

Calistoga Family Apartments
Calistoga, CA



Client: Corporation for Better Housing
Completed: 2015

Calistoga Family Apartments provides long term, affordable housing for low-income agricultural workers. A mix of one, two and three-bedroom apartments. This \$18 million project consists of (4) two-story walkup apartment building designs with a clubhouse, tot lot and barbecue. The buildings are slab on grade, wood frame structures with adjacent on grade parking. BREEN provided all mechanical, electrical and plumbing design and plans. This development is certified LEED Platinum by incorporating a Net Zero Energy design to offset 100% of the on-site energy demand through solar panels and is 100% fossil fuel free. Awarded: 2016 Gold Nugget Winners.

Cloverdale Family Apartments
Cloverdale, CA



Client: Corporation for Better Housing
Completed: 2016

This 32 unit 100% affordable housing development consists of 16-two bedroom and 16- three bedroom units. 100% of the units are restricted to low and very low-income farm labor families. The building is slab on grade, wood frame structure with adjacent parking on grade. The community area includes a community room, tech room, kitchen and laundry room. This development was financed with USDA RHS 514 funds and meets the following green requirements: NetZero Energy, LEED Platinum, Department of Energy (DOE), WaterSense, Indoor Air Quality Plus, Energy Builders' Challenge Program, Energy Star for Homes.

Walnut Grove Apartments
City of Greenfield, CA



Client: Corporation for Better Housing
Status: In Construction

The project consists of (4) 2-story walk-up buildings and a residential community center. There will be a total of 64 apartments and 168 parking spaces. The project will include solar PV panels on the car ports and building flat roof areas for 100% energy usage and solar pre-heat water heaters on the flat roof portions of each building. There will be no gas utility service on the site. This development was financed with USDA RHS 514 funds and meets the following green requirements: LEED Platinum, DOE Net Zero Building, Water Sense, exceed Title 24 by 15% (2016), 100% ELECTRIC, 100% Solar & Net Zero Energy and Solar thermal preheating.

Green Valley Homes
City of Williams, CA



Client: Corporation for Better Housing
Completed: 2018

Forty single family residences and a community center building. The 1,545 square foot community center includes a kitchen, computer lab, public restrooms and laundry room. Breen provided all mechanical, electrical and plumbing design. This development meets the following green requirements: NetZero Energy, LEED Platinum, Department of Energy (DOE), WaterSense, Indoor Air Quality Plus, Energy Builders' Challenge Program, Energy Star for Homes.

The Knolls at the Avenida
Atascadero, CA



Client: Corporation for Better Housing
Completed: 2017

The Knolls at the Avenida is a two phase, 86 unit, master development. Phase 1 is a 60 unit 100% affordable housing development and consists of 22-two bedroom; 24-three bedroom and 14-four bedroom units. These units are located in a 2 and 3 story corridor building, each building is serviced by an elevator. BREEN provided all mechanical, electrical and plumbing design and plans. This development meets the following green requirements: NetZero Energy, LEED Platinum, Department of Energy (DOE), WaterSense, Indoor Air Quality Plus, Energy Builders' Challenge Program, Energy Star for Homes.

Valley View Village II
Selma, CA



Client: Corporation for Better Housing
Completed: 2016

48 unit development with 47 single family residences plus community room with managers unit above. This Village is considered one of the largest Net Zero Energy subdivisions in California and the United States. BREEN provided all mechanical, electrical and plumbing design and plans. This development meets the following green requirements: NetZero Energy, LEED Platinum, Department of Energy (DOE), WaterSense, Indoor Air Quality Plus, Energy Builders' Challenge Program, Energy Star for Homes.

Rosa de Castilla Apartments
Los Angeles, CA



Client: East LA Community Corporation (ELACC)
Status: In Construction

Located in the East Los Angeles community formerly known as Rancho Rosa De Castilla, Rosa de Castilla Apartments is comprised of 85-units of affordable housing for veterans, seniors, and families in 4 stories, over basement parking. At ground level, commercial space, a community room, and support spaces front onto the street, creating a pedestrian-friendly streetscape at grade. Breen was responsible for providing all MEP services for the completion of the project. This property will be energy efficient LEED Gold certified.

The Pointe on Vermont
Los Angeles, CA



Client: EAH Housing
Status: In Construction

Pointe on Vermont is a new 50-unit affordable housing development consisting of twenty-five (25) supportive housing apartments for formerly homeless or chronically homeless households and families, and twenty-four (24) apartments for individuals and families earning at or below 60% of the Area Median Income (AMI). Breen was responsible for providing all MEP services for the completion of the project. This property will be energy efficient LEED Gold certified.

Villas Mont Clair
Los Angeles, CA



Client: PATH Ventures
Status: In Construction

The project comprises the construction of a new apartment building development with 46 affordable apartment units constructed over 4 residential floors. First floor level will accommodate parking, entrance lobby, management office, community room and bike storage. Breen was responsible for providing all MEP services for the completion of the project. This property will be energy efficient LEED Silver certified.

Lorena Plaza
Los Angeles, CA



Client: A Community of Friends / METRO
Status: In Design

This transit-oriented development, being funded in part by CRA/LA is located on the east L.A. extension of the Metro Goldline, and situated between two Boyle Heights landmarks - El Mercado and the Evergreen Cemetery. It will provide 49 affordable housing units and 7,500 sf of retail space. Breen was responsible for providing all MEP services for the completion of the project. This property will be energy efficient LEED Gold certified.

Los Lirios Family Apartments
Los Angeles, CA



Client: East LA Community Corporation (ELACC) / METRO / Bridge Housing
Status: In Plan Check

FIVE-story, 65 unit, mixed use affordable housing and community serving retail development in Boyle Heights, adjacent to the Metro Gold Line Soto Station. Units will range from studios, to one, two and three- bedrooms. There will be 51 residential parking spaces available to all tenants. In addition, there will be bicycle storages and parking spaces. Breen was responsible for providing all MEP services for the completion of the project. This property will be GreenPoint Rated.

Summit View Apartments
Sylmar, CA



Client: Many Mansions / LA Family Housing
Status: In Construction

Veterans' Hillside Community consists of 49 units of permanent supportive housing. The proposed project will consist of four buildings, ranging from two to three stories, connected by walkways and interspersed with a terraced community garden down the hillside. Breen was responsible for providing all MEP services for the completion of the project. This property will be energy efficient LEED Gold certified.

Angel Apartments
North Hills, CA



Client: L.A. Family Housing
Status: In Plan Check

The project comprises the construction of a new veterans housing development with 54 affordable apartment units constructed over 4 residential floors. First floor level will accommodate parking, entrance lobby, management office, community room and bike storage. Breen was responsible for providing all MEP services for the completion of the project. This property will be energy efficient LEED Gold certified.

Gramercy Apartments
Los Angeles, CA



Client: Montclair LA LP
Status: In Construction

The project comprises the renovation of an existing two story masonry building. The scope of work involved the renovation of existing units, demolition of existing daycare and remodeling of first floor offices. Breen was responsible for providing all MEP services for the completion of the project. This property will be GreenPoint Rated.

Rose Avenue Apartments
Venice, CA



Client: Venice Community Housing
Status: In Construction

This new LEED Platinum four-story 35-unit Rose mixed-use 100% affordable apartment structure is situated just seven blocks from the beach on the eclectic Rose Avenue in Venice. The building is designed around an elevated courtyard above ground level commercial space. Breen was responsible for providing all MEP services for the completion of the project.

1st and Soto TOD Apartments Phase II
Los Angeles, CA



Client: East LA Community Corporation (ELACC)
Completed: 2018

Will consist of 29 units of affordable housing units. The target population will be designated for Transition Aged Youth (TAY) and Families. All units will be for very low and low income families, which is defined as households earning between 30% to 50% of the Area Median Income (AMI). Cielito Phase II will have 29 car parking spaces and space for 38 bikes. Much like phase I, the site is caddy corner to the Eastside Goldline Extension of the MTA Hard Rail line, Soto Street Station. This property will be energy efficient LEED Gold certified.

Jordan Downs S3
Los Angeles, CA



Client: The Michaels Organization
Status: In Design

Located in the Watts neighbourhood of Los Angeles, the \$58m project is being developed by the Housing Authority of the City of Los Angeles along with Michaels and BRIDGE Housing. The project consists of 92 affordable housing units in multiple buildings situated in one rectangular parcel bounded by 101st Street, Grape Street, Lou Dillon Avenue and Century Boulevard. The building, which will be designed to meet LEED Gold certification standard and have solar photovoltaic (PV) panels to offset all the common area and central hot water heating. Breen was responsible for providing all MEP and Civil services for the completion of the project.

Pasadena Hope Center
Pasadena, CA



Client: The Salvation Army
Status: In Design

The Salvation Army is restructuring its existing two-story facility and newly constructing a four-story facility that will consist of a 9,000 square foot Social Services Center on the first floor. Permanent Supportive Housing for Homeless Single Adults will be provided in 65 studio apartments on the second to fourth floors. Breen was responsible for providing all MEP services for the completion of the project. This property will be energy efficient LEED certified.

Monterey Park Town Center: Mixed Use Development
Monterey Park, CA



Client: RYKADAN 005 LLC
Status: In Design

The project comprises the construction of a new mixed-use condominium development with a total of 101 residential units constructed on 3 levels of Type V construction over two levels of retail, market and food and beverage outlets plus parking at the rear of the building. There will be 2 full levels of basement parking. Breen was responsible for providing all MEP services for the completion of the project. This property will be energy efficient LEED certified.

Cota Street Apartments
Santa Barbara, CA



Client: Housing Authority of the City of Santa Barbara
Status: In Design

The project comprises the conversion of an existing (15) 2-bedroom unit project into (28) 100%-affordable studios for transitional housing residents plus 2-bedroom managers unit for the Housing Authority of the City of Santa Barbara. Breen was responsible for providing all MEP services for the completion of the project. This property will be GreenPoint Rated.

Firmin Court
Los Angeles, CA



Client: The Decro Group / Innovative Housing Opportunities
Status: In Construction

Firmin Court is located in the historic Filipinotown community just west of downtown Los Angeles. This 64-unit, 6-story Spanish revival style development will provide much-needed affordable housing. The project includes one bedroom units - including 42 permanent supportive housing units and 22 low-income units, with private kitchens and bathrooms. Breen was responsible for providing all MEP services for the completion of the project. This property will be energy efficient LEED Gold certified.

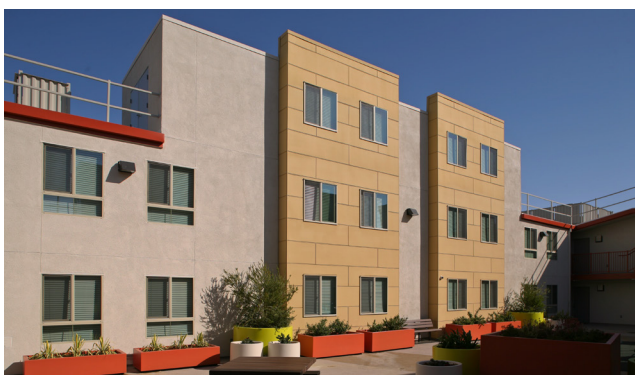
LunaVista
Los Angeles, CA



Client: Hollywood Community Housing Corporation
Status: In Design

The project comprises the construction of a new apartment building development with 73 affordable apartment units constructed over 4 residential floors and subterranean parking garage. First floor level will accommodate reception lobby, office spaces, laundry room and apartment units. Breen was responsible for providing all MEP services for the completion of the project. This property will be energy efficient LEED Silver certified.

Mosaic Gardens: A LINC Housing Community
Huntington Park, CA

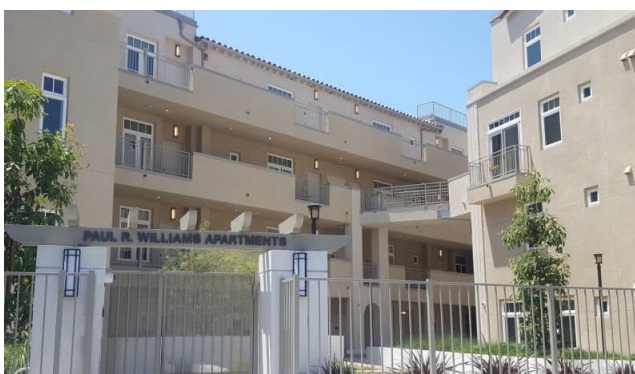


Client: LINC Housing Communities
Completed: 2014

An existing vacant (55) unit, three-story motel was converted into 24 affordable apartments for low-income families. Community features include a community room, computer lab, playground, barbecue area and a courtyard on the community deck.

Mosaic Gardens has received LEED Platinum certification. Green building features include dual-pane low-e windows, solar hot water, drought tolerant landscaping, and very high efficiency plumbing fixtures.

Paul Williams Apartments
Los Angeles, CA



Client: M2A Architects
Completed: 2019

The rehabilitation and adaptive reuse of the Angelus Funeral Home to provide much-needed affordable housing in Los Angeles.

Fire damaged and abandoned since 2000, the historic structure has been restored to include a resident community lounge, office s and 7 affordable units. A new four story addition, designed to be compatible with the historic Paul Williams-designed funeral home, consists of three wings of townhouses and flats including 34 large family units. The project is expected to receive Silver-LEED.