

Facsimile Transmittal

U. S. Department of Housing
and Urban Development

OMB Number: 2525-0118
Expiration Date: 06/30/2011

1307563106 - 4736

Office of Department Grants
Management and Oversight

Name of Document Transmitting: TBD

1. Applicant Information:

Legal Name: Retirement Housing Foundation

Address:

Street1: 911 North Studebaker Road

Street2:

City: Long Beach

County: Los Angeles

State: CA: California

Zip Code: 70815-4900

Country: USA: UNITED STATES

2. Catalog of Federal Domestic Assistance Number:

Organizational DUNS: 0508199520000

CFDA No.: 14.157

Title: Supportive Housing for the Elderly

Program Component:

3. Facsimile Contact Information:

Department:

Division:

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

Prefix: Ms.

First Name: JoEllen

Middle Name:

Last Name: Smith

Suffix:

Phone Number: (512)328-3232 ext. 171

Fax Number: (512)328-4584

5. Email: joellens@dmacompanies.com

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

Form HUD-96011 (10/12/2004)

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

Approved by OMB
0348-0046

1. * Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. * Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. * Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change
--	--	--

4. Name and Address of Reporting Entity:

Prime SubAwardee

* Name: Retirement Housing Foundation

* Street 1: 911 North Studebaker Road * Street 2: _____

* City: Long Beach * State: CA: California * Zip: 90815

Congressional District, if known: CA 46

5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime:

6. * Federal Department/Agency: U.S. Dept. of Housing & Urban Dev.	7. * Federal Program Name/Description: Supportive Housing for the Elderly
	CFDA Number, if applicable: 14.157

8. Federal Action Number, if known: _____	9. Award Amount, if known: \$ _____
---	---

10. a. Name and Address of Lobbying Registrant:

Prefix _____ * First Name N/A Middle Name _____

* Last Name N/A Suffix _____

* Street 1 _____ * Street 2 _____

* City _____ * State _____ * Zip _____

b. Individual Performing Services (including address if different from No. 10a)

Prefix _____ * First Name N/A Middle Name _____

* Last Name N/A Suffix _____

* Street 1 _____ * Street 2 _____

* City _____ * State _____ * Zip _____

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

* Signature: Anders Plett

* Name: Prefix Mr. * First Name Anders Middle Name _____
* Last Name Plett Suffix _____

Title: VP of Acquisitions & Project Development Telephone No.: (562)257-5309 Date: 06/20/2011

Federal Use Only:	Authorized for Local Reproduction Standard Form - LLL (Rev. 7-97)
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Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text" value="06/20/2011"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="Retirement Housing Foundation"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="95-2249495"/>	* c. Organizational DUNS: <input type="text" value="0508199520000"/>	
d. Address:		
* Street1:	<input type="text" value="911 North Studebaker Road"/>	
Street2:	<input type="text"/>	
* City:	<input type="text" value="Long Beach"/>	
County/Parish:	<input type="text" value="Los Angeles"/>	
* State:	<input type="text" value="CA: California"/>	
Province:	<input type="text"/>	
* Country:	<input type="text" value="USA: UNITED STATES"/>	
* Zip / Postal Code:	<input type="text" value="70815-4900"/>	
e. Organizational Unit:		
Department Name: <input type="text"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Ms."/>	* First Name:	<input type="text" value="JoEllen"/>
Middle Name:	<input type="text"/>	
* Last Name:	<input type="text" value="Smith"/>	
Suffix:	<input type="text"/>	
Title:	<input type="text" value="Executive Vice President"/>	
Organizational Affiliation: <input type="text" value="Diana McIver & Associates, Inc."/>		
* Telephone Number: <input type="text" value="(512)328-3232 ext. 171"/>	Fax Number: <input type="text" value="(512) 328-4584"/>	
* Email:	<input type="text" value="joellens@dmacompanies.com"/>	

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

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:

14.157

CFDA Title:

Supportive Housing for the Elderly

*** 12. Funding Opportunity Number:**

FR-5415-N-38

* Title:

Section 202 Supportive Housing for the Elderly

13. Competition Identification Number:

S202-38

Title:

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

Add Attachment

Delete Attachment

View Attachment

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

Section 202 Supportive Housing for the Elderly project. 75 of the units (including 1 manager's unit) to be funded with a 40-year Capital Advance and a 3-year Project Based Rental Assistance Project.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

b. Program/Project

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="11,971,200.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value=""/>

*** 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

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 in attachment.)**

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

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: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number:

Fax Number:

* Email:

* Signature of Authorized Representative:

* Date Signed:

Applicant/Recipient Disclosure/Update Report

U.S. Department of Housing and Urban Development

OMB Number: 2510-0011
Expiration Date: 10/31/2012

Applicant/Recipient Information

* Duns Number: 0508199520000

* Report Type: INITIAL

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

* Applicant Name:

Retirement Housing Foundation

* Street1: 911 North Studebaker Road

Street2:

* City: Long Beach

County: Los Angeles

* State: CA: California

* Zip Code: 70815-4900

* Country: USA: UNITED STATES

* Phone: (512)328-3232 ext. 171

2. Social Security Number or Employer ID Number: 95-2249495

* 3. HUD Program Name:

Supportive Housing for the Elderly

* 4. Amount of HUD Assistance Requested/Received: \$ 11,971,200.00

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

* Project Name: Las Alturas

* Street1: 3525 Whittier Boulevard

Street2:

* City: Los Angeles

County: Los Angeles

* State: CA: California

* Zip Code: 90023

* 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.

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:

Government Agency Address:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

* Type of Assistance:

* Amount Requested/Provided: \$

* Expected Uses of the Funds:

Department/State/Local Agency Name:

* Government Agency Name:

Government Agency Address:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

* Type of Assistance:

* Amount Requested/Provided: \$

* Expected Uses of the Funds:

(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 %)
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %

(Note: Use Additional pages if necessary.)

Add Attachment

Delete Attachment

View Attachment

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:

* Date: (mm/dd/yyyy)

Anders Plett

06/20/2011

Survey on Ensuring Equal Opportunity For Applicants

OMB No. 1890-0014 Exp. 2/28/2009

Purpose:

The Federal government is committed to ensuring that all qualified applicants, small or large, non-religious or faith-based, have an equal opportunity to compete for Federal funding. In order for us to better understand the population of applicants for Federal funds, we are asking nonprofit private organizations (not including private universities) to fill out this survey.

Upon receipt, the survey will be separated from the application. Information provided on the survey will not be considered in any way in making funding decisions and will not be included in the Federal grants database. While your help in this data collection process is greatly appreciated, completion of this survey is voluntary.

Instructions for Submitting the Survey

If you are applying using a hard copy application, please place the completed survey in an envelope labeled "Applicant Survey." Seal the envelope and include it along with your application package. If you are applying electronically, please submit this survey along with your application.

Applicant's (Organization) Name:	Retirement Housing Foundation
Applicant's DUNS Name:	0508199520000
Federal Program:	Section 202 Supportive Housing for the Elderly
CFDA Number:	14.157

1. Has the applicant ever received a grant or contract from the Federal government?

Yes No

2. Is the applicant a faith-based organization?

Yes No

3. Is the applicant a secular organization?

Yes No

4. Does the applicant have 501(c)(3) status?

Yes No

5. Is the applicant a local affiliate of a national organization?

Yes No

6. How many full-time equivalent employees does the applicant have? (Check only one box).

3 or Fewer 15-50

4-5 51-100

6-14 over 100

7. What is the size of the applicant's annual budget? (Check only one box.)

Less Than \$150,000

\$150,000 - \$299,999

\$300,000 - \$499,999

\$500,000 - \$999,999

\$1,000,000 - \$4,999,999

\$5,000,000 or more

Survey Instructions on Ensuring Equal Opportunity for Applicants

OMB No. 1890-0014 Exp. 2/28/2009

Provide the applicant's (organization) name and DUNS number and the grant name and CFDA number.

1. Self-explanatory.
2. Self-identify.
3. Self-identify.
4. 501(c)(3) status is a legal designation provided on application to the Internal Revenue Service by eligible organizations. Some grant programs may require nonprofit applicants to have 501(c)(3) status. Other grant programs do not.
5. Self-explanatory.
6. For example, two part-time employees who each work half-time equal one full-time equivalent employee. If the applicant is a local affiliate of a national organization, the responses to survey questions 2 and 3 should reflect the staff and budget size of the local affiliate.
7. Annual budget means the amount of money your organization spends each year on all of its activities.

Paperwork Burden Statement

According to the Paperwork Reduction Act of 1995, no persons are required to respond to a collection of information unless such collection displays a valid OMB control number. The valid OMB control number for this

information collection is **1890-0014**. The time required

to complete this information collection is estimated to average five (5) minutes per response, including the time to review instructions, search existing data resources, gather the data needed, and complete and review the information collection.

If you have any comments concerning the accuracy of the time estimate(s) or suggestions for improving this form, please write to: The Agency Contact listed in this grant application package.

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	RHFLLasAlturasCoverLetter.pdf	Add Attachment	Delete Attachment	View Attachment
2) Please attach Attachment 2	RHFLasAlturasLAExh1Form92015	Add Attachment	Delete Attachment	View Attachment
3) Please attach Attachment 3	RHFLasAlturasLAExh2LegalStatu	Add Attachment	Delete Attachment	View Attachment
4) Please attach Attachment 4	RHFLasAlturasLAExh3PurposeTie	Add Attachment	Delete Attachment	View Attachment
5) Please attach Attachment 5	RHFLasAlturasLAExh4NeedProjec	Add Attachment	Delete Attachment	View Attachment
6) Please attach Attachment 6	RHFLasAlturasLAExh5Supportive	Add Attachment	Delete Attachment	View Attachment
7) Please attach Attachment 7	RHFLasAlturasLAExh6OtherAppli	Add Attachment	Delete Attachment	View Attachment
8) Please attach Attachment 8	RHFLasAlturasLAExh7Relocation	Add Attachment	Delete Attachment	View Attachment
9) Please attach Attachment 9	RHFLasAlturasLAExh8CertsResol	Add Attachment	Delete Attachment	View Attachment
10) Please attach Attachment 10	RHFLasAlturasLAExh8_2530.pdf	Add Attachment	Delete Attachment	View Attachment
11) Please attach Attachment 11	RHFLasAlturasLAPhase I.pdf	Add Attachment	Delete Attachment	View Attachment
12) Please attach Attachment 12	Section 202 033111 v12.4 Las	Add Attachment	Delete Attachment	View Attachment
13) Please attach Attachment 13		Add Attachment	Delete Attachment	View Attachment
14) Please attach Attachment 14		Add Attachment	Delete Attachment	View Attachment
15) Please attach Attachment 15		Add Attachment	Delete Attachment	View Attachment

EXHIBIT 8
SPONSOR CERTIFICATIONS AND RESOLUTIONS

Retirement Housing Foundation
DUNS # 05-081-9952
Unique ID#: 1307563106-4736

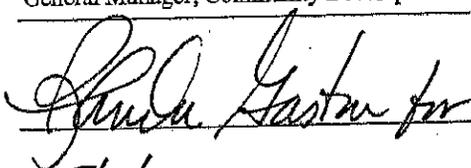
Las Alturas
Los Angeles, California

Attached to this Exhibit are the following certificates and resolutions, unless otherwise noted.

- a) *Standard Form 424, Application for Federal Assistance.* This form is not attached hereto since it is being submitted with electronic signature.
- b) *Standard Form 424 Supplement, Survey on Ensuring Equal Opportunity.* This form is not attached hereto since it is being submitted with electronic signature.
- c) *Standard Form LLL, Disclosure of Lobbying Activities.* This form is not attached hereto since it is being submitted with electronic signature.
- d) *Form HUD-2880, Applicant/Recipient Disclosure/Update Report.* This form is not attached hereto since it is being submitted with electronic signature.
- e) *Form HUD-2991, Certification of Consistency with the Consolidated Plan*
- f) *Form HUD-92041, Sponsor's Conflict of Interest Resolution*
- g) *Form HUD-92042, Sponsor's Resolution for Commitment to the Project*
- h) *Form HUD-2990, Certification of Consistency with EZ/EC Strategic Plan – Not Applicable*
- i) *Form HUD-96010, Program Outcome Logic Model.* This form is attached to the online application in a separate excel file.
- j) *Form HUD 2530, Previous Participation Certification- Due to the large size of the Exhibit A, it is being attached as a separate file.*
- k) *Form HUD-96011, Facsimile Transmission*

**Certification of Consistency
with the Consolidated Plan**U.S. Department of Housing
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
(Type or clearly print the following information:)

Applicant Name: Retirement Housing FoundationProject Name: Las AlturasLocation of the Project: 3527-3551 E. Whittier Blvd.Los Angeles, CA 90023Name of the Federal
Program to which the
applicant is applying: Department of Housing and Urban Development Section 202Name of
Certifying Jurisdiction: City of Los AngelesCertifying Official
of the Jurisdiction
Name: Richard BenbowTitle: General Manager, Community Development DepartmentSignature: Date: 5/3/11

**SPONSOR'S CONFLICT OF
INTEREST RESOLUTION**

U.S. Department of Housing
and Urban Development
Office of Housing
Federal Housing Commissioner

OMB Approval No. 2502-0267
(exp. 11/30/2013)

Public reporting burden for this collection of information is estimated to average .40 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. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This collection of information is required for HUD's Supportive Housing for the Elderly under Section 202 and Supportive Housing for Persons with Disabilities under Section 811. The information is necessary to assist HUD in determining applicant eligibility and ability to develop housing for the elderly and for persons with disabilities within statutory and program criteria. A thorough evaluation of an applicant's qualifications and capabilities is critical to protect the Government's financial interest and to mitigate any possibility of fraud, waste, or mismanagement of public funds. This collection of information does not collect any sensitive information. HUD does not ensure confidentiality.

TO: The Secretary of Housing and Urban Development

SUBJECT: Section 202 Program - Application for Fund Reservation
Section 811 Program - Application for Fund Reservation

Sponsor: RETIREMENT HOUSING FOUNDATION
Project Location: LOS ANGELES, CALIFORNIA

WHEREAS, Section 202 of the Housing Act of 1959, as amended, authorizes the making of capital advances for housing for the elderly to private, nonprofit corporations, OR Section 811 of the National Affordable Housing Act of 1990, as amended, authorizes the making of capital advances to nonprofit corporations for housing for persons with disabilities, no part of the net earnings of which inure to the benefit of any member, founder, contributor or individual;

WHEREAS, HUD has implemented this statutory requirement by promulgating a regulation providing that the Sponsor may not be controlled by or under the direction of persons or firms seeking to derive profit or gain therefrom. The regulation also prohibits any officer or director of the Sponsor from having any financial interest in any contract in connection with the rendition of services, the provision of goods or supplies, procurement of furnishings or equipment, construction of the project, procurement of the site or any other matters whatsoever, except with respect to management or supportive services contracts entered into by the Owner with the Sponsor or its nonprofit affiliate.

WHEREAS, HUD has determined that assurance of compliance with this prohibition can best be obtained by requiring that all officers and directors of the Sponsor certify that they do not have and will not have during their term of office, any prohibited financial interest.

WHEREAS, because of the time constraints imposed under the application process and difficulties in meeting these deadlines caused by such factors as large boards and unavailability of officers and directors of the board, some prospective Sponsors have been unable or experienced hardship in obtaining all of the required certifications for submission with the applications for fund reservation.

WHEREAS, HUD is willing to defer submission of the required Sponsors' Conflict of Interest and Disclosure Certifications until the submission of the firm commitment applications by those Owners for which fund reservations were approved, if such certifications are provided by all the Sponsor's officers and directors listed below, who are duly qualified and sitting in these capacities from the date of the Sponsor's fund reservation application.

LIST THE NAME, TITLE, AND THE BEGINNING AND ENDING DATES OF THE TERM OF ALL OFFICERS AND DIRECTORS

Joseph, Laverne R. (<i>Non-Voting</i>)	President	Feb 18, 2011 – Feb 24, 2012
King, Donald W.	Vice President/Director	Feb 18, 2011 – Feb 24, 2012
Stouff, Deborah J. (<i>Non-Voting</i>)	Secretary	Feb 18, 2011 – Feb 24, 2012
Masuda, Tom S.	Treasurer/Director	Feb 18, 2011 – Feb 24, 2012
Dremstedt, Jean G.	Director	Feb 18, 2011 – Feb 24, 2012
East, Raymond E.	Director	Feb 18, 2011 – Feb 24, 2012
Jahrling, Frank G.	Director	Feb 18, 2011 – Feb 24, 2012
Kawata, Teruo	Director	Feb 18, 2011 – Feb 24, 2012
Potter, Christina E.	Director	Feb 18, 2011 – Feb 24, 2012
Sexton, Darryl M.	Director	Feb 18, 2011 – Feb 24, 2012
Schultz, Harold S.	Director	Feb 18, 2011 – Feb 24, 2012
Simington, Stewart M.	Director	Feb 18, 2011 – Feb 24, 2012
Tmka, John E.	Director	Feb 18, 2011 – Feb 24, 2012

NOW, THEREFORE, in order to induce HUD to forego requiring submission of the Conflict of Interest and Disclosure Certifications until after projects have been selected and fund reservations granted, it is hereby resolved and agreed by the Board of Directors of the Sponsor.

1. That it will submit an updated Incumbency Certificate, in a form prescribed by HUD, showing all changes in incumbency for submission with the Owner's Application for Firm Commitment, initial closing and final closing.

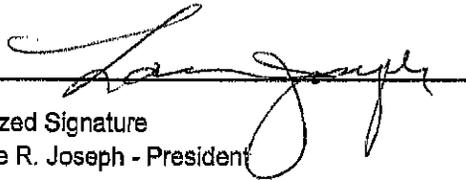
2. That no officer or director of the Sponsor has or will be permitted to have any prohibited interest which would prevent him or her from signing the required Conflict of Interest and Disclosure Certification.

3. That the fund reservation will be subject to cancellation by HUD if the officers or directors of either the Sponsor or the Owner fail to submit Conflict of Interest and Disclosure Certifications duly executed by each and all of their respective officers and directors.

4. That no HUD capital advance funds or project rental assistance funds will be expended on account of any contract or arrangement where a conflict of interest is determined to exist, and the Sponsor shall be responsible for the payment of any and all obligations involving its officers and directors.

5. That should any contract or arrangement entered into by the Owner be determined by HUD to involve a conflict of interest, involving either the Sponsor's or Owner's officers or directors, the Sponsor will exercise its best efforts to cause the Owner to promptly cancel or terminate such contract or arrangement at HUD's request.

Adopted and approved by the Board of Trustees of the Sponsor on the 20th
day of May, 2011

A handwritten signature in cursive script, appearing to read "Laverne R. Joseph", is written over a horizontal line.

Authorized Signature
Laverne R. Joseph - President

**SPONSOR'S RESOLUTION FOR
COMMITMENT TO PROJECT**

**U.S. Department of Housing
and Urban Development**
Office of Housing
Federal Housing Commissioner

OMB Approval No. 2502-0257
(exp 11/30/2013)

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This collection of information is required for HUD's Supportive Housing for the Elderly under Section 202 and Supportive Housing for Persons with Disabilities under Section 811. The information is necessary to assist HUD in determining applicant eligibility and ability to develop housing for the elderly and for persons with disabilities within statutory and program criteria. A thorough evaluation of an applicant's qualifications and capabilities is critical to protect the Government's financial interest and to mitigate any possibility of fraud, waste, or mismanagement of public funds. This collection of information does not collect any sensitive information. HUD does not ensure confidentiality.

TO: Secretary of Housing and Urban Development

SUBJECT: Section 202 Program - Application for Fund Reservation
Section 811 Program - Application for Fund Reservation

Sponsor: RETIREMENT HOUSING FOUNDATION
Project Location: LOS ANGELES, CALIFORNIA

1. WHEREAS, under the Section 202 Program for Supportive Housing for the Elderly, the Sponsor acknowledges its responsibilities of sponsorship, long-term support, its willingness to assist the Owner to develop, own, manage and provide appropriate services in connection with the proposed project, and it reflects the will of its membership. The Sponsor is required to make a commitment to cover the estimated start-up expenses, the minimum capital investment of 1/2 of one percent of the HUD-approved capital advance, not to exceed \$25,000 (\$10,000 for sponsors not affiliated with a national sponsor) and the estimated cost of any amenities or features (and operating costs related thereto) which would not be covered by the approved capital advance.

OR

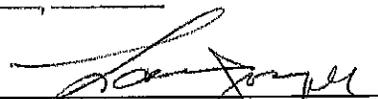
Whereas, under the Section 811 Program of Supportive Housing for Persons with Disabilities, the Sponsor acknowledges its responsibilities of sponsorship, long-term support, its willingness to assist the Owner to develop, own, manage and provide appropriate services in connection with the proposed project, and that it reflects the will of its membership. The Sponsor is required to make a commitment to cover the estimated start-up expenses, the minimum capital investment of 1/2 of one percent of the HUD-approved capital advance, not to exceed \$10,000 and the estimated cost of any amenities or features (and operating costs related thereto) which would not be covered by the approved capital advance.

2. WHEREAS, HUD has determined that assurance by the Sponsor of its commitment and willingness to provide those funds can best be assured by requiring a resolution of the Board of Directors that funds will be made available for such purposes.

3. NOW, THEREFORE, the Board of Directors of the Sponsor hereby resolves and agrees that funds will be available for the subject project to meet estimated start-up expenses, the minimum capital investment and the estimated cost of any amenities or features (and operating costs related thereto) which would not be covered by the approved capital advance.

Adopted and approved by Laverne R. Joseph, President of the Sponsor on the 20th day of

May, 2011



Authorized Signature

**EXHIBIT 7
RELOCATION PLAN**

**Retirement Housing Foundation
DUNS # 05-081-9952
Unique ID#: 1307563106-4736**

**Las Alturas RHF Housing
Los Angeles, California**

a) NO RELOCATION STATEMENT

No relocation is required. No persons occupy the property as the proposed site is a vacant tract of land.

b) IDENTIFY ALL PERSONS OCCUPYING PROPERTY

No persons occupy the property as the proposed site is a vacant tract of land.

c) ESTIMATED COST OF RELOCATION AND OTHER SERVICES

No relocation costs will be incurred because the proposed site is a vacant tract of land.

d) SOURCES OF FUNDS TO COVER RELOCATION COSTS

This is not applicable because the proposed site is a vacant tract of land.

e) STAFF RESPONSIBLE TO CARRY OUT RELOCATION

This is not applicable because the proposed site is a vacant tract of land.

f) OCCUPANT MOVE-OUTS WITHIN PAST 12 MONTHS

No persons have moved from this site within the last 12 months because the proposed site is a vacant tract of land.

g) ISSUANCE OF GENERAL INFORMATION NOTICE AND ADVISORY SERVICES INFORMATION

This is not applicable because the proposed site is a vacant tract of land.

**EXHIBIT 6
OTHER APPLICATIONS**

**Retirement Housing Foundation
DUNS # 05-081-9952
Unique ID#: 1307563106-4736**

**Las Alturas
Los Angeles, California**

a) LIST OF FY 2010/2011 APPLICATIONS

Retirement Housing Foundation is submitting the following applications in response to the Fiscal Year 2010/2011 Notice of Funding Availability:

Project Name	Local HUD Office	Project Location	HUD 202 Units	Combined Tax Credit/ 202's
Broadwood Terrace	Los Angeles	Los Angeles, CA	80	89
Las Alturas	Los Angeles	Los Angeles, CA	75	78
Sagetree RHF Housing	Houston	Houston, TX	61	65
Darson Marie Terrace	San Antonio	San Antonio, TX	49	57
		TOTAL HUD UNITS	265	

Nationwide there are 3,325 units available and RHF is applying for 265 units, or 7.9% of the total.

EXHIBIT 3
PURPOSE, COMMUNITY TIES AND EXPERIENCE

Retirement Housing Foundation
DUNS # 05-081-9952
Unique ID#: 1307563106-4736

Las Alturas
Los Angeles, California

a) PURPOSE, CURRENT ACTIVITIES, HOW LONG IN EXISTENCE

On March 17, 1961, M. Clark Harshfield, Reinhold H. Klein, and Steven Pilibos founded Retirement Housing Foundation (RHF). From its inception, RHF's mission was to provide dignified, affordable housing for the elderly and persons with disabilities. In our efforts to preserve existing affordable housing in the United States, RHF's mission has expanded to include low income family housing as well. Today, RHF is one of the nation's largest non-profit sponsors and managers of affordable housing for these populations.

In 1965, RHF began realizing its mission by acquiring Mayflower Gardens, the first retirement community in California's Antelope Valley. At the time, Mayflower Gardens was unfinished, abandoned, and had been described as a "modern ghost town." RHF acquired the project and accepted the formidable challenge of completing the 500-unit facility with a loan from the Federal Housing Administration. Today, Mayflower Gardens is a thriving community with more than 600 senior residents and the campus has expanded to now include Mayflower Gardens Convalescent Hospital, and with funding support from HUD, HUD 202 communities Mayflower Gardens II (76-units) and, within the last year, Harshfield Terrace, a seventy-four (74) unit affordable community for seniors located adjacent to Mayflower Gardens.

During the 1960s and 1970s, RHF acquired, developed and constructed, or assumed management of 19 facilities in California. In the 1980s, RHF became a national leader in the field of affordable housing by launching facilities in Arizona, Colorado, Florida, Georgia, Hawaii, Idaho, Iowa, Kentucky, Puerto Rico, Texas and Wisconsin. During the 1990s, RHF's leadership in the field grew with the opening of an additional 26 HUD facilities throughout the country. Since 2001, RHF has increased its pace by building or acquiring 37 new affordable facilities. Of those, 14 are affordable senior housing communities, 18 are HUD Section 202 communities, 2 are market rate senior projects, and 3 are affordable family communities.

The annual operating budget for Retirement Housing Foundation is more than \$17 million with assets in excess of \$100 million. RHF is governed by a board of 11 directors, which meets quarterly to set policies, provide oversight, and assess the accomplishment of organizational goals. In recent years, RHF's full and part time staff has increased to more than 2,600 employees.

RHF's modest beginning with [REDACTED] in cash launched a remarkable undertaking that now spans 25 states, the District of Columbia, Puerto Rico and the Virgin Islands, and provides housing and services for more than 17,000 elderly, low income families and persons with disabilities. RHF's 163 communities range in size from a 12-unit home for the developmentally disabled to a 1,093-unit apartment complex in the heart of Los Angeles—the largest subsidized retirement community for the elderly and persons with disabilities in the country. This community, Angelus Plaza, is located in a revitalized area of downtown Los Angeles and offers a comfortable and safe environment to nearly 1,300 Angelenos. The residents of Angelus Plaza are reflective of the population of one of the most ethnically diverse cities in the country.

EXHIBIT 3
PURPOSE, COMMUNITY TIES AND EXPERIENCE

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Las Alturas
Los Angeles, California

Property Management

RHF manages and operates apartment complexes for independent living for seniors of all incomes, persons with disabilities, and low-income families; assisted living units for seniors who require supportive, personal and nursing services; and homes with skilled nursing care for person who need 24-hour supervision and assistance. A number of RHF communities offer all three types of living on one campus.

The Mission

In February 2011, RHF commemorated 50 years of service and remains dedicated to maintaining the quality of life for the persons it serves. Its mission statement reads: "The mission of RHF (Retirement Housing Foundation), a national nonprofit organization, is to provide various housing options and services for older adults, low-income families and persons with disabilities, in an environment which enhances their quality of life: physically, mentally and spiritually. RHF is committed to serving its residents and their local communities." RHF's motto is "Committed to Service, Dedicated to Excellence, Enhancing Quality of Life."

Current Activities

Today, Retirement Housing Foundation operates 153 facilities designed specifically for elderly and disabled residents and 10 facilities for low-income families, for a total of 163 facilities. Additionally, through its property management affiliate Foundation Property Management, RHF operates all of its own facilities as well as projects owned by third parties. In total, RHF operates 12,931 senior apartment units, 886 assisted living units, 596 skilled nursing beds, and 1,194 special needs units in 25 states, the District of Columbia, the Virgin Islands, and Puerto Rico, for a total of 15,607 units.

Currently, RHF is active in the development of two HUD Section 202 housing projects in Stone Mountain, GA and Charlotte, NC. Both projects are in the pre-development phase. Furthermore, within the past year, RHF has opened two HUD 202 communities – Village Gardens, a 40-unit community in Norfolk, VA and Harshfield Terrace, a 74-unit community in Quartz Hill, CA.

In addition to new construction, RHF continues to invest in its existing communities. In 2008, RHF refinanced Angelus Plaza, the nation's largest affordable community – providing [REDACTED] for rehabilitation and more than [REDACTED] to be placed in a trust for additional affordable housing in the Los Angeles area and throughout the country. This rehab project was completed in May 2011. Also, in 2008, RHF completed [REDACTED] in renovations of Harbor Tower, a 180-unit senior community in San Pedro, California (constructed in 1976) and MacArthur Park Towers, a 183-unit senior community in Los Angeles, California (also constructed in 1976). In 2009, RHF reinvested more than [REDACTED] to upgrade and improve many of its existing housing communities. In 2010, an additional [REDACTED] was invested in maintaining, upgrading and improving existing properties in RHF's portfolio.

In 2004, RHF received a service coordinator grant of approximately \$110,000 from the U.S. Department of Housing and Urban Development. From this initial grant, RHF has added service coordinators to 81

EXHIBIT 3
PURPOSE, COMMUNITY TIES AND EXPERIENCE

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communities. RHF believes that service coordinators at facilities not only enhance the lives of the residents by connecting them to essential community resources, but also help residents manage the “aging in place” process. By accessing community resources, residents can remain in their homes as long as possible and thus delay the need for a higher level of care.

Financing for the various development activities comes through a range of sources such as the HUD Section 202 program, HUD’s 221(d)(4) Mortgage Insurance program, Multifamily Housing Bonds, the Low Income Housing Tax Credit program (both 4% and 9%), the HOME Program, Community Development Block Grants (CDBG), and Housing Trust Funds. RHF has a highly skilled staff dedicated to managing the financing components of these often complicated programs. Furthermore, RHF is well versed in the complexities of combining various funding sources, as is often necessary in affordable housing development.

Ability to Enlist Volunteers and to Raise Funds Locally

RHF has not only successfully linked its residents to the community, but has also successfully recruited volunteers to provide a variety of services to its residents. In 2010, 1,642 volunteers provided more than 89,000 volunteer service hours to RHF communities and the national office. During 2009, more than 2,748 volunteers provided more than 190,000 volunteer service hours to RHF communities and the national office. This does not include the countless hours that RHF’s 308 local community and national board members contribute each year.

Additionally, RHF excels at connecting its residents with the needs of those less fortunate. For example, over 2,500 residents participate in RHF’s Project H.A.N.D.S., a program where residents make clothing and other items for children and victims of abuse residing in local community shelters. In 2009 and 2010, 72 communities created more than 37,200 items from yarn and sewing materials donated by churches, businesses, service organizations, residents, and their families. These items were distributed to over 430 agencies throughout the country.

In addition to its ability to effectively involve and organize its residents and the local community in volunteer endeavors, Retirement Housing Foundation has worked successfully with communities to raise funds, services, and goods for elderly residents living in RHF facilities. Some examples of these recent efforts include:

- In 2010, RHF received [REDACTED] from donors for its various development and charitable funds and its communities received [REDACTED] in cash donations in addition to in-kind gifts for a total of [REDACTED]
- In 2009, RHF received [REDACTED] from donors for its various development and charitable funds and its communities received [REDACTED] in cash donations in addition to in-kind gifts for a total of [REDACTED]
- In 2008, RHF was awarded [REDACTED] from the Norfolk Foundation for the Village Gardens senior project recently opened in Norfolk, Virginia.

EXHIBIT 3
PURPOSE, COMMUNITY TIES AND EXPERIENCE

Retirement Housing Foundation
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- In 2007, RHF received [REDACTED] from donors for its various development and charitable funds and its communities received [REDACTED] in cash donations in addition to in-kind gifts for a total of \$ [REDACTED].
- In 2007, RHF received a [REDACTED] grant from the John D. and Catherine T. MacArthur Foundation, a major supporter of affordable housing preservation and development, to further strategic planning and fund development functions.
- In 2007, the St. Louis County Office of Community Development provided a [REDACTED] loan in HOME funds towards the development of Mt. Beulah Terrace, a 40-unit Section 202 community recently opened in Pagedale, Missouri.
- In 2007, the State of Colorado provided [REDACTED] in HOME funds to help cover development costs for Harvest Pointe, an 80-unit Section 202 community recently opened in Loveland, Colorado.
- In 2007, through the donations of residents, staff, and Mattel, Inc., more than 750 toys and gifts were donated and distributed to 640 children in RHF family facilities.
- In 2006, RHF received grants from California Bank & Trust, Union Bank of California Foundation and Bank of America Charitable Distribution totaling [REDACTED].
- In 2005, RHF received a \$ [REDACTED] HOME loan grant and [REDACTED] in development fee waivers from the City of Salem, Oregon, and a [REDACTED] grant from the Federal Home Loan Bank to assist in the development of Providence Place - a Section 202 community in Salem, Oregon.
- In 2005, RHF received a [REDACTED] HOME loan from Los Angeles County to assist in the development of Harshfield Terrace - a Section 202 community recently opened in Quartz Hill, California.
- In 2005, Bank of America provided RHF with a \$ [REDACTED] grant to benefit RHF's Resident Benevolence Fund and the Children's Education Fund.
- In 2004, RHF received two Demonstration Planning Grants totaling [REDACTED] for Section 202 projects in Columbus, Georgia and Loveland, Colorado.
- In 2004, RHF received a [REDACTED] Water and Sewer Impact fee waiver from the City of San Antonio for the development of Oak Knoll Villa.
- In 2004, Bank of America provided RHF with a \$ [REDACTED] grant to benefit RHF's Resident Benevolence Fund and the Children's Education Fund.

EXHIBIT 3
PURPOSE, COMMUNITY TIES AND EXPERIENCE

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RHF is highly skilled at raising funds to ensure the successful completion of its construction projects and the ongoing operation of its housing communities. As the bulleted information illustrates, when funds are needed to supplement initial construction or renovation financing, RHF has the ability and sophistication to access and successfully obtain financial commitments from various local, state, federal and private sources.

EXHIBIT 3
PURPOSE, COMMUNITY TIES AND EXPERIENCE

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b) TIES TO THE COMMUNITY AT LARGE, TO THE TARGET POPULATION, AND DESCRIPTION OF THE GEOGRAPHIC AREAS SERVED

RHF'S TIES TO THE LOCAL COMMUNITY

RHF currently operates 163 properties nationwide, 61 of which are in the State of California. In the greater Los Angeles area, RHF operates 23 multifamily properties, primarily all of which are affordable senior housing communities. At all of its properties, RHF is committed to integrating its residents into the surrounding community. RHF maintains excellent relationships with city and community organizations alike. Its excellent reputation and success in the Los Angeles area is due, in part to outreach efforts headed by RHF staff and leadership which bring together RHF with key community and civic organizations that support the elderly.

In downtown Los Angeles, RHF operates the Angelus Plaza Senior Activity Center that offers a multitude of services, programs and activities to the residents of Angelus Plaza and the surrounding community. The success of this senior center is the result of RHF's ties to the Los Angeles community. There are more than 15 sponsors and 18 donors that provide donations, grant funding or other financial assistance to the center. These include major banks such as Wells Fargo and US Bank; educational facilities such as the University of Southern California School of Gerontology and UCLA School of Public Policy; health care facilities such as The Good Samaritan Hospital; and private companies and individuals.

RHF has assembled a distinguished Advisory Council for the Angelus Plaza Senior Activity Center that mentors staff and provides links to programs and monetary resources. Council members include US Congresswoman Lucille Roybal-Allard, Los Angeles Councilwoman Jan Perry, Los Angeles City Department on Aging, SRO Housing Corporation, US Bank, the Good Samaritan Hospital, Ketchum Downtown YMCA, Kawada Company of America, CRA/LA, KTGy, QEW Consulting, Harder & Company Community Research, and retired LAPD Grants Manager Richard Lieboff.

In addition, many organizations and civic leader in the Los Angeles community support RHF and its residents. These include but are not limited to: Church of Epiphany, Council Member Jose Huizar, Boyle Heights Chamber of Commerce, International Institute of Los Angeles, Church of the Resurrection, and Good Samaritan Hospital, WISE & Health Aging Ombudsman, St. Barnabas Senior Multipurpose Center, the Los Angeles Council of Filipino Americans, the Korean Friendliness Club, Congress of California Seniors, The Tom Bradley Center for Health Care (Sponsored by the Good Samaritan Hospital), the Slauson Senior Multi-Purpose Center, the Los Angeles Federation of Senior Citizen Clubs, Temple Beth AM Seniors, The Historic Saint Paul Baptist Church, and Holy Cross Catholic Church.

Moreover, certain local service providers have been instrumental in RHF's supportive housing projects. For instance, the St. Bernard Senior Center offers a nutrition program providing hot meals to more the 75 seniors. The Volunteer Assistance League offers a Senior Companion Program in which seniors visit residents to combat isolation and loneliness. The L.A. County Health Department conducts an Annual Flu Shot Clinic.

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Additionally, RHF coordinates health screening for senior residents through The City of Los Angeles Department of Aging and the County of Los Angeles Community and Senior Services Department. The City of Los Angeles Department of Aging, California Department of Aging, and Behavioral Health Services offer homemaker services at affordable fees. RHF coordinates with the Casa Maravilla Senior Nutrition Program which serves congregate meals to seniors at locations throughout LA. The Los Angeles County Home Delivered Meals Program and LA Meals on Wheels also provide meal delivery to RHF's Los Angeles developments.

RHF's TIES TO MINORITIES AND PERSONS WITH DISABILITIES

Retirement Housing Foundation is dedicated to ensuring that elderly minorities are afforded the same opportunities as the rest of the elderly population within the community. One of the ways RHF reaches out to the minority community is through co-sponsorship of HUD Section 202, 236, or 221(d)(3) projects with minority co-sponsors. Seventeen percent of RHF's Section 202 projects have minority co-sponsors. These projects and co-sponsors are listed below:

<i>Project</i>	<i>Co-Sponsor</i>	<i>Location</i>
Adam & Bruce Apartments	True Love Missionary Baptist Church	Ft. Wayne, IN
Bennett Place Apartments	Action Housing & Operation Better Block	Pittsburgh, PA
Carbon Creek Shores	Dayle McIntosh Ctr. For Disabled	Anaheim, CA
Cardosa Village	Transitional Living & Community Support	Sacramento, CA
Guadalupe Senior Apts.	Del Norte Neighborhood Development Corp.	Denver, CO
Malone Manor	Malone Community Center	Lincoln, NE
Pinewood Manor	Mt. Zion Baptist Church	Bremerton, WA
Richardson Manor	WAICO Handicapped Housing, Inc.	Milwaukee, WI
River City Residence Club	Transitional Living & Community Support	Sacramento, CA
University Center	University Methodist Church	Indianapolis, IN
Sangnok Villa	Korean American Christian Evergreen Assn.	Los Angeles, CA
Village Pointe	First Baptist Church of Lambert's Point	Norfolk, VA
N. Capitol at Plymouth	Plymouth Congregational UCC Church	Washington, DC
Lowell Place	Bakersfield Senior Center	Bakersfield, CA

Of RHF's entire multifamily senior housing portfolio across the nation, fifty-seven percent (57%) of RHF residents are minorities and sixty five percent 65% are females. RHF has significant experience in providing housing to minorities and minority elderly. Historically, RHF communities serve a minority elderly population in percentages that are greater than the minority percentage of the property's surrounding community. The following is a representative sampling of RHF's long term experience in serving the minority elderly community in existing housing developments located across the country in 25 states:

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PURPOSE, COMMUNITY TIES AND EXPERIENCE

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Project/Location	Project Percent Minority	City Percent Minority
Angelus Plaza, Los Angeles, CA	99%	53%
The Concord, Pasadena, CA	83%	59%
St. Mary Tower, Long Beach, CA	71%	65%
Southpointe Villa, Rialto, CA	70%	78%
Benson Manor, Smyrna, GA	56%	46%
Mission Palms, Mission, TX	84%	82%
Creekbend Gardens, Houston, TX	88%	69%
Miracle Manor, Edna, TX	43%	46%
Grace Place, Norfolk, VA	97%	52%
Village Pointe, Norfolk, VA	83%	52%
Kemet House, Chesapeake, VA	61%	34%
Richardson Manor, Milwaukee, WI	93%	55%
Adam & Bruce Apartments, Ft. Wayne, IN	69%	25%
Bennett Place, Pittsburgh, PA	96%	31%
Crooked Creek, Indianapolis, IN	80%	31%
Heartland Apartments, Peoria, IL	69%	30%
Ingleside Manor, Macon, GA	58%	65%
North Capitol at Plymouth, Washington, DC	99%	71%

All of RHF's properties are aggressively marketed to minorities to ensure equal participation and housing opportunities for the entire community. Through the use of the HUD approved Affirmative Fair Housing Marketing Plan (form HUD 935.2), RHF identifies the minority groups which are least likely to apply for housing because of its location or other factors. From this information, RHF creates a marketing program using media sources such as newspapers/publications, radio, and television marketed towards the appropriate minority groups. Additionally, RHF cultivates and maintains relationships with important community contacts such as the AAA, churches, minority organizations and clubs, and local senior centers, and provides them with project information, flyers and pamphlets so that they can further inform minority groups about the availability of the housing. Please see examples of RHF's affirmative fair housing marketing materials behind this Exhibit. Marketing efforts are initiated approximately three months prior to construction completion. After one-hundred percent occupancy, media advertisement is an as-needed basis. However, at all times RHF maintains contact with community agencies, minority groups and organizations to keep the entities aware of the housing opportunity and to encourage information sharing. RHF will build on past affirmative fair housing marketing plans by revisiting their marketing strategies yearly and tailoring the individual plans to the unique minority populations prevalent near each property. As these populations change, RHF will update its marketing strategy accordingly.

Included in this Exhibit and attached to Exhibit 3d, are support letters from Los Angeles Councilman Jose Huizar, 14th District, and several other community leaders and agencies that support the proposed project and recognize RHF's close working relationship with minority and the elderly community.

EXHIBIT 3
PURPOSE, COMMUNITY TIES AND EXPERIENCE

Retirement Housing Foundation
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Las Alturas
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Geographic Area Served

There is no typical location for a Retirement Housing Foundation (RHF) community. RHF has a strong presence in cities, small towns and rural areas alike. Although the projects are scattered throughout the country, the largest concentrations of projects are in California, Indiana, Massachusetts, Florida, and Texas. Today, Retirement Housing Foundation operates more than 153 facilities designed specifically for elderly and disabled residents, and 10 facilities for low-income families. In total, RHF operates 12,931 senior apartment units, 886 assisted living units, 596 skilled nursing beds, and 1,194 special needs units in 25 states, the District of Columbia, the Virgin Islands, and Puerto Rico, for a total of 15,607 units.

Affirmative Fair Housing Marketing AFHM Plan - Multifamily Housing

U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity

OMB Approval No. 2529-0013
(exp. 1/31/2010)

1a. Applicant's Name, Address (including City, State & Zip code) & Phone Number		1c. Project/Contract Number 122-EH283-NP-WAH	1d. Number of Units 100
Culver City Rotary Plaza, Inc. 5100 Overland Avenue Culver City, CA 90230 (310) 559-2311		1e. Rental Range From \$ 730.00 To \$ 835.00	1f. Type of Housing <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Family <input type="checkbox"/> Mixed (Elderly/Disabled)
		1g. Approximate Starting Dates (mm/dd/yyyy)	
		Advertising	07/01/1999
		Occupancy	10/01/1999

1b. Development's Name, Location (including City, State and Zip code)	1h. Housing Market Area Los Angeles County	1i. Census Tract 7025.02
	1j. Managing Agent's Name & Address (including City, State and Zip Code)	
Culver City Rotary Plaza 5100 Overland Avenue Culver City, CA 90230		
Foundation Property Management, Inc. 911 North Studebaker Road Long Beach, CA 90815		

2. Type of Affirmative Marketing Area (check all that apply)	3. Direction of Marketing Activity (Indicate which group(s) in the housing market area are least likely to apply for the housing because of its location and other factors without special outreach efforts)
a. Plan <input type="checkbox"/> New <input checked="" type="checkbox"/> Update	<input type="checkbox"/> White <input checked="" type="checkbox"/> American Indian or Alaskan Native <input checked="" type="checkbox"/> Asian <input checked="" type="checkbox"/> Black or African American <input checked="" type="checkbox"/> Native Hawaiian or Other Pacific Islander <input checked="" type="checkbox"/> Hispanic or Latino <input checked="" type="checkbox"/> Persons with Disabilities <input type="checkbox"/> Families with Children <input type="checkbox"/> Other _____ Specify _____ (e.g. specific ethnic group, religion)
Reason for Update: Current plan expired	
b. Area	
<input type="checkbox"/> White (non-minority) Area <input type="checkbox"/> Minority Area	
<input checked="" type="checkbox"/> Mixed Area (with <u>41</u> % minority residents)	

4a. Marketing Program: Commercial Media (Check the type of media to be used to advertise the availability of this housing)

Newspapers/Publications Radio TV Billboards Other (specify) Corporate Website: www.rhf.org

Name of Newspaper, Radio or TV Station	Group Identification of Readers/Audience	Size/Duration of Advertising
RHF Corporate Website: www.rhf.org	General Interest / Unlimited Audience	Complete Website - Perpetual Ad
Los Angeles Sentinel	Black / African American	2" x 3" - one week or as needed
News from Native California	American Indian	2" x 3" - one week or as needed
La Opinion	Hispanic / Latino	2" x 3" - one week or as needed
Rafu Shimpo	Asian	2" x 3" - one week or as needed
Culver City News	General Interest / Mixed Audience	2" x 3" - one week or as needed

4b. Marketing Program: Brochures, Signs, and HUD's Fair Housing Poster

(1) Will brochures, letters, or handouts be used to advertise? Yes No If "Yes", attach a copy or submit when available.

(2) For development site sign, indicate sign size 22' x 7'; Logo type size 8.5" x 11". Attach a photograph of sign or submit when available.

(3) HUD's Fair Housing Poster must be conspicuously displayed wherever sales/rentals and showings take place. Fair Housing Posters will be displayed in the Rental Office Real Estate Office Model Unit Other (specify)

Marketing Program: Community Contacts. To further inform the group(s) least likely to apply about the availability of the housing, the applicant agrees to establish and maintain contact with the groups/organizations listed below which are located in the housing market area. If more space is needed, attach an additional sheet. Notify HUD-Housing of any changes in this list. Attach a copy of correspondence to be mailed to these groups/organizations. (Provide all requested information.)

Name of Group/Organization	Group Identification	Approximate Date (mm/dd/yyyy)	Person Contacted (or to be Contacted)
Culver City Housing Authority	Unlimited	08/01/2008	Director
NAACP	Black/African Am	08/01/2008	Director
Koreatown Multipurpose Senior Center	Asian	08/01/2008	Director
Mexican American Opportunity Found - SHI	Hispanic	08/01/2008	Director

Address & Phone Number	Method of Contact	Indicate the specific function the Group/Organization will undertake in implementing the marketing program
9770 Culver Blvd., Culver City 310-253-5780	Mail	Provide Information for Distribution
3910 MLK Jr. Bl, Ste 202, Los Angeles 310-397-11171	Mail	Provide Information for Distribution
978 S. Hoover St., Los Angeles 213-739-7888	Mail	Provide Information for Distribution
972 S. Goodrich Blvd., Commerce 323-313-1605	Mail	Provide Information for Distribution

5. **Future marketing Activities** Mark the box(es) that best describe marketing activities to fill vacancies as they occur after the project has been initially occupied.

Newspapers/Publications Radio Community Contacts
 Brochures/Leaflets/Handouts TV Other (Specify Corp. Website)
 Site Signs

6. **Experience and Staff Instructions** (See Instructions)

6a. Staff has affirmative marketing experience.
 No Yes

6b. On separate sheets, indicate training to be provided to staff on Federal, State and local fair housing laws and regulations, as well as this AFHM Plan. Attach a copy of the instructions to staff regarding fair housing.

7. **Additional Considerations** Attach additional sheets as needed.

8. **Review and Update** By signing this form, the applicant agrees to review their AFHM Plan at least every 5 years and update as needed to ensure continued compliance with HUD's Affirmative Fair Housing Marketing Regulations (24 CFR 200.620).

Signature of person submitting this Plan & Date of Submission (mm/dd/yyyy)

Name (type or print) *Stuart Hartman*
 Stuart Hartman

Title & Name of Company *Vice President of Affordable Housing Operations, Foundallon Property Management, Inc.*

For HUD-Office of Housing Use Only

Reviewing Official:

Signature & Date (mm/dd/yyyy)

Denise Beldon 8/8/08

Name (type or print)

DENISE BOLDEN

Title

PROJECT MANAGER

For HUD-Office of Fair Housing and Equal Opportunity Use Only

Approved *2* Disapproved _____ (Check One)

Signature & Date (mm/dd/yyyy)

CP McInyre 12/31/08

Name (type or print)

CP McInyre

Title

Acting Branch Chief Program Compliance



JOSE HUIZAR
COUNCILMEMBER, 14TH DISTRICT

April 8, 2011

Anders Plett, Vice President
Acquisition and Project Development
Retirement Housing Foundation
911 North Studebaker Road
Long Beach, California 90815-4900

Re: Las Alturas Senior Apartments
3525 East Whittier Boulevard, Los Angeles, California 90033
HUD Section 202 Supportive Housing for the Elderly Application

Dear Mr. Plett:

The proposed Las Alturas Senior Apartments will be located in the Boyle Heights community, which is part of the 14th Council District that I represent. I am writing in support of the 77-unit affordable senior apartment development (Las Alturas Senior Apartments) proposed by Retirement Housing Foundation. New housing, particularly affordable housing for seniors, is much needed in the Boyle Heights community.

I would also like to say that I am well aware of similar housing development projects constructed and managed by Retirement Housing Foundation within the City of Los Angeles, and they are quality operations.

In addition to the affordable apartments that will be built through this project, seniors will also be provided much needed social services and recreational activities. On behalf of the residents of the Boyle Heights community I support this project and look forward to this latest residential development within my council district.

If you have any questions, please contact Paul Habib, at my City Hall office at (213) 473-7014.

Sincerely,

José Huizar
Councilmember, 14th District



May 25, 2011

Florence Webb, Project Manager
Retirement Housing Foundation
911 North Studebaker Road
Long Beach, California 908'4-4900

Alicia Maldonado, President
Mockingbird Communications

Andy Carrasco, Vice President
Sempra Utilities

Hector Hernandez, Treasurer
Paramount Mattress, Inc.

Zulema Velasquez, Secretary
State Farm Insurance Agent

Michael Zeledon, Parliamentarian
SCE Federal Credit Union

Cesar Armendariz
USC Health Sciences

Fátima Djetunne
Proyecto Pastoral

Oscar Lobatto
Advance Office Automation

Fidel Medina
KC Scott Manufacturing Co.

Miguel Miranda
Flexible Staff Services

Anthony Saldana
Exide Technologies

Michele Arce
Past President

Advisor to the Board
Ralph Carmona
Barrio Planners Inc

Government/City Advisors
Jesse Leon
Office of Councilmember Jose Huiza,
District 14

Ricardo Mendoza
Office of Congresswoman
Lucille Roybal Allord, 34th District

Captain Anita Ortega
Los Angeles Police Department

Re: Las Alturas Senior Apartments
3525 East Whittier Boulevard, Los Angeles, California 90033
HUD Section 202 Supportive Housing for the Elderly Application

Dear Ms. Webb:

The Boyle Heights Chamber of Commerce is pleased to provide this letter of support for the proposed Las Alturas Senior Apartments. Our organization primarily provides services to the business community but we believe that it's equally important that the surrounding community is well-served and maintained.

The proposed Las Alturas Senior Apartments will provide new housing that is much needed in the Boyle Heights community, particularly for our seniors. We believe that the Las Alturas Senior Apartments will enhance the residential neighborhood and, in turn, improve the business environment.

I also take this opportunity to acknowledge the long-term commitment to serving the elderly minority residents living within the Boyle Heights community and the City of Los Angeles. Such projects as Colonia Jess Lopez reflect this strong commitment by Retirement Housing Foundation. RHF's commitment has also extended to developing facilities in minority and low-income communities where RHF has earned a very positive reputation for working well with ethnically diverse populations.

The Boyle Heights Chamber of Commerce is pleased to endorse the 77 unit Las Alturas Senior Apartments proposed for development by Retirement Housing Foundation. In addition to the apartments, RHF will provide onsite services and amenities which will ensure a good quality of life for our senior residents, which they most assuredly deserve!

We are confident that the Las Alturas Senior Apartments will become a major asset to the Boyle Heights community and recommend this proposed development for funding under the HUD Section 202 program.

If you have any questions, please contact me at your convenience at (323) 888-2685.

Sincerely,

A handwritten signature in cursive script that reads "Alicia Maldonado".

BHCC President

2822 E. Olympic Blvd., #3302 • Los Angeles, CA 90023 • Telephone: 323-888-2685

LITTLE TOKYO SENIOR NUTRITION SERVICES

Nutrition Program for the Elderly

244 South San Pedro Street
Los Angeles, California 90012
(213) 680-9173
LTseniormeals@gmail.com

June 15, 2011

Florence Webb, Project Manager
RETIREMENT HOUSING FOUNDATION
911 North Studebaker Road
Long Beach, California 90815-4900

RE *HUD Section 202 Supportive Housing for the Elderly Application
Las Alturas, 77 Affordable Senior Apartments
3525 East Whittier Boulevard, Los Angeles, California 90033*

Dear Ms. Webb:

This letter is written on behalf of Little Tokyo Senior Nutrition Services to offer our support for the proposed 77-unit Las Alturas Affordable Senior Apartment complex. The efforts of Retirement Housing Foundation in constructing and managing several affordable developments for seniors and families in the greater Los Angeles area are commendable. These developments, and the proposed Las Alturas development, will contribute to the critical need for affordable housing in the City of Los Angeles.

Little Tokyo Senior Nutrition Services is located in Little Tokyo Towers in central City Los Angeles. We provide a lunch program to the elderly Monday through Friday. Even though LTNS does not offer housing assistance, we will receive requests regularly from our seniors asking for assistance in locating clean, safe and affordable housing. A senior housing community such as Las Alturas will improve and strengthen the East Los Angeles neighborhood and will provide a location to which we may direct our seniors for housing assistance. Las Alturas will provide our elderly with the opportunity to live in an independent yet supportive environment.

This opportunity is also taken to acknowledge Retirement Housing Foundation for the long-term commitment this organization has demonstrated in serving the elderly and minority residents living within the City of Los Angeles. The reputation of RHF is well-known for excellence in maintaining all the agency's facilities as safe and exceptionally well-managed affordable housing developments. We are aware that RHF's commitment has extended to developing facilities in minority and low-income communities where RHF has earned a very good reputation for working effectively with ethnically diverse populations.

On behalf of Little Tokyo Senior Nutrition Services, I am pleased to offer the support of our organization for funding of the Las Alturas Affordable Senior Apartments, under the HUD 202 Supportive Housing for the Elderly Program.

If you have any questions, or require additional information, please contact me at (213) 680-9173.

Sincerely,



Setsko Nakama, Executive Director

LITTLE TOKYO SENIOR NUTRITION SERVICES



IGLESIA DE LA EPIFANIA
CHURCH OF THE EPIPHANY
2808 ALTURA STREET
LOS ANGELES, CA 90031
(323)227-9931 EPIFANIALA@ATT.NET

April 6, 2011

Anders Plett, Vice President
Acquisition and Project Development
RETIREMENT HOUSING FOUNDATION
911 North Studebaker Road
Long Beach, California 90814-4900

Re: Las Alturas Senior Apartments
3525 East Whittier Boulevard, Los Angeles, California 90033
HUD Section 202 Supportive Housing for the Elderly Application

Dear Mr. Plett:

There is a critical need for new affordable housing in our community. We at the Church of the Epiphany know well the struggles of many of our parishioners in finding and securing rental housing with reasonable rental rates. We keep our "ears to the ground" for news of suitable housing but the very limited supply makes this task difficult. Retirement Housing Foundation has been instrumental in developing affordable housing and we are pleased to learn that a new senior facility is to be located in the Boyle Heights community.

On behalf of the Church of the Epiphany, I am pleased to write this letter in support of the proposed Las Alturas Senior Apartments and recommend this project for funding consideration. This 77-unit affordable housing development, to be constructed in the Boyle Heights community, will meet the needs of seniors residing in the neighborhood. It is important to note that the affordability of these units will ensure that our seniors are able to live in a secure and enriched environment at a rental rate that will remain affordable.

If you have any questions, please contact me at your convenience at (323) 227-9931.

Very truly yours,

Brother Thomas Carey, S.S.F.
Church of the Epiphany



Good
Samaritan
Hospital

May 3, 2011

Ms. Florence Webb
Project Manager
Retirement Housing Foundation
911 N. Studebaker Road
Long Beach, CA 90815-4900

RE: *Retirement Housing Foundation
HUD Section 202 Supportive Housing for the Elderly Application
Las Alturas, Los Angeles, CA.*

Dear Ms. Webb:

I congratulate you on your efforts to bring affordable housing to Los Angeles, California. It is my understanding that HUD Section 202 funding is being requested to construct 78 units of affordable housing for the elderly, 75 will be HUD 202 units. As the representative of Good Samaritan Hospital on the Advisory Council of Angelus Plaza, I am acutely aware of the great need for affordable senior housing in our community. The elderly are a highly vulnerable population, often with the least capacity for generating enough income to meet everyday living expenses and pay today's apartment rental rates. Privately sponsored affordable housing such as this is a critical element in continuing to enhance accessibility to affordable housing within the local market.

I am aware of RHF's long term commitment to serving the minority elderly of the Los Angeles community. RHF has made a tremendous impact on the lives of the minority and non-minority elderly through its housing and supportive service programs sponsored in and around Los Angeles such as those provided at Los Alturas.

I am encouraged by your decision to seek funding for the development of quality affordable senior housing in Dallas and wish you great success to secure a Section 202 award through the U.S. Department of Housing and Urban Development. There is a great need for additional affordable housing units to house our community's elders.

Please let us know if there is anything we can do to assist this project now or in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Isobel Johnson-Lechner PT".

Isobel Johnson-Lechner, PT
Director of Physical Medicine

St. Mary's Garden of Hope

8636 6th Street
Downey, California 90241
(562) 805-3645

June 13 2011

Florence Webb, Project Manager
RETIREMENT HOUSING FOUNDATION
911 North Studebaker Road
Long Beach, California 90815-4900

RE *HUD Section 202 Supportive Housing for the Elderly Application
Las Alturas, 3525 East Whittier Boulevard, Los Angeles, California 90033
77-Unit Affordable Senior Apartment Development*

Dear Ms. Webb:

This letter is written on behalf of St. Mary's Garden of Hope and in support of the proposed 77-unit Las Alturas Senior Apartment complex. We at St. Mary's are well aware that Retirement Housing Foundation has constructed and continues to manage several affordable developments for seniors and families in the greater Los Angeles area. These developments, and the proposed Las Alturas development, will help meet the critical need for affordable housing in the City of Los Angeles.

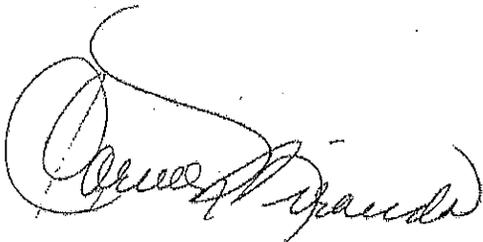
I take this opportunity to acknowledge the long-term commitment to serving the elderly minority residents living within the City of Los Angeles by Retirement Housing Foundation and the very positive impact this has had on the lives of residents in their facilities. The reputation of RHF is exemplary in that all the agency's facilities are safe and exceptionally well-managed. RHF's commitment has also extended to developing facilities in minority and low-income communities where RHF has earned a very good reputation for working well with ethnically diverse populations.

St. Mary's Garden of Hope is a 501(c)(3) non-profit organization providing social service coordination for low-income families on behalf of clients with facilities located in the City of Los Angeles. Our agency was founded more than ten years ago and we have long been regarded as the agency that finds the resources to assist those most in need and for promoting an improved quality of life with sponsored events and programs that promote individual and family sustainability over time. We look forward to the Las Alturas Affordable Senior Apartments as a major resource in the East Los Angeles community of Boyle Heights.

On behalf of St. Mary's Garden of Hope, I am pleased to offer our support for the funding request submitted by Retirement Housing Foundation to develop the Las Alturas Senior Housing facility.

If you have any questions, or require additional information, please contact me at (562) 805-3645.

Sincerely,



Carmen Miranda, Executive Director
St. Mary's Garden of Hope

BOYLE HEIGHTS

NEIGHBORHOOD COUNCIL

May 18, 2011

Florence Webb, Project Manager
Retirement Housing Foundation
911 North Studebaker Road
Long Beach, California 90815-4900

Re: Las Alturas Senior Apartments
3525 East Whittier Boulevard, Los Angeles, California 90033
HUD Section 202 Supportive Housing for the Elderly Application

Dear Ms. Webb:

The Boyle Heights Neighborhood Council is the result of a new City Charter, which was approved in 1999, establishing Neighborhood Councils throughout the City of Los Angeles. The purpose of the Neighborhood Councils is to advise those in government charged with making decisions that affect the lives and livelihoods of the residents.

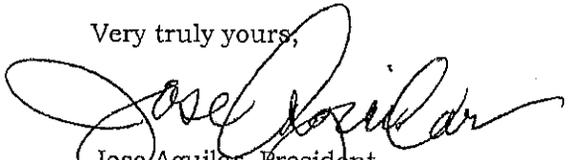
The Boyle Heights Neighborhood Council is specifically charged with the responsibility of reviewing proposed development projects within the Community. Thus the developers of residential and commercial projects are required to present the project parameters at a formal meeting of the Council. This process allows residents and business and property owners with an opportunity to review and comment on the proposed development.

Based on the vote taken at the January 26, 2011 meeting, which approved the Las Alturas Senior Apartments, this letter is written in support of this 77-Unit affordable apartment development for seniors. Recognizing the need for affordable housing within the Boyle Heights community, the Boyle Heights Neighborhood Council supports funding for this project

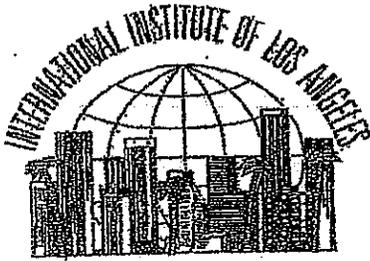
On behalf of the Boyle Heights Neighborhood Council I also take this opportunity to acknowledge the long-term commitment to serving the elderly minority residents living within the Boyle Heights community at facilities such as Colonia Jess Lopez. The reputation of RHF is exceptional in that all the agency's facilities are safe and well-managed. RHF's commitment has also extended to developing facilities in minority and low-income communities where RHF has earned a very good reputation for working well with ethnically diverse populations.

If you have any questions, please contact me at (323) 204-7609 at your convenience...

Very truly yours,



Jose Aguilar, President
BOYLE HEIGHTS NEIGHBORHOOD COUNCIL
JOSEAGUILARCD14@YAHOO.COM



SENIOR CITIZEN SERVICES DIVISION
435 South Boyle Ave., Los Angeles, CA 90033
TEL: (323) 264-6210 • FAX: (323) 264-7598

Serving the Community Since 1914
3845 Saig Place, Los Angeles, CA 90031-3143
TEL: (323) 224-3800 • FAX: (323) 224-3810
www.illosangeles.org

PRESIDENT AND CEO, E. Stephen Voss

June 16, 2011.

Florence Webb, Project Manager
Retirement Housing Foundation
911 North Studebaker Road
Long Beach, California 90815-4900

Re: Las Alturas Senior Apartments
3525 East Whittier Boulevard, Los Angeles, California 90033
HUD Section 202 Supportive Housing for the Elderly Application

Dear Ms. Webb:

This letter is written on behalf of the International Institute of Los Angeles. The Institute provides a daily congregate lunch program as well as a number of other services for the elderly in the Eastside of the City of Los Angeles. We receive inquiries regularly about affordable housing within the Boyle Heights community.

In my capacity as the Director of the Senior Division of the Institute, I am acutely aware of the need for affordable housing in the City of Los Angeles but nowhere more critically than in the Eastside of Los Angeles where we are located. The elderly are a highly vulnerable population with limited capacity to meet daily living expenses on a fixed income. Compounding this problem is the high cost of market rate housing. Privately sponsored affordable housing such as Las Alturas is a critical element to enhancing accessibility to affordable housing within the local housing market.

I also take this opportunity to acknowledge the long-term commitment of Retirement Housing Foundation to serving the elderly minority residents living within the Boyle Heights community and the City of Los Angeles. Such projects as Colonia Jess Lopez reflect the excellent facilities developed, owned and operated by the organization. RHF's commitment has also extended to developing facilities in minority and low-income communities where RHF has earned a very positive reputation for working well with ethnically diverse populations.

In closing, Retirement Housing Foundation presented the Las Alturas Affordable Apartments project to our seniors at a scheduled meeting. The design concept and the location were very well-received. Because the housing need is great in this area, our seniors were very disappointed that the project was yet to be built and would not be available for occupancy for some time yet to come. Thus, The International Institute of Los Angeles strongly supports an award of funding from HUD under the 202 Supportive Housing for the Elderly program.

If you have any questions, please contact me at your convenience at (323) 264-6210.

Very truly yours,

Vicky Gutierrez, Division Director
International Institute of Los Angeles



A UNITED WAY, INC. AND U.S. COMMITTEE FOR REFUGEES AND IMMIGRANTS MEMBER AGENCY

CHURCH OF THE RESURRECTION



June 15, 2011

Florence Webb, Project Manager
RETIREMENT HOUSING FOUNDATION
911 North Studebaker Road
Long Beach, California 9084-4900

Re: *Section 202 Supportive Housing for the Elderly Application*
3525 E. Whittier Boulevard, Los Angeles, California 90032
Las Alturas, 77-Unit Affordable Senior Apartments

Dear Ms Webb:

The presentation made to our Community Committee by the staff of Retirement Housing Foundation was well-received. While there were some suggestions proposed for consideration, the members of the Committee agreed that affordable housing is much needed in the Boyle Heights community. Our senior citizens seem particularly vulnerable to the rising cost of housing and the limited number of units within our community. Affordable housing developments such as that which will be provided by the Las Alturas Senior Apartments will certainly help to relieve this situation.

On behalf of the Community Committee of the Resurrection Catholic Church, this letter is written in support of the Las Alturas Senior Apartment. This 77-unit complex will provide affordable housing as well as social services and activities needed by our seniors. The need for well-designed and managed affordable senior housing is great and this project will help to meet this need.

I also take this opportunity to recognize the fine reputation of Retirement Housing Foundation in maintaining all the agency's facilities as safe and exceptionally well-managed affordable housing developments. We are aware that RHF's commitment has extended to developing facilities in minority and low-income communities where RHF has earned a very good reputation for working effectively with ethnically diverse populations.

If you have any questions, please contact me at your convenience at (323) 268-1141.

Very truly yours,


Monsignor Moretta
Pastor

Deep Green Housing and Community Development

1200 Wilshire Blvd, Suite 610
Los Angeles, CA 90017
(213) 251-2111
(213) 251-2113 FAX

June 8, 2011

Florence Webb, Project Manager
RETIREMENT HOUSING FOUNDATION
911 North Studebaker Road
Long Beach, California 90815-4900

RE *HUD Section 202 Supportive Housing for the Elderly Application
Las Alturas, 3525 E. Whittier Boulevard, Los Angeles, California 90032
77 Affordable Senior Apartments*

Dear Ms. Webb:

On behalf of Deep Green Housing & Community Development, I am writing this letter to support the development of the proposed Las Alturas Affordable Senior Apartments complex in Los Angeles, California. Retirement Housing Foundation (RHF) has constructed and continues to manage several affordable developments for seniors and families in the greater Los Angeles area. These developments, and the proposed Las Alturas development, will contribute to satisfying the critical need for affordable housing in the City of Los Angeles.

Deep Green Housing & Community Development also develops, owns and manages affordable housing for both seniors and families, and we are reminded every day about the critical need for affordable housing by the volume of calls inquiring about available units, as well as requests for assistance locating housing. Providing safe, high-quality affordable housing will help meet the needs of elderly residents that are priced out of market-rate units. A senior housing community such as Las Alturas will improve and strengthen this neighborhood and the greater Los Angeles community by providing our seniors with the opportunity to live in an independent yet supportive environment.

Retirement Housing Foundation has demonstrated a long-term commitment to serving the elderly minority residents living within the City of Los Angeles, and has made a very positive impact on the lives of residents in their facilities. RHF's reputation is exemplary; all of the agency's facilities are safe and exceptionally well-managed. RHF's commitment has extended to developing facilities in minority and low-income communities in which they have earned an excellent reputation for working well with ethnically diverse populations. For example, Angelus Plaza, a 1,093 unit affordable senior complex in downtown Los Angeles epitomizes the positive environment created at each RHF facility with the provision of affordable housing and supportive service programs

Deep Green Housing & Community Development has been in continuous operation since 1990. Our mission is to expand opportunities and services available to low-income persons and families to obtain affordable, decent, safe and sanitary housing through the sustainable development, acquisition and rehabilitation of affordable housing. The goal of Deep Green Housing is to focus our efforts on families and individuals with low- and very-low incomes, and to incorporate supportive services into the design and operation of our developments. Deep Green also promotes and engages in collaborations to operate childcare and other social service facilities that support service-enriched housing and neighborhood-based services. Deep Green Housing has an inventory of more than 1,000 units in 16 completed projects, the majority of which are located in the City of Los Angeles.

On behalf of Deep Green Housing & Community Development, I am pleased to offer our support for the funding request submitted by Retirement Housing Foundation to develop the Broadwood Terrace housing facility.

If you have any questions, or require additional information, please do not hesitate to contact me at (213) 251-2111.

Sincerely,

A handwritten signature in cursive script, appearing to read "Zoe Ellas".

Zoe Ellas
Executive Director



June 13 2011

Florence Webb, Project Manager
RETIREMENT HOUSING FOUNDATION
911 North Studebaker Road
Long Beach, California 90815-4900

RE *HUD Section 202 Supportive Housing for the Elderly Application
Las Alturas, 3525 East Whittier Boulevard, Los Angeles, California
90023
77-Unit Affordable Senior Apartment Development*

Dear Ms. Webb:

Women Organizing Resources, Knowledge and Services (WORKS) is in support of the proposed 77-unit Las Alturas Senior Apartment complex. The efforts of Retirement Housing Foundation in constructing and managing several affordable developments for seniors and families in the greater Los Angeles area are commendable. These developments, and the proposed Las Alturas development, will contribute to the critical need for affordable housing in Los Angeles.

WORKS develops, owns and manages both senior and family affordable housing and we are daily reminded of the critical need for affordable housing based on the calls received inquiring about available units as well as requests for assistance locating other affordable housing units. The Las Alturas development will provide safe, quality affordable housing which will help to meet the needs of elderly residents that too often are priced out of market rate units. A senior housing community such as Las Alturas will improve and strengthen this particular East Los Angeles neighborhood as well as the greater Los Angeles community by providing elderly consumers with the opportunity to live in an independent yet supportive environment.

We at WORKS recognize that Retirement Housing Foundation has demonstrated a long-term commitment to serving the elderly and minority residents living within the City of Los Angeles and has made a very positive impact on the lives of residents at their facilities. The reputation of RHF is excellent in that all the agency's facilities are safe and exceptionally well-



managed. RHF's commitment has extended to successfully developing and managing facilities in minority and low-income communities which has earned RHF a very good reputation for working effectively with ethnically diverse populations.

Women Organizing Resources, Knowledge & Services was formed in April 1998 by women with extensive experience working in low-income communities of Los Angeles in the field of affordable housing and community development. Committed to developing strong sustainable communities, we combined our years of experience in pioneering programs and innovative models for affordable housing and enriched social service programs to advance family and individual viability. WORKS has served more than 4,300 families and individuals living at or below the federal poverty level and developed more than 1,100 affordable housing units.

On behalf of Women Organizing, Resources, Knowledge and Services, I am pleased to offer our support for the application for funding, under the HUD 202 Supportive Housing for the Elderly, which is to be submitted by Retirement Housing Foundation to develop the Las Alturas Affordable Senior Apartments.

If you have any questions, or require additional information, please contact me at (323) 341-7028.

Sincerely,

Channa Grace
Executive Director

WOMEN ORGANIZING KNOWLEDGE, RESOURCES & SERVICES (WORKS)

EXHIBIT 3
PURPOSE, COMMUNITY TIES AND EXPERIENCE

Retirement Housing Foundation
DUNS # 05-081-9952
Unique ID#: 1307563106-4736

Las Alturas
Los Angeles, California

c) OTHER FUNDING SOURCES

As discussed in the previous Exhibit, Retirement Housing Foundation has a proven track record in successfully raising funds locally for its other housing developments. RHF proposes this development as a mixed finance project. To this end, RHF is seeking tax credit financing with the California Tax Credit Allocation Committee to develop a 78-unit senior housing project and will submit an application for 9% tax credits in the first tax credit round of 2012.

RHF has secured a commitment from RHF Foundation, Inc. for financial assistance in the amount of [REDACTED]. The commitment is a construction loan that will convert to a permanent loan to assist with the construction and permanent financing of the proposed project. The loan will carry a below market interest rate at the Applicable Federal Rate (AFR) during the life of the loan and will carry a term of 40 years. This commitment amounts to 31% of the Capital Advance of [REDACTED] and merits the award of [REDACTED] for leveraging.

Attached is a commitment letter from US Bancorp Community Development Corporation (US BCDC) to provide [REDACTED] in tax credit equity for the development of the proposed project. The USB CDC equity commitment amounts to 53% of the requested Capital Advance and merits the award of [REDACTED] for leveraging.

Genesis RHF Housing, Inc. provided a commitment of [REDACTED] per the sources and used budget provided behind Exhibit 4c vi.

Additionally, RHF has secured a construction loan commitment from US Bank in the amount of [REDACTED]. The construction loan commitment equates to 53% of the requested capital advance and merits the award of [REDACTED] for leveraging.

The substantial financial commitments secured by RHF are evidence of project readiness. The development proforma prepared by RHF based on preliminary design plans and pricing shows the mixed finance project is feasible as proposed. Following an award of 202 funds, this project can quickly move forward into the development/construction stage.



RHF Foundation, Inc.
911 North Studebaker Road
Long Beach, CA 90815
(562) 257-5100

June 17, 2011

RE: Las Alturas

Las Alturas RHF Housing Partners, LP,

RHF Foundation, Inc. is pleased to advise you that RHF Foundation, Inc ("Lender") agrees to loan up to [REDACTED] to Las Alturas RHF Housing Partners, LP ("Borrower") for the development of Las Alturas, a 78 unit affordable apartment community for low income seniors. The community is located at 3545 Whittier Blvd. in the City of Los Angeles, California.

The terms of said loan will be documented pursuant to a Loan Agreement ("Loan Documents") between Lender and Borrower, and shall include a construction loan converting to a permanent loan. These terms are outlined below.

Loan Terms

Principal Amount: The principal amount of the Loan is not to exceed [REDACTED]

Term of the Loan:

The Loan will mature on the 40th anniversary of the date on which the Permission to Occupy is fully executed for the project.

Interest Rate:

The Loan will bear simple interest at Applicable Federal Rate (AFR) during the Construction Period and convert to annual compounding interest at AFR when the loan converts from construction to permanent.

Repayments:

No payments will be due during the first twenty-four (24) months (the Construction Period). After that, during operations of the property, the payment amount will be made from a percentage of residual receipts, which will be determined on a cash basis, defined as revenue less operating expenses, debt service and deposits to the replacement reserve account. The loan shall receive a pro rata share of residual receipts based on the

percentage of this loan to total residual receipt loans. On the first payment due date and annually thereafter, for the prior period, the Borrower will submit to the Lender an annual audited project financial statements which shall include a calculation of the annual project residual receipts.

Should there be excess equity those excess funds will be used first to reduce the RHF Foundation, Inc. loan and then reduce other loans.

Maturity:

At Loan maturity, the entire outstanding principal, any accrued interest, and other amounts due to the Lender under the Loan Documents will be due and payable.

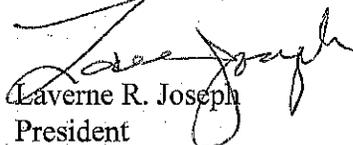
Conditions to Close:

The commitment is subject to Lender Board approval of the final underwriting and a HUD 202 Capital Grant award in the amount of \$11,791,200.

Expiration of Commitment:

Lender and Borrower will cooperate on required loan documentation and subsequent funding of the loan after acceptance hereof. Lender shall have the right, but not the obligation, to terminate this commitment in the event that Borrower has not obtained a HUD 202 award for the project on or before June 30, 2013. Lender has the right to approve an extension beyond this date.

Sincerely,
RHF Foundation, Inc.


Laverne R. Joseph
President

June 17, 2011

Las Alutras
 c/o Kevin Gilchrist
 Director of Development Finance
 Retirement Housing Foundation
 911 N. Studebaker Road
 Long Beach, CA 90815

Dear Kevin:

I am pleased that you will be submitting an application for a HUD 202 capital grant for the Las Alutras project in Los Angeles, CA. The information you provided me shows that you will develop 78 affordable housing units at a total estimated cost of [REDACTED].

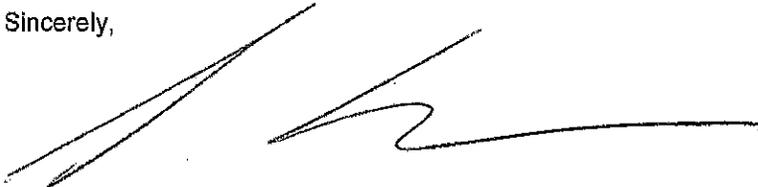
Your package shows that the project can support annual federal low-income housing tax credits of [REDACTED]. Based on the information we've received, **in today's market I would propose preliminary pricing of \$0.925 for the federal low-income tax credits.** USBCDC would purchase 99.99% of the federal low-income tax credits.

Sources	Permanent
HUD 202	\$11,971,248
RHF Foundation, Inc.	[REDACTED]
USBCDC Federal Tax Credit Equity	[REDACTED]
General Partner Equity	[REDACTED]
Total	[REDACTED]

The table above shows the sources that would balance the uses USBCDC has been provided. To issue a full proposal letter and move toward closing, USBCDC would need these funds to be awarded and committed. If the project were awarded funds in a timely manner and market conditions did not change, USBCDC could work toward closing this project in late 2011 or early 2012.

We very much look forward to continuing our relationship with Retirement Housing Foundation and are excited about expanding our presence in Los Angeles. Please keep me informed of HUD's consideration of your grant application. If I can assist in any way, do not hesitate to call or email.

Sincerely,



Sebastian Glowacki
 US Bancorp Community Development Corporation
 950 17th Street
 Denver, CO 80202
 Sebastian.glowacki@usbank.com
 303.585.4230 direct



US Bank – Commercial Real Estate
Community Lending Division
621 Capital Mall, Suite 800
Sacramento, CA 95814
Phone: (916) 498-3844
Fax: 916-498-3817

June 1, 2011

Kevin Gilchrist
Retirement Housing Foundation
911 N. Studebaker Road
Long Beach, CA 90815

Re: Las Alturas

Dear Mr. Gilchrist:

I want to thank you for allowing U.S. Bank the opportunity to provide the following term sheet for the proposed Las Alturas project. The following proposal is subject to final underwriting approval. The proposal includes a financing structure based on a 9% tax credit deal whereby U.S. Bank provides a taxable construction loan.

GENERAL TERMS

APPLICANT:	To be determined tax credit limited partnership with Retirement Housing Foundation ("RHF") as the General Partner.
LIMITED PARTNER:	A to be selected tax credit investor/syndicator who will purchase the tax credits and be admitted to the partnership as the 99.99% limited partner. Selection of limited partner subject to Lender approval.
GUARANTOR(S):	RHF to provide payment and completion guarantees.
PURPOSE OF THE LOAN:	Proceeds of the Loan will be utilized for the new construction of a 78-unit low income tax credit project, to include 75 HUD 202 Supportive housing units, located in Los Angeles, CA.
STRUCTURE:	Taxable construction loan only
ISSUER:	N/A

LOAN AMOUNT:

Construction Note: [REDACTED]

The final loan amounts are determined based on the following parameters:

- ≤ 80% loan-to-cost;
- ≤ 80% loan-to-value based on the sum of: stabilized value at restricted rents (based on appraisal), the value of any below market financing provided through subsidized debt and the value of the tax credits;
- Net operating income from the rents providing for a 1.15x DSCR.

LENDER FEE:

Commitment Fee: 1% of the aggregate loan amount due at closing.

Term Fee: N/A

Extension Fee: 6-month extension fee of 0.25% of aggregate loan amount payable upon exercise of extension option

LOAN TERM:

Construction Phase:

Eighteen (18) month term to allow for the completion of the improvements and rental stabilization.

Term Phase:

N/A

Construction Phase Extension Option:

One six-month extension option available. Extension option subject to no events of default.

INTEREST RATE:

The following detail assumes variable rate construction period loan:

- Construction Period/Note: During the construction period, the interest rate is based upon one-month LIBOR plus 300 basis points, reset monthly on the first business day of each month.

The one-month LIBOR is quoted by the Bank from the Telerate Page 3750, which shall be that one-month LIBOR rate in effect two New York Banking Days prior to the beginning of each calendar month, adjusted for any reserve requirement and any subsequent costs arising from a change in government regulation, such rate to be reset at the beginning of each succeeding month.

REPAYMENT:

Construction Phase: Interest due monthly on the advance portion of the loan, payable from an established interest reserve.

PREPAYMENT PENALTY Term Rate Lock:

N/A

APPRAISAL:

Prior to Loan closing, Lender shall have ordered and received, at Borrower's expense, an appraisal of the real property securing the Loan and shall have determined that the value, excluding personal property, yet including the value of any below market financing and tax credits meets the underwriting parameters outlined above. Said appraisal shall be satisfactory to Lender and in compliance with all regulatory requirements.

COLLATERAL:

- First Deed of Trust on the subject property;
- Assignment of Leases, Rents and Other Income;
- Financing Statement to be filed on all personal property and project reserves;

All collateral will be subject to the review and approval by the Bank. Property is located on 3545 Whittier Blvd, Los Angeles, Ca 90023.

EQUITY FUNDS:

The specific conditions for funding and timing of when the various forms of Equity Funds will be spent relative to when construction loan advances will occur must be reviewed and approved by the Bank prior to closing, including placement of the funds with Lender in a borrower's funds account.

INSURANCE:

Fire and Extended Coverage, as well as liability insurance (satisfactory to the Bank) must be in place. Earthquake and/or Flood Insurance is required if property is located in either an earthquake or flood zone.

COVENANTS:

Construction Loan Only

Reporting Requirements:

The Borrower will be required to supply the following information to the Bank.

- Annual audited financial statements due 180-days after year-end reporting period.
- Partnership will provide Lender operating statements and rent rolls commencing at Lease-up on a monthly basis and continuing until repayment of the Banks loan.
- At least annually, evidence that Property and Liability insurance is adequate and current.
- Semi-annual verification that all real estate taxes/direct assessments have been paid.
- Annual audited financial statement of the Guarantor, only through the recourse period.
- Annual update to Guarantor's Schedule of Real Estate, only through the recourse period.

CLOSING COSTS:

Borrower agrees to pay all closing costs including, but not limited to the cost of the appraisal, a Phase I site assessment, the up-front and monthly construction inspection fee, survey, title insurance, outside Bank legal fees, recording fees, and escrow fees.

SPECIAL CONDITIONS (Requirements prior to closing)**Prior to closing the following requirements must be met:**

- The financing proposal outlines the terms and conditions under which U.S. Bank (Bank) may favorably consider extending financing for the subject property. The proposed rates and terms contained in this letter are for discussion purposes only and may not be construed as a commitment to lend by U.S. Bank. Such a commitment would result only after a formal application for credit has progressed through the Bank's credit approval process. Acceptance of Bank's proposal evidenced by the execution of this document will also serve as application for credit under the terms described herein.
- Execution of a financing agreement between Borrower and Lender.
- Lender shall engage third party architect to complete a cost review and review all construction related documents.

ADDITIONAL REQUIREMENTS PRIOR TO LOAN CLOSING

The loan is dependent upon the Applicant providing, and U.S. Bank's approval/acceptance of, the following:

- A FIRREA compliant Appraisal commissioned by, and acceptable to, the Bank;
- A Phase I Environmental Site Assessment (ESA) that meets the Bank's environmental policy.¹ Applicant will also be required to execute a Hazardous Waste Indemnity Agreement prior to funding any loan. U.S. Bank reserves the right to require a more extensive environmental audit;
- Preliminary title report prior to closing. At closing, a Title insurance policy with acceptable endorsements;
- ALTA survey, w/ all easements plotted, certified to Bank, Borrower and title company;
- Probable Maximum Loss Report, if the project is located in an earthquake zone. If the PML reports 20% or less in structure damage, earthquake insurance will not be required;
- Lender approval of the selected general contractor. GC must submit two-year history of financial statements, resume and copy of contractor's license;
- Payment and Performance Bond;
- AIA contracts, Guaranteed Maximum Contract;
- Copy of organizational documents for the Applicant and Guarantor;
- Insurance liability policy in the amount of \geq \$2,000,000 with U.S. Bank named as additional insured. A prepaid policy or policies of fire insurance with extended coverage, earthquake insurance (if required), flood insurance (if required) and such other insurance as Bank requires, in such amounts, in such form, and with such companies as are acceptable to Bank, each with mortgagee clause in favor of Bank;

¹ A Phase I Environment Assessment (ESA) must be provided for condominium and income property loans over \$1,000,000 or if a known or potential environmental condition exists at the subject property.

- Execution and delivery of all applicable documents. Such documents will be prepared by U.S. Bank's counsel.

NOTE: The above listing is not all-inclusive and the Bank may require additional information.

APPLICANT'S AGREEMENTS:

Upon execution and delivery of this document to Bank, it is agreed:

- **Good Faith Deposit and Out of Pocket Costs**
Applicant shall deposit with U.S. Bank a non-refundable Good Faith Deposit of \$10,000. *This deposit is due once the appraisal is engaged* and will be used to offset the cost of the appraisal and other due diligence reports engaged by Lender.

Applicant agrees to pay all reasonable legal fees, recording fees, appraisal and appraisal review costs, title insurance, surveys, environmental assessments, escrow charges, taxes, inspection fees and other out of pocket costs incurred by the Bank in connection with this commitment.

- **Assignments**
This letter is not assignable by Applicant by operation of law or otherwise without the Bank's prior written consent. Any brokerage commission or finders fee payable in connection with the loan and the transactions contemplated thereby will be payable by Applicant and not by the Bank. The Applicant agrees to indemnify Bank and hold the Bank harmless from and against any claims of any broker or finder arising out of transactions contemplated thereby. This obligation will survive the expiration or termination of this commitment.
- **Credit Information**
Applicant authorizes U.S. Bank, its employees, agents, successors, assigns and affiliates to a) make whatever investigation Bank deems appropriate concerning Applicant, Applicant's request for credit, and in the collection and periodic review of the loan, and b) to share the information obtained with prospective purchasers of assignments and participations in the loan and as otherwise permitted by law. Without limiting the foregoing, Bank may obtain credit reports and other information regarding Applicant's deposit accounts, income and banking credit, business and employment relationships and may verify such information. If Applicant is married and lives in a community property state, this authorization is also made on behalf of Applicant's spouse, even if he or she is not a co-applicant.
- **Representations**
Applicant affirms that all financial information provided in conjunction with this request for credit is true, accurate, and complete. Applicant has read and understands this loan application and warrants to be true and correct all of the information contained herein (including any supplemental pages attached to and made a part hereof) and all other documents submitted to Bank herewith. Applicant expressly warrants having the authority to act on behalf of other principals, if any, connected with the subject property, and is in all respects qualified to accept such financing if offered.

DISCLOSURES

Upon execution of this document, it is acknowledged:

- **Right to Receive a Copy of the Appraisal**

If one to four family residential properties will serve as collateral for this loan, you have a right to a copy of the appraisal report used in connection with your application for credit. If you wish a copy, you must write to us at:

U.S. Bank
Commercial Real Estate / Community Lending Division,
621 Capitol Mall, Suite 800, Sacramento, CA 95814

We must receive your request no later than 90 days after we notify you about the action taken on your credit application or you withdraw your application. In your letter, please provide the applicant's name, date of this application, and the loan amount. Your right to receive a copy of the appraisal requires that you reimburse us for the expense we incurred in obtaining and copying the report. We will advise you of the cost when we receive your request.

- **Equal Credit Opportunity Disclosures**

The federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The federal agency that administers compliance with this law concerning this creditor is the Office of the Comptroller of the Currency, Customer Assistance Unit, 1301 McKinney Avenue, Suite 3710, Houston, TX 77010.

If the Applicant's application for credit is denied, Applicant has the right to a statement of the specific reasons for denial. To obtain the statement, the Applicant must write to:

U.S. Bank / CRE Community Lending
621 Capitol Mall, Suite 800
Sacramento, CA 95814
916-498-3444

within 60 days from the day that Applicant is notified of U.S. Bank's decision. U.S. Bank will provide the Applicant with the written statement of reasons within 30 days of receiving Applicant's request. Please retain a copy of this application and disclosures for your records.

- **Important Information about Procedures for Opening a New Account**

To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account.

When you open an account, we will ask for your name, address, and other information that will allow us to identify you. We may also ask to see other documents that substantiate your identity.

Thank you for allowing U.S. Bank the opportunity to provide this financing proposal. I hope you find the terms outlined herein acceptable. If agreeable, please execute and return to our office by June 30, 2011.

If you have any questions, please feel free to call.

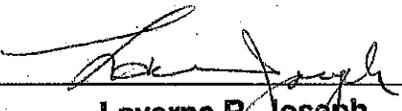
Sincerely,



Andre P. Massey
Vice President / Relationship Manager

AGREED AND ACCEPTED BY:

Retirement Housing Foundation



By: _____
Name: Laverne R. Joseph
Title: President

cc:

Tiena Johnson-Hall
Vice President / Relationship Manager
US Bank Commercial Real Estate
633 Fifth Street, 29th Floor
Los Angeles, CA 90071
T: (213) 615-6660
F: (213) 615-6792
Tiena.johnsonhall@usbank.com

Brent Wessel
Senior Vice President / Regional Manager
US Bank Commercial Real Estate
4100 Newport Place Drive, Suite 900
Newport Beach, CA 92660
T: (949) 863-2369
F: (949) 863-2374
Brent.wessel@usbank.com



June 17, 2011

Re: Las Alturas

Whittier Boulevard, Los Angeles, California

Genesis RHF Housing, Inc. the sole Member of the proposed General Partner, Las Alturas RHF Housing Partners, LLC hereby commits [REDACTED] to the proposed development Las Alturas Apartments, a proposed 78 unit property to be constructed in Los Angeles. These funds are to be used for construction and are provided as a permanent source in order that sources and uses balance. This commitment is valid until June 21, 2013.

Sincerely:

A handwritten signature in black ink, appearing to read "L. J. [unclear]", is written below the word "Sincerely:".



Retirement Housing Foundation
911 N. Studebaker Road, Long Beach, CA 90815-4900 • (562) 257-5100 • Fax (562) 257-5200
Member, Council for Health and Human Service Ministries, United Church of Christ
www.rhf.org • TDD (800) 545-1833 EXT. 359 • Email: info@rhf.org



EXHIBIT 3
PURPOSE, COMMUNITY TIES AND EXPERIENCE

Retirement Housing Foundation
DUNS # 05-081-9952
Unique ID#: 1307563106-4736

Las Alturas
Los Angeles, California

d) LETTERS OF COMMITMENT

RHF has received letters of support from local governmental entities and organizations that support and commit services to the proposed project. Included in this Exhibit are letters of support from the following:

- *Los Angeles City Councilmember, District 14, Jose Huizar expresses his support for Las Alturas and acknowledges RHF's strong reputation in providing affordable housing opportunities for the elderly.*
- *Boyle Heights Chamber of Commerce. Alicia Maldonado, President, expresses support of Las Alturas based on RHF's positive reputation and the tremendous need for affordable senior housing.*
- *Little Tokyo Senior Nutrition Services. Setsko Nakama, Executive Director, writes to support the development of Las Alturas and recognizes RHF's long term commitment to serving the elderly and minority residents in LA.*
- *St. Mary's Garden of Hope. Carmen Miranda, Executive Director, expresses support for the development and applauds RHF's efforts to support the minority and elderly population in LA.*
- *Brother Thomas Carey of the Church of the Epiphany recognizes a critical need for affordable senior housing and offers support for Las Alturas.*
- *Good Samaritan Hospital. Isobel Johnson-Lechner, Director of Physical Medicine, recommended that Las Alturas be funded based on her awareness of the great need for affordable senior housing in the community and her respect for the tremendous impact RHF has had on the lives of elderly.*
- *International Institute of Los Angeles. Vicky Gutierrez, Division Director indicates that her organization provides congregate lunch and other services to seniors in Los Angeles. She writes that the Los Angeles seniors often request assisted-housing within the community and expresses support for the Las Alturas apartments.*
- *Monsignor John Moretta, Pastor of Church of the Resurrection, states that RHF's presentation on Las Alturas was well-received by his congregation and that his Church supports the development.*
- *Jose Aguilar, President of Boyle Heights Neighborhood Council, writes that his neighborhood council voted in favor of Las Alturas' development.*
- *Zoe Ellas, Executive Director of Deep Green Housing and Community Development, writes in support of Las Alturas and notes RHF's commitment to serve elderly minority residents in San Antonio.*

EXHIBIT 3
PURPOSE, COMMUNITY TIES AND EXPERIENCE

Retirement Housing Foundation
DUNS # 05-081-9952
Unique ID#: 1307563106-4736

Las Alturas
Los Angeles, California

- *Channa Grace, Executive Director of WORKS, supports RHF's development of Las Alturas and writes that RHF has earned a very good reputation for working effectively with ethnically diverse populations.*

These types of interactions directly benefit RHF's residents by connecting them to the local community and the local community to the residents. The community leaders offering their support for Las Alturas are familiar with the quality of RHF's housing and supportive services and in many cases, already partner with RHF in providing supportive services at other RHF properties in the Los Angeles area.

Additionally, RHF has a Memorandum of Understanding in place with the following service providers:

- Foundation Property Management will provide regular and ongoing social service coordinator services including matching residents' needs with available community programs and services including educational, social and health related services, educating resident on consumer rights, organizing programs on topics of interest, conducting resident leadership training, developing resource directories and helping residents with everyday tasks. The term of the commitment is for ten years.
- US Bank will provide regular and ongoing, comprehensive financial literacy services geared to insure future residents receive basic planning and money management skills, on-line banking training, as assessment of individual credit reports and budgeting/savings information. The term of the commitment is for one year.
- St. Mary's Garden of Hope will provide regular ongoing social services coordination. The term of the commitment is for five years.
- Little Tokyo Senior Nutrition Services will provide a regular and ongoing nutritional meal program.



JOSE HUIZAR
COUNCILMEMBER, 14TH DISTRICT

April 8, 2011

Anders Plett, Vice President
Acquisition and Project Development
Retirement Housing Foundation
911 North Studebaker Road
Long Beach, California 90815-4900

Re: Las Alturas Senior Apartments
3525 East Whittier Boulevard, Los Angeles, California 90033
HUD Section 202 Supportive Housing for the Elderly Application

Dear Mr. Plett:

The proposed Las Alturas Senior Apartments will be located in the Boyle Heights community, which is part of the 14th Council District that I represent. I am writing in support of the 77-unit affordable senior apartment development (Las Alturas Senior Apartments) proposed by Retirement Housing Foundation. New housing, particularly affordable housing for seniors, is much needed in the Boyle Heights community.

I would also like to say that I am well aware of similar housing development projects constructed and managed by Retirement Housing Foundation within the City of Los Angeles, and they are quality operations.

In addition to the affordable apartments that will be built through this project, seniors will also be provided much needed social services and recreational activities. On behalf of the residents of the Boyle Heights community I support this project and look forward to this latest residential development within my council district.

If you have any questions, please contact Paul Habib, at my City Hall office at (213) 473-7014.

Sincerely,

José Huizar
Councilmember, 14th District



May 25, 2011

Florence Webb, Project Manager
Retirement Housing Foundation
911 North Studebaker Road
Long Beach, California 9084-4900

Alicia Maldonado, President
Mockingbird Communications

Andy Carrasco, Vice President
Semptra Utilities

Hector Hernandez, Treasurer
Paramount Mattress, Inc.

Zulema Velasquez, Secretary
State Farm Insurance Agent

Michael Zalcidon, Parliamentarian
SCE Federal Credit Union

Cesar Armendariz
USC Health Sciences

Fatima Djelmane
Proyecto Pastoral

Oscar Lobatto
Advance Office Automation

Fidel Medina
KC Scott Manufacturing Co.

Miguel Miranda
Flexible Staff Services

Anthony Saldana
Esilde Technologies

Michele Arce
Past President

Advisor to the Board
Ralph Carmona
Barrio Planners Inc

Government/City Advisors
Jesse Leon
Office of Councilmember Jose Huiza
District 14

Ricardo Mendoza
Office of Congresswoman
Lucille Roybal Allard, 34th District

Captain Anita Ortega
Los Angeles Police Department

Re: Las Alturas Senior Apartments
3525 East Whittier Boulevard, Los Angeles, California 90033
HUD Section 202 Supportive Housing for the Elderly Application

Dear Ms. Webb:

The Boyle Heights Chamber of Commerce is pleased to provide this letter of support for the proposed Las Alturas Senior Apartments. Our organization primarily provides services to the business community but we believe that it's equally important that the surrounding community is well-served and maintained.

The proposed Las Alturas Senior Apartments will provide new housing that is much needed in the Boyle Heights community, particularly for our seniors. We believe that the Las Alturas Senior Apartments will enhance the residential neighborhood and, in turn, improve the business environment.

I also take this opportunity to acknowledge the long-term commitment to serving the elderly minority residents living within the Boyle Heights community and the City of Los Angeles. Such projects as Colonia Jess Lopez reflect this strong commitment by Retirement Housing Foundation. RHF's commitment has also extended to developing facilities in minority and low-income communities where RHF has earned a very positive reputation for working well with ethnically diverse populations.

The Boyle Heights Chamber of Commerce is pleased to endorse the 77 unit Las Alturas Senior Apartments proposed for development by Retirement Housing Foundation. In addition to the apartments, RHF will provide onsite services and amenities which will ensure a good quality of life for our senior residents, which they most assuredly deserve!

We are confident that the Las Alturas Senior Apartments will become a major asset to the Boyle Heights community and recommend this proposed development for funding under the HUD Section 202 program.

If you have any questions, please contact me at your convenience at (323) 888-2685.

Sincerely,

BHCC President

2822 E. Olympic Blvd., #3302 • Los Angeles, CA 90023 • Telephone: 323-888-2685

LITTLE TOKYO SENIOR NUTRITION SERVICES

Nutrition Program for the Elderly

244 South San Pedro Street

Los Angeles, California 90012

(213) 680-9173

LTseniormeals@gmail.com

June 15, 2011

Florence Webb, Project Manager

RETIREMENT HOUSING FOUNDATION

911 North Studebaker Road

Long Beach, California 90815-4900

RE *HUD Section 202 Supportive Housing for the Elderly Application
Las Alturas, 77 Affordable Senior Apartments
3525 East Whittier Boulevard, Los Angeles, California 90033*

Dear Ms. Webb:

This letter is written on behalf of Little Tokyo Senior Nutrition Services to offer our support for the proposed 77-unit Las Alturas Affordable Senior Apartment complex. The efforts of Retirement Housing Foundation in constructing and managing several affordable developments for seniors and families in the greater Los Angeles area are commendable. These developments, and the proposed Las Alturas development, will contribute to the critical need for affordable housing in the City of Los Angeles.

Little Tokyo Senior Nutrition Services is located in Little Tokyo Towers in central City Los Angeles. We provide a lunch program to the elderly Monday through Friday. Even though LTNS does not offer housing assistance, we will receive requests regularly from our seniors asking for assistance in locating clean, safe and affordable housing. A senior housing community such as Las Alturas will improve and strengthen the East Los Angeles neighborhood and will provide a location to which we may direct our seniors for housing assistance. Las Alturas will provide our elderly with the opportunity to live in an independent yet supportive environment.

This opportunity is also taken to acknowledge Retirement Housing Foundation for the long-term commitment this organization has demonstrated in serving the elderly and minority residents living within the City of Los Angeles. The reputation of RHF is well-known for excellence in maintaining all the agency's facilities as safe and exceptionally well-managed affordable housing developments. We are aware that RHF's commitment has extended to developing facilities in minority and low-income communities where RHF has earned a very good reputation for working effectively with ethnically diverse populations.

On behalf of Little Tokyo Senior Nutrition Services, I am pleased to offer the support of our organization for funding of the Las Alturas Affordable Senior Apartments, under the HUD 202 Supportive Housing for the Elderly Program.

If you have any questions, or require additional information, please contact me at (213) 680-9173.

Sincerely,



Setsko Nakama, Executive Director

LITTLE TOKYO SENIOR NUTRITION SERVICES

St. Mary's Garden of Hope

8636 6th Street

Downey, California 90241

(562) 805-3645

June 13 2011

Florence Webb, Project Manager
RETIREMENT HOUSING FOUNDATION
911 North Studebaker Road
Long Beach, California 90815-4900

RE *HUD Section 202 Supportive Housing for the Elderly Application
Las Alturas, 3525 East Whittier Boulevard, Los Angeles, California 90033
77-Unit Affordable Senior Apartment Development*

Dear Ms. Webb:

This letter is written on behalf of St. Mary's Garden of Hope and in support of the proposed 77-unit Las Alturas Senior Apartment complex. We at St. Mary's are well aware that Retirement Housing Foundation has constructed and continues to manage several affordable developments for seniors and families in the greater Los Angeles area. These developments, and the proposed Las Alturas development, will help meet the critical need for affordable housing in the City of Los Angeles.

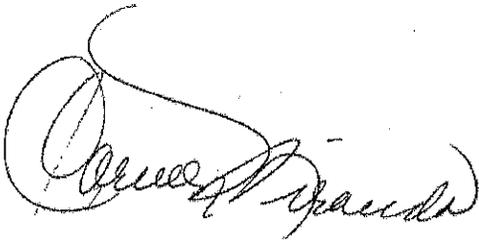
I take this opportunity to acknowledge the long-term commitment to serving the elderly minority residents living within the City of Los Angeles by Retirement Housing Foundation and the very positive impact this has had on the lives of residents in their facilities. The reputation of RHF is exemplary in that all the agency's facilities are safe and exceptionally well-managed. RHF's commitment has also extended to developing facilities in minority and low-income communities where RHF has earned a very good reputation for working well with ethnically diverse populations.

St. Mary's Garden of Hope is a 501(c)(3) non-profit organization providing social service coordination for low-income families on behalf of clients with facilities located in the City of Los Angeles. Our agency was founded more than ten years ago and we have long been regarded as the agency that finds the resources to assist those most in need and for promoting an improved quality of life with sponsored events and programs that promote individual and family sustainability over time. We look forward to the Las Alturas Affordable Senior Apartments as a major resource in the East Los Angeles community of Boyle Heights.

On behalf of St. Mary's Garden of Hope, I am pleased to offer our support for the funding request submitted by Retirement Housing Foundation to develop the Las Alturas Senior Housing facility.

If you have any questions, or require additional information, please contact me at (562) 805-3645.

Sincerely,



Carmen Miranda, Executive Director
St. Mary's Garden of Hope



**IGLESIA DE LA EPIFANIA
CHURCH OF THE EPIPHANY
2808 ALTURA STREET
LOS ANGELES, CA 90031
(323)227-9931 EPIFANIA@ATT.NET**

April 6, 2011

Anders Plett, Vice President
Acquisition and Project Development
RETIREMENT HOUSING FOUNDATION
911 North Studebaker Road
Long Beach, California 90814-4900

Re: Las Alturas Senior Apartments
3525 East Whittier Boulevard, Los Angeles, California 90033
HUD Section 202 Supportive Housing for the Elderly Application

Dear Mr. Plett:

There is a critical need for new affordable housing in our community. We at the Church of the Epiphany know well the struggles of many of our parishioners in finding and securing rental housing with reasonable rental rates. We keep our "ears to the ground" for news of suitable housing but the very limited supply makes this task difficult. Retirement Housing Foundation has been instrumental in developing affordable housing and we are pleased to learn that a new senior facility is to be located in the Boyle Heights community.

On behalf of the Church of the Epiphany, I am pleased to write this letter in support of the proposed Las Alturas Senior Apartments and recommend this project for funding consideration. This 77-unit affordable housing development, to be constructed in the Boyle Heights community, will meet the needs of seniors residing in the neighborhood. It is important to note that the affordability of these units will ensure that our seniors are able to live in a secure and enriched environment at a rental rate that will remain affordable.

If you have any questions, please contact me at your convenience at (323) 227-9931.

Very truly yours,

Brother Thomas Carey, S.S.F.
Church of the Epiphany



Good
Samaritan
Hospital

May 3, 2011

Ms. Florence Webb
Project Manager
Retirement Housing Foundation
911 N. Studebaker Road
Long Beach, CA 90815-4900

RE: *Retirement Housing Foundation
HUD Section 202 Supportive Housing for the Elderly Application
Las Alturas, Los Angeles, CA.*

Dear Ms. Webb:

I congratulate you on your efforts to bring affordable housing to Los Angeles, California. It is my understanding that HUD Section 202 funding is being requested to construct 78 units of affordable housing for the elderly, 75 will be HUD 202 units. As the representative of Good Samaritan Hospital on the Advisory Council of Angelus Plaza, I am acutely aware of the great need for affordable senior housing in our community. The elderly are a highly vulnerable population, often with the least capacity for generating enough income to meet everyday living expenses and pay today's apartment rental rates. Privately sponsored affordable housing such as this is a critical element in continuing to enhance accessibility to affordable housing within the local market.

I am aware of RHF's long term commitment to serving the minority elderly of the Los Angeles community. RHF has made a tremendous impact on the lives of the minority and non-minority elderly through its housing and supportive service programs sponsored in and around Los Angeles such as those provided at Los Alturas.

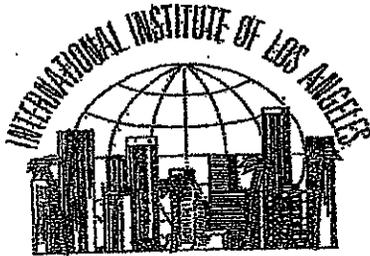
I am encouraged by your decision to seek funding for the development of quality affordable senior housing in Dallas and wish you great success to secure a Section 202 award through the U.S. Department of Housing and Urban Development. There is a great need for additional affordable housing units to house our community's elders.

Please let us know if there is anything we can do to assist this project now or in the future.

Sincerely,

A handwritten signature in black ink that reads "Isobel Johnson-Lechner PT".

Isobel Johnson-Lechner, PT
Director of Physical Medicine



SENIOR CITIZEN SERVICES DIVISION
435 South Boyle Ave., Los Angeles, CA 90033
TEL: (323) 264-6210 • FAX: (323) 264-7598

Serving the Community Since 1914
3845 Selig Place, Los Angeles, CA 90031-3143
TEL: (323) 224-3800 • FAX: (323) 224-3810
www.illoangeles.org

PRESIDENT AND CEO, E. Stephen Voss

June 16, 2011.

Florence Webb, Project Manager
Retirement Housing Foundation
911 North Studebaker Road
Long Beach, California 90815-4900

Re: Las Alturas Senior Apartments
3525 East Whittier Boulevard, Los Angeles, California 90033
HUD Section 202 Supportive Housing for the Elderly Application

Dear Ms. Webb:

This letter is written on behalf of the International Institute of Los Angeles. The Institute provides a daily congregate lunch program as well as a number of other services for the elderly in the Eastside of the City of Los Angeles. We receive inquiries regularly about affordable housing within the Boyle Heights community.

In my capacity as the Director of the Senior Division of the Institute, I am acutely aware of the need for affordable housing in the City of Los Angeles but nowhere more critically than in the Eastside of Los Angeles where we are located. The elderly are a highly vulnerable population with limited capacity to meet daily living expenses on a fixed income. Compounding this problem is the high cost of market rate housing. Privately sponsored affordable housing such as Las Alturas is a critical element to enhancing accessibility to affordable housing within the local housing market.

I also take this opportunity to acknowledge the long-term commitment of Retirement Housing Foundation to serving the elderly minority residents living within the Boyle Heights community and the City of Los Angeles. Such projects as Colonia Jess Lopez reflect the excellent facilities developed, owned and operated by the organization. RHF's commitment has also extended to developing facilities in minority and low-income communities where RHF has earned a very positive reputation for working well with ethnically diverse populations.

In closing, Retirement Housing Foundation presented the Las Alturas Affordable Apartments project to our seniors at a scheduled meeting. The design concept and the location were very well-received. Because the housing need is great in this area, our seniors were very disappointed that the project was yet to be built and would not be available for occupancy for some time yet to come. Thus, The International Institute of Los Angeles strongly supports an award of funding from HUD under the 202 Supportive Housing for the Elderly program.

If you have any questions, please contact me at your convenience at (323) 264-6210.

Very truly yours,

Vicky Gutierrez, Division Director
International Institute of Los Angeles



A UNITED WAY, INC. AND U.S. COMMITTEE FOR REFUGEES AND IMMIGRANTS MEMBER AGENCY

CHURCH OF THE RESURRECTION



June 15, 2011

Florence Webb, Project Manager
RETIREMENT HOUSING FOUNDATION
911 North Studebaker Road
Long Beach, California 9084-4900

Re: *Section 202 Supportive Housing for the Elderly Application*
3525 E. Whittier Boulevard, Los Angeles, California 90032
Las Alturas, 77-Unit Affordable Senior Apartments

Dear Ms Webb:

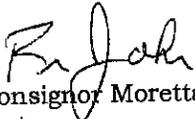
The presentation made to our Community Committee by the staff of Retirement Housing Foundation was well-received. While there were some suggestions proposed for consideration, the members of the Committee agreed that affordable housing is much needed in the Boyle Heights community. Our senior citizens seem particularly vulnerable to the rising cost of housing and the limited number of units within our community. Affordable housing developments such as that which will be provided by the Las Alturas Senior Apartments will certainly help to relieve this situation.

On behalf of the Community Committee of the Resurrection Catholic Church, this letter is written in support of the Las Alturas Senior Apartment. This 77-unit complex will provide affordable housing as well as social services and activities needed by our seniors. The need for well-designed and managed affordable senior housing is great and this project will help to meet this need.

I also take this opportunity to recognize the fine reputation of Retirement Housing Foundation in maintaining all the agency's facilities as safe and exceptionally well-managed affordable housing developments. We are aware that RHF's commitment has extended to developing facilities in minority and low-income communities where RHF has earned a very good reputation for working effectively with ethnically diverse populations.

If you have any questions, please contact me at your convenience at (323) 268-1141.

Very truly yours,


Monsignor Moretta
Pastor

BOYLE HEIGHTS

NEIGHBORHOOD COUNCIL

May 18, 2011

Florence Webb, Project Manager
Retirement Housing Foundation
911 North Studebaker Road
Long Beach, California 90815-4900

Re: Las Alturas Senior Apartments
3525 East Whittier Boulevard, Los Angeles, California 90033
HUD Section 202 Supportive Housing for the Elderly Application

Dear Ms. Webb:

The Boyle Heights Neighborhood Council is the result of a new City Charter, which was approved in 1999, establishing Neighborhood Councils throughout the City of Los Angeles. The purpose of the Neighborhood Councils is to advise those in government charged with making decisions that affect the lives and livelihoods of the residents.

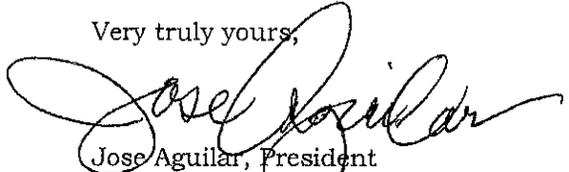
The Boyle Heights Neighborhood Council is specifically charged with the responsibility of reviewing proposed development projects within the Community. Thus the developers of residential and commercial projects are required to present the project parameters at a formal meeting of the Council. This process allows residents and business and property owners with an opportunity to review and comment on the proposed development.

Based on the vote taken at the January 26, 2011 meeting, which approved the Las Alturas Senior Apartments, this letter is written in support of this 77-Unit affordable apartment development for seniors. Recognizing the need for affordable housing within the Boyle Heights community, the Boyle Heights Neighborhood Council supports funding for this project

On behalf of the Boyle Heights Neighborhood Council I also take this opportunity to acknowledge the long-term commitment to serving the elderly minority residents living within the Boyle Heights community at facilities such as Colonia Jess Lopez. The reputation of RHF is exceptional in that all the agency's facilities are safe and well-managed. RHF's commitment has also extended to developing facilities in minority and low-income communities where RHF has earned a very good reputation for working well with ethnically diverse populations.

If you have any questions, please contact me at (323) 204-7609 at your convenience...

Very truly yours,



Jose Aguilar, President
BOYLE HEIGHTS NEIGHBORHOOD COUNCIL
JOSEAGUILARCD14@YAHOO.COM

Deep Green Housing and Community Development

1200 Wilshire Blvd, Suite 610
Los Angeles, CA 90017
(213) 251-2111
(213) 251-2113 FAX

June 8, 2011

Florence Webb, Project Manager
RETIREMENT HOUSING FOUNDATION
911 North Studebaker Road
Long Beach, California 90815-4900

RE *HUD Section 202 Supportive Housing for the Elderly Application
Las Alturas, 3525 E. Whittier Boulevard, Los Angeles, California 90032
77 Affordable Senior Apartments*

Dear Ms. Webb:

On behalf of Deep Green Housing & Community Development, I am writing this letter to support the development of the proposed Las Alturas Affordable Senior Apartments complex in Los Angeles, California. Retirement Housing Foundation (RHF) has constructed and continues to manage several affordable developments for seniors and families in the greater Los Angeles area. These developments, and the proposed Las Alturas development, will contribute to satisfying the critical need for affordable housing in the City of Los Angeles.

Deep Green Housing & Community Development also develops, owns and manages affordable housing for both seniors and families, and we are reminded every day about the critical need for affordable housing by the volume of calls inquiring about available units, as well as requests for assistance locating housing. Providing safe, high-quality affordable housing will help meet the needs of elderly residents that are priced out of market-rate units. A senior housing community such as Las Alturas will improve and strengthen this neighborhood and the greater Los Angeles community by providing our seniors with the opportunity to live in an independent yet supportive environment.

Retirement Housing Foundation has demonstrated a long-term commitment to serving the elderly minority residents living within the City of Los Angeles, and has made a very positive impact on the lives of residents in their facilities. RHF's reputation is exemplary; all of the agency's facilities are safe and exceptionally well-managed. RHF's commitment has extended to developing facilities in minority and low-income communities in which they have earned an excellent reputation for working well with ethnically diverse populations. For example, Angelus Plaza, a 1,093 unit affordable senior complex in downtown Los Angeles epitomizes the positive environment created at each RHF facility with the provision of affordable housing and supportive service programs

Deep Green Housing & Community Development has been in continuous operation since 1990. Our mission is to expand opportunities and services available to low-income persons and families to obtain affordable, decent, safe and sanitary housing through the sustainable development, acquisition and rehabilitation of affordable housing. The goal of Deep Green Housing is to focus our efforts on families and individuals with low- and very-low incomes, and to incorporate supportive services into the design and operation of our developments. Deep Green also promotes and engages in collaborations to operate childcare and other social service facilities that support service-enriched housing and neighborhood-based services. Deep Green Housing has an inventory of more than 1,000 units in 16 completed projects, the majority of which are located in the City of Los Angeles.

On behalf of Deep Green Housing & Community Development, I am pleased to offer our support for the funding request submitted by Retirement Housing Foundation to develop the Broadwood Terrace housing facility.

If you have any questions, or require additional information, please do not hesitate to contact me at (213) 251-2111.

Sincerely,

A handwritten signature in cursive script, appearing to read "Zoe Ells".

Zoe Ells
Executive Director



June 13 2011

Florence Webb, Project Manager
RETIREMENT HOUSING FOUNDATION
911 North Studebaker Road
Long Beach, California 90815-4900

RE *HUD Section 202 Supportive Housing for the Elderly Application
Las Alturas, 3525 East Whittier Boulevard, Los Angeles, California
90023
77-Unit Affordable Senior Apartment Development*

Dear Ms. Webb:

Women Organizing Resources, Knowledge and Services (WORKS) is in support of the proposed 77-unit Las Alturas Senior Apartment complex. The efforts of Retirement Housing Foundation in constructing and managing several affordable developments for seniors and families in the greater Los Angeles area are commendable. These developments, and the proposed Las Alturas development, will contribute to the critical need for affordable housing in Los Angeles.

WORKS develops, owns and manages both senior and family affordable housing and we are daily reminded of the critical need for affordable housing based on the calls received inquiring about available units as well as requests for assistance locating other affordable housing units. The Las Alturas development will provide safe, quality affordable housing which will help to meet the needs of elderly residents that too often are priced out of market rate units. A senior housing community such as Las Alturas will improve and strengthen this particular East Los Angeles neighborhood as well as the greater Los Angeles community by providing elderly consumers with the opportunity to live in an independent yet supportive environment.

We at WORKS recognize that Retirement Housing Foundation has demonstrated a long-term commitment to serving the elderly and minority residents living within the City of Los Angeles and has made a very positive impact on the lives of residents at their facilities. The reputation of RHF is excellent in that all the agency's facilities are safe and exceptionally well-



managed. RHF's commitment has extended to successfully developing and managing facilities in minority and low-income communities which has earned RHF a very good reputation for working effectively with ethnically diverse populations.

Women Organizing Resources, Knowledge & Services was formed in April 1998 by women with extensive experience working in low-income communities of Los Angeles in the field of affordable housing and community development. Committed to developing strong sustainable communities, we combined our years of experience in pioneering programs and innovative models for affordable housing and enriched social service programs to advance family and individual viability. WORKS has served more than 4,300 families and individuals living at or below the federal poverty level and developed more than 1,100 affordable housing units.

On behalf of Women Organizing, Resources, Knowledge and Services, I am pleased to offer our support for the application for funding, under the HUD 202 Supportive Housing for the Elderly, which is to be submitted by Retirement Housing Foundation to develop the Las Alturas Affordable Senior Apartments.

If you have any questions, or require additional information, please contact me at (323) 341-7028.

Sincerely,

Channa Grace
Executive Director

WOMEN ORGANIZING KNOWLEDGE, RESOURCES & SERVICES (WORKS)

**Memorandum of Understanding
Regarding Service Coordinator**

Identification of Parties. This memorandum is made between Retirement Housing Foundation, hereafter referred to as "RHF," and Foundation Property Management Inc., hereafter referred to as "FPM".

Whereas, Retirement Housing Foundation will submit an application to the Department of Housing and Urban Development (HUD) for a HUD 202 Capital Advance; and

Whereas, FPM has the experience and capability to assist Las Alturas by providing the services of social service coordinator at Las Alturas, located at 3525 E. Whittier, Los Angeles, CA to the future residents of the proposed projects;

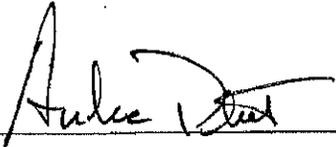
Now therefore, the parties agree as follows:

FPM will provide regular and ongoing service coordinator services including matching resident's needs with available community programs/services (education, social, health-related, etc.) monitoring those services, educating residents on consumer rights and other issues and distributing consumer materials, organizing programs on topics of interest, conducting resident leadership training, advocating with community agencies for more supportive services, developing resource directories, and helping residents with everyday tasks; and

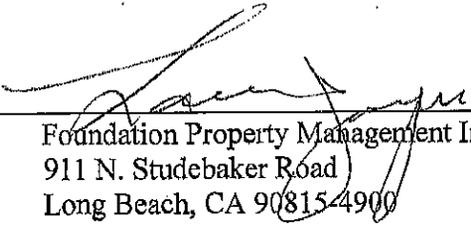
FPM will provide these services to the future residents for a minimum of 10 years from completion of construction (C of O) of RHF

FPM will provide these services for a minimum of 9 hours each week (the value of such services has been estimated at \$90 per week); and

FPM will perform the services called for under this memorandum upon direction and written authorization to proceed by RHF.

By: 
Retirement Housing Foundation
911 N. Studebaker Road
Long Beach, CA 90815-4900

Date: 6/17/11

By: 
Foundation Property Management Inc.
911 N. Studebaker Road
Long Beach, CA 90815-4900

Date: 6/17/11

**Memorandum of Understanding
Regarding Financial Literacy**

Identification of Parties. This memorandum, executed in duplicate with each party receiving an executed original, is made between RETIREMENT HOUSING FOUNDATION, hereafter referred to as "RHF," and US Bank, hereafter referred to as "US BANK."

Whereas, Retirement Housing Foundation will submit an on behalf of Las Alturas RHF Housing Partners, L.P., an applications to the Department of Housing and Urban Development (HUD); and

Whereas, USBANK has the experience and capability to assist RHF by providing financial literacy educational services on-site of Las Alturas, located at 3525 Whittier Boulevard, Los Angeles CA 90023 to the future residents of the proposed projects;

Now therefore, the parties agree as follows:

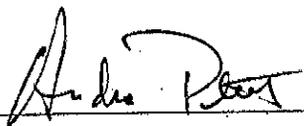
USBANK will provide regular and ongoing, comprehensive financial literacy services geared to insure future residents receive basic financial planning and money management skills, online banking training, an assessment of individual credit reports with steps to repair their credit if necessary, and budgeting and saving information; and

USBANK will provide these services at the on-site community rooms at Las Alturas, located at 3525 Whittier Boulevard, Los Angeles CA 90023; and

USBANK will provide these services at no cost to the future residents for a minimum of one year from the award of this HUD 202 grant; and

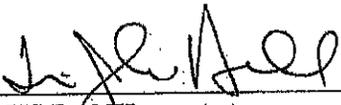
USBANK will perform the services for minimum of 14 hours each quarter (the value of such services has been estimated at \$560 per quarter); and

Responsibilities of RHF and US Bank. USBANK will perform the services called for under this memorandum upon direction and written authorization to proceed by RHF.



Date: 6/16/11

By: RETIREMENT HOUSING FOUNDATION
911 N. Studebaker Road
Long Beach, CA 90815-4900



Date: 06/16/2011

By: US BANK
633 W. Fifth Street, 29th Floor
Los Angeles, CA 90071

Memorandum of Understanding Regarding Service Coordinator

Identification of Parties. This memorandum, executed in duplicate with each party receiving an executed original, is made between St. Mary's Garden of Hope, and Retirement Housing Foundation.

Whereas, Retirement Housing Foundation will submit, on behalf of Las Alturas RHF Housing Partners, L.P., an applications to the Department of Housing and Urban Development (HUD) and

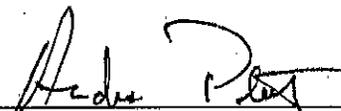
Whereas, the experience and capability of St. Mary's Garden of Hope is such that the agency will assist Retirement Housing Foundation in providing social service coordination on-site, at 3525 East Whittier Boulevard, Los Angeles, California 90023, to future residents of the proposed project;

Now therefore, the parties agree as follows:

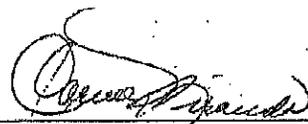
St. Mary's Garden of Hope will provide regular and ongoing social services coordination; and

St. Mary's Garden of Hope will provide these services to the future residents for a minimum of five years from the award of HUD 202;

St. Mary's Garden of Hope will perform the services called for under this Memorandum of Understanding upon direction and written authorization to proceed by Las Alturas RHF Housing Partners, L.P.


By: Retirement Housing Foundation
911 N. Studebaker Road
Long Beach, CA 90815-4900

Date: 6/16/11


By: Carmen Miranda, Executive Director
St. Mary's Garden of Hope
8636 6th Street
Downey, California 90241

Date: June 15, 2011

**Memorandum of Understanding
Regarding Nutrition Services**

Identification of Parties. This memorandum, executed in duplicate with each party receiving an executed original, is made between Little Tokyo Senior Nutrition Services, and Retirement Housing Foundation.

Whereas, Retirement Housing Foundation will submit, on behalf of Las Alturas RHF Housing Partners, L.P., an applications to the Department of Housing and Urban Development (HUD) and

Whereas, the experience and capability of Little Tokyo Senior Nutrition Services is such that the agency will assist Retirement Housing Foundation in providing a nutritional meal program on-site, at 3525 East Whittier Boulevard, Los Angeles, California 90023, to future residents of the proposed project;

Now therefore, the parties agree as follows:

Little Tokyo Senior Nutrition Services will provide regular and ongoing nutritional meal program; and

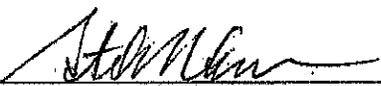
Little Tokyo Senior Nutrition Services will provide these services to the future residents;

Little Tokyo Senior Nutrition Services will perform the services called for under this Memorandum of Understanding upon direction and written authorization to proceed by Retirement Housing Foundation.



By: Retirement Housing Foundation
911 N. Studebaker Road
Long Beach, CA 90815-4900

Date: 6/16/11



By: Setsko Nakama, Executive Director
Little Tokyo Senior Nutrition Services
8636 6th Street
Downey, California 90241

Date: June 15, 2011

EXHIBIT 3
PURPOSE, COMMUNITY TIES AND EXPERIENCE

Retirement Housing Foundation
DUNS # 05-081-9952
Unique ID#: 1307563106-4736

Las Alturas
Los Angeles, California

e) HOUSING AND/OR SUPPORTIVE SERVICE EXPERIENCE

RHF operates more than 163 facilities in 25 states, the District of Columbia, Puerto Rico, and the Virgin Islands. Since 1976, RHF has developed more than 9,000 units under the Section 202 program. The remainder were financed through the use of tax-exempt bonds, low-income housing tax credits, and other private and governmental funding. RHF has also used tax-exempt bond financing to acquire and develop market rate senior housing.

Currently, RHF operates 12,931 senior apartment units, 886 assisted living units, 596 skilled nursing beds, and 1,194 special needs units in 25 states, the District of Columbia, the Virgin Islands, and Puerto Rico, for a total of 15,607 units.

The following highlights some of RHF's housing successes over time:

- In 2011, RHF opened Harshfield Terrace, a 75 unit HUD Section 202 community in Quartz Hills, California. RHF developed Harshfield Terrace with a HUD 202 capital advance of \$11,357,300, Los Angeles County HOME funds of [REDACTED], and [REDACTED] in Angelus Trust funds.
- In 2010, RHF opened Village Gardens, a 40-unit HUD 202 community in Norfolk, Virginia. RHF developed Village Gardens with the initial HUD capital advance provided at the time of fund reservation, a HUD Demonstration Planning Grant, funds provided by the Norfolk Foundation and funds from RHF, along with a partial land donation by the Norfolk Housing and Redevelopment Agency.
- In 2009, RHF opened Mount Beulah Terrace, a 40-unit HUD 202 community in St. Louis, Missouri. RHF developed Mount Beulah Terrace with the initial HUD capital advance provided at the time of fund reservation, HOME funds from the County, and funds provided by the RHF Foundation.
- In 2008, RHF refinanced Angelus Plaza, the nation's largest affordable community – providing [REDACTED] for rehabilitation and more than \$50 million to be placed in a trust for additional affordable housing in the Los Angeles area and throughout the country. The rehab project was completed in May 2011.
- In 2008, RHF completed [REDACTED] in renovations of Harbor Tower, a 180-unit senior community in San Pedro, California (constructed in 1976) and MacArthur Park Towers, a 183-unit senior community in Los Angeles, California (also constructed in 1976).
- In 2008, RHF opened Bexton Place, a 55-unit HUD 202 community in San Antonio, Texas, and Harvest Pointe, an 80-unit HUD 202 community in Loveland, Colorado. RHF developed Bexton Place with the initial HUD capital advance provided at the time of fund reservation, along with

EXHIBIT 3
PURPOSE, COMMUNITY TIES AND EXPERIENCE

Retirement Housing Foundation
DUNS # 05-081-9952
Unique ID#: 1307563106-4736

Las Alturas
Los Angeles, California

funds provided by the RHF Foundation. Harvest Pointe was developed using the initial HUD capital advance as well as funding from the Colorado Department of Local Affairs.

- In 2007, RHF opened Providence Place, a 67-unit HUD 202 community in Salem, Oregon. RHF was able to develop this project with the initial HUD capital advance provided at the time of fund reservation, along with two additional grants totaling [REDACTED] and a [REDACTED] fee waiver from the City of Salem.
- In 2007, RHF opened Farrfield Manor, a 75-unit HUD 202 community in Columbus, Georgia. RHF was able to develop this project with the initial HUD capital advance provided at the time of fund reservation, along with funding through a Demonstration Planning Grant.
- In 2006, RHF opened Ingleside Manor, an 88-unit HUD 202 community in Macon, Georgia. RHF was able to develop this project within the initial HUD capital advance provided at the time of fund reservation. No additional sources of funds were needed.
- In 2006, RHF opened Northvale Village, a 71-unit HUD 202 community located in Houston, Texas. RHF was able to develop this project within the initial HUD capital advance provided at the time of fund reservation. No additional sources of funds were needed. Upon its opening, this community complements an existing RHF 202 facility on an adjacent site, increasing the number of elderly housing units to 136.
- In 2006, RHF opened Oak Knoll Villa, a 61-unit HUD 202 community located in San Antonio, Texas. The San Antonio HUD Office, impressed with RHF's development expertise, awarded RHF a second 202 project in San Antonio in 2005.
- In 2005, RHF opened North Capitol at Plymouth, their first HUD 202 community in Washington, DC. This 68-unit property is the result of a successful co-sponsorship with Plymouth Congregational United Church of Christ. Funding of this property was provided from HUD and a [REDACTED] grant from the District of Columbia Department of Housing & Community Development.
- In 2005, RHF completed the renovation of Pilgrim Tower North in Pasadena, California for a total cost of [REDACTED]. Originally constructed in 1974 using a HUD 236 loan, this 258-unit senior community was in need of significant upgrades and improvements. RHF refinanced this project using Low Income Housing Tax Credits.
- In 2004, RHF and co-sponsor Bakersfield Senior Center held a dedication ceremony for Lowell Place, a 79-unit HUD 202 community in Bakersfield California. Funding for the project was provided by HUD, the City, the RHF Foundation, and the Bakersfield Senior Center.

EXHIBIT 3
PURPOSE, COMMUNITY TIES AND EXPERIENCE

Retirement Housing Foundation
DUNS # 05-081-9952
Unique ID#: 1307563106-4736

Las Alturas
Los Angeles, California

- In 2002, RHF dedicated Colonia Jess Lopez in Los Angeles, California. It is an 88-unit HUD Section 202 project in the Boyle Height area of Los Angeles, a predominately Hispanic neighborhood. In addition to the Capital Advance, the Los Angeles City Housing Department and Los Angeles County Community Development Department also provided funds.
- In 2002, RHF and its co-sponsor, First Baptist Church of Lambert's Point, hosted the ground breaking for Village Pointe Apartments in Norfolk, Virginia. This is a 60-unit project funded by a HUD Section 202 Capital Advance, a loan from The Norfolk Housing and Redevelopment Authority, and a grant from the Norfolk Foundation.
- In 2001, RHF completed construction of the Esperanza Apartments (84 units) and Park Place Assisted Living (154 units) in Seattle, Washington. RHF was selected by the Seattle Housing Authority to develop these projects in the Holly Park Hope VI project area. Esperanza Apartments was financed by senior low-income tax credits and Park Place was awarded a 100-unit project-based Section 8 contract.
- In Pasadena, California, RHF and the City saved the Pasadena Concord, a 150-unit senior community, from being converted into a for-profit project. When the owners attempted to satisfy the Section 202 mortgage and convert the high-rise structure into a for-profit building, the tenants filed a class-action suit against the owners and were awarded a 15-year Section 8 commitment. RHF and the City of Pasadena jointly purchased the building and guaranteed it would be maintained with Section 8 rental assistance until the year 2016, and thereafter as a low-to-moderate income project until 2031.
- In 1997, RHF opened a Section 811 residential complex in Sacramento, California, for families headed by persons with chronic psychiatric impairments. This community is co-sponsored by the Transitional Living and Support Agency. The Sacramento Housing and Redevelopment Agency also provided financial assistance.
- In 1997, RHF dedicated Rio Vista Village, a 75-unit large family project in Los Angeles, California. This development was financed using Low Income Housing Tax Credits, a loan from the Los Angeles City Redevelopment Agency, and permanent financing through the AFL-CIO Housing Investment Trust. Rental assistance for 18 four-bedroom units was funded through a HUD and Section 8 HAP contract. Later that year, the Pacific Southwest Region of the Affordable Housing Management Association (AHMA) named Rio Vista Village a "Community of Quality."
- In 1996, RHF dedicated The Carlin, a 162-unit affordable housing facility in Arlington, Virginia. This facility was the first in the nation to be financed under the Fannie Mae and HUD Risk-Sharing Program. Equity for this facility was provided by the sale of federal low-income housing tax credits. A social service coordinator is funded as a project expense.

EXHIBIT 3
PURPOSE, COMMUNITY TIES AND EXPERIENCE

Retirement Housing Foundation
DUNS # 05-081-9952
Unique ID#: 1307563106-4736

Las Alturas
Los Angeles, California

- In 1994, RHF dedicated the Harry and Jeanette Weinberg Philip Street Apartment in Honolulu, Hawaii. This community was made possible through a HUD capital advance, a land lease from the City and County of Honolulu, and a grant from the Harry and Jeanette Weinberg Foundation.
- In 1986, RHF teamed up with the Historic Landmarks Foundation of Indiana to save the Hotel LaFontaine, a county landmark in Huntington, Indiana, from extinction and convert it into a comfortable residence for older citizens. This transformation guaranteed that the historic building would not be fundamentally altered and, instead, restored it as a bustling center of activity. It is listed in the National Registry of Historic Places.
- In 1981, RHF dedicated Angelus Plaza, which now offers a comfortable and diversified environment for more than 1,300 Angelenos of many ethnic backgrounds. RHF formed a California non-profit corporation in the late 1970s to develop Angelus Plaza with the cooperation of the Los Angeles Community Redevelopment Agency. Construction was financed through the issuance of tax-exempt bonds, and a 221(d)(3) HUD mortgage loan for 332 units of the total 1,093 units. Rental assistance for all the units is provided under HUD's Section 8 program.

Management Capability

Since 1961, RHF has developed or acquired, and now operates 163 facilities designed specifically for elderly and disabled residents, and for low-income families. Additionally, through its property management affiliate, Foundation Property Management, Inc., RHF is involved in the operation of two projects owned by third parties. Throughout the years, RHF has continued to pursue its mission of providing affordable housing and services for seniors and persons with disabilities. Currently, RHF operates 12,931 senior apartment units, 886 assisted living units, 596 skilled nursing beds, and 1,194 special needs units in 25 states, the District of Columbia, the Virgin Islands, and Puerto Rico, for a total of 15,607 units.

RHF management companies provide full property management and financial management services that include investing HUD project reserve for replacements and residual receipts. Section 8 billing is centralized in the national office in Long Beach, California. In addition, the centralized occupancy staff provides training as well as technical assistance to on-site project managers to ensure that HUD occupancy requirements are being followed. The project waiting lists are maintained at the corporate office as well as at the project site. During 2005, RHF's Occupancy Department implemented a 24-hour turnaround on all move-in paperwork and the entire staff became Certified Occupancy Specialists.

The United States Department of Housing and Urban Development has repeatedly recognized RHF as a responsible and efficient manager. In 2010, HUD gave RHF high marks in its Management Reviews/Real Estate Assessment Scores. Of the 90 properties inspected during the course of the year, 14 of RHF's communities received "superior" management reviews, 30 received "above average" reviews and 41 properties received "satisfactory" management reviews. Of the 22 properties inspected under the Real Estate Assessment Center, 7 received a score of 90 or higher (out of 100) and 8 more properties received a score between 80 and 90.

EXHIBIT 3
PURPOSE, COMMUNITY TIES AND EXPERIENCE

Retirement Housing Foundation
DUNS # 05-081-9952
Unique ID#: 1307563106-4736

Las Alturas
Los Angeles, California

As a result of RHF's superior management capability, almost all RHF facilities are fully occupied with lengthy waiting lists. All are operating successfully.

Ability to Provide Services

RHF believes that the services component of housing is equally as important as the physical structure. The services offered are tailored to meet the needs of the particular community being served. RHF staffs service coordinators for 81 of their Section 202 projects. One of the most important services RHF provides to its neediest residents is rental concessions and direct contributions to the elderly and families through its Resident Benevolence Fund. In 2010, [REDACTED] in rental concessions were made by RHF communities along with a contribution of [REDACTED] from the Resident Benevolence Fund. In 2009, [REDACTED] in rental concessions were made by RHF communities along with a contribution of [REDACTED] from the Resident Benevolence Fund. These contributions and concessions enable residents to continue to live in their communities when their resources are depleted.

One of RHF's largest service programs is the Senior Activity Center located in downtown Los Angeles, adjacent to Angelus Plaza. The Senior Activity Center offers a wide range of programs and activities to meet the diverse needs of its multi-cultural population. The Center's operation is funded as a regular operating expense and through funds from RHF. It has an annual budget of almost [REDACTED].

Some of the programs and activities offered by RHF at the Senior Activity Center are as follows:

- Educational: English as a Second Language classes; citizenship classes; foreign language classes in French and Spanish; an on-site library; Medicare advocacy program; assistance with government issues; Senior Citizen Club meetings with community leaders and a "Central City Senior Festival" to inform seniors about available community services.
- Cultural: Filipino, Japanese, Korean and Taiwanese dance groups; a multi-ethnic chorus; Chinese opera and painting classes; an art festival to exhibit senior creative arts; a "World Pageant" displaying native costumes and dancing; Museum of Contemporary Art workshops; and opportunities to participate in dramatic productions.
- Health and Welfare: An on-site medical clinic sponsored by the Good Samaritan Hospital of Los Angeles that includes optometry, podiatry, psychiatry, pathology, dentistry, and physical therapy; a Spring Health Fair providing free health screenings and information; a community food bank and a senior nutrition site.
- Leisure and Social: Exercise classes; Project HANDS group; weekly shopping trips; a Holiday Bazaar for seniors; Chinese, Korean and Latin American social clubs; various religious worship services; Bible study groups in Cantonese, English and Spanish; weekly movies; bowling trips; pool tournaments; and tap and social dancing classes.

EXHIBIT 3
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At the other end of the spectrum is the River City Residence Club in Sacramento, California. The River City Resident Club provides a community living experience for 15 non-elderly, mentally disabled persons. Co-sponsored by RHF and Transitional Living and Community Support of Sacramento, this facility enables residents to learn cooking and housekeeping skills, money management and good nutritional habits in a supportive, stable and caring environment. About 60 percent of the residents become fully functional members of society after living at River City for 18 months.

RHF cultivates and attracts managers and administrators who are interested in providing more than a place to live for its residents. RHF's innovative administrators, working with resident councils, have initiated many events and programs that bring residents and communities closer together. Among these activities are: recycling drives; an annual dinner honoring paramedics, fire fighters, and other civil servants; a variety of entertainment experiences for the facilities; and holiday toy drives for families in need.

Additionally, 75 of RHF's 202 facilities have Project H.A.N.D.S (Helping Angels National Donated Support.) Project H.A.N.D.S. is an RHF sponsored activity in which all residents are invited to "join hands" with their neighbors in order to sew, knit and/or crochet items of clothing and other items to be donated to families residing in shelters within their communities and other needy organizations. Residents solicit donations of fabric and yarn in order to create the items of clothing to be donated. In this way, the residents are able to give their time and talents without any cost to the residents. It is improving residents' self-esteem, creating a bonding atmosphere within each individual community, and uniting races, cultures, languages and generations with a common cause. It has also been reported that reclusive residents are joining in with others and that there is a more harmonious atmosphere in buildings where Project H.A.N.D.S. is on-board.

Experience in Serving the Elderly

RHF is committed to serving the entire community, including minorities and seniors with disabilities. As discussed in Exhibit 3(b), the commitment of RHF to minority communities has been demonstrated through their ability to serve a higher percentage of minorities in their housing and supportive services programs than that of the community as a whole. Additionally, RHF's commitment and success in serving minority elderly is shown through the co-sponsorship of 38 HUD Section 202, 236, or 221(d)(3) projects representing 17% of RHF's Section 202 projects with minority co-sponsorships. Of all RHF housing facilities, fifty percent (57%) of RHF residents are minorities and seventy percent 65% are females.

The following is a representative sampling of RHF's long term experience in serving the minority elderly community in existing housing developments located across the country:

Project/Location	Project Percent Minority	City Percent Minority
Angelus Plaza, Los Angeles, CA	99%	53%
The Concord, Pasadena, CA	83%	59%
St. Mary Tower, Long Beach, CA	71%	65%

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Benson Manor, Smyrna, GA	56%	46%
Mission Palms, Mission, TX	84%	82%
Creekbend Gardens, Houston, TX	88%	69%
Miracle Manor, Edna, TX	43%	46%
Grace Place, Norfolk, VA	97%	52%
Village Pointe, Norfolk, VA	83%	52%
Kemet House, Chesapeake, VA	61%	34%
Richardson Manor, Milwaukee, WI	93%	58%

RHF does an exemplary job in serving minority elderly in the programs and services offered at their senior housing facilities. For example, Benson Manor in Smyrna, Georgia has 60% minority participation in the programs offered on-site, such as bingo, Sewing -- Project H.A.N.D.S., Bible study, devotionals and a music program, as well as in the Tenant Association. Village Pointe in Norfolk, Virginia, has 90% minority participation in the Residents' Association and programs offered on-site, which include a fitness program, Movie Night, Wrestling Night (on T.V. and very popular), bingo, Bible study, Friday Night Socials, and organized holiday celebrations.

Additionally, minority and ethnic community leaders work closely with RHF to provide programs and services for minority residents and members of the greater community. Some of these programs include:

- English-as-a-Second Language, citizenship and foreign language classes in French and Spanish, as well as an on-site library.
- Chinese, Korean and Latin American social clubs, and Bible study groups in Cantonese, English and Spanish.
- Intergenerational and multicultural mentor program for at-risk teens.

Resident Testimonials

██████████, resident of Colonia Jess Lopez in Los Angeles, California

"I have lived at Colonia Jess Lopez for 10 years. It is a blessing for people like me, who only have a small pension to live on, to have a safe and clean place to live."

██████████, resident of Hollyview Apartments, Hollywood, California

I have been living in the Hollyview Apartments with my wife for about two years. My wife and I are very happy here because the building is beautiful. We have made great friendships with our neighbors. It feels like one big "village." We feel happier and healthier because our environment is stress free. Our manager and service coordinator help me and the rest of the residents with all of our needs. I'm thankful for having the opportunity to live in this wonderful building.

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██████████, resident of Anciano Tower, Montrose, Colorado

"I am no longer invisible, useless or unwanted. I was homeless for 9 years. By living in a HUD community, I have been given a second chance. It has enabled me to gain self-worth, self-respect, and respect and acceptance from others."

██████████, resident of 300 Main in Estacada, Oregon.

"I'm 103 years old and I've been at 300 Main for 18 years. I love it here. If it weren't for 300 Main, I'd be in a nursing home. We're a big family here; one helps the others. It's a beautiful place to live."

██████████, resident of Dogwood Retirement Apartments in Milledgeville, Georgia

"I have experienced a life of joy and contentment since moving to Dogwood. It is a warm and friendly community. I am better able to cope with my aches and pains because I do not have the worry of being homeless. I am now part of a large family, whose viewpoints and our different beliefs draw us closer together – we are a family here and we love each other."

██████████, resident of Monona Meadows in Monona, Wisconsin.

"Living at Monona Meadows has allowed me to take care of my health better and that I couldn't do before. I had to mow my own lawn, rake leaves and bag them. In the winter I had a long gravel driveway that I had to shovel. In addition to my health, I never could have made it financially – the taxes were over \$2,000 a year and the heat and air was over \$150 a month. With the health and financial worries, I was very stressed. I am 78 years old and have lived at Monona Meadows for five years – you saved my life! I have more peace and enjoy living here. Thank you for allowing me to have a wonderful life!"

RENTAL HOUSING COMPLETED IN THE PAST FIVE YEARS

Following is a listing of all rental housing that RHF has completed in the last five years.

Name of Development	Type of Financing	Address	Number of Units	Current Occupancy Rate	% Minority of Occupants	Completion Date (C of O Date if not 202 or 811)	Project Number	Multifamily Hub	Date of Fund Reservation	Date of Initial Closing	Was project older than 24 months at Initial Closing? How Old?	Is Project older than 24 months and not initially closed?	Explanation:	Amendment Money Was or Will be Needed? Amount?	Date of Permission to Occupy:
Harbor Tower	4% Tax Credits/Bonds	340 South Mesa, San Pedro, CA 90731	180	99%	73%	12/31/2008*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MacArthur Park Towers	4% Tax Credits/Bonds	450 Grand View St., Los Angeles, CA 90057	183	99%	99%	12/31/2008*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Angelus Plaza Phase I	4% Tax Credits/Bonds	255 South Hill St., Los Angeles, CA 90012	761	95%	89%	5/24/2010*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Angelus Plaza North	4% Tax Credits/Bonds	255 South Hill St., Los Angeles, CA 90012	332	95%	89%	3/16/2010*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Pilgrim Tower North	4% Tax Credits/Bonds	560 East Villa St., Pasadena, CA 911101	258	99%	80%	4/5/2006*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Douglas House	Non 202	20 Haverhill St., Brockton, MA 02301	158	99%	60%	6/28/2006*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Hamilton Wade	Non 202	54 Haverhill St., Brockton, MA 02301	84	98%	40%	1/26/2008*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Riverside Village	4% Tax Credits/Bonds	24 State St., Leominster, MA 01453	312	95%	22%	Under Rehab	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Shepherd Park	4% Tax Credits/Bonds	170 Sisson Ave., Hartford, CT 06105	372	97%	16%	Under Rehab	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Pioneer Towers	4% Tax Credits/Bonds	515 P St., Sacramento, CA 95814	198	88%	14%	Under Rehab	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Desert Sage	4% Tax Credits/Bonds	986 W. Juniper Ave., Hemistoin, OR 97838	24	100%	13%	TPA	126-EE022-NP-WAH	Seattle	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northvale Village	202	14422 Cornerstone Village Dr., Houston, TX 77014	71	100%	53%	5/25/2006	114-EE100-NP-WAH	Fort Worth	12/6/2002	5/1/2005	Yes- 29 Months	No	N/A	No	5/25/2006
Oak Knoll Villa	202	4438 Callaghan Rd., San Antonio, TX 78228	61	100%	7%	6/2/2006	115-EE065-NP-WAH	Fort Worth	12/6/2002	5/1/2005	Yes- 29 Months	No	N/A	Yes- \$390,687	6/2/2006
Providence Place	202	3524 Fisher Rd. NE., Salem, OR 97305	67	100%	2%	5/22/2007	126-EE049-NP-WAH	Seattle	12/1/2003	5/23/2006	Yes- 40 months	No	N/A	Yes- \$583,712	5/22/2007
Ingleside Manor	202	478 Monroe Hill, Macon, GA 31204	88	100%	53%	7/20/2006	061-EE129-NP-WAH	Atlanta	12/1/2003	7/20/2005	No	No	N/A	No	7/20/2006
Harshfield Terrace	202	6709 Columbia Way, Quartz Hill, CA 93536	75	96%	17%	3/1/2011	122-EE195-NP-WAH	Los Angeles	11/5/2004	9/29/2009	Yes- 58 months	No	N/A	Yes- \$1,997,600	3/1/2011
Harvest Pointe	202	4895 Lucerne Ave., Loveland, CO 80538	80	100%	2%	12/15/2008	101-EE065-NP-WAH	Denver	11/5/2004	9/25/2007	Yes- 34 Months	No	N/A	Yes- \$2,932,300	12/15/2008
Farrfield Manor	202	419 Farr Rd., Columbus, GA 31907	75	97%	89%	9/25/2007	061-EE146-NP-WAH	Atlanta	11/5/2004	7/26/2006	No	No	N/A	No	9/25/2007
Bexton Place	202	131 Darson Marie Dr., San Antonio, TX 78226	55	100%	0%	10/1/2008	115-EE078-NP-WAH	Fort Worth	FY2005, 1/25/2006	9/25/2007	No	No	N/A	No	10/1/2008
Mount Beulah Terrace	202	7550 Page Ave., St. Louis, MO 63133	40	100%	100%	3/30/2009	085-EE090-NP-WAH	Kansas City	FY2005, 1/25/2006	1/3/2008	No	No	N/A	Yes- \$313,433	3/30/2009
Village Gardens	202	1225 W. 39th St., Norfolk, VA 23508	40	88%	69%	11/10/2010	051-EE124-NP-WAH	Baltimore	10/31/2007	8/20/2009	No	No	N/A	Yes- \$323,087	11/10/2010
Lane Manor	202	4683 Redan Road, Stone Mountain, GA 30038	54	N/A	N/A	N/A	061-EE166-NP-WAH	Atlanta	FY2008, 1/26/2009	Closing has not occurred	N/A	Yes- 30 Months	** See Explanation Below in Exhibit 3e	No	N/A
Barringer Gardens	202	1842 West Boulevard, Charlotte, NC 28208	85	N/A	N/A	N/A	053-EE199-NP-WAH	Greensboro	7/30/2010	Closing has not occurred	N/A	N/A	N/A	No	N/A

* These dates correspond to the date which the developments were acquired and tenant in place renovations were started. Because they are "rolling rehab" projects that continuously maintained Certificates of Occupancy, there is no Certificate of Occupancy issued.

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PAST PERFORMANCE

Justification of Delays

Only one Section 202 project funded after 2005 has been extended beyond the 24 months. However, the delays were beyond RHF's control, and primarily due to neighborhood opposition and **no points** should be deducted.

Lane Manor, Stone Mountain, Georgia, #053-EE199. This project received a fund reservation on January 26, 2009 and is slated to close in September 2011. The Project was originally proposed as mixed finance project utilizing housing tax credits for additional units. RHF applied for tax credits twice in 2009 and 2010, but was not selected for tax credit financing after considerable effort and expense. RHF is now developing the site as just a 202 project. Additionally, a change of site was requested and approved by HUD due to an inability to obtain a multifamily zoning designation for the original site. RHF made every effort to shorten the timeline and make the mixed finance project work. The Atlanta HUD Office supported RHF's efforts to develop a mixed finance project and provided extensions to the fund reservation as needed.

Justification of Mortgage Increases

Of the 96 Section 202 projects sponsored by RHF, only two projects funded after 2005 required a Capital Advance increase. In both instances, the amendment funds were less than 8% of the original capital advance and there for **no points** should be deducted.

Mount Beulah Terrace, Pagedale, Missouri, #085-EE090, a 40-unit Section 202 project funded in 2006 received a mortgage increase of \$313,433. This represents a 6% increase to the initial capital advance of [REDACTED] and therefore, **no points** are to be deducted. The mortgage increase was necessary because of the high construction cost necessary to build the project with tucked-under parking creating a "soft floor" and retaining walls thus increasing the cost of construction. Parking was required in this fashion in order to provide the required parking as per code. RHF assisted in funding the shortfall by obtaining [REDACTED] in HOME funds from the County of St. Louis.

Village Gardens, Norfolk, Virginia, #051-EE124, a 40-unit Section 202 project funded in 2007 received a mortgage increase of [REDACTED]. This represents a 7.9% increase to the initial capital advance of [REDACTED]. The local HUD office underfunded the original capital advance amount by [REDACTED], because it mistakenly calculated the capital advance using non-elevator cost limits for an elevator building. HUD provided the \$181,600 as amendment funds. This amount was not included in [REDACTED] amendment funds noted above since it was a HUD error. The mortgage increase was necessary due to the project's location, stringent city building code and design requirements, and unforeseen challenges associated with the placement of the parking lot. RHF mitigated the shortfall with an \$187,500 grant from the Norfolk Foundation and by negotiating a reduced land purchase price from the Norfolk Redevelopment Agency (\$[REDACTED] vs. appraised value of [REDACTED]). While RHF had a Demonstration Planning Grant award of [REDACTED], the local HUD office would not allow RHF to utilize these funds towards the cost gap, and

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instead requested amendment funds. HUD required \$68,000 remaining in DPG funds to be placed into the project's Replacement Reserve account at final closing.

As is evident from the chart of recently completed projects, RHF's past performance shows an excellent understanding of the multifamily development process, particularly the HUD Section 202 project. Multifamily development is an inherently complicated process and RHF is to be commended on its successes both in the 202 program and outside. Since 2005, the senior citizens of the greater Los Angeles area have been the beneficiary of RHF's efforts to renovate or newly construct 1,789 units of affordable housing.

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f) EFFORTS TO INVOLVE TARGET POPULATION

RHF whole-heartedly believes that a successful project incorporates—at the onset—suggestions and comments from area seniors who will be potential residents or neighbors. Towards this end, RHF organized three focus groups in an effort to solicit the input of Los Angeles area seniors in the preparation of this 202 application. RHF formed a focus group made up of residents and people from the community including both minority and non-minority elderly persons. One focus group was held at Boyle Heights Senior Center, a second at the International Institute of Los Angeles, and the third at Angelus Plaza.

The groups discussed the Section 202 program in general, including resident eligibility requirements, the proposed site, and the need for community support. RHF staff then solicited feedback from potential residents relating to the location and adequacy of such common facilities as the community room and lobby, as well as the layout and design of the individual apartment units. Included are samples of the Focus Group Questionnaires in both English and Spanish that participants were asked to complete.

In total, more than 115 seniors were in attendance with the express purpose of engaging in an open discussion to provide verbal and written input.

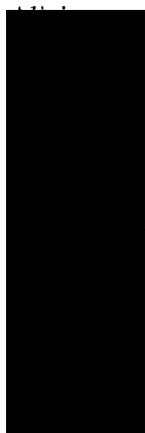
The group at Boyle Heights Senior Center consisted of the following individuals. In the interest of privacy last names have been omitted.

- 1.
- 2.
- 3.
- 4.
- 5.
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- 7.



The focus group held at the International Institute of Los Angeles consisted of the following individuals:

- 1.
- 2.
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37.	[REDACTED]	54.	[REDACTED]	71.	[REDACTED]
38.	[REDACTED]	55.	[REDACTED]	72.	[REDACTED]
39.	[REDACTED]	56.	[REDACTED]	73.	[REDACTED]
40.	[REDACTED]	57.	[REDACTED]	74.	[REDACTED]
41.	[REDACTED]	58.	[REDACTED]	75.	[REDACTED]
42.	[REDACTED]	59.	[REDACTED]	76.	[REDACTED]
43.	[REDACTED]	60.	[REDACTED]	77.	[REDACTED]
44.	[REDACTED]	61.	[REDACTED]	78.	[REDACTED]
45.	[REDACTED]	62.	[REDACTED]	79.	[REDACTED]
46.	[REDACTED]	63.	[REDACTED]	80.	[REDACTED]
47.	[REDACTED]	64.	[REDACTED]	81.	[REDACTED]
48.	[REDACTED]	65.	[REDACTED]	82.	[REDACTED]
49.	[REDACTED]	66.	[REDACTED]	83.	[REDACTED]
50.	[REDACTED]	67.	[REDACTED]	84.	[REDACTED]
51.	[REDACTED]	68.	[REDACTED]	85.	[REDACTED]
52.	[REDACTED]	69.	[REDACTED]	86.	[REDACTED]
53.	[REDACTED]	70.	[REDACTED]	87.	[REDACTED]

The Focus Group held at Angelus Plaza was conducted in both English and Spanish and participants had the option to complete either Spanish or English questionnaires. This group consisted of the following participants:

<u>NAME</u>	<u>AGE</u>	<u>RACE/ETHNICITY</u>
[REDACTED]		

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<u>NAME</u>	<u>AGE</u>	<u>RACE/ETHNICITY</u>
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All of the participants were very helpful in providing insight into the needs and preferences of seniors. They were eager to share their opinions and excited about the proposed development. The majority of participants told RHF that they would like access to alternative modes of transportation, such as the city bus or a community van. It was also important to the participants to have certain services available onsite such as grocery delivery, pharmacy delivery, hair salon services, and laundry services. Of those specific services, most people would like to have a hair salon, followed in importance by grocery delivery, pharmacy delivery and laundry services. The majority of the group agreed that they would use a community room as a place for socializing with friends, relatives and other residents, as well as a place for entertainment. The participants mentioned that they would enjoy activities such as English tutoring, dancing, celebrating birthdays and anniversaries, playing board games, arts & crafts, exercise classes, Bible study and family gatherings. Having a lobby to greet friends and relatives was also important to most of those surveyed.

Most were also in agreement when it came to apartment layout. Most participants surveyed that they would prefer the bathroom to be located off of the bedroom rather than off of the living room. The majority also indicated that a shower and tub combination was preferable to just a shower stall, a roll-in shower, or just a bathtub, and that a handheld shower nozzle was preferable to a permanently affixed one.

Most of the participants indicated a preference for a bathroom off of the bedroom rather than off of the living room. Nearly all of the seniors who participated in the survey found it crucial to have both a lobby and community room. Several participants discussed their desire for an onsite library and garden area to grow vegetables and flowers.

The majority of the group would use a community room as a place for reading and relaxing, for socializing with friends, relatives and other residents, and also as a place for entertainment. The participants mentioned that they would enjoy activities such as dancing, yoga, English classes, bingo, card games and watching movies. Several participants indicated a strong preference for the inclusion in the 202 facility of an exercise room with equipment.

Should Las Alturas receive funding, RHF will involve residents of the community throughout the development process. Once the project is completed, RHF will strongly encourage the residents to establish a resident committee to meet regularly with the management staff to discuss operational issues, develop desired programs, and provide important input to management on how the living environment can be improved and enhanced. Should the resident committees provide feedback on the elements of design, layout, color schemes, etc., RHF will incorporate into future facilities, as has done for many years. Included is an example of an English and Spanish Focus Group Questionnaire.

RETIREMENT HOUSING FOUNDATION

CUESTIONARIO DE HABITACIONES

Gracias por participarse en nuestro grupo de investigaciones sobre las necesidades en contribucion y cualesquieres estará ienvenido

Nombre [REDACTED] Edad [REDACTED] Cmpite/etnia [REDACTED]
Fecha 6-13-11

1. ¿Usted vive en?
Casa Apartamento Comunidad de Retiro Otro
2. ¿Usted tiene un vehículo?
Sí No
3. ¿Usted se prefiere cual tipo de transportacion?
Autobus Camioneta de la Comunidad Otro family
4. ¿Usted puede preparar su propia comida?
Sí No
5. ¿Cual tipo de otros servicios le gustaria tener disponible?
Salon de Belleza Farmacia Comestibles Entregaron
Lavanderia
6. ¿Un salon donde puede recibir invitados y familiares sera importante?
Sí No
7. ¿Usted utilizaría un salon de la comunidad ó salon de recreo, Si sí, por que proposito?
si
8. Por favor, apunte cualquier servicios que usted le gustaria tener disponible:
(Supermercado) Hospital; Tienda de Videos, Restaurante; etc. 2nd hand store Goodwill Woolworth 99¢
9. Configuracion los unidades. En un apartamento de una recamara, usted se prefiere: Bano al lado de la sala Bano al lado de la dormitorio
Solamente la ducha Solamente la Tina La ducha y la Tina
 Regadera de ducha con manguera Regadera de la ducha permanente afijado a la pared
10. ¿Sería interesado en la ayuda de colocación de aconsejando/trabajo de carrera o instrucción de trabajo? Si No

RETIREMENT HOUSING FOUNDATION

FOCUS GROUP QUESTIONNAIRE

Thank you for participating in our in our focus group, we appreciate your input.

Name [redacted] Age [redacted] Race/Ethnicity [redacted]

Date 6/13/11

- 1. What type of housing do you currently live in?
House Apartment Retirement Community Other
- 2. Do you own a Vehicle:
Yes No
- 3. What type of alternative transportation would you prefer?
City Bus Community Van Other
- 4. Do you cook your own meals?
Yes No
- 5. What other services would you like to be available?
Hair salon Pharmacy Grocery delivery Laundry services
- 6. Is a lobby important to you for greeting guests and relatives?
Yes No
- 7. Would you use a community/recreation room and crafts room? If yes, for what purpose?
Yes No visiting + TV
- 8. Please list any services you would use (market, pharmacy, bank, park, hospital, restaurants)
all of the above
- 9. Layout of apartment units. In a one-bedroom apartment unit, would you prefer?
Bathroom off the living room Bathroom off the bedroom
Shower only Tub only Shower and tub Hand held nozzle
- 10. Would you be interested in career counseling/job placement assistance or job training?
Yes No

Las Alturas Focus Group Photos

Location: The International Institute of Los Angeles in Boyle Heights





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h) DESCRIPTION OF PLAN TO INCORPORATE SECTION 3 REQUIREMENTS

Pursuant to Section 3 requirements, RHF will make its best efforts to create contracting and/or employment for low income and very low income residents of this community, and particularly those who are recipients of government-assisted housing or are residents of an area in which a HUD-assisted project is located. During the course of this project, RHF will most likely create at least two permanent employment opportunities—one for a resident manager and one for a maintenance technician—and more than 40 contracting opportunities resulting from the development and construction of this development. Further, RHF will make best efforts to award substantial contracts to eligible businesses located in the project area.

Its plan to incorporate Section 3 requirements will involve awarding economic opportunities to Section 3 residents and/or Section 3 businesses, to the extent feasible, both during the development and in the operations of this project. During development, RHF and the contractor that it selects to construct the project will make best efforts to meet the following goals:

- At least 10% of the aggregate number of new hires for each year in which the project is being developed will be Section 3 residents. Priority will be given first to Section 3 residents residing in the service area or neighborhood in which the project is located, second to participants in HUD Youthbuild programs, and third to all other Section 3 residents.
- At least 10% of the total dollar amount of project development contracts for building trades work; and 3% of the total dollar amount of all project development contractors will be awarded to Section 3 businesses. Priority will be given first to Section 3 businesses that provide economic opportunities for Section 3 residents in the service area or neighborhood in which the project is located, second to Section 3 business selected to carry out HUD Youthbuild programs, and third to all other Section 3 businesses.

Additionally, RHF will:

- Notify Section 3 businesses of contracting opportunities.
- Notify all potential project contractors of the Section 3 contracting requirements, and include the required Section 3 clause in all project development contracts.
- Assist and actively cooperate with HUD in obtaining contractor/subcontractor compliance with Section 3 requirements.
- Not award contracts to any contractors who has been found to have violated the Section 3 requirements.
- Document actions taken to comply with Section 3 requirements, utilizing HUD-60002.

EXHIBIT 3
PURPOSE, COMMUNITY TIES AND EXPERIENCE

Retirement Housing Foundation
DUNS # 05-081-9952
Unique ID#: 1307563106-4736

Las Alturas
Los Angeles, California

Contractor will:

- Notify labor unions and organizations of the contractor's requirements under Section 3.
- Post notices conspicuously at all Section 3 covered work sites describing the Section 3 preference, and the minimum number/job titles subject to hire, and apprenticeship and training positions available.
- Include Section 3 requirements clause in all applicable subcontracts.
- Take appropriate action if a subcontractor has knowledge that the subcontractor has been found in violation of the Section 3 regulation.
- Not award subcontractors where the contractor has knowledge that the subcontractor has been found in violation of the Section 3 regulation.
- Certify that the contractor did not circumvent the Section 3 employment opportunity requirements by hiring persons not covered by Section 3 between the time the contractor was selected and the contract was executed.

During operations, RHF will post employment opportunities on a community bulletin board when they become available and give priority consideration to a resident for these positions, if the resident is qualified. RHF also will list these employment opportunities in any newspaper or periodical that serves the smaller community, before advertising at the city-wide level.

EXHIBIT 3
PURPOSE, COMMUNITY TIES AND EXPERIENCE

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Las Alturas
Los Angeles, California

i) JOB CREATION/ EMPLOYMENT

RHF strongly believes that it has a responsibility to the community to further stimulate the local economy beyond the provision of affordable housing. To that end, RHF is committed to empowering both community members and its residents through job training, employment opportunities and improved access to economic development resources over and above its previously discussed Section 3 goals. In addition to creating shorter-term construction and housing production jobs for low-income community members during the project's development phase, RHF will also provide administrative, supportive service related and maintenance employment opportunities.

Creating Sustainable Partnerships to Expand Job Creation and Economic Opportunities

As evidenced in Exhibit 3(d), RHF has already begun cultivating relationships with local community organizations and supportive service providers with shared economic development goals. RHF intends to set up a job trainee program in which low-income individuals – either members of the local community or residents - can gain professional experience rotating throughout various positions at the property. Trainees would be provided with opportunities to learn a variety of administrative, operational, and maintenance tasks, as well as aging-in-place and elderly care related tasks, such as administering supportive services and health screenings. The program would consist of several different job rotations throughout the course of a set duration of time. Upon completion, participants could be offered job placement assistance either at Las Alturas or elsewhere in the community. RHF may also partner with the local Worksource Center to assist in job placement.

By collaborating with these community partners, RHF will improve access to jobs skills training and increase economic security and self-sufficiency for low- and very-low income persons in the community.

Quality of Job Training and Career Services

RHF believes that it is important that measurable outcomes are obtained from its investment in local job and skills training efforts. RHF plans to identify and track the types of jobs that community members receive training for, the duration of training, the actual jobs obtained by participants, and average income per job attained. By implementing a detailed tracking system, RHF will be able to monitor the total number of low-income persons impacted by this programming and analyze its overall success.

RHF is also committed to fostering minority and women-owned business development. To the extent possible, RHF will seek out minority and women-owned local businesses interested in providing enrichment and job training opportunities for the residents and community members.

Through these efforts, RHF is confident that the proposed project will serve as a neighborhood catalyst for economic development and enhance the existing fabric of the community.

**EXHIBIT 2
LEGAL STATUS**

**Retirement Housing Foundation
DUNS # 05-081-9952**

**Las Alturas RHF Housing
Los Angeles, California
Unique ID#: 1307563106-4736**

This Exhibit is not applicable since Retirement Housing Foundation received Section 202 funding in 2009 for the following project:

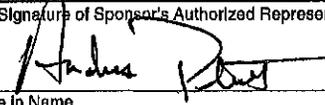
Charlotte RHF Senior Housing
Project Number 053-EE199
Charlotte, NC
Greensboro HUD Office

Supportive Housing for the Elderly Section 202
Application for Capital Advance
Summary Information

**U.S. Department of Housing
and Urban Development**
Office of Housing
Federal Housing Commissioner

OMB Approval No. 2502-0267
(exp. 11/30/2013)

Public reporting burden for this collection of information is estimated to average 30 minutes 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 agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

HUD Use Only		202 Project Number	PRAC Number	
1. Sponsor's Name(s), Address(es) & Telephone Number (s) Retirement Housing Foundation 911 North Studebaker Road Long Beach, CA 90815 (562) 257-5100		2. Minority Sponsor Designation. A minority sponsor is one in which at least 51 percent of the board members are minority. Is this sponsor a minority applicant? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," place the numeric code as shown below in this box <input type="checkbox"/> Codes: 2 - Black; 3 - Native American; 4 - Hispanic; 5 - Asian Pacific; 6 - Asian Indian		
1a. Sponsor is a "grassroots" organization <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3a. Address of Site 3525 Whittier Boulevard Los Angeles, CA 90023		
3b. Will project be located within the boundaries of a Federally-designated: (1) Empowerment Zone, (2) Enterprise Community, (3) Urban Enhanced Enterprise Community, (4) Strategic Planning Community, or (5) Renewal Community? (Contact local HUD Office for information on these designated areas.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," please place the appropriate number as shown above in this box <input type="checkbox"/>				
4a. Congressional District 34	4b. Census Tract 06037231900	5. Type of Area <input checked="" type="checkbox"/> Metropolitan <input type="checkbox"/> Non-metropolitan	6. Capital Advance Amount Requested \$ 11,971,200.00	7. Project Rental Assistance Contract Amount Requested \$ 997,000.00
8. Total No. of 202 Units 75	8a. Number & Type of Resident Units Proposed Efficiency <input type="checkbox"/> 74 One bedroom <input type="checkbox"/>	8b. Resident Manager's Unit (check appropriate type) <input type="checkbox"/> Efficiency <input type="checkbox"/> One bedroom <input checked="" type="checkbox"/> Two bedroom		
9. Number of Buildings 1	10. Type of Project <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition Year Built (yyyy) <input type="text"/>	11. Type of Building(s) <input type="checkbox"/> Row/Townhouse <input type="checkbox"/> Semi-detached <input type="checkbox"/> Walk-up <input type="checkbox"/> Detached <input checked="" type="checkbox"/> Elevator		
12. Number of Stories 4	13. Number of Parking Spaces 57	14. Check utilities and services not included in the rent and to be paid directly by the tenant. <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Water <input checked="" type="checkbox"/> Heat <input checked="" type="checkbox"/> Gas		
15. Off-Site Facilities Public At Site Feet from Site Water <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Paving <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>		16a. Community Spaces to be Included in Project Comm. Room/Party Kitchen Lobby Library/Computer Room Laundry Facilities		16b. Mixed-Finance or Mixed-Use Project For Additional Units <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No No. of Additional Units <u>3</u>
17. Unusual Site Features <input checked="" type="checkbox"/> None <input type="checkbox"/> Poor Drainage <input type="checkbox"/> Cuts <input type="checkbox"/> Retaining Walls <input type="checkbox"/> Fill <input type="checkbox"/> Rock Foundations <input type="checkbox"/> Erosion <input type="checkbox"/> High Water Table <input type="checkbox"/> Other (specify)		18. Mark one box <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Agent <input type="checkbox"/> Authorized Representative Name, Address & Telephone Number JoEllen Smith Diana McIver & Associates, Inc. 4101 Parkstone Heights Drive, Ste 310 Austin, TX 78746 (512) 328-3232		
19. If Sponsor is applying for more than one HUD program from the SuperNOFA, indicate which application(s) contain the forms with original signatures. Program Name <u>N/A</u> Form _____				
20. Sponsor's Attorney (name, address & telephone number) To Be Determined		By (Signature of Sponsor's Authorized Representative)  Type in Name Anders Flett Type in Title VP of Acquisitions & Proj Dev Date (mm/dd/yyyy) 06/17/2011		

RHF



June 17, 2011

Mr. Ray Brewer, Field Office Director
U.S. Department of Housing and Urban Development
611 W. Sixth Street
Suite 800
Los Angeles, CA 90017

RE: *Section 202 Application*
Las Alturas / Los Angeles, California

Dear Mr. Brewer:

On behalf of Retirement Housing Foundation (RHF), I am pleased to submit the enclosed Application for Fund Reservation under the Section 202 program. RHF is proposing to develop a mixed-financed 78-unit affordable apartment community for senior adults in Los Angeles, California. All 78 units will be financed with Housing Tax Credits, of which 75 of the units are proposed to be financed through the Section 202 program.

Retirement Housing Foundation is one of the preeminent providers of service-enriched senior housing nationwide. Since 1980, RHF has developed more than 7,000 units of senior housing under the Section 202 program. Today, Retirement Housing Foundation operates 153 facilities designed specifically for elderly and disabled residents and 10 facilities for low-income families, for a total of 163 facilities. In the greater Los Angeles area, RHF operates 23 multifamily properties, primarily all of which are affordable service enhanced senior housing communities.

With the senior housing development proposed in the application, Retirement Housing Foundation would like to continue its 28-year success with the HUD Section 202 program. Thank you for your consideration of our application. If you have any questions, or require additional information, please do not hesitate to contact our housing consultant, JoEllen Smith, Diana McIver & Associates, Inc., directly at (512) 328-3232 ext. 171, via email at joellens@mciver.com, or via fax at (512) 328-3232.

Sincerely,

Anders Plett
Vice President of Acquisitions and Project Development

Enclosures

cc: JoEllen Smith, Diana McIver & Associates, Inc.



Retirement Housing Foundation
911 N. Studebaker Road, Long Beach, CA 90815-4900 • (562) 257-5100 • Fax (562) 257-5200

Member, Council for Health and Human Service Ministries, United Church of Christ

www.rhf.org • TDD (800) 545-1833 EXT. 359 • Email: info@rhf.org

