RESOLUTIONS AUTHORIZING THE PRESIDENT AND CEO, OR DESIGNEE, TO PROVIDE FINANCIAL COMMITMENTS FROM THE CHOICE NEIGHBORHOODS INITIATIVE (“CNI”) GRANT FUNDS AWARDED TO HACLA FOR THE JORDAN DOWNS REDEVELOPMENT OF UP TO $3,350,000 FOR PHASE S4, $2,550,000 FOR PHASE S5, $6,074,100 FOR PHASE H2A AND $2,595,900 FOR PHASE H3A, IN ORDER TO SUBMIT ADDITIONAL FUNDING APPLICATIONS FOR THESE PHASES

Douglas Guthrie  
President & Chief Executive Officer  

Geoffrey Moen  
Director of Development Services  

Purpose: To authorize the President and CEO, or designee, to provide financial commitments from the Choice Neighborhoods Initiative (“CNI”) grant funds to Jordan Downs Phase S4, LP, Jordan Downs Phase S5, LP, Jordan Downs 3, LP, and Jordan Downs 4A, LP (the “Limited Partnership(s)” or “Developer(s)”) for Jordan Downs Phase S4, Jordan Downs S5, Jordan Downs Phase H2A, and Jordan Downs Phase H3A (“Projects”), to allow the developers to submit additional funding applications necessary to obtain construction and permanent financing for these respective phases.

Regarding: On June 28, 2012, by Resolution No. 8969, the Housing Authority of the City of Los Angeles’ (“HACLA”) Board of Commissioners unanimously authorized the President and CEO to execute a Master Development Agreement (“MDA”) with Jordan Downs Community Partners, LLC, (“Master Developer”), a joint venture of the BRIDGE Housing Corporation (“BRIDGE”) and The Michaels Development Company I, L.P., a New Jersey limited partnership (“Michaels”), for the redevelopment of Jordan Downs. The MDA between HACLA and the Master Developer was executed on August 1, 2012 and subsequently amended with Board approval on December 22, 2016 by Resolution No. 9327, on April 28, 2016, by Resolution No. 9282, and on May 28, 2020 by Resolution 9594.

On June 25, 2020 by Resolution No. 9605, HACLA Board of Commissioners accepted the FY 2019 Choice Neighborhoods Implementation grant awarded by the U.S Department of Housing and Urban development in the amount of $35 Million to be used for the redevelopment of the Jordan Downs Public Housing community.

Issues: 

Background: HACLA desires to continue to transform the Jordan Downs public housing community into an environmentally friendly, vibrant, urban village, conducive to healthy living and economically progressive conditions. Since 2012, HACLA and the Master Developer have been working closely to implement the vision of a redeveloped Jordan Downs. This collaboration has involved creating a site plan, architectural studies and pursuing competitive and non-competitive financing for each phase. Phase 1A, was completed by BRIDGE in 2019, delivering 115 apartment units to the community and is 100% occupied.
The Michaels Organization completed construction of Phase 1B, a 135-unit residential development in October 2020, which obtained 100% occupancy in June 2021. Phase S3, a 93-unit residential development and Area H, an 80-unit residential development are under construction with tentative completion in March 2022 and October 2021, respectively. Phase S2 has completed demolition and achieved financial closing on June 29, 2021 with an expected construction start date of July 2021 and completion in March 2023. Primestor’s Phase 1C commercial development, Freedom Plaza, a 115,000 square foot commercial retail shopping center was completed in November 2019 and is 93% leased up.

**CNI Funds:** The CNI grant award will utilize approximately $22 million of the total $35 million to construct the various phases of the Jordan Down’s redevelopment, as needed. The Housing Plan submitted and approved by the Department of Housing and Urban Development ("HUD") allocated requested funds for each project. Based on the HUD approved Housing Plan and further underwriting and review by HUD, HACLA will allocate up to $3,350,000 to Phase S4, $2,550,000 to Phase S5, $6,074,100 to Area H2A, and $2,595,900 to Area H3A. The higher amount of funds in proportion to the number of units allocated to Phase H2A is primarily due to its financial structuring as a 9% tax credit project with no other public subsidy other than CNI and minimal gap funding from HACLA. These funds will be loaned to the applicable partnerships at 3% simple interest for a term of 55 years to be repaid from Project cash flow (residual receipts). See summary of CNI Grant fund allocations summarized below.

<table>
<thead>
<tr>
<th>Project</th>
<th>Total units</th>
<th>Total Replacement Units</th>
<th>CNI Funds Allocated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jordan Downs S4</td>
<td>90</td>
<td>56</td>
<td>$3,350,000</td>
</tr>
<tr>
<td>Jordan Downs S5</td>
<td>84</td>
<td>40</td>
<td>$2,550,000</td>
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<tr>
<td>Jordan Downs H2A</td>
<td>76</td>
<td>39</td>
<td>$6,074,100</td>
</tr>
<tr>
<td>Jordan Downs H3A</td>
<td>97</td>
<td>33</td>
<td>$2,595,900</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>347</strong></td>
<td><strong>168</strong></td>
<td><strong>$14,570,000</strong></td>
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Jordan Downs Phase S4 will be a newly constructed 90-unit development with ground floor community/management space located at the intersection of 102nd Street and Grape Street.

Jordan Downs Phase S5 will be a newly constructed 84-unit development with ground floor community/management space and commercial space located at the intersection of 102nd Street and Lou Dillon Avenue.

Jordan Downs Area H2A will be a newly constructed 76-unit development with community and management space, located west of Laurel Street and east of the new Kalmia Street (which will be built during this phase) between 97th Street and 99th Place.
Jordan Downs Area H3A will be a newly constructed 76-unit development with community and management space, located west of Laurel Street and east of the new Kalmia Street (which will be built during this phase) between 97th Street and 99th Place.

The CNI funds will be leveraged with additional financing sources including Low Income Housing Tax Credits ("LIHTC"), State Affordable Housing and Sustainable Communities program funds ("AHSC"), tax-exempt bonds, deferral of HACLA ground lease payments and other available sources as needed to achieve project feasibility.

As these developments finalize design and financial structuring with firm commitments of all financing sources secured, HACLA will continue to conduct final underwriting prior to reaching construction closing. The action requested of the Board is to confirm the commitment of CNI funds to these phases to ensure they are competitive in securing additional funding sources. Prior to the financial closing of these projects, all related transaction documents in connection with the development financing including, a Disposition and Development Agreement ("DDA"), Ground Lease, RAD Use Agreement, HACLA gap loan and the related Lender and Investor documents will be presented to the Board for authorization.

These developments will have a positive impact on the community, lead to the addition of much needed affordable rental housing in the City of Los Angeles, and improve the lives of residents of Jordan Downs and the Watts community.

**Vision Plan:** PLACE Strategy #1: Stabilize the physical and financial viability of the conventional public housing portfolio.

The development of Phases S4, S5, H2A, and H3A will allow for the construction of 347 new housing units, of which 168 are replacement units for the existing residents. This development will further HACLA’s goals of improving its affordable housing stock as well as creating improved ADA-compliant, modern, sustainably designed, and amenitized units. This action will help HACLA extend the life of critical, deeply affordable housing in the City of Los Angeles to serve existing public housing residents and future income-qualified households from HACLA’s active public housing and Section 8 wait lists as well as the community of Watts.

**Funding:**

The Chief Administrative Officer confirms the following:

**Source of Funds:**

<table>
<thead>
<tr>
<th>Source of Funds:</th>
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</thead>
<tbody>
<tr>
<td>CNI Grant Award HACLA - Federal Funding:</td>
<td></td>
</tr>
<tr>
<td>Jordan Downs S4</td>
<td>$3,350,000</td>
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<tr>
<td>Jordan Downs S5</td>
<td>$2,550,000</td>
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<tr>
<td>Jordan Downs H2A</td>
<td>$6,074,100</td>
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<tr>
<td>Jordan Downs H3A</td>
<td>$2,595,900</td>
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</table>
**Budget and Program Impact:**
No budget impact. Use of these funds is an effective approach to maintain deeply affordable units in public housing conversion projects and provides needed gap funding to achieve development projects financial feasibility. The use of the CNI grant resources to support the preservation and expansion of affordable housing is aligned with the Authority’s budget and program goals.

**Environmental Review:**

**CEQA**
The City of Los Angeles is the lead agency for the Jordan Downs Redevelopment for purposes of the California Environmental Quality Act (“CEQA”). The City of Los Angeles, acting through its Planning Department, approved a larger project under the Jordan Downs Urban Village Specific Plan (1,800 residential units; up to 250,000 square feet of commercial/retail/office plus up to 20,000 square feet of community-service retail and services in mixed use buildings; a network of parks totaling 8.9 acres; and new community facilities), and its associated Final Environmental Impact Report (“FEIR”) and required findings on April 17, 2013 (ENV-2010-32-EIR). Two addendums to the FEIR were prepared on January 11, 2016 and April 4, 2016 respectively to address additional impacts not considered in the EIR as the result of a proposed Specific Plan Amendment. On April 14, 2016, the City Planning Commission found based on the whole of the administrative record that no subsequent or supplemental EIR or negative declaration was required. The Phase S4 redevelopment as contemplated in the current conceptual plans provided to HACLA is consistent with the Specific Plan and its Amendment (CPC-2015-3990-GPA-ZC-SP).

**NEPA**
Pursuant to 24 CFR Part 58, the City of Los Angeles, through its Housing and Community Investment Department (“HCID/LA”) serves as the environmentally responsible entity in preparation of the Environmental Assessment and Finding of No Significant Impact (“EA/FONSI”) for the Jordan Downs Public Housing Community Project. The EA/FONSI was circulated for public review on June 13, 2014 through July 2, 2014. On December 22, 2015, a technical memorandum was prepared to review any changes to the project description. Based on this memorandum HCID/LA found that changes to the project description did not result in changes to the conclusion of the EA/FONSI. On February 11, 2016, the U.S. Department of Housing and Urban Development’s Office of the Field Office Director issued approval of the Housing Authority’s Request for Release of Funds and Environmental Certification.

**Section 3:** The applicable Developer will ensure that the residents of Jordan Downs public housing, other low-income Watts neighborhood residents, participants of Youth-Build, and qualifying residents in the City of Los Angeles have the opportunity to share in the economic benefits generated by the proposed development. Local Hire and Section 3 requirements for the applicable Developer and their General Contractor will require the use of best efforts to set aside at least thirty percent (30%) of all new construction and post-construction jobs generated by the redevelopment. Furthermore, the applicable Developer and their General Contractor shall strive and use best efforts to set aside at least ten percent (10%) of their overall 30% Section 3 commitment for disadvantaged
workers. Additionally, the applicable Developer is committed to providing 10% of the total dollar amount of building trades work for all construction contracts and 3% of the total dollar amount of all non-construction contracts to Section 3 Businesses

Attachments:

1. Resolution – Jordan Downs S4
2. Resolution – Jordan Downs S5
3. Resolution – Jordan Downs H2A
4. Resolution – Jordan Downs H3A
5. Jordan Downs site plan
RESOLUTION NO.______________

RESOLUTION AUTHORIZING THE PRESIDENT AND CEO, OR DESIGNEE, TO PROVIDE A FINANCIAL COMMITMENT OF UP TO $3,350,000 FROM THE CHOICE NEIGHBORHOODS INITIATIVE (“CNI”) GRANT FUNDS FOR JORDAN DOWNS PHASE S4, IN ORDER THAT ADDITIONAL FUNDING APPLICATIONS MAY BE SUBMITTED TO ENSURE FULL FINANCING REQUIRED FOR THIS PHASE IS OBTAINED

WHEREAS, the Housing Authority of the City of Los Angeles (“HACLA”) is authorized pursuant to the Housing Authorities Law (Sections 34200 et seq. of the California Health and Safety Code) (the “Act”) to conduct business for any of its corporate purposes;

WHEREAS, HACLA intends to transform the Jordan Downs public housing community into a mixed-income, mixed-use, environmentally friendly, vibrant urban village, conducive to healthy living and economically progressive conditions;

WHEREAS, on June 28, 2012, HACLA’s Board of Commissioners unanimously authorized the President and CEO to execute a Master Development Agreement (“MDA”) with Jordan Downs Community Partners, LLC, (“Master Developer”) for the redevelopment of Jordan Downs following which the MDA between HACLA and the Master Developer was executed on August 1, 2012, as amended;

WHEREAS, HACLA and the Master Developer have been working closely since 2012 to implement the vision of a redeveloped Jordan Downs including the vertical residential development of the Phase S4 residential project (the “Project”) by Jordan Downs Phase S4, LP (“Phase S4 Owner”) and meeting with the residents on progress of the redevelopment to ensure consistency and transparency;

WHEREAS, HACLA and the Phase S4 Owner desire to seek all available funding from federal, state and local sources that may be available for the Project;

WHEREAS, HACLA desires to commit to providing the Project with up to $3,350,000 in gap funding from the Choice Neighborhoods Initiative (“CNI”) Implementation Grant, contingent on final approval by HUD at the time of construction closing;

WHEREAS, Jordan Downs Phase S4 will be comprised of 90 units in an affordable residential development with amenities, and

WHEREAS, in order to apply for various funding sources for the Project, it is necessary for HACLA to provide financial commitments in order for additional funding applications to be competitive.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes the President and CEO, or designee (“Designated Officers”), to provide financial commitments from the CNI grant funds awarded to HACLA, to Jordan Downs Phase S4, LP for the Jordan Downs Phase S4 project up to the amount of $3,350,000 and to submit and execute any other necessary documents, certifications or information and to execute any and all documents and approvals that may be required to complete additional funding applications and effectuate the intent of this resolution, as approved by legal counsel.
BE IT FURTHER RESOLVED that the Designated Officers of HACLA referred to above are as follows:

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BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

APPROVED AS TO FORM:

HOUSING AUTHORITY OF THE
CITY OF LOS ANGELES

By: ___________________________  BY: ________________________
JAMES JOHNSON, General Counsel  CIELO CASTRO, Chairperson

DATE ADOPTED: ____________________
RESOLUTION AUTHORIZING THE PRESIDENT AND CEO OR DESIGNEE TO PROVIDE A FINANCIAL COMMITMENT OF UP TO $2,550,000 FROM THE CHOICE NEIGHBORHOODS INITIATIVE (“CNI”) GRANT FUNDS FOR JORDAN DOWNS PHASE S5, IN ORDER THAT ADDITIONAL FUNDING APPLICATIONS MAY BE SUBMITTED TO ENSURE FULL FINANCING REQUIRED FOR THIS PHASE IS OBTAINED

WHEREAS, the Housing Authority of the City of Los Angeles (“HACLA”) is authorized pursuant to the Housing Authorities Law (Sections 34200 et seq. of the California Health and Safety Code) (the “Act”) to conduct business for any of its corporate purposes;

WHEREAS, HACLA intends to transform the Jordan Downs public housing community into a mixed-income, mixed-use, environmentally friendly, vibrant urban village, conducive to healthy living and economically progressive conditions;

WHEREAS, on June 28, 2012, the Housing Authority’s Board of Commissioners unanimously authorized the President and CEO to execute a Master Development Agreement (“MDA”) with Jordan Downs Community Partners, LLC, (“Master Developer”) for the redevelopment of Jordan Downs following which the MDA between HACLA and the Master Developer was executed on August 1, 2012, as amended;

WHEREAS, HACLA and the Master Developer have been working closely since 2012 to implement the vision of a redeveloped Jordan Downs including the vertical residential development of the Phase S5 residential project (the “Project”) by Jordan Downs Phase S5, LP (“Phase S5 Owner”) and meeting with the residents on progress of the redevelopment to ensure consistency and transparency;

WHEREAS, HACLA and the Phase S5 Owner desire to seek all available funding from federal, state and local sources that may be available for the Project;

WHEREAS, HACLA desires to commit to providing the Project with up to $2,550,000 in gap funding from the Choice Neighborhoods Initiative (“CNI”) Implementation Grant contingent on final approval by HUD at the time of construction closing;

WHEREAS, Jordan Downs Phase S5 will be comprised of 84 units in an affordable residential development with amenities, and

WHEREAS, in order to apply for various funding sources for the Project, it is necessary for HACLA to provide financial commitments in order for additional funding applications to be competitive.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes the President and CEO, or designee (“Designated Officers”), to provide financial commitments from the CNI grant funds awarded to HACLA to Jordan Downs Phase S5, LP for the Jordan Downs Phase S5 project up to the amount of $2,550,000 and to submit and execute any other necessary documents, certifications or information and to execute any and all documents and approvals that may be required to complete additional funding applications and effectuate the intent of this resolution, as approved by legal counsel.
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APPROVED AS TO FORM: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

By: ___________________________ BY: ________________________
JAMES JOHNSON, General Counsel CIELO CASTRO, Chairperson

DATE ADOPTED: ___________________________
RESOLUTION AUTHORIZING THE PRESIDENT AND CEO OR DESIGNEE TO PROVIDE A FINANCIAL COMMITMENT OF UP TO $6,074,100 FROM THE CHOICE NEIGHBORHOODS INITIATIVE (“CNI”) GRANT FUNDS FOR JORDAN DOWNS PHASE H2A, IN ORDER THAT ADDITIONAL FUNDING APPLICATIONS MAY BE SUBMITTED TO ENSURE FULL FINANCING REQUIRED FOR THIS PHASE IS OBTAINED

WHEREAS, the Housing Authority of the City of Los Angeles (“HACLA”) is authorized pursuant to the Housing Authorities Law (Sections 34200 et seq. of the California Health and Safety Code) (the “Act”) to conduct business for any of its corporate purposes;

WHEREAS, HACLA intends to transform the Jordan Downs public housing community into a mixed-income, mixed-use, environmentally friendly, vibrant urban village, conducive to healthy living and economically progressive conditions;

WHEREAS, on June 28, 2012, HACLA’s Board of Commissioners unanimously authorized the President and CEO to execute a Master Development Agreement (“MDA”) with Jordan Downs Community Partners, LLC, (“Master Developer”) for the redevelopment of Jordan Downs following which the MDA between HACLA and the Master Developer was executed on August 1, 2012, as amended;

WHEREAS, HACLA and the Master Developer have been working closely since 2012 to implement the vision of a redeveloped Jordan Downs including the vertical residential development of the Phase H2A residential project (the “Project”) by Jordan Downs 3, LP (“Phase H2A Owner”) and meeting with the residents on progress of the redevelopment to ensure consistency and transparency;

WHEREAS, HACLA and the Phase H2A Owner desire to seek all available funding from federal, state and local sources that may be available for the Project;

WHEREAS, HACLA desires to commit to providing the Project with up to $6,074,100 in gap funding from the Choice Neighborhoods Initiative (“CNI”) Implementation Grant contingent on final approval by HUD at the time of construction closing;

WHEREAS, Jordan Downs Phase H2A will be comprised of 76 units in an affordable residential development with amenities, and

WHEREAS, in order to apply for various funding sources for the Project, it is necessary for HACLA to provide financial commitments in order for additional funding applications to be competitive.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes the President and CEO, or designee (“Designated Officers”), to provide financial commitments from the CNI grant funds to Jordan Downs 3, LP for Jordan Downs Phase H2A up to the amount of $6,074,100 and to submit and execute any other necessary documents, certifications or information and to execute any and all documents and approvals that may be required to complete additional funding applications and effectuate the intent of this resolution, as approved by legal counsel.
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BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

APPROVED AS TO FORM:  
HOUSING AUTHORITY OF THE  
CITY OF LOS ANGELES

By: ___________________________  
JAMES JOHNSON, General Counsel

BY: ___________________________  
CIELO CASTRO, Chairperson

DATE ADOPTED: ______________________
RESOLUTION NO.______________

RESOLUTION AUTHORIZING THE PRESIDENT AND CEO OR DESIGNEE TO PROVIDE A FINANCIAL COMMITMENT OF UP TO $2,595,900 FROM THE CHOICE NEIGHBORHOODS INITIATIVE (“CNI”) GRANT FUNDS FOR JORDAN DOWNS AREA H3A, IN ORDER THAT ADDITIONAL FUNDING APPLICATIONS MAY BE SUBMITTED TO ENSURE FULL FINANCING REQUIRED FOR THIS PHASE IS OBTAINED

WHEREAS, the Housing Authority of the City of Los Angeles (“HACLA”) is authorized pursuant to the Housing Authorities Law (Sections 34200 et seq. of the California Health and Safety Code) (the “Act”) to conduct business for any of its corporate purposes;

WHEREAS, HACLA intends to transform the Jordan Downs public housing community into a mixed-income, mixed-use, environmentally friendly, vibrant urban village, conducive to healthy living and economically progressive conditions;

WHEREAS, on June 28, 2012, HACLA’s Board of Commissioners unanimously authorized the President and CEO to execute a Master Development Agreement (“MDA”) with Jordan Downs Community Partners, LLC, (“Master Developer”) for the redevelopment of Jordan Downs following which the MDA between HACLA and the Master Developer was executed on August 1, 2012, as amended;

WHEREAS, HACLA and the Master Developer have been working closely since 2012 to implement the vision of a redeveloped Jordan Downs including the vertical residential development of the Phase H3A residential project (the “Project”) by Jordan Downs 4A, LP (“Phase H3A Owner”) and meeting with the residents on progress of the redevelopment to ensure consistency and transparency;

WHEREAS, HACLA and the Phase H3A Owner desire to seek all available funding from federal, state and local sources that may be available for the Project;

WHEREAS, HACLA desires to commit to providing the Project with up to $2,595,900 in gap funding from the Choice Neighborhoods Initiative (“CNI”) Implementation Grant contingent on final approval by HUD at the time of construction closing;

WHEREAS, Jordan Downs Phase H3A will be comprised of 97 units in an affordable residential development with amenities, and

WHEREAS, in order to apply for various funding sources for the Project, it is necessary for HACLA to provide financial commitments in order for additional funding the applications to be competitive.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes the President and CEO, or designee (“Designated Officers”), to provide financial commitments from the CNI grant funds to Jordan Downs 4A, LP for Jordan Downs Phase H3A up to the amount of $2,595,900 and to submit and execute any other necessary documents, certifications or information and to execute any and all documents and approvals that may be required to complete additional funding applications and effectuate the intent of this resolution, as approved by legal counsel.
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APPROVED AS TO FORM:  
HOUSING AUTHORITY OF THE
CITY OF LOS ANGELES

By: ___________________________  BY: ________________________
JAMES JOHNSON, General Counsel  CIELO CASTRO, Chairperson

DATE ADOPTED: ___________________________
JORDAN DOWNS SITE PLAN

(Attached)