

# DEVELOPER RESOURCE TEAM

CASA DEL SOL



## A Community of Friends (ACOF)

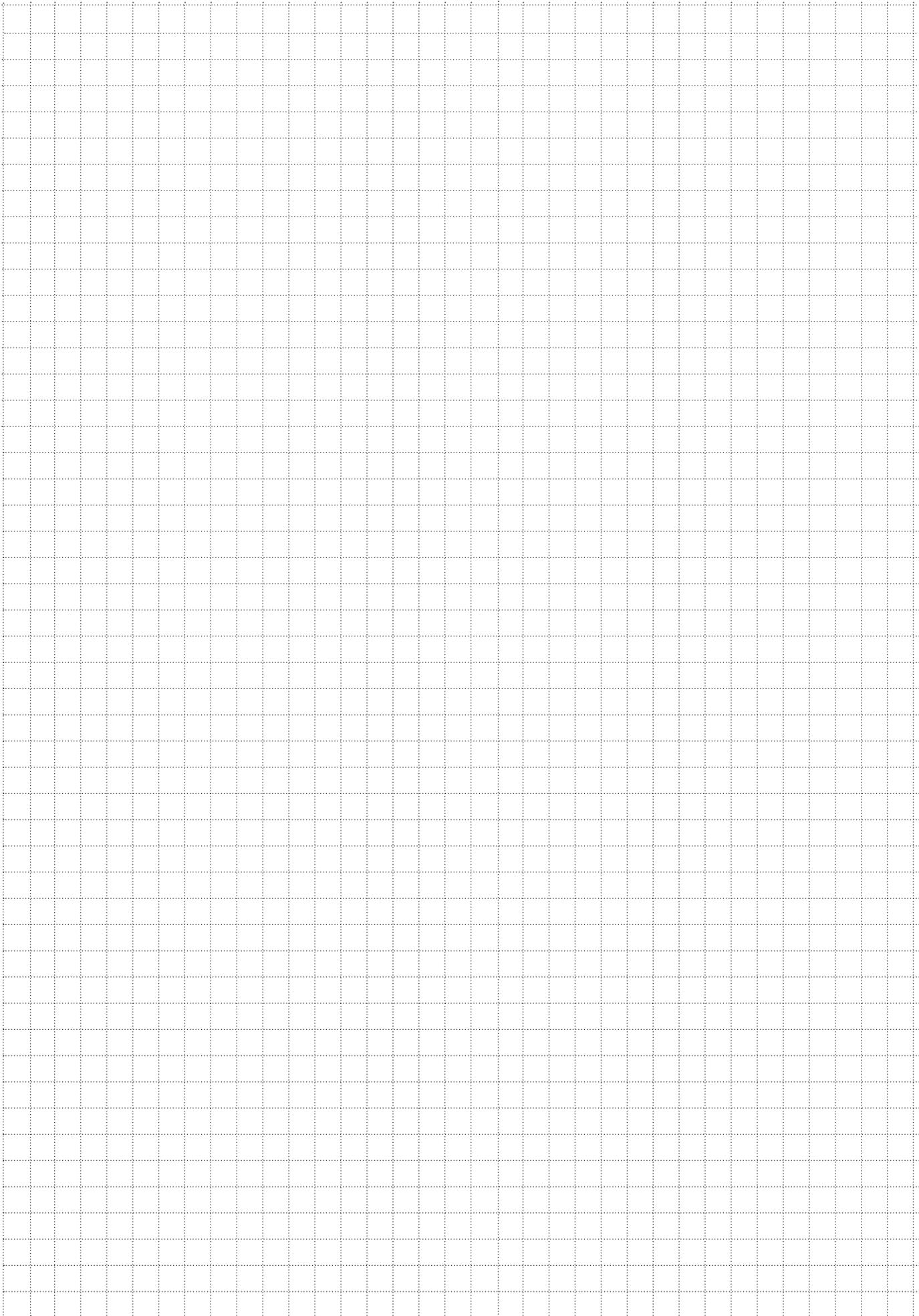
Los Angeles, CA



**Rachel Feldstein** joined A Community of Friends as the Chief Operating Officer (COO) after working extensively in nonprofit management positions for over 25 years. As the COO, she oversees the Housing Department, Asset Management and Property Management, and Services. Her career in the nonprofit world has taken her from Santa Monica to Skid Row and all over Los Angeles, serving in positions at the Venice Family Clinic, OPCC (now The People Concern), Portals House (now a program of Pacific Clinics), the Weingart Center, Chrysalis, New Directions for Veterans, and Imagine LA, before joining A Community of Friends.



**Chul Gugich**, Project Manager, joined ACOF in March 2016. He oversees all aspects of development, including managing teams to complete the development and construction phases, obtaining entitlements, preparing financial underwriting, and procuring construction and permanent financing. Mr. Gugich previously worked as a Senior Project Manager at the Urban Homesteading Assistance Board in New York City for 8.5 years. At UHAB he was responsible for overseeing all aspects of development for 12 limited-equity (low-income) housing cooperatives (538 total units). He received his Bachelor of Science in Geology with a minor in English from Western Washington University in 2000.



## About A Community of Friends

A Community of Friend's (ACOF) mission is to end homelessness through the provision of quality permanent supportive housing for people with mental illness. ACOF has successfully developed, operated and maintained a portfolio of permanent supportive housing.

## Project Description

Casa del Sol will be a new construction, 44-unit affordable housing community for seniors who are homeless and who may be living with mental illness. On site, ACOF will provide free services to empower and stabilize the tenants.

The project is designed to maximize the available lot area, with integrated communal outdoor space on each floor to encourage community gathering. The ground floor will feature a community room, communal kitchen, technology room, and offices for property management. All units will be furnished with bedroom and dining furniture. The project will incorporate sustainable building elements including a solar thermal hot water system, efficient appliances, and solar photovoltaic panels.

## Project Context

The project will develop a vacant lot in a census tract with relatively low AMI compared to surrounding areas. Residential properties in the immediate area are a mix of low-rise multifamily buildings and single-family residences. There are numerous commercial, retail and public transportation amenities within walking distance, including nine metro bus lines and a Metrolink stop.

## Institute Goals

- **Prototype**

Gain support in developing a prototypical unit floor plan for ACOF's future permanent supportive housing units. ACOF's hope is that this will result in more control and predictability of the design process, schedule and cost, and will facilitate the coordination and integration of all disciplines including designer, civil/structural, mechanical, electrical, plumbing, sustainability consultants and general contractor.

- **Community Building**

Identify design elements that can be incorporated to create opportunities that foster an inviting environment, able to draw tenants toward a supportive and interactive space.

- **Process**

Learn methods to develop a concept and vision (beyond programmatic space and density) that is appropriate to the community and the tenant population being served.

- **Vision**

Understand best practices and methods to develop a narrative that conveys the vision of the development.