

April 10, 2019

Traci Canfield
Transit Oriented Development &
Real Estate Acting Manager
Sacramento Regional Transit

**RE: Letter of interest for proposed development
SacRT - Florin Light Rail Station**

Dear Traci,

On behalf of Mohanna Development Co and in reference to Sacramento Regional Transit's (SacRT) Public Notice for Joint Development, it is our pleasure to submit this letter of interest to pursue land use and related approvals for the redevelopment of the 21-acre parcel at the Florin light rail station owned by the SacRT. We have had preliminary discussions with Habitat for Humanity with regards to their adjoining 5-acre parcel for a joint development project. We believe combined development efforts of these adjacent parcels furthers our collective goal to create a transit-oriented city benefitting our entire community.

I have attached a bio of my company and a project narrative of our most recent mixed-use development project in Midtown Sacramento, 19J, which exemplifies housing sustainability and construction innovation.

We look forward to working with the SacRT throughout the Request for Proposal and approval process to transform this key site along Florin Road.

Best,



Moe Mohanna, Principal
Mohanna Development Co.

Encl. (2)

M.H.MOHANNA DEVELOPMENT

Since the mid 1970s, M. H. Mohanna Development Company has been at the forefront of value creation in the greater Sacramento region. Principal and owner, Moe Mohanna, has been one of Downtown Sacramento's largest real estate developers for over four decades and continues to be one of the most active developers in the region.

The main mission of M.H. Mohanna Development is to create value in the community through the rehabilitation of real estate holdings, development, and construction. M.H. Mohanna Development has brought a new perspective to the field, by defining real estate development as a conduit for revitalizing neighborhoods and adding value through vision of sustainability and impact investment with a social conscience.

M.H. Mohanna Development Company was founded in 1974 by principal and owner, Moe Mohanna. Born in Iran, Moe went to college in Boston, graduating with a degree in Civil Engineering, and moved to Sacramento in 1974, because he "liked the flavor of a small city with the power of being the capital of the seventh-largest economy in the world" (Sacramento Business Journal, 1997). Moe, whose first real estate purchase and rehab was a small, older three story apartment building in Roxbury, Massachusetts, for a mere \$18,000 when he was 22, has been active in the development of subdivisions, condominiums, residential communities and real estate management in greater Sacramento. In addition to being the principal and owner of M.H. Mohanna Development Inc, Western Management Company, Cap Holding LLC, Cap Funding LLC and Capitol Plaza Hospitality Organization, he is also a co-founder of the first public-private assessment district in California, the Downtown Sacramento Partnership, which has sought to revitalize the downtown business core since 1995.

One of Mohanna Development's earliest land developments was Sunset East, in 1978, which was the second largest housing development in Rocklin, California, consisting of 132 acres. M. H. Mohanna Development Company, in partnership with CMSH Company, was responsible for creating over 600 single-family homes, cluster homes, and apartments.

Moe, a visionary and pioneer of urban growth in the Downtown Sacramento core, was responsible for the land acquisition of the first high-rise assemblage. Among his most notable real estate transactions, Moe sold the old Clunie hotel site to the Benvenuti family to build the 28-story Renaissance Tower. Moe was responsible for lifting the height limit in 1984 in the Downtown business core to pay the way for the Renaissance Tower, the tallest building at the time. In addition, Moe bought

and restored the five story Odd Fellows Temple building in Sacramento in 1982, and turned it into Capitol Plaza Halls, an office and events facility, that was opened to the public for the first time in 150 years. Mohanna Development continues to be a leader of revitalization in Downtown Sacramento, with plans for various mixed-use hotel and residential developments.

Mohanna Development continues to assemble land across the Sacramento region. In progress is the Artisan Village which is a 500+ acre smart-growth development project located in El Dorado Hills, California, with environmental sustainability as a top priority. Proposed, is a sustainable community with retail, offices, hotels and housing.

More recently, in November 2016, Mohanna Development Company obtained unanimous approval from Sacramento's planning commission for the development of an 11 story micro-unit housing project located on the corners of 19th and J Streets in Midtown. The project's design was envisioned and its approval spearheaded by Nikky Mohanna of Mohanna Development. Featuring 175 small and smart units primarily catered to Sacramento's workforce population, the residential project at 19th and J is the first of its kind to be introduced to the Sacramento region, and aims to alleviate a growing housing crisis in the urban core of Sacramento. In 2016, the project was nominated by the American City Business Journals as one of the Nation's top 55 residential development projects.

19 J

MIXED-USE DEVELOPMENT
MIDTOWN SACRAMENTO



SMART | ELEGANT | DENSITY

- 175 residential units
- All-inclusive living experience
- Affordable, workforce housing
- Geared for urban workforce and millennials

19J

The 19J project will be a sustainable 11-story mixed-use building proposed for the Urban Corridor High region of the vibrant J Street corridor. The proposed project at the northwest corner of 19th and J Streets aims to provide affordable, elegant density in between downtown and midtown, adding a significant community benefit for the existing central city workforce and residents.

19J features 175 residential units over approximately 6,600 square feet of retail on the ground floor. The residential units will be for rent with eighty percent comprised of “smart” studios that are affordable by design. Sizes of these studios range from 300 sq. ft. to 480 sq. ft. and will provide innovative design features.

The studio design addresses the critical need for more affordable units geared toward the workforce in the heart of the central city. The development team has performed extensive market research and surveying into smaller and more affordable studios. 19J incorporates these findings into its vision of sustainable urban living.

The project is situated on one parcel of 12,800 sq. ft. (0.29 acres) located at 1827 J Street and 1831 J Street in midtown. The site borders J Street on the south, 19th Street on the east and Improv Alley on the north. The project is part of the commercial corridor of J Street. All surrounding parcels are commercial.

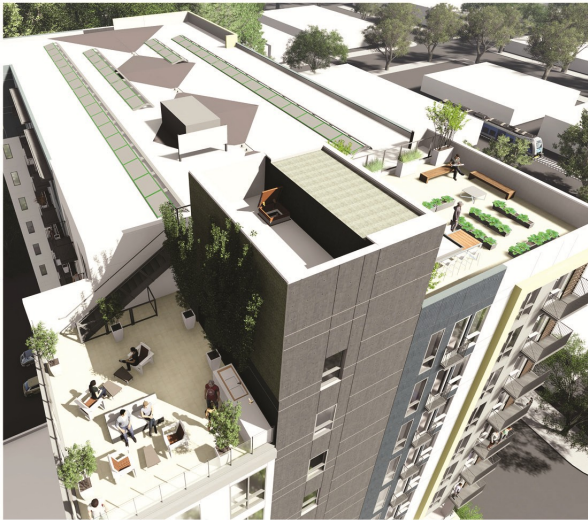
19J will provide a variety of housing units in the sought-after central midtown area near some of the most populated restaurants and shops. Units range from smaller studios to a select amount of larger loft-style studios and one-bedroom units. All residents will have access to a spacious rooftop “Sky Terrace” on the 10th-11th floors overlooking the downtown skyline, as well as three outdoor/indoor communal lounges and fitness center on the 3rd-4th floors directly above the restaurant activity and outdoor patio spaces below.

19J aims to be a sustainable building, not just in the quality of its design, but more importantly, in the nature of its residents and their lifestyle. The 19J project is designed with the future in mind. It strives to be a model for sustainable living geared towards Sacramento’s urban workforce and millennial generation. This project will provide the right type of affordable density within walking distance of our central city’s 94,000+ jobs. 19J is consistent with the city’s General Plan and the Downtown Housing Initiative. The project has been innovatively designed to address the ever-increasing problem of urban affordability.

19J proposes to be a model for future developments on reducing dependency on cars. The location is not only within walking distance of over 94,000 jobs, but it is also directly on several existing bus lines and will be the last eastward stop of the pro-posed streetcar line throughout downtown and midtown. The 19J project will have minimal impact on traffic relying on its central location close to all amenities and jobs. The project will have ample bicycle storage and will provide spaces for shared cars and electric vehicle charging stations. The nature of the project is to incentivize sustainable urban living, increasing walk-ability and transit utilization.



19J: ELEVATION RENDERINGS





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