-related income streams.

Total expenses increased from \$79.0 million in 2022 to \$97.7 million in 2023, before declining to \$84.8 million in 2024. Expenses are heavily concentrated in “Other Expenses,” which represent 61% to 75% of total expenses and include property operations, interest expense, depreciation, and other project-related costs. Salaries represent the next largest expense category and remained relatively stable at approximately \$15.6 million to \$18.7 million annually. General and administrative expenses increased in 2023 before moderating in 2024, while utilities remained relatively consistent throughout the period.

Operating results were volatile, with operating income of \$4.5 million in 2022, a significant loss of \$(30.2) million in 2023, and a recovery to \$15.4 million in 2024. These fluctuations are primarily attributable to the timing of grants, developer fees, and capital-related activity rather than changes in core property operations.

Despite variability in operating performance, total changes in net assets, including restricted activity, remained positive across all periods, increasing from \$19.3 million in 2022 to \$18.8 million in 2023 and \$49.8 million in 2024. Overall performance is significantly influenced by non-operating activity, including contributions from noncontrolling interests and other partnership-related funding. Restricted income and capital contributions represent a meaningful component of total financial performance, particularly in 2023 and 2024, and are critical to supporting development activity and balance sheet growth.

CASH FLOW STATEMENT

Cash Flow Statement	Audited Consolidated 12/31/2022	Audited Consolidated 12/31/2023	Audited Consolidated 12/31/2024
Operating Activities	\$ 5,146,979	\$ (586,926)	\$ 6,894,286
Investing Activities	\$ (84,698,978)	\$ (58,957,182)	\$ (70,209,242)

Financing Activities	\$ 72,097,776	\$ 63,534,933	\$ 68,549,772
Net Increase (decrease) in Cash	\$ (7,454,223)	\$ 3,990,825	\$ 5,234,816

LINC’s cash flow profile over the three-year audited period reflects a development-driven operating model characterized by significant investing outflows, reliance on financing inflows, and variability in operating cash flow.

Cash flow from operating activities totaled \$5.1 million in 2022, declined to \$(0.6) million in 2023, and rebounded to \$6.9 million in 2024. This trend generally mirrors operating performance, with weaker results in 2023 followed by a recovery in 2024. Despite this improvement, operating cash flow remains modest relative to the scale of LINC’s asset base and development activity, reflecting the constraints of regulated rental income and ongoing reinvestment in properties.

Investing activities represent the largest and most consistent use of cash, with outflows of \$(84.7) million in 2022, \$(59.0) million in 2023, and \$(70.2) million in 2024. These outflows are primarily related to real estate development, capital expenditures, and advances to affiliated projects. The sustained level of investing activity highlights LINC’s active development pipeline and continued investment in expanding and maintaining its affordable housing portfolio.

Financing activities are the primary source of cash inflows, totaling \$72.1 million in 2022, \$63.5 million in 2023, and \$68.5 million in 2024. These inflows are driven by a combination of debt financing, partnership contributions, and capital transactions such as tax credit monetization. The consistent reliance on financing inflows to offset investing outflows is a defining characteristic of LINC’s operating model and is typical for affordable housing developers.

Net changes in cash were \$(7.5) million in 2022, followed by increases of \$4.0 million in 2023 and \$5.2 million in 2024. These fluctuations reflect the timing of development expenditures relative to financing inflows, as well as variability in operating performance.

Overall, LINC’s cash flow profile demonstrates LINC’s dependence on financing sources to sustain growth, which is consistent with the affordable housing sector. The improvement in operating cash flow in 2024, combined with continued access to capital, supports near-term stability; however, long-term sustainability remains closely tied to LINC’s ability to secure funding, manage its development pipeline, and maintain stable property-level performance.

STRENGTHS, WEAKNESSES & MITIGATING FACTORS

Strengths

LINC demonstrates several key financial and operational strengths that support its overall financial position and ability to execute its mission as an affordable housing developer. Rental income represents the largest and most consistent source of revenue, comprising approximately 47% to 62% of total revenue across the audited period. This stable and recurring revenue base provides a reliable foundation for ongoing operations and helps mitigate volatility associated with development-related and grant-based income.

LINC has also demonstrated meaningful growth in net assets, increasing from \$130.7 million in 2022 to \$199.3 million in 2024. This growth reflects cumulative positive financial performance and capital contributions, enhancing financial flexibility and strengthening the organization's capacity to support future development activities.

Liquidity improved materially over the period, with the current ratio increasing from 0.49x in 2022 to 1.36x in 2024 and the acid ratio improving to 1.10x. This improvement was driven in part by a significant reduction in current liabilities, which declined from \$92.0 million to \$32.6 million, indicating reduced near-term financial pressure and a transition toward more stabilized operations.

LINC benefits from access to a diverse range of capital sources, including grants, tax credit equity, partnership contributions, and debt financing. This diversified funding structure supports ongoing development activity and enables the organization to finance large-scale affordable housing projects. Consistent financing inflows, ranging from approximately \$63 million to \$72 million annually, further demonstrate sustained access to capital markets and funding partners.

In addition, significant and ongoing investing activity reflects an active development pipeline and LINC's capacity to scale operations and expand its housing portfolio over time, positioning the organization for continued growth and impact within the affordable housing sector.

Weaknesses and Mitigating Factors

LINC operates with a highly leveraged capital structure, with total liabilities comprising a significant portion of total assets over the audited period. Although leverage has improved, the organization remains dependent on long-term debt financing. This exposure is partially mitigated by the fact that the majority of debt is project-level and non-recourse, which limits recourse to the parent entity and aligns obligations with long-term real estate assets that provide stable cash flow.

LINC also relies heavily on external funding sources, including grants, tax credit equity, and partnership contributions, to support development activity. Cash flow analysis indicates that internally generated cash is insufficient to fund investing activity,

necessitating ongoing financing inflows. While this reliance introduces exposure to capital market conditions and funding availability, it is consistent with industry practice, and LINC has demonstrated a consistent ability to access financing and attract equity partners.

Operating performance has shown variability, including a significant operating loss in 2023 followed by a recovery in 2024. Revenue streams such as grants, developer fees, and other income are episodic and dependent on project timing and external funding cycles. This variability is partially mitigated by stable rental income, which provides a recurring revenue base, as well as by LINC's ability to generate positive overall changes in net assets across all periods.

In addition, LINC's asset base is heavily concentrated in long-term real estate assets, which comprise the vast majority of total assets. This concentration limits liquidity and reduces the ability to convert assets to cash in the near term. However, this is inherent to the organization's mission-driven business model, and these assets generate predictable income streams supported by long-term financing structures.

Operating cash flow, while generally positive, remains modest relative to the scale of development and capital investment activity. As a result, LINC depends on continued access to external financing to fund growth and ongoing projects. This dynamic is typical for development-focused affordable housing organizations and has been effectively managed through sustained relationships with funding partners and capital providers.

Conclusion

LINC's financial profile reflects a stable and growing affordable housing platform supported by a substantial base of real estate assets, consistent rental income, and continued access to external capital. Over the audited period, LINC demonstrated overall balance sheet growth, increased net assets, and improved liquidity, while operating within a capital structure typical of the affordable housing sector.

Financial performance was variable, with a significant operating loss in 2023 followed by a strong recovery in 2024. These fluctuations were primarily driven by the timing of grant revenue, developer fees, and capital-related transactions, rather than deterioration in core operations. Rental income remained stable throughout the period and continues to provide a reliable source of recurring revenue.

LINC's operating model is characterized by reliance on long-term financing, external funding sources, and capital markets activity. While this introduces some degree of variability and dependence on funding availability, these risks are mitigated by the non-

recourse nature of project-level debt, demonstrated access to capital, and continued growth in net assets.

Cash flow trends further support this profile, with consistent investing activity funded through financing inflows, reflecting an active development pipeline and ongoing portfolio expansion.

Overall, LINC appears financially stable, with improving balance sheet strength and sufficient access to capital to support ongoing operations and development activity. Continued stability will depend on maintaining consistent operating performance, effectively managing leverage, and sustaining access to funding sources necessary to execute its long-term affordable housing mission.

***Linc Housing Corporation and
Linc Housing Corporation and Subsidiaries
Parent Entity Balance Sheet, Liquidity and Net Worth Analysis***

While the audited financial statements are presented on a consolidated basis, the December 31, 2025 internal balance sheet provides insight into LINC's sponsor-level liquidity and net worth at the parent entity level. As of December 31, 2025, LINC reported approximately \$165.8 million in total assets, \$40.5 million in total liabilities, and approximately \$125.2 million in total net assets.

Current assets totaled approximately \$109.1 million and include \$8.7 million in cash and cash equivalents and approximately \$11.5 million in restricted cash, along with significant balances in receivables and loans to affiliated properties. These balances include approximately \$20.9 million in fees receivable and \$59.9 million in loans and advances to properties. While a substantial portion of current assets consists of receivables and other non-cash items, these amounts are generally tied to development activity and affiliated projects and are expected to convert over time. LINC also maintains a meaningful level of unrestricted cash to support near-term operating needs.

Under applicable sponsor financial capacity requirements, eligible nonprofit sponsors must demonstrate a minimum of \$1 million in net worth and \$500 thousand in liquidity. Based on the December 31, 2025 internal balance sheet, LINC exceeds both thresholds by a substantial margin, with approximately \$125.2 million in net worth and \$8.7 million in unrestricted cash. Additional liquidity is available through restricted cash balances and other near-term assets, further supporting overall financial capacity.

Overall, the parent entity reflects strong sponsor-level financial capacity, with substantial net worth and adequate liquidity to support ongoing operations and development activity. While the parent-level financials are not directly comparable to consolidated results due to differences in reporting scope, they provide additional support for LINC's ability to meet sponsor requirements and continue executing its affordable housing development pipeline.

Linc Housing Corporation

Balance Sheet

	Audited Consolidated 12/31/2022	% of Assets	Audited Consolidated 12/31/2023	% of Assets	Audited Consolidated 12/31/2024	% of Assets	Unaudited Unconsolidated 12/31/2025	% of Assets
Current Assets								
Cash & cash equivalents	\$ 34,629,982	5%	\$ 34,587,657	5%	\$ 35,940,937	5%	\$ 8,654,979	5%
Restricted cash	\$ 3,365,480	0%	\$ 4,433,401	1%	\$ 3,251,897	0%	\$ 11,457,371	7%
Loans and advances to projects	\$ 1,055,047	0%	\$ 298,877	0%	\$ 95,695	0%	\$ 59,913,233	36%
Partnership fees receivable	\$ 1,688,033	0%	\$ 1,300,129	0%	\$ 602,107	0%	\$ -	0%
Tenant and other receivables	\$ 2,936,664	0%	\$ 4,333,391	1%	\$ 3,854,688	0%	\$ -	0%
Developer fee receivable	\$ -	0%	\$ -	0%	\$ -	0%	\$ 8,207,474	5%
Fees receivable	\$ -	0%	\$ -	0%	\$ -	0%	\$ 20,868,177	13%
Notes receivable	\$ -	0%	\$ 858,759	0%	\$ -	0%	\$ -	0%
Prepaid expenses and other current assets	\$ 975,062	0%	\$ 700,792	0%	\$ 692,009	0%	\$ -	0%
Total Current Assets	\$ 44,650,268	6%	\$ 46,513,006	6%	\$ 44,437,333	6%	\$ 109,101,234	66%
Long-Term Assets								
Deferred costs	\$ 880,974	0%	\$ 1,082,878	0%	\$ 1,205,335	0%	\$ -	0%
Restricted cash	\$ 19,537,728	3%	\$ 22,502,957	3%	\$ 23,442,385	3%	\$ -	0%
Loans and advances to projects	\$ 90,776	0%	\$ 33,931	0%	\$ 33,921	0%	\$ 27,217,383	16%
Partnership fees receivable	\$ 735,659	0%	\$ 803,517	0%	\$ 1,988,386	0%	\$ -	0%
Operating lease right-of-use asset	\$ 8,081,264	1%	\$ 7,908,113	1%	\$ 7,731,096	1%	\$ -	0%
interest rate swaps, at fair value	\$ 5,497,950	1%	\$ 4,051,934	1%	\$ 4,737,639	1%	\$ -	0%
Notes receivable	\$ 2,622,252	0%	\$ 8,234,586	1%	\$ 12,087,867	2%	\$ -	0%
Interest receivable	\$ 149,768	0%	\$ 149,314	0%	\$ 158,416	0%	\$ 4,812,298	3%
Investments	\$ 10,393,560	1%	\$ 11,967,361	2%	\$ 12,243,697	2%	\$ 24,616,250	15%
Total Long-Term Assets	\$ 47,989,931	7%	\$ 56,734,591	8%	\$ 63,628,742	8%	\$ 56,645,931	34%
Fixed Assets								
Land	\$ 66,266,448	9%	\$ 68,848,613	9%	\$ 68,764,556	9%	\$ -	0%
Buildings and improvements	\$ 607,944,965	85%	\$ 689,416,635	92%	\$ 639,353,869	82%	\$ -	0%
Development in progress	\$ 73,521,236	10%	\$ 19,584,149	3%	\$ 68,765,113	9%	\$ -	0%
Land improvements	\$ 30,880,121	4%	\$ 34,674,629	5%	\$ 29,536,197	4%	\$ -	0%
Less: Accumulated depreciation	\$ (185,958,378)	-26%	\$ (201,839,969)	-27%	\$ (172,890,372)	-22%	\$ (133,105)	0%
Furnishings & Equipment	\$ 27,148,903	4%	\$ 32,823,000	4%	\$ 34,482,174	4%	\$ 170,782	0%
Total Fixed Assets	\$ 619,803,295	87%	\$ 643,507,057	86%	\$ 668,011,537	86%	\$ 37,677	0%
TOTAL ASSETS	\$ 712,443,494	100%	\$ 746,754,654	100%	\$ 776,077,612	100%	\$ 165,784,842	100%
LIABILITIES								
Current Liabilities								
Accounts payable and accrued expenses	\$ 7,233,779	1%	\$ 6,511,735	1%	\$ 6,798,837	1%	\$ 2,413,513	1%
Accrued construction costs	\$ 19,811,312	3%	\$ 9,352,631	1%	\$ 18,468,381	2%	\$ -	0%
Due to affiliates	\$ 1,148,536	0%	\$ 2,135,906	0%	\$ 276,957	0%	\$ -	0%
Current portion of accrued interest payable	\$ 574,151	0%	\$ 510,428	0%	\$ 415,299	0%	\$ -	0%
Deferred revenue	\$ 5,931,728	1%	\$ 5,576,586	1%	\$ 2,305,865	0%	\$ 974,194	1%
Notes payable	\$ 57,347,377	8%	\$ 33,144,460	4%	\$ 4,309,126	1%	\$ 1,838,169	1%
Total Current Liabilities	\$ 92,046,883	13%	\$ 57,231,746	8%	\$ 32,574,465	4%	\$ 5,225,876	3%
Long-Term Liabilities								
Accrued interest	\$ 55,924,497	8%	\$ 62,726,760	8%	\$ 53,954,616	7%	\$ -	0%
Notes payable	\$ 424,753,615	60%	\$ 452,809,165	61%	\$ 474,385,920	61%	\$ 25,434,000	15%
lease liabilities	\$ 9,001,266	1%	\$ 8,862,115	1%	\$ 8,826,713	1%	\$ -	0%
Deferred revenue	\$ -	0%	\$ 15,602,478	2%	\$ 7,038,151	1%	\$ 9,879,210	6%
Total Long-Term Liabilities	\$ 489,679,378	69%	\$ 540,000,518	72%	\$ 544,205,400	70%	\$ 35,313,210	21%
TOTAL LIABILITIES	\$ 581,726,261	82%	\$ 597,232,264	80%	\$ 576,779,865	74%	\$ 40,539,086	24%
Net Assets								
Controlling interest	\$ 11,174,430	2%	\$ 15,683,178	2%	\$ 29,327,883	4%	\$ -	0%
Board designated-LBCF Fund	\$ 350,000	0%	\$ 350,000	0%	\$ 601,509	0%	\$ -	0%
With donor restrictions	\$ 79,157	0%	\$ 1,500,000	0%	\$ 5,925,000	1%	\$ -	0%
Noncontrolling interest	\$ 119,113,646	17%	\$ 131,989,212	18%	\$ 163,443,355	21%	\$ 125,245,758	76%
NET ASSETS	\$ 130,717,233	18%	\$ 149,522,390	20%	\$ 199,297,747	26%	\$ 125,245,758	76%
TOTAL LIABILITIES & NET ASSETS	\$ 712,443,494	100%	\$ 746,754,654	100%	\$ 776,077,612	100%	\$ 165,784,844	100%
Ratios								
Current Ratio		0.49		0.81		1.36		20.88
Acid Ratio		0.38		0.60		1.10		1.66
Days Cash		207		163		199		166
Debt to Net Worth		4.45		3.99		2.89		0.32

Linc Housing Corporation

Statement Of Activities

	Audited Consolidated 12/31/2022	% of Revenues	Audited Consolidated 12/31/2023	% of Revenues	Audited Consolidated 12/31/2024	% of Revenues	Unaudited Unconsolidated 12/31/2025	% of Revenues
Rental Income	\$ 44,927,035	54%	\$ 51,490,930	76%	\$ 47,588,850	47%	\$ -	
Donation and Grant revenue	\$ -	0%	\$ -	0%	\$ -	0%	\$ 7,555,604	25%
Partnership management fees	\$ 233,985	0%	\$ 206,548	0%	\$ 567,729	1%	\$ -	0%
Developer fees	\$ 4,209,386	5%	\$ 1,922,651	3%	\$ 3,500,859	3%	\$ 15,729,429	51%
Misc	\$ 1,152,410	1%	\$ 1,187,397	2%	\$ 3,710,071	4%	\$ 7,444,271	24%
Asset management fee income	\$ 151,982	0%	\$ 88,259	0%	\$ 249,317	0%	\$ -	0%
Supportive services income	\$ 1,995,143	2%	\$ 3,116,628	5%	\$ 3,684,247	4%	\$ -	0%
Interest income	\$ 334,339	0%	\$ 584,421	1%	\$ 984,712	1%	\$ -	0%
Event income	\$ 113,947	0%	\$ 102,236	0%	\$ 445,110	0%	\$ -	0%
Grant revenue	\$ 23,840,283	29%	\$ 8,222,196	12%	\$ 18,098,928	18%	\$ -	0%
Equity in earnings	\$ (18,673)	0%	\$ (44,011)	0%	\$ (311,680)	0%	\$ -	0%
Net gain on interest rate caps and swaps	\$ 6,568,383	8%	\$ 680,965	1%	\$ 1,397,569	1%	\$ -	0%
Sale of certified state credits	\$ -	0%	\$ -	0%	\$ 13,513,213	13%	\$ -	0%
Contributions	\$ -	0%	\$ -	0%	\$ 6,829,527	7%	\$ -	0%
TOTAL REVENUES	\$ 83,508,220	100%	\$ 67,558,220	100%	\$ 100,258,452	100%	\$ 30,729,304	100%
Expenses								
Salaries	\$ 15,589,747	19%	\$ 18,670,646	28%	\$ 18,517,228	18%	\$ 15,589,476	51%
Payroll taxes and benefits	\$ 1,395,283	2%	\$ 1,840,421	3%	\$ 2,142,868	2%	\$ -	0%
Advertising	\$ 559,540	1%	\$ 439,710	1%	\$ 147,843	0%	\$ -	0%
General and Administrative	\$ 10,474,859	13%	\$ 14,121,591	21%	\$ 11,436,826	11%	\$ 2,814,711	9%
Bad debt expense	\$ 841,253	1%	\$ 1,092,629	2%	\$ 947,410	1%	\$ -	0%
Real Estate taxes and insurance	\$ 2,773,103	3%	\$ 3,362,714	5%	\$ 2,727,281	3%	\$ -	0%
Professional fees	\$ 1,934,110	2%	\$ 2,329,418	3%	\$ 2,316,754	2%	\$ -	0%
Loss on impairment of long-lived assets	\$ 2,373,680	3%	\$ 3,948,442	6%	\$ -	0%	\$ -	0%
Utilities	\$ 4,893,067	6%	\$ 5,857,450	9%	\$ 4,727,742	5%	\$ -	0%
Interest	\$ 14,611,710	17%	\$ 18,914,851	28%	\$ 14,998,916	15%	\$ -	0%
Property management fees	\$ 2,783,559	3%	\$ 3,071,948	5%	\$ 2,490,056	2%	\$ -	0%
Misc	\$ 1,197,977	1%	\$ 1,803,268	3%	\$ 1,463,553	1%	\$ 648,894	2%
Depreciation and amortization	\$ 17,863,515	21%	\$ 20,451,922	30%	\$ 18,767,770	19%	\$ -	0%
Office Rent	\$ 1,732,728	2%	\$ 1,819,875	3%	\$ 4,131,578	4%	\$ -	0%
Total Expenses	\$ 79,024,131	95%	\$ 97,724,885	145%	\$ 84,815,825	85%	\$ 19,053,081	62%
CHANGE IN NET ASSETS	\$ 4,484,089	5%	\$ (30,166,665)	-45%	\$ 15,442,627	15%	\$ 11,676,223	38%
Realized and unrealized gain (loss) on investments	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%
Income from investment in partnerships	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%
Total Change in Net Assets	\$ 4,484,089		\$ (30,166,665)		\$ 15,442,627		\$ 11,676,223	
Temporarily Restricted Income								
Distributions and syndication costs	\$ (476,062)	-1%	\$ (623,189)	-1%	\$ (518,311)	-1%	\$ -	0%
Deconsolidation of limited partnerships	\$ -	0%	\$ -	0%	\$ 11,252,078	11%	\$ -	0%
Non-controlling interest	\$ 15,242,261	18%	\$ 49,595,011	73%	\$ 23,598,963	24%	\$ -	0%
TOTAL RESTRICTED INCOME	\$ 14,766,199	18%	\$ 48,971,822	72%	\$ 34,332,730	34%	\$ -	0%
CHANGE IN NET ASSETS	\$ 19,250,288	23%	\$ 18,805,157	28%	\$ 49,775,357	50%	\$ 11,676,223	38%
Net Assets, beginning of year	\$ 111,466,945		\$ 130,717,233		\$ 149,522,390		\$ 199,297,747	
Net Assets, end of year	\$ 130,717,233		\$ 149,522,390		\$ 199,297,747		\$ 210,973,970	
Ratios								
Profit Margin	23%		28%		50%		38%	
Growth in Total Revenue	-		-19%		48%		-69%	
Growth in Total Expenses	-		24%		-13%		-78%	

Linc Housing Corporation

Cash Flow Statement

	Audited Consolidated 12/31/2022	Audited Consolidated 12/31/2023	Audited Consolidated 12/31/2024	Unaudited Unconsolidated 12/31/2025
Operating Activities				
Change in net assets	\$ 4,484,089	\$ (30,166,665)	\$ 15,442,627	\$ -
TCAC grant amortization	\$ (165,866)	\$ (165,864)	\$ (165,864)	\$ -
Depreciation and amortization	\$ 18,015,000	\$ 20,451,922	\$ 18,767,770	\$ -
Gain on sale on investments	\$ (211,959)	\$ -	\$ -	\$ -
Equity in losses (earnings) from partnerships	\$ 18,673	\$ 44,011	\$ 311,680	\$ -
Unrealized gain on interest rate caps and swaps	\$ (6,840,924)	\$ 1,446,016	\$ (685,705)	\$ -
Grants used for fixed assets	\$ (20,892,173)	\$ (2,009,325)	\$ (16,633,892)	\$ -
Amortization of debt issuance costs	\$ 613,738	\$ 493,760	\$ 478,225	\$ -
Impairment loss on fixed assets	\$ 2,373,680	\$ -	\$ -	\$ -
Partnership fees receivable	\$ (1,698,738)	\$ 320,046	\$ 565,238	\$ -
Tenant and other receivables	\$ (1,576,060)	\$ (1,396,273)	\$ (327,108)	\$ -
Operating lease right-of-use asset	\$ 169,370	\$ 173,151	\$ 177,017	\$ -
Due to affiliates	\$ 492,068	\$ 987,370	\$ (1,431,034)	\$ -
Prepaid expenses and other current assets	\$ (134,752)	\$ 274,270	\$ (313,553)	\$ -
Operating lease liability	\$ (37,586)	\$ (139,151)	\$ (35,402)	\$ -
Loss on early debt	\$ -	\$ 3,948,442	\$ (337,288)	\$ -
Provision for credit loss	\$ -	\$ 696,723	\$ 208,394	\$ -
Allowance for doubtful accounts	\$ -	\$ -	\$ 627,254	\$ -
Accounts payable and accrued expenses	\$ 2,728,677	\$ (722,044)	\$ 1,748,865	\$ -
Accrued interest payable	\$ 4,000,936	\$ 5,531,827	\$ 5,088,246	\$ -
Deferred revenue	\$ 3,808,806	\$ (355,142)	\$ (16,591,184)	\$ -
Net cash provided by (used in) operating activities	\$ 5,146,979	\$ (586,926)	\$ 6,894,286	\$ -
Investing Activities				
Investment in property and equipment	\$ (82,976,389)	\$ (54,646,283)	\$ (83,843,410)	\$ -
Proceeds from investments	\$ 89,476	\$ 34,577	\$ -	\$ -
Proceeds from sale of investments	\$ 661,959	\$ -	\$ -	\$ -
Advances to projects	\$ (909,874)	\$ (15,858)	\$ 203,192	\$ -
Proceeds from advances to projects	\$ 54,102	\$ 828,873	\$ -	\$ -
Disbursements of notes receivable	\$ (1,618,252)	\$ (8,786,068)	\$ (3,202,916)	\$ -
Proceeds from notes receivable	\$ -	\$ 1,618,252	\$ -	\$ -
Proceeds from grants used	\$ -	\$ 2,009,325	\$ 16,633,892	\$ -
Net cash used in investing activities	\$ (84,698,978)	\$ (58,957,182)	\$ (70,209,242)	\$ -
Financing Activities:				
Expenditures for debt issuance costs	\$ (583,456)	\$ (2,201,092)	\$ (2,669,478)	\$ -
Proceeds from grants used for fixed assets	\$ 20,892,173	\$ -	\$ -	\$ -
Payments of notes payable	\$ (34,639,693)	\$ (114,328,938)	\$ (37,572,014)	\$ -
Contributions	\$ 15,242,261	\$ 49,595,011	\$ 23,598,963	\$ -
Refund of debt discount, issuance costs	\$ -	\$ -	\$ 412,288	\$ -
Distributions	\$ (473,562)	\$ (401,641)	\$ (518,311)	\$ -
Notes payable prepayment penalties	\$ -	\$ (3,113,317)	\$ -	\$ -
Proceeds from notes payable	\$ 71,662,553	\$ 118,603,980	\$ 80,600,947	\$ -
Proceeds from sale of certificate state credits	\$ -	\$ 15,602,478	\$ 4,948,886	\$ -
Syndication costs paid	\$ (2,500)	\$ (221,548)	\$ (251,509)	\$ -
Net cash provided by financing activities	\$ 72,097,776	\$ 63,534,933	\$ 68,549,772	\$ -
Net increase (decrease) in cash	\$ (7,454,223)	\$ 3,990,825	\$ 5,234,816	\$ -
Cash, beginning of year	\$ 64,987,413	\$ 57,533,190	\$ 57,400,403	\$ -
Cash, end of year	\$ 57,533,190	\$ 61,524,015	\$ 62,635,219	\$ -
Supplemental disclosure of cash flow information:				
Cash paid for interest, net of amount capitalized	\$ 9,997,036	\$ 12,864,242	\$ 9,351,657	\$ -
Supplemental disclosure of non-cash investing and financing activities:				
Recognition of right-of-use asset	\$ 9,997,036	\$ -	\$ -	\$ -
Recognition of right-of-use liability	\$ 8,250,634	\$ -	\$ -	\$ -
Assumed controlling interest	\$ (6,108,307)	\$ 179,933	\$ -	\$ -
Net cash, cash equivalents and restricted cash	\$ -	\$ -	\$ 4,132,612	\$ -
Cash, cash equivalents, and restricted cash:				
Cash and cash equivalents	\$ 34,629,982	\$ 34,587,657	\$ 35,940,937	\$ 8,654,979
Restricted reserves and deposits	\$ 22,903,208	\$ 26,936,358	\$ 26,694,282	\$ 11,457,371
	\$ 57,533,190	\$ 61,524,015	\$ 62,635,219	\$ 20,112,350