RESOLUTION AUTHORIZING THE FINANCIAL COMMITMENT OF A CONSTRUCTION AND PERMANENT GAP LOAN IN THE AMOUNT OF UP TO $1,500,000 AND A CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT LOAN (CNI) OF $6,074,100 TO JORDAN DOWNS PHASE H2A REDEVELOPMENT PROJECT PURSUANT TO THE SUBMITTAL OF A FUNDING APPLICATION TO THE CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE FOR ALLOCATION OF 9% TAX CREDITS AND AUTHORIZING THE PRESIDENT AND CEO, OR DESIGNEE, TO EXECUTE ANY AND ALL RELATED DOCUMENTS REQUIRED FOR THE COMMITMENT OF THE GAP FUNDING AND THE CNI GRANT LOAN AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

PURPOSE: To authorize the President and CEO, or designee, to execute a financial commitment for a construction and permanent financing gap loan of up $1,500,000 and a Choice Neighborhoods Grant loan (CNI) of up to $6,074,100 to Jordan Downs Phase H2A redevelopment project (“Project”) for the vertical development and certain off-site improvements of the Project pursuant to the submittal of a funding application to the California Tax Credit Allocation Committee (“CTCAC”) for allocation of 9% tax credits. The Project, comprised of seventy-six (76) units, will be developed on a 1.2-acre parcel located between 99th and 97th Street, adjacent to Phase 1A and Laurel Street and directly west of the new Freedom Plaza retail center.

Regarding: In continuing the phased redevelopment of Jordan Downs, currently broken up into 16 residential developments, Area H2A represents the sixth residential project to be developed and the beginning of what HACLA has called Phase III. This Project, developed by Jordan Downs 3, LP (“Owner” or “Developer”)) will be the fourth in the Jordan Downs redevelopment to be 100% constructed on the legacy public housing site and the timing of its construction aligns with HACLA’s Build First Plan for Jordan Downs.

After a competitive solicitation of developers, on June 28, 2012, the HACLA’s Board of Commissioners (“Board”) authorized the execution of a Master Development Agreement (“MDA”) and funding of a Predevelopment Loan 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 (Resolution No. 8969).

On April 22, 2021 the Board approved the commitment of 45 project-based vouchers to the Project in order for the Owner to be competitive for a 9% tax credit application (Resolution No. 9702).
On June 25, 2020 the Board approved the Housing Authority to accept the FY 2019 Choice Neighborhoods implementation grant (“CNI”) awarded by the U.S Department of Housing and Urban Development (“HUD”) in the amount of $35M to be used towards the redevelopment of the Jordan Downs public housing community and critical community investments in the greater Watts neighborhood (Resolution 9605).

The Board has reviewed similar documents for the residential projects of Jordan Downs comprising Phases I and II of the redevelopment. Staff believes the terms contained in this report are consistent with, and improve upon, the terms previously approved.

**Issues:**
HACLA desires to transform Jordan Downs into an environmentally friendly, vibrant, urban village, conducive to healthy living and economically progressive conditions. The redevelopment plan for Jordan Downs is intended to ignite a renewal in the greater community. HACLA initiated a long-range plan to redevelop Jordan Downs in 2008. These efforts included acquiring an adjacent site and establishing the Jordan Downs Community Advisory Committee in 2008, preparing a Community-Based Master Plan in 2009, which ultimately led to the drafting and adoption of a Specific Plan and Environmental Impact Report (“EIR”) in 2013.

**Background**
HACLA and Master Developer have been working closely to implement the vision of a redeveloped Jordan Downs. Jordan Downs Phase H2A is a portion of the overall Phase III of the Jordan Downs Specific Plan Build-Out. The Project is at the northeast corner of the master plan just west of the new commercial development. This phase is just 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 H2A project site will sit immediately across from a new half-acre park on Kalmia Street which will be constructed in the subsequent portion of this phase known as 3B (H2B). Both H2A and future H2B buildings will bookend the public park and unit views will include looking out to these new public open space features.

Phase H2A is composed of two unique buildings. The southern building is designed as a 4-story “F-shaped” podium building opening to the west. The northern building steps down to a 3-story on grade walk-up structure. Together these two buildings are expected to provide up to 76 units of much needed affordable family housing consisting of 1, 2, 3 and 4 bedrooms. This phase will extend the Jordan Downs Specific Plan construction up to the northern edge of 97th Street. Once built out with the rest of the Phase III, it will create a cohesive, unified development that meets and blends into the existing neighborhood.

The Developer will be applying for 9% tax credits on July 1st, 2021 with an expected award in September 2021. In order for the Developer to be successful in their application, CTCAC requires a commitment of all public Agency funding included in the project budget at the time of submission. If awarded, the financial closing is projected for March 2022, with construction commencing immediately thereafter. The current anticipated construction completion date is August 2023.
The projected funding sources and uses contemplated at this time are outlined in the table below.

**SOURCES:**

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conventional Perm loan</td>
<td>$12,912,000</td>
</tr>
<tr>
<td>HACLA Ground Lease</td>
<td>$3,190,000</td>
</tr>
<tr>
<td>HACLA gap loan</td>
<td>$1,500,000</td>
</tr>
<tr>
<td>Choice Neighborhoods Grant (CNI)</td>
<td>$6,074,100</td>
</tr>
<tr>
<td>9% Tax credit Equity</td>
<td>$23,000,100</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$46,676,200</strong></td>
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**USES:**

<table>
<thead>
<tr>
<th>Use</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Acquisition</td>
<td>$3,204,750</td>
</tr>
<tr>
<td>Construction Costs</td>
<td>$32,081,957</td>
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<tr>
<td>Soft costs</td>
<td>$6,656,445</td>
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<tr>
<td>Financing costs</td>
<td>$1,606,239</td>
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<tr>
<td>Developer fee</td>
<td>$2,200,000</td>
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<tr>
<td>Reserves</td>
<td>$926,809</td>
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<td><strong>Total</strong></td>
<td><strong>$46,676,200</strong></td>
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</table>

As detailed construction drawings are developed and firm commitments are obtained from lenders and an equity investor upon award of tax credits, the sources and uses will be adjusted accordingly prior to the financial closing of the project. At that time, 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.

The recommended actions in this report will facilitate the further development of Area H2A of the Jordan Downs Redevelopment Project. The 9% tax credits are the final tranche of financing needed to facilitate the full funding of this development. The actions recommended in this report are specific to Area H2A and its Developer, Jordan Downs 3, LP and provide the gap funding financial commitment required for the CTCAC application.

**Replacement Units**

The Area H2A development is comprised of 76-units of which 61 are affordable, 14 are market rate and 1 managers unit. Of the affordable units thirty-nine (39) will be replacement units (“Replacement Units”) for Jordan Downs residents. Nine (9) of those Replacement Units will be converted from ACC units at the existing Jordan Downs to Section 8 RAD units (“RAD Units”) and thirty 30 units will be assisted by the Section 8 Project Based Housing Choice Voucher Program (“PBV Units”).

**Affordability**

61 (affordable units) of the housing units, will be subject to occupancy and affordability restrictions imposed by CTCAC, RAD and Section 8 regulations,
restrictions applicable from other financing sources and lenders, HACLA’s ground lease and other statutory or regulatory restrictions. The Developer and HACLA intend that all affordable residential units within the Project will be restricted for occupancy by households of low, very low and extremely low-income (“Restricted Units”) in accordance with the following:

<table>
<thead>
<tr>
<th>Unit Size</th>
<th>Area H2A</th>
<th>RAD</th>
<th>PBV</th>
<th>Non-replacement PBV</th>
<th>LIHTC</th>
<th>Market rate</th>
<th>MGR</th>
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<tbody>
<tr>
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<td>20</td>
<td>1</td>
<td>5</td>
<td>11</td>
<td>2</td>
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<td></td>
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<tr>
<td>Two Bedroom</td>
<td>27</td>
<td>2</td>
<td>18</td>
<td>1</td>
<td>2</td>
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<td>27</td>
<td>6</td>
<td>7</td>
<td>1</td>
<td>3</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Four Bedroom</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Five Bedroom</td>
<td>0</td>
<td>0</td>
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<td><strong>Total</strong></td>
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<td><strong>9</strong></td>
<td><strong>30</strong></td>
<td><strong>15</strong></td>
<td><strong>7</strong></td>
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<th>40% AMI</th>
<th>50% AMI</th>
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<td>3</td>
<td>-</td>
<td>4</td>
<td>10</td>
<td>10</td>
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<td>27</td>
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<tr>
<td>Four Bedroom</td>
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<td>-</td>
<td>1</td>
<td>-</td>
<td>-</td>
<td></td>
<td>2</td>
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<tr>
<td>Five Bedroom</td>
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<td>-</td>
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<td>-</td>
<td>-</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>10</strong></td>
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<td><strong>21</strong></td>
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<td><strong>14</strong></td>
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<th>Category</th>
<th>30% AMI</th>
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<td></td>
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<tr>
<td>PBV *</td>
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<td><strong>Total</strong></td>
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<td><strong>14</strong></td>
<td><strong>21</strong></td>
<td><strong>16</strong></td>
<td><strong>14</strong></td>
<td><strong>1</strong></td>
<td><strong>76</strong></td>
</tr>
</tbody>
</table>

**Developer**

Jordan Downs Community Partners, LLC has assigned its rights and obligations to develop and own the improvements of Area H2A in conformance with Section 5.1 of the Master Development Agreement to Jordan Downs 3, LP. The managing member of Jordan Downs 3, LP, a California limited partnership, is JD Housing 3, LLC, a California limited liability company, and the initial limited partner is BRIDGE Regional Partners, Inc., a California nonprofit public benefit corporation who will withdraw upon closing and execution of the Amended and Restated Limited Partnership Agreement. JD Housing 2B, LLC's sole and managing member is BRIDGE Housing Corporation, a California nonprofit public benefit corporation. A tax credit equity provider will be admitted as the Investor Limited Partner of Jordan Downs 3, LP upon financial closing and will receive 99.99% share of the
Partnership. An instrumentality of HACLA will become the managing general partner upon financial closing.

**Authority Gap Loan/CNI Loan**

HACLA’s financial commitment to Area H2A will be up to $1,500,000 for a construction and permanent loan subject to the Developer successfully obtaining an allocation of 9% tax credits from CTCAC in the amount of $2,500,000 in annual tax credits and securing commitments from other lenders and an equity investor. These funds would be loaned to the partnership at 4% simple interest for a term of 55 years to be repaid from Project cash flow residual receipts. The loan will come from non-federal and unrestricted proceeds generated by the HACLA-owned non-public housing portfolio.

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. An allocation of up to $6,074,100 is requested for Area H2A. These funds would be loaned to the partnership at 3% simple interest for a term of 55 years to be repaid from Project cash flow residual receipts.

This transaction 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 will 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 Area H2A will allow for the construction of 61 new affordable housing units, 39 of which will be replacement units for the existing residents. This development will further HACLA’s goals of improving its affordable housing stock as well as 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:

*Funding Source:* $1,500,000 in funds are available from unrestricted, uncommitted proceeds from the re-syndication of Pueblo Del Sol Phase I. The $6,074,100 of CNI loan funds will be funded from the CNI grant award from HUD.

*Budget and Program Impact:* The commitment of funding the gap loan and CNI loan will facilitate the securing of 9% tax credit equity funding for this Project. This in turn will allow, at financial closing, provided the developer satisfies all closing conditions, for HACLA to potentially earn certain fees which will be incorporated in a forthcoming Disposition and Development Agreement.
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 Environmental Impact Report ("EIR") 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.

No further environmental review is required for HACLA’s recommended actions because based on the Project record, there has been no change to the Jordan Downs Redevelopment or substantial changes in circumstances or new information that would warrant subsequent environmental analysis in accordance with CEQA, including but not limited to Public Resources Code section 21166 and State CEQA Guidelines sections 15162, 15163 and 15164. Because an EIR and subsequent addendums were adopted for Jordan Downs, and the project has not changed since the initial adoption, it would be appropriate to file another Notice of Determination ("NOD") following the Board’s approval of the funding action. The staff will prepare and file the NOD with the Los Angeles County Clerk’s office following the Board’s approval. The mitigation measures and related conditions of approval applicable to the Jordan Downs Redevelopment have been reviewed and will be monitored for compliance.

**NEPA**
Pursuant to 24 CFR Part 58, the City of Los Angeles, through its Housing and Community Investment Department ("HCIDLA") 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 HACLA’s Request for Release of Funds and Environmental Certification.

Section 3: Not Applicable

Attachments:

1. Resolution
2. Site Plan
3. Project Design Drawings
ATTACHMENT 1

RESOLUTION
RESOLUTION NO. _________

RESOLUTION AUTHORIZING THE FINANCIAL COMMITMENT OF A CONSTRUCTION AND PERMANENT GAP LOAN IN THE AMOUNT OF UP TO $1,500,000 AND A CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT LOAN (CNI) OF $6,074,100 TO JORDAN DOWNS PHASE H2A REDEVELOPMENT PROJECT PURSUANT TO THE SUBMITTAL OF A FUNDING APPLICATION TO THE CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE FOR ALLOCATION OF 9% TAX CREDITS AND AUTHORIZING THE PRESIDENT AND CEO, OR DESIGNEE, TO EXECUTE ANY AND ALL RELATED DOCUMENTS REQUIRED FOR THE COMMITMENT OF THE GAP FUNDING AND THE CNI GRANT LOAN AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of Los Angeles ("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;

WHEREAS, on June 25, 2020 the Board approved the Housing Authority to accept the FY 2019 Choice Neighborhoods implementation grant ("CNI") awarded by the U.S Department of Housing and Urban Development ("HUD") in the amount of $35M to be used towards the redevelopment of the Jordan Downs public housing community and critical community investments in the greater Watts neighborhood;

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 Area H2A Residential Project (the “Project”) by Jordan Downs 3, LP ("Area H2A Owner") and meeting with the residents on redevelopment progress to ensure consistency and transparency;

WHEREAS, the Project is a residential development project comprised of 76 units; 61 affordable and 14 market rate of which thirty-nine (39) units will be replacement units comprising nine (9) Rental Assistance Demonstration ("RAD") units and thirty (30) regular Project Based Voucher ("PBV") units;

WHEREAS, the Area H2A Owner desires to apply for 9% Low Income Housing Tax Credits to the California Tax Credit Allocation Committee, and the gap funding is necessary to finance the development of the Project and assure the allocation of $2,500,000 in annual tax credits;

WHEREAS the 61 affordable residential units within the Project will be restricted for occupancy by households of moderate, low, very low and extremely low-income, while the remaining 14 market rate units and managers unit will be unrestricted, and all units will receive supportive services; and
WHEREAS, under the California Public Resources Code, Section 21166 and the California Environmental Quality Act (“CEQA”) including but not limited to sections 15162, 15163 and 15164, on the basis of substantial evidence contained in the whole record, that since the adoption of the Environmental Impact Report (ENV-2010-32-EIR) by the City Planning Commission on April 17, 2013, for the Jordan Downs Urban Village Specific Plan which incorporated all the components of the Jordan Downs Redevelopment (the “Project”) including the Area H2A Project currently being proposed, there have been no changes to the Project, changes with respect to the circumstances under which the Project is being undertaken, or new information of substantial importance concerning the Project, which cause new significant environmental effects or a substantial increase in the severity of previously identified effects in the Environmental Impact Report; two addendums to the FEIR were prepared on January 11, 2016 and April 4, 2016 respectively to address any additional impacts not considered in the EIR as the result of a proposed Specific Plan Amendment and found no subsequent EIR, addendum or further environmental documentation is necessary; this entire record was considered by the City Planning Commission on April 14, 2016 and has been provided to the Board of Commissioners in their consideration of this item.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Los Angeles does hereby authorize and approve as follows:

A. A gap funding commitment of up to $1,500,000 for the Area H2A development project is hereby approved. The President and Chief Executive Officer, or his designee (“Designated Officers”), are hereby authorized and directed, for and on behalf of and in the name of HACLA, to execute any and all required documents and all related documents, certificates and agreements to effectuate the transaction contemplated by this Resolution, with such changes therein as approved by legal counsel, such approval to be conclusively evidenced by the execution and delivery thereof; and

B. The gap funding commitment of up to $1,500,000 for the Area H2A development will consist of non-federal unrestricted, uncommitted proceeds generated by the HACLA-owned non-public housing portfolio.

C. A CNI grant funding commitment of up to $6,074,100 for the Area H2A development to be allocated from the awarded federal HUD CNI grant funds of $35M.

BE IT FURTHER RESOLVED that the Designated Officers of HACLA referred to above are as follows:

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Douglas Guthrie</td>
<td>President and Chief Executive Officer</td>
</tr>
<tr>
<td>Marlene Garza</td>
<td>Chief Administrative Officer</td>
</tr>
<tr>
<td>Jenny Scanlin</td>
<td>Chief Development Officer</td>
</tr>
<tr>
<td>Margarita Lares</td>
<td>Chief Programs Officer</td>
</tr>
</tbody>
</table>

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately
PASSED AND ADOPTED by the Housing Authority of the City of Los Angeles this 24th day of June 2021.

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

BY: __________________________  BY: ______________________
    GENERAL COUNSEL          CIELO CASTRO, CHAIRPERSON

DATE ADOPTED: ______________________
ATTACHMENT 3

Project Design Drawings
JORDAN DOWNS REDEVELOPMENT PROJECT
PROJECT SUMMARY

MASTER PLAN

RESIDENTIAL
UNITs: 1569 TOTAL
REPLACEMENT: 700
HOMEOWNERSHIP: 150 (40 AFFORDABLE 110 MARKET RATE)
RENTAL: 1,419 (1,218AFFORDABLE 184 MARKET RATE
17 MANAGER UNITS)

OPEN SPACE
AREA: 9 ACRES

COMMERCIAL
115,000 SQ FT RETAIL CENTER
40,000 SQ FT GROUND FLOOR RETAIL

SCHEDULE
PHASE I STARTS MAY 2017
FINAL PHASE COMPLETE BY 2026 (IFCNI RECEIVED)

HACLA PROPERTY
AREA:
21 ACRES REMEDIATED PROPERTY
49 ACRES JORDAN DOWNS PUBLIC HSG SITE

REMEDICATION
21-ACRE SITE FULLY REMEDIATED
PHASE IA & IB HAVE RECEIVED NFA LTR
FINAL REMEDIAL ACTION PLAN CLOSED
COMMENT PERIOD 6 5 17
RAP CERTIFICATION WILL ALLOW HACLA TO PROCEED WITH DEVELOPMENT ON PHASE IC FOR A RETAIL COMMERCIAL CENTER
VAPOR BARRIER AT RETAIL COMMERCIAL CENTER HAS BEEN BUILT AND IS CURRENTLY BEING ASSESSED AND TESTED
JORDAN DOWNS REDEVELOPMENT PROJECT
PROJECT SUMMARY

PHASE I

RESIDENTIAL
UNITS: 250 (PHASE IA-115 PHASE IB-135)
AFFORDABILITY: 248 AFFORABLE 2 MANAGER’S UNITS
REPLACEMENT UNITS: 157 OUT OF 250
DEVELOPERS: BRIDGE HOUSING & MICHAELS DEV COMPANY
FUNDERS: HACLA, BANK OF AMERICA, CHASE BANK, AHSC CAP & TRADE
SCHEDULE: MAY 2017 JUNE 2020

COMMERCIAL
SIZE: 118,000 SQUARE FEET
TENANTS: SMART & FINAL FULL-SERVICE GROCERY
ROSS DRESS FOR LESS, NIKE, BLINK FITNESS,
BRIGHT NOW DENTAL, STARBUCKS, THE HABIT, JAMBA JUICE, ONE WEST BANK, LA NAILS. OTHERS TO BE ANOUNCED
DEVELOPER: PRIMESTOR INC.
SCHEDULE: JUNE 2018 DECEMBER 2019

OPEN & COMMUNITY SPACE
AREA: 1.7 ACRES
COMMUNITY CTR: APPROXIMATELY 50,000 SQUARE FEET
SERVICES: COMMUNITY OUTREACH IS BEING PLANNED TO SEEK FEEDBACK FROM STAKEHOLDERS ON PROGRAMING AND SERVICES. ALSO MEETINGS WITH POTENTIAL OPERATOR PARTNERS ARE BEING PLANNED.
PRELIMINARILY, HEALTH & FITNESS, FULL-SPECTRUM FAMILY SERVICES, EDUCATIONAL AND BUSINESS INCUBATOR SERVICES ARE BEING CONSIDERED.

SCHEDULE: FALL 2020 FALL/WINTER 2021
JORDAN DOWNS REDEVELOPMENT PROJECT
PROJECT SUMMARY

INFRASTRUCTRE
CENTURY BLVD: 1/2-MILE OF NEW STREET CONNECTING CITY TO SOUTH GATE & LA RIVER
FUNDING: FEDERAL TRANSPORTATION GRANT THROUGH METRO, CITY OF LOS ANGELES CDBG, HACLA
SCHEDULE: MAY 2017 SEPTEMBER 2018

PHASE II

RESIDENTIAL
UNITs: 253 UNITS
AREA H - 80 UNITS
PHASE S2 - 81 UNITS
PHASE S3 - 92 UNITS
AFFORDABILITY: 250 AFFORDABLE 3 MANAGER’S UNITS
REPLACEMENT UNITS: 192 OUT OF 253
DEVELOPERS: BRIDGE HOUSING & MICHAELS DEV COMPANY
FUNDERS: HACLA, AHSC, IIG, AHP, CNI TAX CREDITS
AND OTHERS TO BE DETERMINED
SCHEDULE: WINTER 2020 WINTER/Spring 2022

OPEN SPACE:
AREA: APPROXIMATELY 2 ACRES
NORTHERN PART OF CENTRAL PARK
INTERNAL GREEN SPACES ACCESSIBLE TO THE PUBLIC
SCHEDULE: LATE 2021 COMPLETION
PROJECT SUMMARY - AREA H2A
2250 E. 97TH ST. LOS ANGELES, CA 90020

AREA: 1.236 AC
UNITS: 76 DU/AC

BUILDING A-1: 3 STORY ON GRADE
21 TOTAL UNITS

BUILDING C-1: 3 OVER 1 PODIUM
55 TOTAL UNITS

SETBACKS - H2A

<table>
<thead>
<tr>
<th>REQUIRED</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>FRONT</td>
<td>10'</td>
</tr>
<tr>
<td></td>
<td>IF PROVIDED, SHALL NOT EXCEED 10'</td>
</tr>
<tr>
<td>SIDE</td>
<td>5'</td>
</tr>
<tr>
<td>SIDE YARD IS PROVIDED ALONG A STREET, THEN SUCH SIDE YARD SHALL BE NO LESS THAN 5'</td>
<td></td>
</tr>
<tr>
<td>REAR</td>
<td>0'</td>
</tr>
<tr>
<td>IF PROVIDED, SHALL BE LESS THAN 5'</td>
<td></td>
</tr>
</tbody>
</table>

FRONTAGE

| BUILDING A | 55' |
| BUILDING C-1 | 48' |
| TOTAL       | 297' |

GREEN SCREEN LENGTH: 4' x 5' x 5' 32'-6"}

CALLOUT LEGEND

01 LOBBY
02 LEASING
03 COMMUNITY ROOM
04 TRASH
05 BICYCLE ROOM
06 MECHANICAL
07 PARKING
08 AMENITY
09 LAUNDRY
10 STORAGE
11 OFFICE
12 COURTYARD
13 LINE OF BUILDING ABOVE
14 PROPERTY LINE

SITE PLAN
PROJECT SUMMARY

JORDAN DOWNS III
CONCEPTUAL DESIGN REVIEW
JUNE 5, 2021
ELEVATION 'A' SOUTH

ELEVATION 'B' WEST

CALLOUT LEGEND

01 METAL AWNING
02 STUCCO
03 MASONRY VENEER
04 CMU
05 METAL RAILING
06 METAL PANEL
07 VINYL WINDOW

BUILDING ELEVATIONS
SOUTH AND WEST

BRIDGE HOUSING
5120 Goldleaf Circle, Suite 120
Los Angeles, CA 90056

JORDAN DOWNS III
LOS ANGELES, CA  90056

CONCEPTUAL DESIGN REVIEW
JUNE 3, 2021

A2-0