

**REQUEST FOR QUALIFICATIONS
TO PROVIDE ARCHITECTURAL SERVICES
THE VILLAS AT GOWER
PERMANENT SUPPORTIVE HOUSING PROJECT**

GENERAL INFORMATION

A Community of Friends (ACOF), an established affordable housing developer, and People Assisting the Homeless (PATH), an established homeless services provider and affordable housing developer, have entered into an Exclusive Negotiating Agreement with the Community Redevelopment Agency of the City of Los Angeles (CRA/LA) to develop permanent housing with supportive services for a portion of the currently homeless population in Hollywood.

The proposed site, currently owned by the CRA/LA consists of three (3) parcels, with a total of approximately 35,400 sq. ft. of land. The site is located at 1720-1736 N. Gower Street (Assessor's Parcel Numbers 5545-002-901, 5545-002-902, and 5545-002-903).

ACOF and PATH will contract with the selected architect to design a development with approximately 40-60 units of permanent supportive housing on the site that will:

- Be a well designed, high-quality residential housing development that will support residents, enhance the neighborhood, and promote safety through innovative design.
- Include community/multipurpose space and office space for on-site property management and on-site supportive services.
- Include related parking and open space for use by the residents.
- Include design input gathered from meetings with the Gower Advisory Committee, to be coordinated with the CRA.
- Comply with all design standards set forth by the CRA, the Los Angeles Housing Department, the California Tax Credit Allocation Committee, and any other public agency or private entity providing funding for this residential housing development.

SELECTION PROCESS

ACOF and PATH in coordination with the CRA/LA and, with input from the Gower Advisory Committee, will review the qualifications of architects who respond to the RFQ by April 5, 2007. Architects determined to be qualified will be contacted for an interview. The interview will include the participation of ACOF, PATH, CRA/LA the Gower Advisory Committee. ACOF and PATH will make the final architect selection.* The selected architect will enter into an AIA B141 Standard Form Agreement between Owner and Architect with the ownership entity, The Villas at Gower, L.P., a limited partnership comprised of ACOF and PATH as general partners.

PROPOSED ARCHITECTURAL DESIGN TIMELINE

The following timeline is based on the current overall development timeline and is subject to change.

April 2007	Preliminary Schematic Design
May 2007	100% Schematics
July 2007	100% Design Development
October 2007	30% Construction Documents
January 2008	60% Construction Documents/Plan check submittal
May 2008	90% Construction Documents
September 2008	100% Construction Documents/Building permit

REQUIRED QUALIFICATION INFORMATION

Architectural firms interested in being considered to design the Villas at Gower Permanent Supportive Housing development should submit the information requested below to ACOF by noon on April 5, 2007.

1. Resume of firm
2. Resume of firm's principal architects
3. Resume of project architect
4. Examples of previous experience in the design of multifamily residential apartment buildings with community/social services/office space
5. A list of previous affordable housing projects designed by the firm
6. A minimum of three references of developers for whom the firm has designed multifamily affordable housing

All requested documents shall be submitted to:

Villas at Gower
c/o A Community of Friends
3345 Wilshire Blvd. Suite 1000
Los Angeles, CA 90010
Attn: Gigi Szabo

*ACOF/PATH reserves the right to rescind this Request for Qualifications and re-issue at a later date for any reason.