

Introducing Team New Rancho San Pedro

Abode Communities is proud to present its first-in-class development team including Mercy Housing California, Brookfield Residential, and Azure Development for the revitalization of Rancho San Pedro. Collectively, the proposed team averages 34 years of developing complex mixed-use master-planned residential communities throughout Southern California. Please see below for a brief introduction on each development entity, including roles and responsibilities.

About Abode Communities

Abode Communities will lead the development team as one of two affordable housing developers and long-term operators. The organization is a nonprofit social enterprise that has been rooted in community development throughout the State of California for 50 years. Through its work, the organization fosters a culture of housing inclusion by integrating families and individuals within neighborhoods so communities at-large can thrive.



Harbor View Place, 120 affordable family homes

The organization is an Affordable Housing Finance 2017 Top 50 Developer; is the leading provider of Leadership in Energy & Environment Design (LEED) Platinum units in the State of California for the sixth consecutive year (U.S. Green Building Council, 2016); and is the longest established affordable housing provider in Southern California. Headquartered in Los Angeles, Abode Communities has invested more than \$600 million in economic activity throughout the region, having developed more than 40 residential and mixed-use communities with some 2,700 high-quality apartment homes impacting nearly 8,000 low-income residents, including parents, children, seniors, and people with special needs. Its pipeline is robust, and features affordable mixed-use and Permanent Supportive Housing residential communities, with some 1,100 affordable homes to be produced for an additional 4,000 low-income people in the next five years.

Abode Communities understands the social, environmental, economic, and physical issues often inherent in the process of bringing new affordable housing to fruition. The organization's experienced and dedicated development team members are experts in the execution of critical path activities including identifying and acquiring sites, securing land use approvals, obtaining financing, overseeing construction activities, managing complex, phased communities requiring tenant relocation, and successfully transitioning each development to the organization's property management team. Abode Communities' comprehensive, sustainable development plans result in affordable multifamily housing, mixed-use, and transit-rich communities stabilize homes, strengthen communities, enhance livelihoods, improve economic opportunity, foster community connectivity, and promote environmental sustainability so that all people can thrive.

More than an affordable housing developer/operator, Abode Communities ensures the organization's high-quality standard is brought to each and every residential community we place in service through its full-service architectural design studio, professional property management services. Above and beyond, the organization's mission-critical on-site resident services provide a crucial benefit to residents and the public alike by ensuring that low-income populations can remain stable in their housing and ultimately, work toward self-sufficiency to improve their livelihoods.

About Mercy Housing California

As an experienced developer of service-enhanced affordable housing, Mercy Housing California is expected to become Abode Communities co-general partner for the long-term ownership and operation of affordable housing at Rancho San Pedro. Founded by the Sisters of Mercy in 1981, Mercy Housing, Inc. (MHI) is a national nonprofit affordable housing development, management, and resident services organization headquartered in Denver, Colorado. The mission of Mercy Housing is to create stable, vibrant, and healthy communities by developing, financing, and operating affordable, program-enriched housing for families, seniors, and people with special needs who lack the economic resources to access quality, safe housing opportunities. MHI has developed more than 19,000 units of affordable housing and currently serves more than 50,000 low-income people.



Wilmington Townhomes, 116 affordable family homes

Mercy Housing is also a leader in an integrated, mission-based approach that couples the delivery of customized resident and community service enrichments with quality development, management, and maintenance to create healthy communities.

Mercy Housing California (MHC) was incorporated in 1988 as the California affiliate of MHI and is the intended party for the purposes of this proposal. Mercy Housing California is the largest of the four Regional Development Corporations, and is one of the largest affordable housing developers in California in terms of staff, capacity, annual budget, and units constructed. Since its inception in 1988, MHC has grown substantially, both through its own affordable housing development, and through mergers with other nonprofit housing groups seeking affiliation with the Mercy Housing system.

Mercy Housing California has successfully completed development of over 9,400 affordable rental units for families, seniors, and people with special needs. Of the rental housing developed, approximately 50% has been for families, 24% for seniors, and 26% for special needs populations (often homeless or at risk of homelessness). In addition, MHC has over 3,800 units in the development pipeline from feasibility through construction. Mercy Housing California's long history of successfully developing and managing affordable housing and providing on-site resident services, coupled with our significant community engagement and development experience, makes MHC uniquely qualified to complete a high-quality, sustainably managed affordable housing development in partnership with HACLA, the proposed development team, and the residents of Rancho San Pedro.



Colony Park, 339 for-sale multifamily residential community

About Brookfield Residential

Brookfield Residential is a leading land developer and for-sale homebuilder in North America with more than 50 years of operating experience. The local management team has an average 20 years of experience and are focused on enhancing market positions and bringing value to communities through the entitlement, development, and building process.

The organization entitles and develops land to create master planned communities, to build and sell lots to third-party owners, and to operate its own homebuilding division. These developments include strategic real estate opportunities that have included infill projects, mixed-use developments with affordable housing, and joint ventures. As a leading real estate development and asset management organization, the organization has a vast portfolio and brings for-sale development and operational expertise with an unmatched capability to deliver a vision.

Brookfield Residential is known for building communities and homes where people want to live. The company's development strategy is driven by the desire to create innovative, sustainable, and enjoyable residential communities and work spaces that are flexible, adaptive, and are planned and executed to successfully meet the needs of the communities in which they are located. Brookfield's team has the passion, expertise, and the local knowledge to craft a transformative neighborhood that speaks to homebuyers at every stage of life.

About Azure Development

Established in 2016, Azure Development is a Los Angeles-based commercial real estate development firm focused on creating exceptional communities and completing projects that become catalysts to inspire more vibrant cities throughout the Southwest. Each project that Azure develops includes careful collaboration with the community, stakeholders, and local officials to allow for each retail, housing, or mixed-use project to become the centerpiece of its community.



Nike Community Store

Azure Development was created in response to a need in communities to create quality small and mid-size commercial projects in areas often overlooked by large developers and equity funds. The projects Azure specializes in often require creative financing structures, public-private partnerships, complicated land use entitlements, active brownfield remediation, or a fresh approach to finding the right tenant or housing product type.