

ATTACHMENTS FORM

Instructions: On this form, you will attach the various files that make up your grant application. Please consult with the appropriate Agency Guidelines for more information about each needed file. Please remember that any files you attach must be in the document format and named as specified in the Guidelines.

Important: Please attach your files in the proper sequence. See the appropriate Agency Guidelines for details.

1) Please attach Attachment 1	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
2) Please attach Attachment 2	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
3) Please attach Attachment 3	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
4) Please attach Attachment 4	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
5) Please attach Attachment 5	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
6) Please attach Attachment 6	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
7) Please attach Attachment 7	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
8) Please attach Attachment 8	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
9) Please attach Attachment 9	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
10) Please attach Attachment 10	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
11) Please attach Attachment 11	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
12) Please attach Attachment 12	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
13) Please attach Attachment 13	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
14) Please attach Attachment 14	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
15) Please attach Attachment 15	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment

America's Affordable Communities
Initiative

U.S. Department of Housing
and Urban Development

OMB approval no. 2510-0013
(exp. 03/31/2010)

* Organization Name:

City of Lake Elsinore

Questionnaire for HUD's Initiative on Removal of Regulatory Barriers

Part A. Local Jurisdictions. Counties Exercising Land Use and Building Regulatory Authority and Other Applicants Applying for Projects Located in such Jurisdictions or Counties [Collectively, Jurisdiction]

	1	2
1. Does your jurisdiction's comprehensive plan (or in the case of a tribe or TDHE, a local Indian Housing Plan) include a "housing element"? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a "housing element," please enter no. If no, skip to question # 4.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
2. If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
3. Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped "as of right" in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, "as-of-right," as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration.). If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
4. Does your jurisdiction's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

<p>5. If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria? If no, skip to question #7. Alternatively, if your jurisdiction does not have impact fees, you may enter yes.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>6. If yes to question #5, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>7. If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>8. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: "Smart Codes in Your Community: A Guide to Building Rehabilitation Codes" (www.huduser.org/publications/destech/smartcodes.html)</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>9. Does your jurisdiction use a recent version (i.e. published within the last 5 years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification? In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted or, alternatively, has the tribe or TDHE adopted a building code that is substantially equivalent to one or more of the recognized model building codes?</p> <p>Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>10. Does your jurisdiction's zoning ordinance or land use regulations permit manufactured (HUD-Code) housing "as of right" in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes

<p>11. Within the past five years, has a jurisdiction official (i.e., chief executive, mayor, county chairman, city manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>12. Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction's "HUD Consolidated Plan?" If yes, attach a brief list of these major regulatory reforms.</p> <p><i>(If you have attachments that are electronic files please scroll to bottom of page 5 and attach. For information that is not in an electronic format use the eFax method. See the General Section Instructions for eFaxing.)</i></p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>13. Within the past five years has your jurisdiction modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>14. Does your jurisdiction give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, "as of right" means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>15. Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>16. Does your jurisdiction provide for expedited or "fast track" permitting and approvals for all affordable housing projects in your community?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>17. Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>18. Does your jurisdiction allow "accessory apartments" either as: a) a special exception or conditional use in all single-family residential zones or, b) "as of right" in a majority of residential districts otherwise zoned for single-family housing?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>19. Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>20. Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?</p>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<p>Total Points:</p>	<p>8</p>	<p>12</p>

**Part B. State Agencies and Departments or Other Applicants for Projects Located in
Unincorporated Areas or Areas Otherwise Not Covered in Part A**

	1	2
1. Does your state, either in its planning and zoning enabling legislation or in any other legislation, require localities regulating development have a comprehensive plan with a "housing element?" If no, skip to question # 4	<input type="checkbox"/> No	<input type="checkbox"/> Yes
2. Does your state require that a local jurisdiction's comprehensive plan estimate current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate, and middle income families, for at least the next five years?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
3. Does your state's zoning enabling legislation require that a local jurisdiction's zoning ordinance have a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped in these categories, that can permit the building of affordable housing that addresses the needs identified in the comprehensive plan?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
4. Does your state have an agency or office that includes a specific mission to determine whether local governments have policies or procedures that are raising costs or otherwise discouraging affordable housing?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
5. Does your state have a legal or administrative requirement that local governments undertake periodic self-evaluation of regulations and processes to assess their impact upon housing affordability address these barriers to affordability?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
6. Does your state have a technical assistance or education program for local jurisdictions that includes assisting them in identifying regulatory barriers and in recommending strategies to local governments for their removal?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
7. Does your state have specific enabling legislation for local impact fees? If no skip to question #9.	<input type="checkbox"/> No	<input type="checkbox"/> Yes
8. If yes to the question #7, does the state statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus) and a method for fee calculation?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
9. Does your state provide significant financial assistance to local governments for housing, community development and/or transportation that includes funding prioritization or linking funding on the basis of local regulatory barrier removal activities?	<input type="checkbox"/> No	<input type="checkbox"/> Yes

<p>10. Does your state have a mandatory state-wide building code that a) does not permit local technical amendments and b) uses a recent version (i.e. published within the last five years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification?</p> <p>Alternatively, if the state has made significant technical amendment to the model code, can the state supply supporting data that the amendments do not negatively impact affordability?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>11. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: "Smart Codes in Your Community: A Guide to Building Rehabilitation Codes" (www.huduser.org/publications/detech/smartcodes.html)</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>12. Within the past five years has your state made any changes to its own processes or requirements to streamline or consolidate the state's own approval processes involving permits for water or wastewater, environmental review, or other State-administered permits or programs involving housing development? If yes, briefly list these changes.</p> <p><i>(If you have attachments that are electronic files please scroll to bottom of this page and attach. For information that is not in an electronic format use the eFax method. See the General Section Instructions for eFaxing.)</i></p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>13. Within the past five years, has your state (i.e., Governor, legislature, planning department) directly or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or panels to review state or local rules, regulations, development standards, and processes to assess their impact on the supply of affordable housing?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>14. Within the past five years, has the state initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the states' "Consolidated Plan submitted to HUD?" If yes, briefly list these major regulatory reforms.</p> <p><i>(If you have attachments that are electronic files please scroll to bottom of this page and attach. For information that is not in an electronic format use the eFax method. See the General Section Instructions for eFaxing.)</i></p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>15. Has the state undertaken any other actions regarding local jurisdiction's regulation of housing development including permitting, land use, building or subdivision regulations, or other related administrative procedures? If yes, briefly list these actions.</p> <p><i>(If you have attachments that are electronic files please scroll to bottom of this page and attach. For information that is not in an electronic format use the eFax method. See the General Section Instructions for eFaxing.)</i></p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>Total Points:</p>	<p>8</p>	

Additional Information:

Add Attachment

Delete Attachment

View Attachment

Save Form to Print

Facsimile Transmittal

U. S. Department of Housing and Urban Development
Office of Department Grants Management and Oversight

OMB Approval No. 2525-0118 exp. Date (5/30/2008)

1217529301-4391

Name of Document Transmitting: HUD HOPE VI Main Street Grant Application

1. Applicant Information:

Legal Name: City of Lake Elsinore
Address:
Street1: 130 S. Main Street
Street2:
City: Lake Elsinore
County: Riverside County
State: CA: California
Zip Code: 92530 Country: USA: UNITED STATES

2. Catalog of Federal Domestic Assistance Number:

Organizational DUNS: CFDA No.: 14.878
Title: Affordable Housing Development in Main Street Rejuvenation Projects
Program Component:

3. Facsimile Contact Information:

Department: Redevelopment Agency
Division:

4. Name and telephone number of person to be contacted on matters involving this facsimile.

Prefix: Mr. First Name: Steven
Middle Name: S.
Last Name: McCarty
Suffix:
Phone Number: 951-674-3124, ext. 314
Fax Number: 951-674-2392

5. Email: smccarty@lake-elsinore.org

6. What is your Transmittal? (Check one box per fax)

a. Certification b. Document c. Match/Leverage Letter d. Other

7. How many pages (including cover) are being faxed? 1

Application for Federal Assistance SF-424

Version 02

* 1. Type of Submission:

- Preapplication
- Application
- Changed/Corrected Application

* 2. Type of Application:

- New
- Continuation
- Revision

* If Revision, select appropriate letter(s):

* Other (Specify)

* 3. Date Received:

08/14/2008

4. Applicant Identifier:

5a. Federal Entity Identifier:

* 5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Lake Elsinore

* b. Employer/Taxpayer Identification Number (EIN/TIN):

95-6000707

* c. Organizational DUNS:

d. Address:

* Street1:

130 S. Main Street

Street2:

* City:

Lake Elsinore

County:

Riverside County

* State:

CA: California

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

92530

e. Organizational Unit:

Department Name:

Redevelopment Agency

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Steven

Middle Name:

* Last Name:

McCarty

Suffix:

Title:

Redevelopment Project Manager

Organizational Affiliation:

* Telephone Number:

951-674-3124 x314

Fax Number:

951-674-2392

* Email:

smccarty@lake-elsinore.org

Application for Federal Assistance SF-424

Version 02

9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

*** 10. Name of Federal Agency:**

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.878

CFDA Title:

Affordable Housing Development in Main Street Rejuvenation Projects

*** 12. Funding Opportunity Number:**

FR-5212-N-01

*** Title:**

HOPE VI Main Street Grants

13. Competition Identification Number:

MSTREET-01

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Cities: Lake Elsinore and surrounding region (e.g. Canyon Lake, Murrieta, Temecula)
County: Riverside
State: California

*** 15. Descriptive Title of Applicant's Project:**

Pottery Court Main Street Are Affordable Housing Development (see attached map for project location)

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:

* a. Applicant CA-049

* b. Program/Project CA-049

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date: 02/10/2010

* b. End Date: 02/08/2011

18. Estimated Funding (\$):

* a. Federal	1,000,000.00
* b. Applicant	[REDACTED]
* c. State	0.00
* d. Local	440,000.00
* e. Other	[REDACTED]
* f. Program Income	0.00
* g. TOTAL	[REDACTED]

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- a. This application was made available to the State under the Executive Order 12372 Process for review on 08/14/2008
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)

Yes No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: Robert
Middle Name: A.
* Last Name: Brady
Suffix:

* Title: City Manager

* Telephone Number: 951-674-3124 Fax Number: 951-674-2392

* Email: bbrady@lake-elsinore.org

* Signature of Authorized Representative: Steven McCarty * Date Signed: 08/14/2008

Application for Federal Assistance SF-424

Version 02

*** Applicant Federal Debt Delinquency Explanation**

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.

[Empty text input area for Applicant Federal Debt Delinquency Explanation]

[Close Form](#)

Other Attachment File(s)

* Mandatory Other Attachment Filename:

[Add Mandatory Other Attachment](#)

[Delete Mandatory Other Attachment](#)

[View Mandatory Other Attachment](#)

To add more "Other Attachment" attachments, please use the attachment buttons below.

[Add Optional Other Attachment](#)

[Delete Optional Other Attachment](#)

[View Optional Other Attachment](#)

Project Narrative File(s)

* Mandatory Project Narrative File Filename:

[Add Mandatory Project Narrative File](#) [Delete Mandatory Project Narrative File](#) [View Mandatory Project Narrative File](#)

To add more Project Narrative File attachments, please use the attachment buttons below.

[Add Optional Project Narrative File](#) [Delete Optional Project Narrative File](#) [View Optional Project Narrative File](#)

**Applicant/Recipient
Disclosure/Update Report**

U.S. Department of Housing
and Urban Development

OMB Approval No. 2510-0011
(exp. 08/31/2009)

Applicant/Recipient Information

* Duns Number:

[REDACTED]

* Report Type:

INITIAL

1. Applicant/Recipient Name, Address, and Phone (include area code):

* Applicant Name:

City of Lake Elsinore

* Street1:

130 S. Main Street

Street2:

* City:

Lake Elsinore

* County:

Riverside County

* State:

CA: California

* Zip Code:

92530

* Country:

USA: UNITED STATES

* Phone:

951-674-3124 x314

2. Social Security Number or Employer ID Number:

95-6000707

* 3. HUD Program Name:

Affordable Housing Development in Main Street Rejuvenation Projects

* 4. Amount of HUD Assistance Requested/Received: \$

1,000,000.00

5. State the name and location (street address, City and State) of the project or activity:

* Project Name:

Pottery Court

* Street1:

Pottery Street / Riley Street / Langstaff Street

Street2:

* City:

Lake Elsinore

* County:

Riverside

* State:

CA: California

* Zip Code:

92530

* Country:

USA: UNITED STATES

Part I Threshold Determinations

* 1. Are you applying for assistance for a specific project or activity? These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. (For further information see 24 CFR Sec. 4.3).

Yes

No

* 2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD), involving the project or activity in this application, in excess of \$200,000 during this fiscal year (Oct. 1-Sep. 30)? For further information, see 24 CFR Sec. 4.9.

Yes

No

If you answered "No" to either question 1 or 2, **Stop!** You do not need to complete the remainder of this form.

However, you must sign the certification at the end of the report.

Form HUD-2880 (3/99)

Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

Department/State/Local Agency Name:

* Government Agency Name:

City of Lake Elsinore Redevelopment Agency

Government Agency Address:

* Street1: 130 S. Main Street

Street2:

* City: Lake Elsinore

County: Riverside

* State: CA: California

* Zip Code: 92530

* Country: USA: UNITED STATES

* Type of Assistance: Loan

* Amount Requested/Provided: \$ 2,551,075.00

* Expected Uses of the Funds:

Site Acquisition

Department/State/Local Agency Name:

* Government Agency Name:

County of Riverside Economic Development Agency

Government Agency Address:

* Street1: 1325 Spruce Street, Suite 400

Street2:

* City: Riverside

County: Riverside

* State: CA: California

* Zip Code: 92507

* Country: USA: UNITED STATES

* Type of Assistance: Loan

* Amount Requested/Provided: \$ 440,000.00

* Expected Uses of the Funds:

Infrastructure

(Note: Use Additional pages if necessary.)

Add Attachment

Delete Attachment

View Attachment

Part III Interested Parties. You must decide.

1. All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and
2. Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

* Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)	* Social Security No. or Employee ID No.	* Type of Participation in Project/Activity	* Financial Interest in Project/Activity (\$ and %)	
BRIDGE Housing Corporation	942827909	Developer	\$ 300,000.00	30.00%
			\$	%
			\$	%
			\$	%
			\$	%

(Note: Use Additional pages if necessary.)

Certification

Warning: If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosures of information, including intentional non-disclosure, is subject to civil money penalty not to exceed \$10,000 for each violation.
I certify that this information is true and complete.

* Signature:

Steven McCarty

* Date: (mm/dd/yyyy)

08/14/2008

Narrative Exhibit Title Page

- A. Narrative Exhibit Section C: Rating Factor 1- Capacity**
- B. City of Lake Elsinore**
- C. LakeElsinoreCANarrativeSectionC.doc**

Rating Factor 1 – Capacity

Team Experience

The Redevelopment Agency (RDA) and BRIDGE Housing Corporation (BRIDGE) have formed a public/private partnership to develop high quality affordable housing in the City of Lake Elsinore (City).

Pottery Court is the first endeavor between the RDA and BRIDGE. For this project, BRIDGE will serve as the developer and manager of the affordable housing units and the City will serve as the regulatory agency. BRIDGE has selected KTG Y Group, Inc. as the Project Architect responsible for the overall site and building design.

BRIDGE Housing Corporation

BRIDGE Housing Corporation is the leading nonprofit developer and manager of affordable homes in California. BRIDGE specializes in the development of family and senior affordable apartments, rental and ownership homes, and an array of revitalization, transit-oriented, urban infill, and mixed use/mixed-income developments. Since its inception in 1983, BRIDGE has participated in the development of over 13,000 homes serving over 35,000 Californians (a comprehensive list of BRIDGE developments has been provided at the end of this Section).

In 1987 BRIDGE formed BRIDGE Property Management Company, a financially independent but affiliated nonprofit tax-exempt management company to ensure that the award-winning quality of its developments would be maintained over time. Revenues from the company, in excess of costs, are devoted to aid residents, to provide supportive social services, and to support low and moderate income development activities. BRIDGE Property Management Company currently manages or asset manages more than sixty developments with over 7,200 rental and condominium units.

Between 2004 and 2007 BRIDGE completed thirteen tax-credit developments, totaling over 1,850 units. These recently completed developments are a mix of new construction and acquisition/rehab projects which take advantage of traditional or modern architecture. Financing structures for these developments have typically consisted of Low Income Housing Tax Credits, local and state agency funds, tax exempt bonds, and conventional loans. However, two of these recent projects did involve HUD HOPE VI Revitalization Grants, as detailed below.

North Beach Place – San Francisco, CA ***341 units/4.55 acres***

In 1998, the San Francisco Housing Authority initiated an effort to redevelop the 229-unit North Beach public housing complex into a mixed-use, mixed-income development. BRIDGE was selected as the Housing Authority's development partner and delivered a product which transformed the North Beach community.

North Beach Place is now revitalizing a community that for decades stood as a highly visible symbol of troubled public housing. The new development brings a major new source of high quality affordable housing and resident services to one of San Francisco's most important centers of tourism (North Beach and Fisherman's Wharf). The project provides 341 affordable family and senior apartments, along with tree-studded courtyards, children's play areas, a childcare center, a teen center, a community room, and retail businesses at street level. On the west block, there is a four-story senior building that houses a childcare center, which is designed to foster intergenerational activity. Additionally, the development is providing economic growth and neighborhood services. North Beach Place's retail space has attracted

retailers such as Trader Joe's grocery store, Tower Tours and a souvenir store. Several North Beach Place residents are employed by these retailers.

North Beach Place is a success story in many ways. First, it had to overcome the size and complexity of the multiple layers of financing. The initial funding commitment that made this project possible was a \$23.2 million HUD HOPE VI Revitalization and Demolition Grant secured by the San Francisco Housing Authority ("SFHA"). This initial commitment leveraged a significant amount of additional public and private financing to reach its \$108-million development cost. In this process, the project had one of the largest tax credit allocations in U.S. history, approximately \$55 million in federal and state tax credits. North Beach Place was the result of many years of planning, community involvement, creative financing, City support and steadfast partnerships.

Mandela Gateway – Oakland, CA
168 units/4.55 acres

In October 2001, BRIDGE was selected by the Oakland Housing Authority to lead a second HOPE VI neighborhood revitalization effort at Westwood Gardens in West Oakland. The resulting project, Mandela Gateway, integrates transit village design principles and capitalizes on the benefits of having a Bay Area Rapid Transit (BART) station across the street from the site. A mix of 168 rental apartments and 14 for-sale townhomes and 20,000 square feet of commercial space in two blocks, Mandela Gateway is serving as a catalyst for further investment in the community. BRIDGE worked closely with the Oakland Housing Authority's Resident Services personnel, resident leaders, and neighbors of the property, to develop consensus on a design and development program. BRIDGE actively involved the existing residents and stakeholders from the community in the early design charrettes.

Mandela Gateway overcame extraordinary challenges during the pre-development phase. These difficulties were compounded by the strict timetable established by the project's affordable housing financing requirements. To remain on schedule, BRIDGE and its partner, the Oakland Housing Authority ("OHA"), had to proceed forward with development plans without resolution on several important issues. One of the early challenges was the acquisition of two additional properties. BRIDGE's involvement in the acquisition process resulted in escrow closings within six months, and more importantly, realized the project's overall timeframe (seventeen months from developer selection to start of construction). Mandela Gateway's rental component (168 units, \$42.0M total development cost) recently completed construction one month ahead of the Placed in Service deadline and approximately \$500,000 below budget.

KTGY Group, Inc.

KTGY Group, Inc. (KTGY) was founded in 1991 and specializes in planning and architectural services for residential communities, retail developments, and related specialty projects throughout the United States.

BRIDGE and KTGY have a long-standing relationship that has led to the successful completion of eight affordable housing communities in California. KTGY is highly experienced in designing affordable residential communities and is familiar with unique design requirements of various lenders and regulatory agencies. Moreover, KTGY is familiar with the needs of residents and creates living environments that are conducive to the overall success of these individuals and families. A list of KTGY's affordable housing communities is included at the end of this Section.

Key Personnel Knowledge

The project team will consist of key personnel from the City of Lake Elsinore, BRIDGE Housing Corporation, and KTG Group, Inc. Individual team member biographies are provided below.

[REDACTED] City Manager

City of Lake Elsinore

Mr. [REDACTED] has worked for the City of Lake Elsinore for the past 10 years and has served as the City Manager since January of 2005. Mr. [REDACTED] has had the opportunity and privilege to work closely with community groups, local businesses, elected officials and residents in guiding the vision, growth, and development of Lake Elsinore. Mr. [REDACTED] holds an undergraduate degree in Urban Planning and a Masters degree in Business Administration.

[REDACTED] Director of Administrative Services

City of Lake Elsinore

Mr. [REDACTED] has several roles within the City of Lake Elsinore. As the Director of Administrative Services, Mr. [REDACTED] manages and directs the operations and services of the Department and administers the city-wide operating budget, Capital Improvement Plan, and long-range financial plan. He also serves as the Treasurer of the Redevelopment Agency and supervises RDA staff and overall activity of the Redevelopment Agency. Mr. [REDACTED] has played a vital role in the revitalization efforts in Downtown Lake Elsinore. He served as the Project Manager for the City of Lake Elsinore Civic Center and Historic Downtown Revitalization project. He also worked with RDA staff to successfully compete for a \$2,600,000 grant from the U.S. Economic Development Administration for the first technology based business incubator in the entire Inland Empire. Mr. [REDACTED] past experience includes working as the Assistant Finance Director for the City of Costa Mesa, Accounting Administrator for the City of Pasadena, and Supervisor Accountant/Auditor for Conrad & Associates, LLP. Mr. [REDACTED] holds a Bachelor of Arts in Business Economics from the University of California, Santa Barbara.

[REDACTED] Redevelopment Project Manager

City of Lake Elsinore

As the Redevelopment Agency's first and only full-time staff member, Mr. [REDACTED] is responsible for managing approximately 17 square miles of redevelopment project areas with an annual budget of nearly \$20 million. During his two year tenure with the City, Mr. [REDACTED] has created an economic development and redevelopment strategy, developed a needs and feasibility analysis for the proposed Civic Center development, created a successful application and presentation for a \$2,600,000 grant from the U.S. Economic Development Administration, and managed the City's 800-unit inclusionary housing backlog. Mr. [REDACTED] also works as an associate faculty member for Mount San Jacinto College where he teaches courses on American Government and Politics. Mr. [REDACTED] holds a Bachelor of Arts in Political Science from the University of California, Berkeley, a Masters in Public Policy and Management from the University of Southern California, and a Master of Advanced Study in Criminology, Law, and Society from the University of California, Irvine.

[REDACTED] President

BRIDGE Housing Corporation

Ms. [REDACTED] is responsible for the overall direction of BRIDGE, including real estate development, property and asset management, and corporate administration, as well as its major affiliates such as BUILD, an investment advisor to CalPERS under the California Urban Real Estate Program, and BASS, a licensed life care provider. She joined BRIDGE as Vice President in 1987. Prior to BRIDGE, she was the Executive Director of Eden Housing, Inc., where she developed affordable homes and formed a property management subsidiary. Ms.

██████████ has also worked for the cities of Santa Barbara, Richmond and Philadelphia. She is a licensed real estate broker and holds a B.A. from Ohio Wesleyan and a Master of City Planning from U.C. Berkeley. Ms. ██████████ serves as Vice Chair of the National Housing Partnership Network and is a Director of the California Housing Consortium and the Center for Creative Land Recycling. In June 2005, the State Senate appointed Ms. ██████████ to the California Housing Finance Agency Board of Directors. She is also a member of the Advisory Board for the Bay Area Council, sits on the advisory committees of several banks, and is active in the Urban Land Institute. Ms. ██████████ co-chaired California's successful Proposition 1C campaign in 2006 that garnered approval for a \$2.85 billion bond for affordable housing and urban infill development.

A sampling of relevant projects Ms. ██████████ has been involved with includes Acorn Town Center and Courtyards, North Beach Place, Marin City USA, and Strobridge Court.

██████████ Executive Vice President
BRIDGE Housing Corporation

Ms. ██████████ oversees real estate development and project finance activities for the company. In her 17 years at BRIDGE, Ms. ██████████ has managed or overseen a wide range of developments throughout the State, including mixed income, mixed use and transit oriented development, resulting in the production of more than 8,500 new homes. Ms. ██████████ is a registered architect, with an A.B. Architecture degree from the University of California, Berkeley, and a Masters in Business Administration from Stanford University. She currently serves on the Board of Directors of SPUR, the Northern California Community Loan Fund and the California Organized Investment Network. She is also the Planning Commissioner for Santa Clara County and a member of the Urban Land Institute.

A sampling of relevant projects Ms. ██████████ has been involved with includes Redwood Shores, North Beach Place, Mandela Gateway, and Chestnut Linden Court.

██████████ Vice President
BRIDGE Housing Corporation

Mr. ██████████ joined BRIDGE in 1994. Prior to joining BRIDGE, Mr. ██████████ worked as a land planner and urban designer primarily responsible for the design elements of residential and mixed-use communities. Since joining BRIDGE, Mr. ██████████ has completed the development of over 1,500 units of affordable and market-rate housing in San Jose, Irvine, Carlsbad, San Marcos and San Diego. Mr. ██████████ manages the BRIDGE San Diego office and is currently overseeing the development of over 500 units of market rate and affordable housing. Mr. ██████████ holds a Bachelor of Science in Design from Arizona State University and a Masters of City Planning from the University of California Berkeley.

Mr. ██████████ has managed the development of the following BRIDGE communities: Ohlone Court, Santa Alicia, Terra Cotta, Poinsettia Station, Torrey Del Mar, Windrow, and Laguna Canyon.

██████████ Project Manager
BRIDGE Housing Corporation

Ms. ██████████ joined the BRIDGE San Diego office in 2004 and manages BRIDGE's development efforts in Northern San Diego County, Orange County, and the Inland Empire. Ms. ██████████ work has produced over 400 affordable housing units in San Diego and Orange Counties. Prior to moving to San Diego and joining BRIDGE, Ms. ██████████ worked in the Acquisitions Department for Boston Capital. There she syndicated Tax Credit projects in New York and the south east, including Florida, Louisiana, Georgia, Texas and Virginia. She holds a Bachelor of Science and

Engineering from Stanford University and a Masters of Engineering Science from the University of Western Australia.

Ms. [REDACTED] has managed the development of the following BRIDGE communities: Woodbury Walk, Sage Canyon, and Copper Creek.

**[REDACTED] Principal
KTYG Group, Inc.**

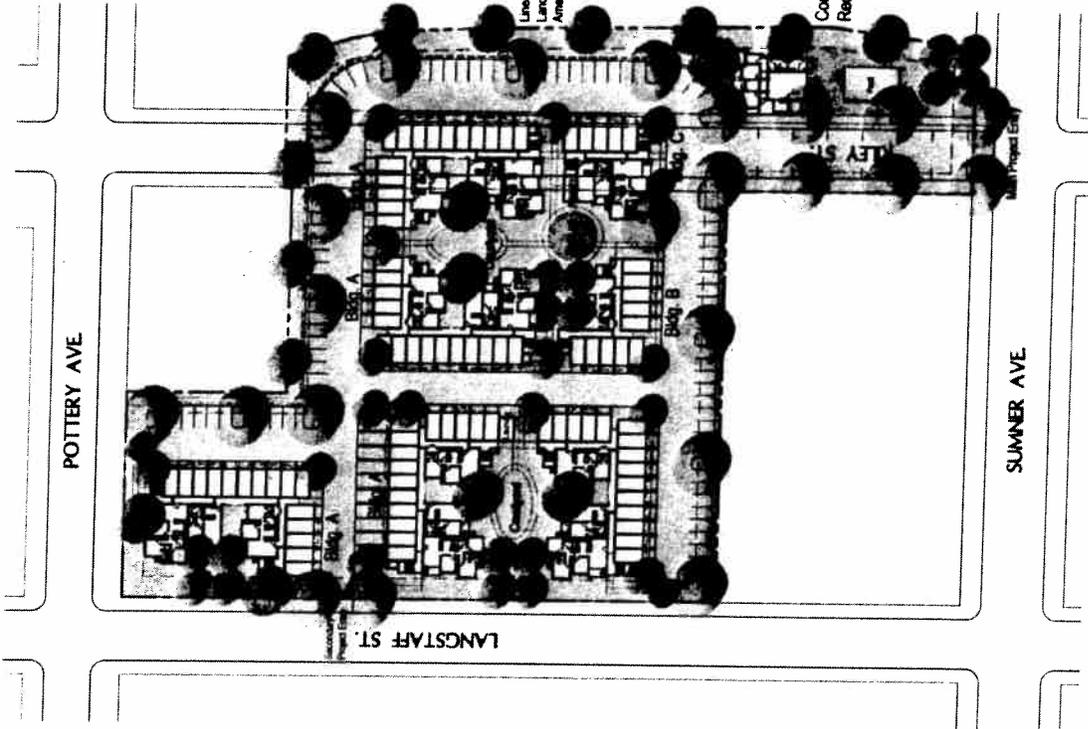
Having accumulated over 20 years of experience in the industry, [REDACTED] has been a Principal at KTYG since 2003. His leadership and knowledge has helped his team to design award winning projects that have gained local and national recognition. He is adamant about ensuring that each project has clear direction and communication between all parties including consultants, clients and relevant jurisdictions. By bringing vision and a story to each project, Mr. [REDACTED] lays out a clear road through the many phases of development. He is also responsible for the design integrity from conceptual planning and schematic architecture to construction details on various multifamily and mixed-use projects throughout California.

A sampling of BRIDGE projects Mr. [REDACTED] has been involved with includes Ohlone Court, Woodbury Walk, and Terra Cotta.

**[REDACTED] Project Designer
KTYG Group, Inc.**

As a project manager at the KTYG Group, Inc., [REDACTED] has a wide variety of experiences working on various projects throughout California. Mr. [REDACTED] primary focus is the design of multi-family, mixed-use, and urban infill housing developments. He has experience working on affordable housing, market-rate apartments and condominiums, townhomes, and commercial buildings.

A sampling of relevant affordable housing projects Mr. [REDACTED] has been involved with includes Diamond Aisle Special Needs Housing, Woodbury Walk, and Tribeca Flats.

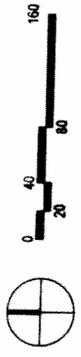


Project Summary
Affordable Family Apartments

- +/- 3.80 acres
 - 90 - Total Units (+/- 23.7 du/ac)
 - 1-Bedroom Units (688 sf) = 18 (20 %)
 - 2-Bedroom Units (854 sf - 868 sf) = 30 (33%)
 - 3-Bedroom Units (1062 sf - 1070 sf) = 42 (47 %)
 - +/- 200 - Total Parking Stalls (+/- 2.22 sp./unit)
 - Private Garages = 90
 - Open Stalls = 86
 - Driveway / Tandem = 10
 - Parallel Stalls = 14
- (199 sp. required per Zoning Ordinance)

Building Summary

- Bldg. A
 - 15 Units / 15 Garages
 - 3-Stories
- Bldg. B
 - 7 Units / 10 Garages
 - 3-Stories
- Bldg. C
 - 8 Units / 5 Garages
 - 3-Stories

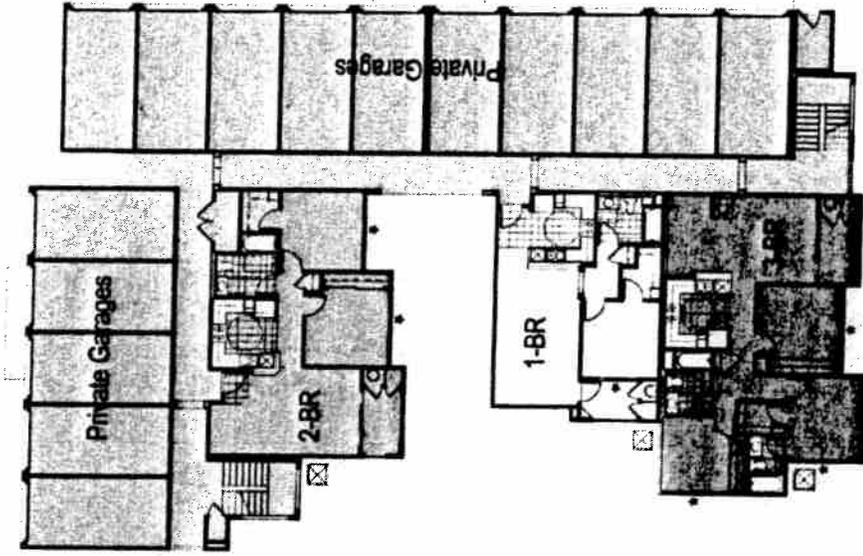
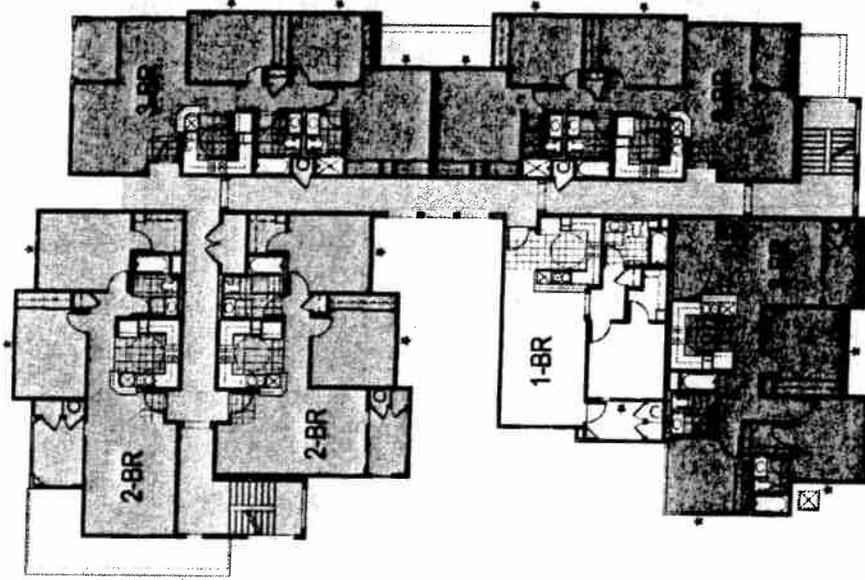
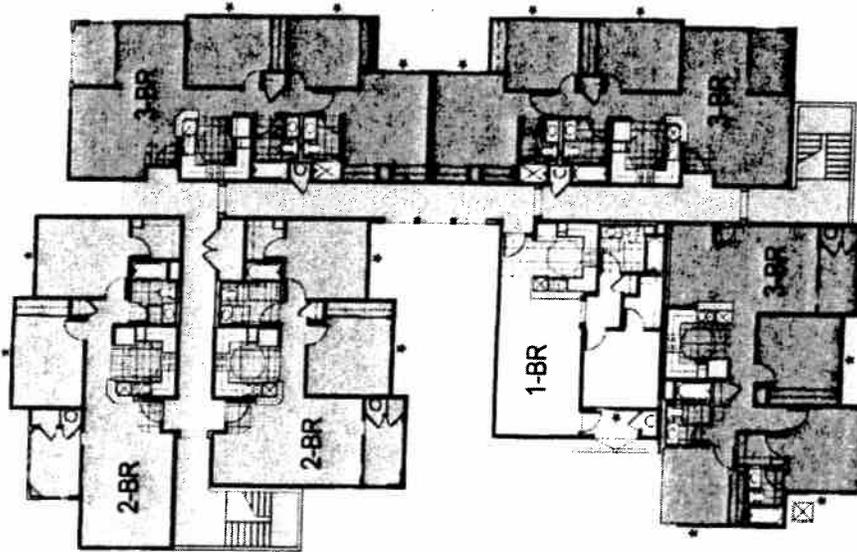


CONCEPTUAL SITE PLAN

POTTERY COURT AFFORDABLE FAMILY APTS.
 LAKE ELSINORE, CALIFORNIA

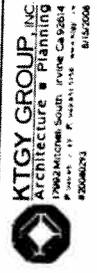
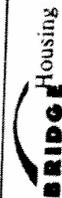


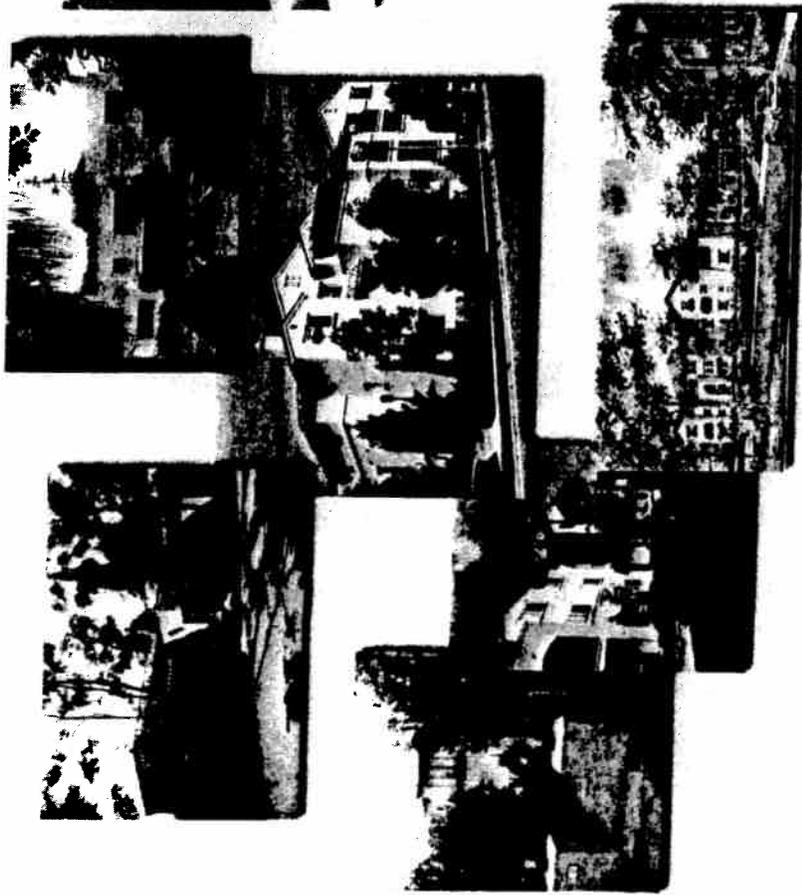
KTGY GROUP, INC.
 ARCHITECTURE & PLANNING
 17000 WILSON AVENUE, SUITE 100
 LAKE ELSINORE, CA 92531
 PHONE: 951.761.1111 FAX: 951.761.1112
 WWW.KTGY.COM



CONCEPTUAL BUILDING PLANS

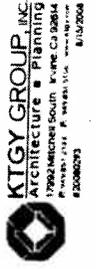
POTTERY COURT AFFORDABLE FAMILY APTS.
LAKE ELSINORE, CALIFORNIA





CONCEPTUAL IMAGERY

POTTERY COURT AFFORDABLE FAMILY APTS.
LAKE ELSINORE, CALIFORNIA



HOPE VI Budget

Part I: Summary

U. S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0208
(pending)

Public Reporting Burden for this collection of information is estimated to average 3 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is necessary to provide details on the funds requested by Housing Authorities. The form displays the amount requested, broken down by budget line item, with each use explained on Part II. The requested information will be reviewed by HUD to determine if the amount requested is

reasonable and whether the required percentages of capital and supportive services funds are met. Responses to the collection are required by the appropriation under which the HOPE VI grant was funded. The information collected does not lead itself to confidentiality. HUD may not conduct or sponsor, and a person is not required to respond to collection of information unless it displays a currently valid OMB control number.

Line No.	Summary by Budget Line Item	Revised Overall HOPE VI Budget for All Project Phases	Previous Authorized Amount of Funds in LOCCS	Changes Requested in this Revision	HUD-Approved Total Authorized Amount of Funds in LOCCS
1	1408 Management Improvements/Community and Supportive Services				
2	141C Administration				
3	143C Fees and Costs	\$ 1,000,000.00			
4	144C Site Acquisition				
5	1450 Site Improvement				
6	1460 Dwelling Structures				
7	1465 Dwelling Equipment-Non-expendable				
8	1470 Non-dwelling Structures				
9	1475 Non-dwelling Equipment				
10	1485 Demolition				
11	1495 Relocation Costs				
12	Total Funds Authorization (Sum Of Lines 1-11)	\$ 1,000,000.00			
13	U2000 Funds held in Reserve				
14	Amount of HOPE VI Grant (Sum Of Lines 1-13)	\$ 1,000,000.00			

PHA Name: City of Lake Elsinore
 Devel. Name: Pottery Court
 HOPE VI Grant Number: _____
 Budget Revision Number: _____

Signature of Executive Director

Signature of Authorized HUD Official

X  Date 8/14/08

Date _____

HUD Certification: In approving this budget and providing assistance to a specific housing development(s), I hereby certify that the assistance will not be more than is necessary to make the assisted activity feasible after taking into account assistance from other government sources (24 CFR 17.50)

Narrative Exhibit Title Page

- A. Narrative Exhibit Section B: Executive Summary**
- B. City of Lake Elsinore**
- C. LakeElsinoreCANarrativeSectionB.doc**

Executive Summary

The City of Lake Elsinore (City) is one of twenty-four cities in Riverside County, California. The City is centrally located along the burgeoning Interstate 15 corridor, just sixty miles from the major metropolitan areas of Los Angeles, San Diego, and Orange Counties. Over the last twenty years, an influx of residential, commercial, and industrial development has caused the City's population to skyrocket from 18,285 to 48,857 residents (1990 Census Population and 2007 Estimated Census Population).

The City's rapid growth has also left a significant need for affordable housing. The City has set a goal to create 930 affordable housing units by the year 2010. In order to realize this goal, the City's Redevelopment Agency (RDA) issued a Request for Qualifications from experienced affordable housing developers to partner with the RDA for the construction of these units. After an extensive selection process, the RDA named BRIDGE Housing Corporation (BRIDGE) as its affordable housing development partner in March 2008. The RDA and BRIDGE are working collaboratively to select potential development sites which take into account the diverse needs of local residents, businesses, city government, the RDA, and BRIDGE. In this public/private partnership, BRIDGE will ultimately serve as the developer and manager of the affordable housing sites and the City will serve as the regulatory agency.

Pottery Court is the first endeavor between the RDA and BRIDGE. This project is located within the Historic Downtown Overlay District, on the east side of Langstaff Street, between Pottery Street and Sumner Avenue. The project will consist of 90 affordable rental units (no homeownership units are proposed), made available to families and individuals earning very low and low-incomes. Pottery Court will include seven tuck-under buildings (Type V construction) assembled throughout a series of courtyards. At the heart of the development will be a recreation area featuring a community building and swimming pool.

Pottery Court is located on a 3.8-acre site within the Historic Downtown Elsinore overlay area, just two blocks west of Downtown Main Street. Downtown Main Street is characterized by one- and two-story commercial storefront buildings, dating back to the 1920s. The redevelopment of Main Street has long since been a priority of for the City. After witnessing high vacancy rates and serious crime problems in the 1980s, the RDA stepped in to create a safer and more vibrant Downtown Main Street. The Main Street redevelopment effort included the addition of landscaping, streets, sidewalks, curbs and gutters, street trees, brick planters, public parking lots, period lighting and sidewalk bollards and sign posts. The RDA also sponsored small business loans for beautification and renovation of store fronts.

While significant efforts have been made to preserve and restore Downtown Main Street, revitalization of surrounding neighborhoods has come at a slower pace. Areas immediately adjacent to Main Street have witnessed little or no new development over time. Neighborhoods are a patchwork of aging homes and vacant parcels. While these surrounding neighborhoods lie within the Historic Downtown Elsinore overlay area, they are disconnected from the vibrancy and rejuvenation of Main Street.

Pottery Court plays a vital role in restoring and preserving the Downtown community fabric and overall Main Street Area. Pottery Court unifies these disjointed, unused parcels and brings activity to this area of Downtown. Pottery Court also brings a strong residential base into Downtown which will support and invigorate the local economy.

The City of Lake Elsinore is requesting a HUD HOPE VI Main Street Grant award of \$1,000,000 for the development of Pottery Court. Other funding sources for this development will include loans from the City of Lake Elsinore, County of Riverside, private lenders, and tax credit equity.

Attachment Section T - Affirmatively Furthering Fair Housing

As an entitlement community receiving HUD funds, Riverside County has adopted a Consolidated Plan which includes a Fair Housing Impediments Study. As part of the Fair Housing Impediments Study, specific recommendations have been made to overcome the impediments to fair housing in Riverside County. These recommendations address unequal treatment in the sale and rental of housing, discrimination in housing accessibility, discrimination in rates of housing loan approvals, potential impediments created through housing elements, shortfalls in data collection, discrimination based on disabilities, and reluctance to rent to Section 8 recipients.

As one of fourteen cities participating in Riverside County's entitlement programs, the City of Lake Elsinore fully complies with the Consolidated Plan and recommendations of the Fair Housing Impediments Study and is committed to affirmatively furthering fair housing.

BRIDGE Green Building

The Green Building Committee (GBC) has compiled the following list of standard, recommended, and wish list green and sustainable building measures for rental projects. GBC members are ready and willing to provide more information about the measures and review your project. Summaries of GBC research into measures can be found at P:\Groups\Development\Grant\Green Building\proposal matrix 09_04_03.xls.

STANDARDS: To be implemented at new BRIDGE projects.

General Construction

- Vent range hoods to exterior (on TCAC basis increase list).
- Non-arsenic dependent alternatives to traditional pressure treated wood used in exterior decks, stairs, etc.
- Composite lumber/plastic lumber (i.e. Trex) for non-structural uses (balconies, decks).
- Recycled-content resilient play area surfaces instead of wood chips/fiber. Poured surface recommended over tiles.
- Radiant heat barrier (attached to roofing OSB) on sloped roofs in hot climates.
- In hot climates, flat roofs should be light colored.
- Units individually metered for electricity (and gas where gas is supplied to units). Allows residents to control their own apartment climate, utility costs, and energy savings.
- Low-e coating on windows and glass doors in non-coastal climates. (LEED point if Solar Heat Gain < 0.4, and U-value < 0.4) South and west facing windows and doors prioritized. Typical measure to meet Title 24, TCAC, and Comfort Homes Rebate Program requirements. Cost is \$200 per unit at most.
- On-site bike parking at family projects, in a secured location when possible. Design to be determined by project layout. LEED point if at least 15 bike spaces per 100 units.
- Insulate podium where residences are above.

Common Areas

- Occupancy sensors/timers for lights: storage rooms--motion sensor, cmtly room bathrooms--timer, trash--motion sensor, laundry--motion sensor, and maintenance rooms--motion sensor. Also consider putting corridor lights on a separate circuit with photocell.
- Recycling bins on all floors (near trash chute) and/or in all trash rooms/enclosures.
- Front loading washing machines. Web Laundry supplies front loading machines standard to BRIDGE. Laundry rooms should be built wide enough for front loaders. Machines purchased for units can be top loading if budget is tight (but encourage front loading). When hookups only are provided, encourage front loading through literature, etc.
- Fluorescent lights in common areas. Typical measure to meet Title 24, TCAC, and Comfort Homes Rebate Program requirements.
- LED exit signs.

Units

- Energy Star appliances (or maximum efficiency models if no Energy Star rating).
- Fluorescent lights (with replacement bulbs provided by management if necessary). Kitchen/Bath: electronic ballast with T-8 lamp. Corridors/closets: PL 13 lamps with warm light (3000-3500K). In senior properties, fluorescent fixtures installed in unit hallways only if replacement bulbs are cost effective for resident.
- Single-switch fan-light in bathroom.
- Low-flow faucets and showerheads (1.5 gallons per minute or less).

BRIDGE Green Building

ENCOURAGED: Non-standard measures that are encouraged by the GBC.

- Fly Ash Concrete for sidewalks and outdoor flatwork. Consider for foundations and footings.
- Engineered wood used for I-beams, trusses, glulams, TJI's for 2x12's, possibly for 2x10's.
- OSB used in place of plywood.
- Densglas exterior sheathing. (May remove, pending input from Crellan / B Moffett)
- Energy star rated roofs. TCAC basis boost item. Specified for Grand Oak
- Increased insulation.
- Greener Insulation - recycled content, non-formaldehyde batts.
- Humidistat fans / timer for fan in bathrooms. TCAC basis increase list includes humidistat.
- Low or no VOC paints for "white" and light colors. No-VOC not recommended for bold colors. TCAC requires no VOC paint in combination with low VOC carpeting for extra green point.
- Linoleum, marmoleum, or other green substitutes for vinyl flooring in common areas.
- Spaces for Car Share cars when appropriate at development.
- Construction waste recycling program. 50% minimum diversion for LEED credit, more credit for 75%. Many jurisdictions have programs, some now require.
- Photovoltaic solar panels to provide house electricity. Installed at Chestnut-Linden, awaiting analysis of energy savings. Feasibility study underway for Jennings and Grand Oak. TCAC basis increase allowed.

WISH LIST: Not yet tested at a BRIDGE project or not feasible for every project.

- | | Status |
|---|-----------------------|
| • Recycled/green carpets. Alternative carpet used at Mabuhay. Limited choices. | Tested. |
| • Low-VOC carpet pad/adhesives. (> 25 g/L) | |
| • Light gauge steel framing in lieu of wood frame | |
| • FSC certified wood (framing lumber, casework, site lumber). Has not been reliably available as of yet but gaining acceptance. | |
| • Alternatives to particle board in cabinetry, countertops. Wheatboard, DuraCane, and others are renewable resources. Also look for lower or no formaldehyde. | Test project desired. |
| • Hydronic Heat System Hydronic baseboard chosen for Armstrong THs. Hydronic Fan Coil for Mission Bay | |
| • Resident gardens Danville and Cinnabar have. Planned for Armstrong THs. | |
| • Permeable paving for parking areas. May be more appropriate for homeownership. | Test project desired. |

Narrative Exhibit Title Page

- A. Narrative Exhibit Section D: Rating Factor 3 – Readiness and Appropriateness of the Main Street Affordable Housing Project**
- B. City of Lake Elsinore**
- C. LakeElsinoreCANarrativeSectionD.doc**

Rating Factor 3 - Readiness & Appropriateness of the Main Street Housing Project

Background

The redevelopment and preservation of the Historic Downtown District is a top priority for the City of Lake Elsinore. Downtown Main Street lies at the center of the City and has been the focal point of the City since its incorporation in 1888. The City has invested a significant amount of resources into preserving the historic qualities of this area, including the creation of the Historic Elsinore Architectural Design Standards document in 1993 and the Main Street beautification effort. The City has deepened this focus by initiating a Downtown Master Plan which will strengthen the revitalization of Downtown Lake Elsinore as the premier civic, commercial, and cultural destination for the City and surrounding area.

The Downtown Master Plan involves an extensive planning, outreach, and marketing effort. The Downtown Master Plan, when completed, will be an ancillary document to the City's General Plan. The City of Lake Elsinore is currently soliciting Request for Proposals from qualified consulting firms to assist in the development of the Downtown Master Plan. Prior to the adoption of the Downtown Master Plan, community meetings and public hearings will be held to inform the general public of the upcoming plan. As a public document, the Downtown Master Plan will be widely available to the general public and financiers interested in the rejuvenation efforts of Lake Elsinore.

Site Control

Pottery Court is located on a 3.8-acre site within the Historic Downtown Elsinore overlay area, just two blocks west of Downtown Main Street. The development site is a land assembly consisting of twenty parcels, a public alleyway, and a public street.

The City of Lake Elsinore currently owns five of the twenty parcels, as exhibited in the Deeds of Trust (attached). The Riverside County Flood Control Agency owns three of the twenty parcels, and communications have begun regarding the use of these parcels for the purposes of developing affordable housing units. The County-owned parcels comprise 0.19 acres and will be used for parking and landscaping associated with Pottery Court. The remaining twelve parcels are currently owned by private land owners and will be conveyed to the City of Lake Elsinore upon completion of HUD Environmental Review. Site control is in place for nine of the twelve privately-owned parcels, as exhibited in the signed Letters of Intent (attached). Verbal agreements have taken place for the remaining three parcels and site control is anticipated to occur shortly (Letter of Intent and Purchase and Sale Agreement is attached). The City will also initiate a partial street vacation for the section of Riley Street impacted by the proposed development and the alleyway between Riley Street and Sumner Street.

The table below exhibits existing ownership and site control of the associated parcels.

APN	Current Owner	Form of Site Control
374-071-003	[REDACTED]	Letter of Intent
374-071-004	[REDACTED]	Letter of Intent
374-071-005	[REDACTED]	Letter of Intent
374-071-006	[REDACTED]	Letter of Intent
374-071-007	[REDACTED]	Letter of Intent
374-071-010	[REDACTED]	<i>Future: Purchase and Sale Agreement</i>
374-071-011	[REDACTED]	Letter of Intent
374-071-011	Balgopal Investments, Inc.	<i>Future: Letter of Intent</i>
374-071-012	Balgopal Investments, Inc.	<i>Future: Letter of Intent</i>
374-071-013	[REDACTED]	Letter of Intent
374-071-014	[REDACTED]	Letter of Intent
374-071-026	[REDACTED]	Letter of Intent

374-071-027		Letter of Intent
374-072-018	Riverside County Flood Control	<i>Discussions Initiated</i>
374-072-020	Riverside County Flood Control	<i>Discussions Initiated</i>
374-072-022	Riverside County Flood Control	<i>Discussions Initiated</i>
374-072-028	City of Lake Elsinore	Deed of Trust
374-072-030	City of Lake Elsinore	Deed of Trust
374-072-032	City of Lake Elsinore	Deed of Trust
374-072-034	City of Lake Elsinore	Deed of Trust
374-072-036	City of Lake Elsinore	Deed of Trust

Zoning

As evidenced in the attached certification letter, the Pottery Court site is designated High Density Residential (R-3) under the City of Lake Elsinore Zoning Ordinance and General Plan. As such, the R-3 zone allows residential development of up to 24 units per acre.

Developer/Construction Agreement

In September 2007, the City of Lake Elsinore Redevelopment Agency issued a Request for Qualifications from experienced affordable housing developers to partner with the RDA for the construction of affordable housing units. This strategy provides the opportunity to form a public/private partnership to efficiently develop affordable housing by leveraging the resources of the RDA with the additional skills, funding sources, and economies of scale brought by working with an experienced housing developer.

The RDA received twelve RFQ submissions and assembled a committee to review and score the submissions in October 2007. The committee scored each submittal based on fifteen factors and invited the three highest scoring developers for interviews. Following the interviews, staff also conducted reference checks on each of the three development firms. Staff ultimately presented their recommendation to the Redevelopment Agency Board on March 25, 2008, with BRIDGE Housing Corporation as the recommended affordable housing development partner. The Board approved the recommendation by a vote of 5-0 and directed staff to proceed with the drafting of a letter of intent outlining the roles and responsibilities for BRIDGE Housing Corporation and the Redevelopment Agency in a public/private partnership to collaboratively work toward the fulfillment of Agency affordable housing units.

As of date, the RDA and BRIDGE are in negotiations to execute a Memorandum of Understanding (in lieu of a Letter of Intent) which sets forth the intent and understanding of both parties with respect to developing a comprehensive strategy for the development of affordable housing in the City. The draft Memorandum of Understanding has been reviewed by both BRIDGE and the RDA, and execution is anticipated to occur shortly.

Leverage

The City of Lake Elsinore and Redevelopment Agency have invested a significant amount of financial resources into the improvement of Downtown Lake Elsinore. The attached letter discusses funds and activities that have been committed to the Downtown rejuvenation effort.

Retention of Historic or Traditional Architecture

Pottery Court is located on a 3.8-acre site within the Historic Downtown Elsinore overlay area, just two blocks west of Downtown Main Street. Downtown Main Street is characterized by one- and two- story commercial storefront buildings, dating back to the 1920s. These buildings vary in architectural style from Folk Victorian to Eclectic Spanish, emphasizing the City's diverse history.

The redevelopment of Main Street has long since been a priority of for the City. After witnessing high vacancy rates and serious crime problems in the 1980s, the RDA stepped in to create a safer and more vibrant Downtown Main Street. The Main Street redevelopment effort included the addition of landscaping, streets, sidewalks, curbs and gutters, street trees, brick planters, public parking lots, period lighting and sidewalk bollards and sign posts. The RDA also sponsored small business loans for beautification and renovation of store fronts.

While significant efforts have been made to preserve and restore Main Street, revitalization of surrounding downtown neighborhoods has come at a slower pace. Areas immediately adjacent to Main Street have witnessed little or no new development over time. Neighborhoods are a patchwork of aging homes and vacant parcels. While these surrounding neighborhoods lie within the Historic Downtown Elsinore overlay area, they are disconnected from the vibrancy and rejuvenation of Main Street.

The Pottery Court development site is typical of these surrounding neighborhoods, consisting of predominantly vacant parcels and only two existing residential structures. The development team proposes to replace the existing structures on site and create a new community which looks to the historic roots of Lake Elsinore. The architecture of Pottery Court is inspired by an array of building types and features found in Downtown Lake Elsinore. The project's red tile roofs and stucco finish are influenced by Downtown landmarks such as City Hall and Guadalajara Restaurant. Pottery Court, as with all new developments in the Historic Downtown Elsinore overlay, will be designed to meet the Historic Elsinore Design Standards. This will ensure the retention of historic and traditional architecture in the project.

While Pottery Court does not involve restoration or preservation of any structures, the development plays a larger role in restoring and preserving the Downtown community fabric. Pottery Court unifies these disjointed, unused parcels and breathes life back into this area of Downtown. Pottery Court also brings a strong residential base into Downtown which will support and invigorate the local economy. Residents of Pottery Court will patronize local Downtown businesses such as Ibarra's Market and El Diego's Video. Pottery Court is an essential element to the overall revitalization of the Downtown Main Street Area.

Section 3 Plan

Please refer to the attached certification letter stating that the City of Lake Elsinore will make efforts to direct training, employment, contracting, and other economic opportunities to Section 3 residents and Section 3 business concerns.

As the project developer, BRIDGE Housing Corporation has extensive experience promoting economic opportunities to Section 3 residents and business concerns. BRIDGE strives to take positive steps toward diversity and to expand its subconsulting and subcontracting solicitation base by offering opportunities to all eligible persons or businesses. BRIDGE provides equal employment opportunities in all aspects of employment, without regard to race, color, sex, national origin, ancestry, citizenship, religion, sexual orientation, or marital status.

Methods to be employed by BRIDGE regarding advertising for subconsulting or subcontracting opportunities for the Pottery Court development will include:

- Contract with small businesses, disabled-owned businesses, female-owned businesses, firms owned by African-Americans, Native Americans, Asian-American, Filipinos, and Latinos, and local firms or enter into a joint venture with these firms.
- Advertise in general circulation trade associations and community print media to facilitate wide dissemination of contracting opportunities.
- Order CalTrans list of certified Disadvantage Business Enterprise (DBE), State Woman Business Enterprises (SWBE), State Minority Business Enterprises (SMBE) and Disabled Business Enterprise (DVBE).
- Use the services of available community organizations, professional associations, local, state and federal small business assistance offices, and other organizations in the recruitment of subcontractors. A list of community and business resources is included in the following pages.
- Provide sufficient early written notice of contracting opportunities to promote widespread effective participation.
- Break down contracts into economically feasible units to facilitate maximum business participation
- Negotiate in good faith with interested firms based solely on their qualifications, track record, and negotiated project costs.
- Make efforts to assist interested businesses in obtaining bonding, lines of credit, or insurance required by the developer or its contractors.

Energy Star – examples of any Energy Star activities that will be performed

BRIDGE has been an early-adopter of sustainable development techniques and has incorporated a wide variety of green building measures in its projects over the last six years. BRIDGE has adopted internal green building standards which are implemented in all of their developments. These standards focus on energy and water saving measures, including the provision of Energy Star appliances in all residential units. A copy of BRIDGE's green building standards is included at the end of this Section.

Lake Elsinore - Pottery Street Family Housing w/On-grade Parking

Assumptions	LIH	Property Tax Rate	0.00%
Annual Rental Income Increase	2.50%	Taxes Incr.	2.00%
Annual Misc. Income Increase	2.50%	Vacancy/Collection Loss	5.00%
Annual Expense Increase	3.50%	Replacement Reserve	350 (per unit Reserve Study Req'd)
Partnership Management Fee	\$25,000		(per unit supplemental)
Asset Management Fee	\$5,000	Operating Reserve	0.00% (of annual oper expense)

Description		1 2008	2 2009	3 2010	4 2011	5 2012
Affordable Rents		698,474	715,938	733,835	752,181	770,985
Misc. Income (Laundry)		8,640	8,858	9,077	9,304	9,537
Gross Potential Income		707,114	724,792	742,912	761,485	780,522
less Vacancy/Collection Loss		(34,924)	(35,797)	(36,892)	(37,809)	(38,549)
Effective Gross Income		672,191	688,995	706,220	723,876	741,973
less Operating Expenses		(405,000)	(419,175)	(433,848)	(449,031)	(464,747)
less Replacement Reserves	0.0%	(31,500)	(31,500)	(31,500)	(31,500)	(31,500)
less Interconnect Fees		-	-	-	-	-
Net Operating Income		235,691	238,320	240,874	243,345	245,726
HARD DEBT PAYMENTS						
1. TBD (Perm)		(204,780)	(204,780)	(204,780)	(204,780)	(204,780)
Debt Coverage Ratio		1.151	1.164	1.176	1.188	1.200
Debt Coverage Ratio		0	0	0	0	0
3.		1.151	1.164	1.176	1.188	1.200
Debt Coverage Ratio		0	0	0	0	0
DISTRIBUTABLE CASH FLOW						
less Partnership Management Fee	2.5%	(25,000)	(25,825)	(26,268)	(26,922)	(27,595)
less Investor Asset Management Fee	2.5%	(5,000)	(5,125)	(5,253)	(5,384)	(5,519)
Additional Replacement Reserve	0.0%	-	-	-	-	-
Net Cash Flow		911	2,790	4,575	6,258	7,831
Deferred Fee Owed	0.0%	-	-	-	-	-
BRIDGE - Deferred Developer Fee Payment		-	-	-	-	-
Cash Flow Distribution						
No Cash Flow to 1st Mortgage	0%	-	-	-	-	-
City	70%	637	1,953	3,203	4,381	5,482
County EDA	20%	182	558	915	1,252	1,566
-	0%	-	-	-	-	-
Incentive Management Fee to GP	10%	91	279	458	626	783
Other:	0%	-	-	-	-	-
Other:	0%	-	-	-	-	-

August 13, 2008

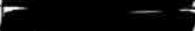
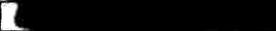

City Manager
City of Lake Elsinore
130 S. Main Street
Lake Elsinore, CA 92530

RE: Site Control of Pottery Court Parcels

Dear Mr. 

BRIDGE Housing Corporation ("BRIDGE"), in cooperation with the City of Lake Elsinore (the "City"), plans to develop the parcels referred to as Pottery Court into a 90 unit affordable housing project. As part of this endeavor, BRIDGE has entered into Letters of Intent ("LOI") and Purchase and Sale Agreements ("PSA") to purchase the necessary parcels from their current owners for development of the project.

BRIDGE hereby agrees to assign these LOI's and PSA's to the City. The relevant parcels are listed below:

APN	Current Owner	Form of Site Control
374-071-003		Letter of Intent
374-071-004		Letter of Intent
374-071-005		Letter of Intent
374-071-006		Letter of Intent
374-071-007		Purchase and Sale Agreement
374-071-010		Letter of Intent
374-071-011	Balgopal Investments, Inc.	Letter of Intent
374-071-012	Balgopal Investments, Inc.	Letter of Intent
374-071-013		Letter of Intent
374-071-014		Letter of Intent
374-071-026		Letter of Intent
374-071-027		Letter of Intent

Sincerely,


Vice President
BRIDGE Housing Corporation

145810

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

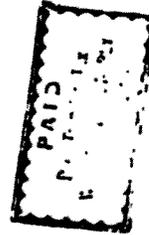
NAME _____
CITY OF LAKE ELSINORE
130 S. MAIN STREET
LAKE ELSINORE, CA. 92530
ATT: ROBERT TREVINO, CITY MGR.

RECEIVED FOR RECORD
AT 5:00 O'CLOCK A.M.

TRANS CONTINENTAL TITLE CO.
Book 2864, Page 145810

JUL 6 1984

Notary Public
William J. Savage



SURVEYORS
Measurement Fund
\$10.00

Title Order No. 134188 Escrow No. _____

This space for Recorder's use

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 2.75

unincorporated area City of _____

Parcel No. _____

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

DORIS E. JONAS, an unmarried woman

hereby GRANT(S) to

CITY OF LAKE ELSINORE

the following described real property in the City of Lake Elsinore
county of Riverside, state of California:

Lot 20, Block 56 of Heald's Resubdivision of Blocks 51 and 54 to 86
inclusive, of Elsinore, as shown by map thereof on file in the office
of the County Recorder of the County of San Diego, State of California
in Book 8 of Maps, at Page 378 thereof.

EXCEPTING therefrom the Northerly 30 feet of the East 20 feet.

Dated: June 15, 1984

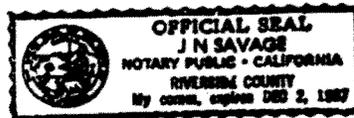
STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } SS

On this 26th day of June, 1984, in the year
before me, the undersigned, a Notary Public in
and for said County and State, personally appeared
DORIS E. JONAS

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person _____ whose name
is subscribed to the within instrument and
acknowledged that she executed the
same

Signature J. N. Savage
Name (Typed or Printed) J. N. SAVAGE
Notary Public in and for said County and State

Doris E. Jonas
Doris E. Jonas



FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name _____ Street Address _____ City & State _____

85930

RECORDING REQUESTED BY

TRANSAMERICA TITLE INSURANCE CO.

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME: City of Lake Elsinore
STREET ADDRESS: 130 So. Main St.
CITY, STATE, ZIP: Lake Elsinore, CA. 92330

Title Order No. 131686 Encrow No. 2181

RECEIVED FOR RECORD AT THE CLERK'S OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY TRANSAMERICA TITLE CO. Book 8593, Page 85930

MAY - 4 1983

William F. Bondy Notary Public



This space for Recorder's use

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX is \$6.05
 unincorporated area City of _____
Parcel No. _____

computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

VIVIAN DELORES STEWART AND FAYE TRAVIS

hereby GRANT(S) to

CITY OF LAKE ELSINORE

the following described real property in the County of Riverside, State of California:

Lot 12 in Block 56 of Heald's Re-Subdivision of Elsinore of Blocks 51 and 54 to 86 inclusive, as shown by map on file in Book 8, page 378 of Maps, in the office of the County Recorder of San Diego County.

CERTIFICATE OF ACCEPTANCE OF GRANT DEED BY GRANTEE ATTACHED HERETO AND MADE A PART HEREOF.

Dated April 1st, 1983
STATE OF CALIFORNIA }
COUNTY OF San Angeles } SS.
On Apr 1st, 1983 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Vivian Delores Stewart and Faye Travis
_____ known to me to be the person whose name is subscribed to the within instrument and before me that they executed the same
Marie Tran
Name (Typed or Printed)
Notary Public in and for said County and State

Vivian Delores Stewart
Vivian Delores Stewart

Faye Travis
Faye Travis



(Space above for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE, IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

85930



City of Lake Elsinore

CITY HALL

130 SOUTH MAIN STREET
LAKE ELSINORE CALIFORNIA 92530
Telephone (714) 874 3129

CERTIFICATE OF ACCEPTANCE

CERTIFICATE OF ACCEPTANCE OF GRANT DEED

DATED April 1, 1983 FROM Vivian Delores Stewart and Faye Travis

TO THE CITY OF LAKE ELSINORE, A MUNICIPAL CORPORATION AND A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, IS HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER ON BEHALF OF THE CITY OF LAKE ELSINORE, AND THE GRANTEE CONSENTS TO RECORDATION THEREOF BY ITS DULY AUTHORIZED AGENT.

ACCEPTED BY THE CITY COUNCIL AT A REGULAR MEETING HELD ON APRIL 26, 1983.
LOCATION: LOT 12 IN BLOCK 56 OF HEALD'S RE-SUBDIVISION OF ELSINORE OF BLOCKS 51 AND 54 TO 86 INCLUSIVE.

DATED: April 27, 1983


DEBORAH A. HARRINGTON, CITY CLERK
City of Lake Elsinore, California

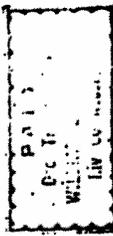
93193

RECORDING REQUESTED BY

TRANSAMERICA TITLE INSURANCE CO.

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME City of Lake Elsinore
STREET ADDRESS 130 So. Main St.
CITY, STATE, ZIP Lake Elsinore, CA. 92330



RECORDED FOR RECORD AT THE RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA Book 8089, Page 93193 MAY 13 1983

Title Order No. 131761 Encrow No. 2201

This space for Recorder's use

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 6.60
 unincorporated area (City of LAKE EL SINORE)

Parcel No. computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

NATHAN SCHULMAN AND LAURA SCHULMAN, husband and wife

hereby GRANT(S) to

CITY OF LAKE EL SINORE

the following described real property in the County of Riverside

State of California:

Lot 10 in Block 56 of Heald's Resubdivision of Blocks 51 and 54 to 86 inclusive, as shown by map on file in Book 8, page 378 of Map, in the office of the County Recorder of San Diego County.

Dated April 12th, 1983

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } SS.

On May 4, 1983 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Nathan Schulman & Laura Schulman

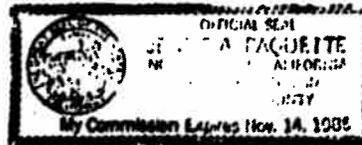
Nathan Schulman
Nathan Schulman

Laura Schulman
Laura Schulman

known to me to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same.

Jenné A. Paquette
Jenné A. Paquette

Name (Typed or Printed)
Notary Public in and for said County and State



(Space allow for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINK; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE



City of Lake Elsinore

CITY HALL
130 SOUTH MAIN STREET
LAKE ELSINORE, CALIFORNIA 92530
Telephone (714) 674-3125

CERTIFICATE OF ACCEPTANCE

CERTIFICATE OF ACCEPTANCE OF Grant Deed

DATED April 12, 1983 FROM Nathan Schulman and Laura Schulman

TO THE CITY OF LAKE ELSINORE, A MUNICIPAL CORPORATION AND A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, IS HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER ON BEHALF OF THE CITY OF LAKE ELSINORE, AND THE GRANTEE CONSENTS TO RECORDATION THEREOF BY ITS DULY AUTHORIZED AGENT.

ACCEPTED BY THE CITY COUNCIL AT A REGULAR MEETING HELD ON MAY 10, 1983.

DATED: May 11, 1983

Deborah A. Harrington
DEBORAH A. HARRINGTON, CITY CLERK
City of Lake Elsinore, California

RECORDING REQUESTED BY
 AND WHEN RECORDED MAIL TO
 THE CITY OF LAKE ELSINORE
 110 SOUTH MAIN STREET
 LAKE ELSINORE, CA 92508

RECORDING FEES WAIVED PURSUANT TO CIV. 6103 CIV. CODE.
 JOHN M. BARTER, CHIEF ATTORNEY

210760
 Street Address
 City State Zip

RECEIVED FOR RECORD
 NOV 10 1981
 210760

MAIL TAX STATEMENTS TO

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Name
 Street Address
 City State Zip

SAME AS ABOVE

APR 174-072-611
 TRANSFER TAX
 COUNTY OF LAKE ELSINORE
 COUNTY OF RIVERSIDE
 COUNTY OF SAN DIEGO
 COUNTY OF SAN JUAN BAPTISTA
 COUNTY OF SAN LUIS OBISPO
 COUNTY OF SANTA BARBARA
 COUNTY OF SANTA CRUZ
 COUNTY OF SANTA CLAY
 COUNTY OF SANTA FE
 COUNTY OF SANTA TERESA
 COUNTY OF SAN VICENTE

TRANSAMERICA TITLE INSURANCE COMPANY

QUITCLAIM DEED

TS Form No. 156090-02

In this instrument dated September 22, 1981, for a valuable consideration, UNITED STATES OF AMERICA, Acting by and through the Federal Emergency Management Agency under and pursuant to the power and authority contained in the provisions of the National Flood Insurance Act of 1968 as amended and regulations and orders prodelegated thereunder do hereby remise, release and forever quitclaim to

THE CITY OF LAKE ELSINORE, A General Law Corporation
 the following describe Real Property in the State of California, County of Riverside
 City of Lake Elsinore

Lots 2, 4 and 6 in Block 56 of Heald's Recubdivision of Block 51 and 54 to 86 inclusive, as shown by map on file in Book 8 pages 378 of Maps, records of San Diego County, California.

THIS LAND IS SUBJECT TO THE RESTRICTIONS AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

UNITED STATES OF AMERICA

BY: *[Signature]*
 Acting Associate Director, State and Local Programs and Support

Michael S. Coleman
 City of Washington
 On September 22, 1981 before me, the undersigned, a Notary Public in and for said County and State, personally appeared *John G. Dickey* known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.
 Notary Signature *Ann Emma Jones*
 My Commission Expires 5/31/86

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A"
DEED RESTRICTIONS

This conveyance is made upon the express conditions that:

210760

1. The premises shall only be used for purposes consistent with sound land management and use, as that term is defined in Title 44, Code of Federal Regulations, Part 77, as it now appears or may hereafter be amended;
2. The premises shall only be used for public purposes;
3. The premises shall only be used for open space purposes; and
4. There shall not be erected on the premises any structures or other improvements, unless such structures (restrooms excepted) are open on all sides and are functionally related to some open space use.

Any breach or threatened breach of the above conditions may be enjoined upon application of the United States of America. In addition, the Director, Federal Emergency Management Agency or his successors, shall have the option to repurchase the above described premises for the sum of one dollar (\$1.00) if the grantee, its successors or assigns shall have failed to remove or correct any violation of the above conditions within thirty (30) days after the mailing of written notice thereof by said Director or his successor, to the grantee, its successors or assigns. Grantee agrees that it shall not convey the property or interest therein without the express written approval and consent of the Director, Federal Emergency Management Agency or its successors or assigns.

The above conditions and restrictions, along with the right to enforce same, are deemed to be covenants running with the land in perpetuity and are binding on subsequent successors, grantees or assigns. The grantee, upon its acceptance of this conveyance, agrees to forthwith cause this Deed to be recorded in the Deed Records of Riverside County.

City Attorney for the City of Lake Elsinore.

UNITED STATES OF AMERICA

BY: _____

210760

The City of Lake Shastina hereby certifies that:

[Redacted Signature]

Manuel A. Wade
City Clerk

210760

I hereby certify that the above signature is a true and correct signature of Manuel A. Wade, City Clerk of the City of Lake Shastina, California.

[Redacted Signature]

Manuel A. Wade
City of Lake Shastina, California

END RECORDED DOCUMENT DONALD D. SULLIVAN, COUNTY RECORDER

OK



BUILDING • SUSTAINING • LEADING

BRIDGE HOUSING CORPORATION

BRIDGE PROPERTY MANAGEMENT COMPANY

SAN ANTONIO SENIOR SERVICES, INC.

BRIDGE ECONOMIC DEVELOPMENT CORPORATION

July 17, 2008

[REDACTED]

Re: Sale of six unit multifamily parcel on Riley Street, Lake Elsinore APN: 374-071-014

Dear Mr. [REDACTED]

I am pleased to present the following Letter of Intent to purchase the above referenced property.

Seller: [REDACTED] and [REDACTED]

Buyer: BRIDGE Housing Corporation – Southern California or its affiliate ("Buyer")
9191 Towne Centre Drive, Suite 310
San Diego, CA 92122

Property: Lot in Lake Elsinore, CA, Assessor's Parcel Numbers ("APN") 374-071-010 and 374-071-013

Purchase Price & Terms: Purchase Price: [REDACTED]

Purchase and Sale Agreement: Buyer shall prepare a mutually agreeable Purchase and Sale Agreement embodying the terms and conditions of this Letter of Intent and Buyer shall open escrow ("Escrow") at LandAmerica ("Escrow Holder").

Letter of Intent
Page 2 of 3

Deposit:

Twenty five thousand (\$25,000) shall be deposited into Escrow within five (5) business days from mutual execution of a Purchase and Sale Agreement. The Deposit shall be fully refundable to Buyer prior to the expiration of the Physical Inspection Period and the Feasibility Contingency Period. Upon Buyer's removal of the Physical Inspection Contingency and the Feasibility Contingency, the Deposit shall become non-refundable in the event that Buyer defaults in its obligation to purchase the Property. The Deposit shall be retained in Escrow until Closing or termination of the Purchase and Sale Agreement. The Deposit (and all interest accrued) shall be applied toward the Purchase Price at Closing.

Physical Inspection Period:

Buyer shall have a period of ninety (90) days from execution of a Purchase and Sale Agreement to inspect and approve the physical condition of the Property. Seller shall allow Buyer access to the Property during the term of the Purchase and Sale Agreement to conduct any inspections or investigations Buyer deems prudent and shall deliver to Buyer copies of, or permit Buyer to review and make copies of, any records or reports that Seller may have concerning the condition of the Property.

Feasibility Contingency:

Buyer shall have a period of ninety (90) days from execution of the Purchase and Sale Agreement ("Feasibility Period") to approve or disapprove the feasibility of developing of the Property including but not limited to Buyer's ability to obtain the necessary financing and governmental approvals for Buyer's proposed development of the Property, and Buyer's ability to acquire certain adjacent property. The Closing shall occur within thirty (30) days of securing Low Income Housing Tax Credit allocations for the property.

Closing:

Closing Costs:

Closing Costs shall be allocated between Buyer and Seller in accordance with custom in Riverside County, as follows: Buyer and Seller shall each pay one-half of escrow fees, Seller shall pay transfer taxes and the cost of standard title coverage, and Buyer shall pay for any extended title coverage and title endorsements requested by Buyer.

Letter of Intent
Page 3 of 3

Exclusivity:

Seller agrees not to market the Property, nor negotiate or discuss any sale, lease or option of the Property or any interest in the Property, during the negotiation of the Purchase and Sale Agreement. Seller and Buyer shall negotiate the Purchase and Sale Agreement in good faith.

Brokerage Fees:

[Redacted] represents both Buyer and Seller and shall be paid by Buyer a Commission equal to two percent (2%) of purchase price. Each party shall defend and indemnify the other from any other claims for commissions or fees arising from such parties dealing with any other broker or agent not specifically listed herein.

This Letter of Intent is meant to be a general outline of the business terms upon which Buyer will buy and Seller will sell the Property. This Letter of Intent shall not be binding on either Buyer or Seller (except for the provisions of the "Exclusivity" section) unless and until both parties execute a binding Purchase and Sale Agreement. If these terms are acceptable to you, then please indicate so by having this Letter of Intent executed by the Seller in the space provided below. The terms and conditions of this Letter of Intent shall be null and void and no longer in effect if this Letter of Intent is not counter-signed and returned to the office of the Buyer prior to the end of business on August 1, 2008.

Sincerely,

BRIDGE Housing

[Redacted Signature]

AGREED AND ACCEPTED:

Seller: [Redacted]

By: [Redacted]

Title: Owners

Date: 7/24/08