



TO: HACLA Board of Commissioners

FROM: Geoffrey Moen, Director, Development Services *Geoffrey Moen*

THROUGH: Doug Guthrie, President and CEO *Douglas Guthrie*

DATE: July 11, 2024

SUBJECT: **Jordan Downs Redevelopment Project Quarterly Progress Report (2nd Quarter 2024)**

This quarterly report is intended to provide the Board of Commissioners a progress update on critical milestone activities for the Jordan Downs Redevelopment Project and includes Jordan Downs Phasing Map (Attachment 1), Expenditure Report (Attachment 2), Development Timeline (Attachment 3), and a Construction Progress Report (Attachment 4). This report represents the second quarterly report for HACLA's 2024 budget year.



Area H2B – Construction in progress

View of site
June 13, 2024



Area S4 – Construction in progress

View of site
June 5, 2024

Current Development Status

PHASE	DEVELOPER	# OF UNITS	Development Cost	CONSTRUCTION SCHEDULE	STATUS
1A (Cedar Grove)	BRIDGE Housing	115 units	Total: \$63,410,108 Per Unit: \$551,392.24	05/2017 to 06/2021	Complete & Occupied by Residents
1B (New Harvest)	The Michaels Development Company (TMO)	135 units	Total: \$73,158,079 Per Unit: \$541,911.70	07/2017 to 07/2021	Complete and Occupied by Residents
Area H (Park Place)	BRIDGE Housing	80 units	Total: \$45,537,910 Per Unit: \$569,223.88	03/2020 to 8/4/2022	Complete & Occupied by Residents
S2 (Sky)	TMO	81 units	Total: \$57,620,276 Per Unit: \$711,361.43	07/2021 to 11/2023	Complete and leasing up
S3 (Oak Terrace)	TMO	92 units	Total: \$58,804,110 Per Unit: \$639,175.11	08/2020 to 11/2022	Complete & Occupied by Residents
Total Units Constructed			503 units		
H2A	BRIDGE Housing	76 units	Total: \$53,661,998 Per Unit: \$706,078.92	5/17/2022 to 7/2024	In Construction
H2B	BRIDGE Housing	119 units	Total: \$104,395,669 Per Unit: \$877,274.53	08/2023 to 7/2025	In Construction
S4	TMO	90 units	Total: \$78,073,333 Per Unit: \$867,481.48	06/2023 to 05/2025	In Construction
Total Units in Construction			285 units		
1C	Primestor - Commercial Center	113,787 sq. ft.	\$44,639,526	06/2018 to 01/2020	Complete, 96% leased up
S5	TMO	75 units	TBD	Anticipated start November 2024	Predevelopment
S6	TMO	100 units	TBD	TBD	Predevelopment
H3A	BRIDGE Housing	97 units	TBD	TBD	Predevelopment

Total Units in Predevelopment			272 units		
H3B	BRIDGE Housing	97 units	TBD	TBD	Future Phase
H4	BRIDGE Housing	117 units	TBD	TBD	Future Phase
S7	TMO	92 units	TBD	TBD	Future Phase
S8	TMO	167 units	TBD	TBD	Future Phase
HO1	TBD	35 units	TBD	TBD	Future Phase
HO2	TBD	40 units	TBD	TBD	Future Phase
SO1	TBD	10 units	TBD	TBD	Future Phase
SO2	TBD	65 units	TBD	TBD	Future Phase
Total Units Future Phases			623 units		

Phase 1C - Freedom Plaza Commercial Center

The Project is approximately 96% leased. Primestor continues to market the available spaces to unique, national, regional, and strong local retail and restaurant tenants. Primestor Freedom Plaza continues to be a valuable source of employment opportunities in the community. These retail jobs at the center provide the community with stable, permanent employment, some of which have benefits, like paid time off, sick leave, and health insurance.

Below is an updated summary of tenant delivery and opening dates for all current leases.

Tenant	Sq. Ft.	Delivery	Opening
Major 1: Smart & Final	31,293	5/28/2019	1/8/2020
Major 2: Ross	24,694	2/10/2020	3/6/2020
Major 3: Nike	13,000	11/4/2019	8/27/2020
Major A: Blink	17,000	7/22/2019	12/31/2019
Shops 1A/B: Bright Now	3,538	7/29/2019	1/27/2020
Shops 1C: LA Nails	1,387	2/26/2020	11/14/2020
Shops 1D: Total by Verizon	1,270	7/28/2023	12/02/2023
Shops 1E: Jamba Juice	1,270	2/23/2021	5/28/2021
Shops 1F: AT&T	1,470	4/16/2021	8/27/2021
Shops 2A: TBD VACANT	2,218		
Shops 2B: TBD VACANT	1,969		
Shops 2C: First Citizens Bank	3,000	6/1/2020	2/22/2021
Shops 3A: Panda Express	1,500	6/01/2022	12/31/2023
Shops 3B: Kinecta Credit Union	1,500	12/1/2022	4/10/2023
Shops 3C: Jersey Mike's	1,500	7/29/2022	06/21/2023
Shops 3D: Wingstop	1,500	3/8/2021	12/1/2021
Shops 3E: The Habit	2,978	1/31/2020	9/2/2020
Pad 1: Starbucks	2,700	2/25/2020	9/3/2020

<i>Leased Square Footage</i>	109,600
<i>TOTAL Square Footage</i>	113,787
<i>% Leased up</i>	96%

Area H2A (formerly known as 3A)

BRIDGE Housing started construction on its third phase in May 2022. This 76-unit phase consists of thirty-nine (39) replacement units, fifteen (15) Section 8 Project-Based Voucher ("PBV") units, seven (7) tax credit only units, and 15 unrestricted market rate units, including a manager's unit. Area H2A is expected to be completed August 2024 and is located on the northeast section of Jordan Downs between 97th St. and 99th Place, just west of Laurel Street. To the west of the project will be the new extension of Kalmia Street, which will be built out as part of this phase. H2A has reached approximately 94% construction completion. The 3-story building exterior 98% complete. Building interior units approximately 95% complete. The podium building exterior is 98% complete. Interior units are approximately 95% complete, rough cleaned and locked. Building electrical is approved by the city pending permanent power. Department of Power and Water ("DWP") is setting meters and completing connections. Final inspections in progress. Offsite power service is in process of being connected and energized before end of June.

Offsite water service has been installed, inspections have been completed, and building water service is on. DWP has installed large service meters and are in que for scheduling small service meters. Sewer is installed.

H2A is operating under the new HUD Section 3 rules, and as such, is subject to new hire, labor hours and subcontracting requirements. HACLA, BRIDGE and the general contractor (Portrait Construction) meet on a monthly basis to ensure a smooth transition to the new rule requirements and successful placement of Section 3 workers and achievement of Section 3 numerical goals. To date, one hundred twenty (120) Section 3 Workers have been hired on this phase. Over 50% of labor hours have been performed by Section 3 Workers, exceeding HUD's 25% labor hour benchmark. Close to \$10M in business subcontracting have been awarded to Section 3 Businesses.

Area H2B (formerly known as 3B)

H2B is a 119-unit development, which includes 61 replacement units and 13 unrestricted market rate units, including a manager's unit. It is located between 97th Street and 99th Place, just west of the under-construction Kalmia Street extension, and across the street from Area H2A. H2B also has a park as part of this phase with funding from Clean California.

Project planning, permitting, and financing plans are now completed, and the permit has been issued. The project closed construction financing on July 28, 2023. Construction started August 7, 2023, and is now approximately 17.5% complete. All the buildings are in progress. Podium building 2nd floor post tension deck is in progress, three story buildings footings placed and slab-on-grade in progress. Onsite underground utilities installation is nearly complete and includes power, sewer, and storm drain. The offsite work is combined with H2A.

Portrait Construction is the general contractor for this phase as well, and the teams are actively working on providing a smooth transition of Section 3 workers from 3A to this phase, when feasible. A local Section 3 business has been retained for security services and a few residents are already working at the site. Similar to H2A, there is ongoing communication and meetings with all parties to ensure Section 3 requirements are imposed on all and efforts are made at every level to ensure Section 3 benchmark goals are met. To date, twenty-two (22) Section 3 Workers have been hired and over 36% of labor hours have been performed by Section 3 Workers to date, exceeding HUD's 25% labor hour benchmark goals. Over \$11 million in subcontracts has been awarded to Section 3 Businesses.

The park in H2B courtyard is set to be completed August 2024. It will not be open to residents until the surrounding structures are complete.

Area H3A

This phase is located between Area H2B and the new Croesus Avenue (to be built as part of this phase). It will consist of ninety-seven (97) units, thirty-three (33) of which are replacement units. BRIDGE has received a \$5M Infill Infrastructure Grant ("IIG") award in December 2021. HACLA approved additional Choice Neighborhoods Implementation ("CNI"), HACLA Gap, regular PBVs, and Rental Assistance Demonstration ("RAD") PBV financing in June 2023. BRIDGE applied for Multifamily Housing Program ("MHP") funds from the State in the Super Notice of Funding Availability ("NOFA") in July 2023. BRIDGE also applied for the United to House LA ("ULA") NOFA in December 2023. The project was not awarded MHP or ULA funding.

Relocation of tenants is complete. Site and building environmental surveys are in progress. Demolition

activities are scheduled to begin Q4 2024 with completion expected by Q2 2025.

Phase S2: Sky at Jordan Downs

Jordan Downs Phase S2, developed by TMO, is an eighty-one (81) unit development that was awarded an allocation of tax-exempt private activity bonds and 4% LIHTCs, along with a \$13.2 million Transformative Climate Communities (“TCC”) Affordable Housing Development loan, \$1 million in HUD CNI Grant funding, and \$2 million in IIG funding. The phase includes forty-nine (49) replacement units. The remaining thirty-two (32) non-replacement units are comprised of thirty-one (31) PBVs units and one manager’s unit. Development consists of four (4) walk-up buildings (B-E) and one larger podium building (A) with a parking structure and community room. The residents voted to formally name this phase Sky at Jordan Downs (“Sky”).

Sky is complete and its certificate of occupancy was obtained in January 2024. Site utilities and B-permit are 100% completed. Residents began moving in at the end of November and the project is not 100% leased up. Sky is targeting a conversion to permanent financing in August 2024.

Walton, the general contractor for this phase, has made every effort to transfer workers from its S3 phase to this phase, which provides continued employment for Section 3 Workers. To date, sixty-three (63) Section 3 workers have been hired, out of which forty-one (41) are from Jordan Downs and Watts. To date, close to \$10 million (30%) has been awarded to Section 3 Businesses, which exceeds HUD’s 10% numerical goal. The general contractor is working with HACLA on the close out of this phase.

Phase S4

Phase S4 is located directly south of Phase S2 at Grape Street, between 101st and 102nd Streets and west of the proposed Children’s Park. Phase S4 is envisioned as a ninety (90) unit project which will include fifty-six (56) replacement units and thirty-four (34) non-replacement units of which twenty-three (23) affordable and eleven (11) unrestricted market rate units including a manager’s unit. TMO has submitted applications to the City of Los Angeles for the associated final tract map and public infrastructure associated with this phase as well as Phase S5. In 2021, Phase S4 was awarded \$5,025,000 from the IIG program and \$17M from MHP funds.

Construction completion is at 39.8%. Both buildings are rough framed and rough install of mechanical, electrical, and plumbing in progress. Building A roofing installation 80% complete. Building B is ready for roofing installation to begin. The offsite power design by DWP is complete and the underground vault and conduit are installed on 101st street. Onsite underground sewer and drainage are completed on both Buildings A and B with elevator pits completed. The B-permit work is in progress and approximately 27.8% complete.

This is the first project for TMO and its general contractor that is subject to the new HUD Section 3 Rules. As such, the Section 3 team provided two trainings in addition to various meetings and discussions to ensure the teams understand their Section 3 obligations and numerical benchmark goals. HACLA, TMO and Walton are collectively working to meet and exceed the Section 3 goals. To date, thirty-one (31) Section 3 Workers have been hired, and over \$14 million in contracting dollars has been awarded to Section 3 businesses. The project is performing well on its labor hour benchmark goals, currently at 67%, exceeding HUD’s 25% goal.

Phase S5

Phase S5 is located south of Phase S3 along Lou Dillon Ave, between 101st and 102nd Streets, and east of the proposed Children's Park. Phase S5 is planned for seventy-five (75) units, including forty (40) replacement units and thirty-five (35) non-replacement units. Twenty-six (26) of the non-replacement units will be affordable (including seventeen (17) units for unhoused families), and nine (9) will be unrestricted market rate units, including a manager's unit. Phase S5 will include an early childhood education space for forty (40) infants or toddlers to serve the Jordan Downs community.

In December 2021, Phase S5 was awarded \$4,975,000 from the IIG program. Phase S5 submitted a 1st round 9% TCAC application in February 2024 and was awarded in May 2024 with anticipated closing in November. Demolition of existing buildings, lead and asbestos testing, and abatement is complete. Post grade sampling is complete. Site is rough graded. The site turnover letter was submitted to TMO captured the remaining three (3) contaminated areas described in the Phase 1 environmental report. TMO has taken control of the site and in process of removing the remaining soil to approved locations. Lou Dillon Avenue extension and the Phase S4 and S5 B-permit scope of work is in progress. Underground sewer is installed. Grading, curb and gutter work in progress.

Phase S6

TMO has begun design work on the next phase located on the southernmost portion of the Jordan Downs campus' just south of the planned Jordan Downs Central Park. Phase S6 is planned for 100 units (60 replacement units, 28 non-replacement units, and 12 unrestricted market rate units including 2 manager's units). The project will consist of two 4-story, 50-unit buildings with Croesus Avenue acting as a public plaza bisecting the site. Approximately 5,000 square feet of ground floor retail will flank Croesus Avenue on the east and west.

Phase S6 applied for MHP and IIG funding (\$24,370,000 and \$6,500,000 respectively) through the California Department of Housing and Community Development ("HCD") Super NOFA in July 2022 and received a partial award of IIG funding in the amount of \$6,500,000. Phase S6 has submitted an Affordable Housing and Sustainable Communities "AHSC" funding application with La Cienega LOMOD as the co-applicant in March 2024 for the remaining soft funds. The Phase S6 redesign is still in process regarding the transformer relocation request per LADWP. Final locations are pending the power pole and street light survey to assure no conflicts with the LADWP service truck staging location. Phase S6 100% Design Development Architectural set is targeted for Fall 2024.

Phase S6 has started its preliminary off-site improvement design for Lou Dillon and Croesus Avenues and Juniper Street. TMO and the civil engineering team are coordinating with Primestor and Community Space for Watts on the surrounding off-site design and connections on 102nd Street.

Relocation of tenants in the footprint is ongoing with completion anticipated by end of Q3 2024, after delivery of Phase H2A. Demolition activities are scheduled to begin in Q4 2024 completing by Q2 2025.

Homeownership Phases (HO1, HO2, SO1, SO2)

On March 1, 2024 HACLA issued a Request for Proposals ("RFP") seeking an experienced developer who will partner with HACLA for the homeownership units at Jordan Downs and Rancho San Pedro. It is anticipated that there will be 150 homeownership units constructed at Jordan Downs across phases HO1,

HO2, SO1, and SO2 with 25 of those units being affordable to households between 80% and 120% of Area Median Income (“AMI”).

On March 13, 2024 HACLA held a pre-proposal conference with participation from twenty-two (22) attendees at the Jordan Downs Oak Terrace Community Room followed by site visits of both the Jordan Downs and Rancho San Pedro homeownership sites. The RFP deadline for submission was May 15, 2024 and HACLA received three (3) proposals. HACLA is moving into the evaluation panel portion of the selection process and anticipates selecting the developer in July 2024.

Freedom Tree Park

An approximately 0.75-acre park to be constructed by TMO will be located south of the newly-constructed Century Blvd and will provide an important community amenity to the first phase of the Jordan Downs housing redevelopment project. The park project will include a large, iconic tree envisioned to replace the Freedom Tree, a community asset that was lost in an extreme weather event. The park would provide natural infrastructure components and areas for quiet relaxation and enjoyment in the revitalized neighborhood of Watts. The project provides an urban greening opportunity to increase parkland and green space in a park-poor area. The project will plant approximately thirty-five (35) trees, and will include other landscape improvements such as natural recreation opportunities and natural infrastructure.

After several community engagement meetings and design iterations, Freedom Tree Park has begun construction with fully permitted plans. Building and grading permits have been issued. Offsite power design by DWP is complete. DWP is in the process of energizing the vault. Walton Construction has entered into a contract to construct Freedom Tree Park and received a Notice to Proceed (“NTP”) in October 2023. The park is being constructed and is approximately 81% complete. Planned completion is August 2024. Construction landscaping, irrigation, grading, gabions, water feature, play area, walkways, trees and shrubs in progress. On May 17th the replanting of the Freedom Tree ceremony was held. Event included HACLA, CILA, the Mayor’s office, TMO, and community members. On June 14th TMO also facilitated a community tree planting day where the community was involved in planting trees around the site. TMO anticipates the park will be completed and open to the public in August 2024.

Freedom Tree Park has funding from the TCC and the Clean California Grant programs. There are five (5) subcontractors contracted for the project. This project does have Section 3 Local Hire requirements. Seven (7) Section 3 workers have been hired to date and the project has one (1) Section 3 Business contract award. HACLA and Walton teams are working closely to ensure transition and continued employment of Section 3 Workers between the park and S4.

Century Gateway Park

Century Gateway Park is an approximately 1-acre park to be constructed by TMO, located north of the newly constructed Century Blvd, located immediately adjacent to two hundred fifty (250) new housing units, providing an important community amenity to the early phases of the Jordan Downs housing redevelopment project. The project will include meandering pathways, permeable surfaces, a plant palette of native species and interpretive kiosks that inform park users of the myriad sustainability features. The Century Gateway Park looks to achieve the same community benefits as the Freedom Tree Park. The project will likely plant approximately 35 trees, other landscape improvements, including natural recreation opportunities and natural infrastructure.

Century Gateway Park plans have received Los Angeles Department of City Planning (“LADCP”) permit signoff in March 2024. Century Gateway Park is targeting construction in Summer 2024. HACLA has secured funding through the TCC and Clean California Grant furthering the park’s funding stack. Work has not begun yet.

Children’s Park

Children’s Park is an approximately 0.5-acre park to be constructed by TMO, located between Phases S4 and S5 with a northerly edge of 101st Street, and will provide an important community amenity to the upcoming phases of Jordan Downs. The project will have an emphasis on play, and include equipment like a half basketball court, a trampoline area, two (2) playgrounds intended for toddlers, and two (2) playgrounds intended for children aged 5-12. Children’s Park looks to achieve the same community benefits as Century Gateway Park and Freedom Tree Park. The project will aim to plant twenty-nine (29) trees as well as a myriad of other native plants.

Entitlements & Planning

Through an additional services agreement, HACLA engaged Primestor to implement and obtain all required approvals for the revisions to the Specific Plan described in the Jordan Downs Urban Village Specific Plan Revisions Summary Memo. The team is currently awaiting BRIDGE recommended changes to the Specific Plan modification. The purpose is to implement revisions to the Plan that provide clarity and flexibility for the developers to implement the vision of the Specific Plan, as well as to facilitate interpretation from the Department of City Planning.

The scope of these revisions includes re-locating the Block 20 (lot 20B) park from the midblock, providing 2 minimum parking pathways, increasing the garage frontage standard to allow for up to 40’ for garages of multiple levels, providing list of standard stormwater management best management practices, and adding pool use. The work to get these changes to the Specific Plan approved has begun this quarter and are expected to take one year to complete.

Community Space for Watts

The proposed indoor and outdoor space will be located adjacent to S3 on a 6.5-acre property bordered by Century Blvd to the north, Juniper St to the east, 102nd St to the south and Lou Dillon Ave to the west on the redeveloped Jordan Downs public housing property. Primestor is under contract with HACLA as a third-party developer and is leading the private fundraising effort in concert with HACLA staff.

Primestor and HACLA have engaged Creative Fundraising Advisors to lead the private funding capital campaign; a feasibility study is expected to be completed by the end of 2024.

Updates and a schedule for community events will be available at the project website (www.communityspaceforwatts.com) when we re-engage in the next phase.

Relocation & Leasing Activities

To date, tenants have registered their selection preferences for relocation as follows: 78% or four hundred and thirteen (413) households selected the option to stay on site with three hundred forty (340) relocated into the new units at Phases 1A, 1B, Area H, S3, and S2; 16% or eighty-six (86) households chose to take a Section 8 voucher and relocate off-site with forty-five (45) successfully relocating to a new private market

unit; and 6% or twenty-eight (28) households requested to relocate to another HACLA public housing development, of which thirteen (13) have successfully relocated to date. These numbers will change as tenants make their selection and relocate through the leasing process.

Lease up activities started for Phase H2A or Kalmia Rose at Jordan Downs in April 2024. Tenants were presented with the following three options to choose from: Option 1 was to move to a new unit at Kalmia Rose, Option 2 was to relocate to another public housing site, and Option 3 was to take a Section 8 voucher and move off site. Relocation Notices were sent to 41 tenants in April 2024 and an additional 24 tenants received a notice in June 2024. Twenty-seven (27) households selected Option 1 and have been referred to the BRIDGE leasing team. Two (2) households have selected Option 2 and have been referred to Housing Services for availability at another Public Housing Development. Eleven (11) households selected Option 3 and are working on completing their Section 8 applications, three (3) households have been issued a voucher. The remaining twenty-five (25) households are pending a relocation selection. Move-ins to Kalmia Rose are expected to start in late-August/early-September 2024. A relocation community meeting was held in April 2024, representatives from HACLA and BRIDGE Housing provided an overview of the relocation and lease-up process. A second relocation community meeting is being planned for July 2024.

There are currently one hundred forty-three (143) occupied units at legacy Jordan Downs. This number will decrease in the next several months when the move-ins for Phase H2A begin and households with current Section 8 vouchers find suitable housing off-site.

Demolition

Abatement and demolition of thirty-four (34) buildings, two hundred twenty-nine (229) units, in Areas H2B and S4 were completed by June 2023. Areas S4 and H2B were prioritized as these two phases completed financial closing and started construction July 2023. Environmental survey of lead and asbestos testing for areas S5, S8, and P2 are complete. Abatement and demolition started in July 2023 and was completed on December 1, 2023.

Currently the total number of demolished buildings and units is sixty-four (64) and four hundred sixteen (416), respectively, which represent 62% and 59% of the total number of buildings and units in the entire Jordan Downs Redevelopment site. Planning is underway for the demolition of remaining buildings in future phases of the site. Demolition of H3A and S6 areas are scheduled to start in September 2024. Current projections indicate all current Public Housing tenants in future phases will be relocated to new housing, either on- or off-site with the completion of phases H2B and S4. With this milestone, all remaining buildings, including administration, recreation, and maintenance buildings, will be demolished to prevent unwanted activities around and within the structures.

A five-year contract with Vets Securing America (“Vets”) was put in place in May 2022 to offer 24-hour on-site security for the safety of the residents. Vets is required to monitor, secure, and prevent damage, as well as unlawful entry and squatting in the vacant units at Jordan Downs on a 24/7 basis. Vets subcontracted with Community Ambassadors, LLC to provide an integrated community engagement-based security approach by employing local and public housing residents. With the addition of Vets on site, combined with the board up VPS steel system in place, incidents related to vandalism, theft and illegal occupancy of vacant units have dropped significantly in the legacy Jordan Downs site. The vendor has Section 3 obligations and to date has hired twenty-five (25) Section 3 Workers as Security Guards and Community Ambassadors.

Community Engagement

During the second quarter of 2024, there were twelve (12) community engagement (“CE”) activities and meetings that took place. They include the following:

Jordan Downs H2A & S5 Community Meetings

In the month of April, a community meeting was held with residents that were referred to move into H2A aka Kalmia Rose. At this meeting, we discussed option letters and the relocation process. A handful of residents submitted their option letters to HACLA staff. Resident's questions and concerns were addressed.

In the month of June, two (2) S5 community meetings were held. Both of these community meetings provided a general overview of all of the completed phases and future phases to come. Both TMO and Bridge developers were present at these meetings to provide updates and answer any questions that residents had.

Joint Management Resident Meetings (a total of 2)

CE continues to facilitate monthly meetings between the Jordan Downs community coaches, Jordan Downs Resident Advisory Council (“RAC”), Green Ambassadors, Property Management, LAPD, Gang Reduction and Youth Development (“GRYD”), and service providers to discuss and troubleshoot various community issues. TMO and Bridge actively participate and provide clarity and support to residents as needed. Additionally, issues related to public safety are discussed. During this time frame there was a notable increase of certain crimes. As a response to this increase CSP along with HACLA, community coaches, GRYD and managers met more and discussed possible solutions. An event that was a response to this crime increase was Coffee with a Cop which was held in the month of May. Police presence in Freedom Plaza was increased and community leaders started having peaceful marches in the shopping area to demonstrate their support against crime. These monthly meetings with LAPD, HACLA, GRYD, managers and community leaders have led to significant progress in reducing incidences of crime and loitering due to this coordinated approach to communicating concerns and developing strategies to resolve issues.

Jordan Downs Freedom Tree Planting Groundbreaking event

In the month of May, there was a Freedom Tree Groundbreaking event. This was a big event for the community of Watts being able to witness the replantation of the lost community landmark. The tree was planted in what will be the Freedom Tree Park. This park is set to be completed by the end of August. This park is a community designed park in the Jordan Downs redevelopment that was named to memorialize the fallen freedom tree and remind the community of Watts resiliency.

Green Ambassador/Community Cleanup Activities

During the second quarter the Green Ambassadors had a total of eight (8) cleanups, three (3) campaigns and seven (7) meetings. Their ongoing campaign has been using the slogan "Don't be mean, keep Jordan Downs clean". The goal is to continue to encourage residents to take pride in their community and come out and assist with these cleanups. For the month of June, the Green Ambassadors started planning for a new campaign that will be using the slogan “Bin it ... Or Take it Home.” The plan is to print out posters/stickers and pass them around the community.

Jordan Downs RAC & Community coaches connect with Project SOAR

In the month of April, the Jordan Downs HACLA liaison connected the community coaches with Project SOAR. This organization has recently been brought to the Jordan Downs redevelopment. A meeting was held in which this organization explained to the community coaches and RAC members of the services that they offer. Some of these services consist of free college guidance, academic advising and career support. A result of this was a partnership between the coaches and Project SOAR. In the month of June, the coaches assisted Project SOAR with outreach by canvassing and passing out fliers regarding the resources that they offer. In return, Project SOAR gifted the coaches \$25 visa gift cards for their ongoing support.

Attachments:

1. Jordan Downs Phasing Map
2. Expenditure Report Q1 2024
3. Development Timeline
4. Construction Progress Report

ATTACHMENT 1.

Jordan Downs Phasing Map

**JORDAN DOWNS REDEVELOPMENT 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
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COMMERCIAL	115,000 SQ FT RETAIL CENTER 40,000 SQ FT GROUND FLOOR RETAIL
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SCHEDULE

PHASE I	STARTS MAY 2017
FINAL PHASE	COMPLETE BY 2026

HACLA PROPERTY

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

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 SUMMARY

PHASE I

RESIDENTIAL

UNITS: 250 (PHASE IA-115 PHASE IB-135)
AFFORDABILITY: 248 AFFORDABLE 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

COMMERCIAL

SIZE: 115,000 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.
DEVELOPER: PRIMESTOR INC.

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.

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

**JORDAN DOWNS REDEVELOPMENT PROJECT
PROJECT SUMMARY**

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, TAX-EXEMPT BONDS, MHP

OPEN SPACE:

AREA:	APPROXIMATELY 2 ACRES NORTHERN PART OF CENTRAL PARK INTERNAL GREEN SPACES ACCESSIBLE TO THE PUBLIC
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PHASE III

RESIDENTIAL

UNITS:	360 UNITS AREA H2A - 76 UNITS PHASE S4 – 90 UNITS PHASE S5 – 75 UNITS
AREA H2B – 119 UNITS	
AFFORDABILITY:	312 AFFORDABLE 4 MANAGER’S UNITS
REPLACEMENT UNITS:	196 OUT OF 360
DEVELOPERS:	BRIDGE HOUSING & MICHAELS DEV COMPANY
FUNDERS:	HACLA, AHSC, IIG, AHP, MHP, CNI, TAX CREDITS, TAX-EXEMPT BONDS

OPEN SPACE:

AREA:	APPROXIMATELY 0.5 ACRES, CHILDRENS PARK BETWEEN S4 AND S5 SOUTH of 101 st STREET INTERNAL GREEN SPACES ACCESSIBLE TO THE PUBLIC
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ATTACHMENT 2.

Expenditure Report

JORDAN DOWNS REDEVELOPMENT

As of March 31, 2024 - 1st Quarter

Land Acquisition	Total Costs
Land	31,607,394
Financing Costs	5,275,622
Total	36,883,016

Remediation	Total Costs
Legal Expenses	9,207,217
Toxic Waste - Cleaning / Fees	15,294,722
Remediation	17,472,424
Total	41,974,363

Pre-Development Expenses	Total Costs
Administrative Expenses	983,608
Business Consulting	7,086,280
Legal Expenses	2,233,708
Site Maintenance and Security	1,674,495
Total	11,978,090

Tenant Services	Total Costs
Shields for Families	5,209,559
Boys & Girls Club Metro LA	384,330
Resident Stipends	301,223
Service Agreement for JD Phase 1A	1,595,683
Total	7,490,796

Development Activities	Revenue	Expenses
Century Blvd - LA BOE Fees		340,000
Century Blvd - DOT Grant Match and Gap financing		4,423,659
Century Blvd - Sustainable Infrastructure		2,005,943
DEMO - PH 1A Demolition		406,762
Master Development Fees ³ (From Phase 1A Pre-Dev Loan)	200,100	
Phase 1B Redevelopment Fees ³	623,000	
Phase 1C Commercial - Third Party Fee ³	150,000	
Phase 1C Commercial - Ground Lease ³	340,000	
Phase H - Developer Fees	250,000	
Phase H2A - Developer Fees	150,000	
Phase H2A - Third Party Fees	200,016	
Phase S3 - Third Party Fee	367,647	
Phase S2 - Developer Fees	440,000	-
Total	2,720,763	7,176,364

Development Loans	Commitments	Draws	Accrued Interest	Payments	Loan Balance
Master Development Pre-Development Loan ¹	3,255,000	4,988,339	145,641	(4,270,437)	863,543
Phase 1A					
Phase 1A - RHF Construction Loan	5,000,000	5,000,000	507,534	-	5,507,534
Phase 1A - Bridge Loan ²	2,162,943	2,162,943	-	-	2,162,943
Phase 1B					
Phase 1B - RHF Construction Loan	5,356,179	5,356,179	895,362	-	6,251,541
Phase 1B - Bridge Loan	4,050,000	4,050,000	398,533	-	4,448,533
Phase 1B - B Permit Laurel ²	336,496	277,665	-	(260,683)	16,982
Phase 1B - Redevelopment Fees					
Phase 1C					
Phase 1C - Century (Tranche 1)	1,000,000	1,000,000	173,836	-	1,173,836
Phase 1C - Century (Tranche 2)	500,000	500,000	46,364	(546,364)	-
Phase 1C - B Permit Loan (Lilac)	250,000	97,590	-	(97,590)	-
Phase 1C - B Permit Loan	673,328	673,328	-	(673,328)	-
Phase H2A					
Phase H2A - Gap Loan	1,500,000	1,500,000	81,370	-	1,581,370
Phase 1 H2B (3B)					
Phase H2B (3B) - Bridge Loan	4,500,000	1,198,587	2,482	-	1,201,069
Area H					
Area H - Construction Bridge Loan	1,916,000	1,916,000	85,806	-	2,001,806
Phase S3					
Phase S3 - Construction Bridge Loan ⁴	4,441,177	4,200,000	117,353	-	4,317,353
Community Center and Parks					
Predevelopment Loan ⁴	3,683,956	2,685,246	127,133	-	2,812,379
Total	47,904,242	35,605,877	2,581,414	(5,848,402)	32,338,890

Community Center and Parks

Grants	Commitments	Paid	Accrued Interest	Grant Reimbursement	Balance Owed on Grant
Century Blvd.					
Century Blvd - AHSC Bridge Loan ²	2,005,943	2,005,943		(2,005,943)	-
Total	2,005,943	2,005,943	-	(2,005,943)	-

Ground Leases	Commitment	Deferred Revenues ²
JD Phase 1A Ground Lease	3,450,000.00	3,450,000.00
JD Phase 1A Ground Lease - Interest		466,931.51
JD Phase 1B Ground Lease ⁵	4,600,000.00	1,294,057.00
JD Phase 1B Ground Lease - Interest ⁵		814,601.63
JD Phase 2B, Area H Ground Lease	2,800,000.00	2,800,000.00
JD Phase 2B, Area H Ground Lease - Interest		475,923.29
JD Phase S3, Ground Lease	3,400,000.00	3,400,000.00
JD Phase S3, Ground Lease - Interest		555,550.68
JD Phase H2A, Ground Lease	3,190,000.00	3,190,000.00
JD Phase H2A, Ground Lease - Interest		255,200.00
JD Phase 1 H2B (3B), Ground Lease	5,000,000.00	5,000,000.00
JD Phase 1 H2B (3B), Ground Lease - Interest		149,386.30
Total	22,440,000.00	21,851,650.41

¹ Loans to be used for future phases as payments are received from outstanding loans.

² Repayment of Loans to be used for future phases.

³ Revenues originating from closing to be used for future phases.

⁴ Loan Amended. Est, unless final documents are received.

⁵ Ground Lease Revaluation.

ATTACHMENT 3.

Development Timeline

ID	TASK NAME	DURATION	START	FINISH
0	Phase I	140 months	Thursday, December 18, 2014	Monday, August 24, 2026
1	• Local Streets	35 months	Monday, November 27, 2017	Friday, October 30, 2020
2	• Phase 1A B-Permit	23 months	Monday, November 27, 2017	Thursday, October 31, 2019
3	• Phase 1B B-Permit	20 months	Thursday, February 21, 2019	Friday, October 30, 2020
4	• Phase 1C B-Permit	17 months	Friday, June 1, 2018	Friday, November 1, 2019
5	Residential	39 months	Friday, August 25, 2017	Monday, November 30, 2020
6	Phase 1A (Bridge Housing)	28 months	Friday, August 25, 2017	Friday, January 10, 2020
7	• Construction	26 months	Friday, August 25, 2017	Thursday, October 31, 2019
8	• Delivery of Units	2 months	Friday, October 11, 2019	Friday, January 10, 2020
9	Phase 1B (Michaels Development)	28 months	Tuesday, July 3, 2018	Monday, November 30, 2020
10	• Construction	28 months	Tuesday, July 3, 2018	Sunday, November 15, 2020
11	• Delivery of Units	5 months	Monday, June 1, 2020	Monday, November 30, 2020
12	Triangle Parks	46 months	Thursday, January 9, 2020	Thursday, November 30, 2023
13	• Permits & Approvals	38 months	Thursday, January 9, 2020	Friday, March 31, 2023
14	• Bid	2 months	Sunday, January 1, 2023	Friday, March 31, 2023
15	• Construction	7 months	Saturday, April 1, 2023	Thursday, November 30, 2023
16	Community Center	74 months	Monday, June 1, 2020	Monday, August 24, 2026
17	• Programming	12 months	Tuesday, September 1, 2020	Wednesday, September 1, 2021
18	• Design Development Phase	10 months	Wednesday, May 1, 2024	Saturday, March 1, 2025
19	• Planning, Permitting, Bidding	6 months	Monday, September 1, 2025	Sunday, March 1, 2026
20	• Fundraising	18 months	Friday, December 1, 2023	Sunday, June 1, 2025
21	• Construction	30 months	Sunday, March 1, 2026	Friday, September 15, 2028
22	Area H (BRIDGE)	22 months	Wednesday, April 1, 2020	Monday, February 28, 2022
23	• Construction	23 months	Wednesday, April 1, 2020	Friday, March 25, 2022
24	• Lease Up	4 months	Friday, April 1, 2022	Wednesday, August 31, 2022
25	Phase S3 (TMO)	31 months	Wednesday, April 1, 2020	Monday, November 14, 2022
26	• Construction	31 months	Wednesday, April 1, 2020	Monday, November 14, 2022
27	• Lease Up	5 months	Thursday, September 1, 2022	Tuesday, February 28, 2023
28	Phase S2 (TMO)	30 months	Wednesday, April 15, 2020	Sunday, October 30, 2022
29	• Financing	9 months	Wednesday, April 15, 2020	Friday, February 12, 2021
30	• Construction	32 months	Monday, February 15, 2021	Monday, October 30, 2023
31	• Lease Up	2 months	Wednesday, November 29, 2023	Tuesday, January 30, 2024
32	Vesting Tentative Tract Map - North Property	70 months	Thursday, December 18, 2014	Friday, November 6, 2020
33	• Planning Submittal	2 months	Monday, August 17, 2020	Friday, November 6, 2020
34	• Public Hearing and appeal	27 days	Thursday, December 18, 2014	Wednesday, January 14, 2015
35	• City Council	1 day	Thursday, January 15, 2015	Thursday, January 15, 2015
36	• Approval	1 day	Friday, January 16, 2015	Friday, January 16, 2015
37	Area H2A (BRIDGE)	42 months	Tuesday, October 13, 2020	Monday, May 6, 2024
38	• Financing	18 months	Tuesday, October 13, 2020	Monday, April 18, 2022
39	• Construction	27 months	Wednesday, April 20, 2022	Thursday, August 15, 2024
40	• Lease Up	1 months	Sunday, August 18, 2024	Tuesday, October 1, 2024
41	Area H2B (BRIDGE)	42 months	Tuesday, June 22, 2021	Monday, January 13, 2025
42	• Financing	33 months	Tuesday, October 13, 2020	Monday, July 17, 2023
43	• Construction	23 months	Monday, July 31, 2023	Wednesday, July 30, 2025
44	• Lease Up	3 months	Friday, August 1, 2025	Sunday, November 30, 2025
45	Phase S4 (TMO)	63 months	Monday, June 1, 2020	Tuesday, September 30, 2025
46	• Financing	36 months	Monday, June 1, 2020	Friday, June 16, 2023
47	• Construction	23 months	Monday, June 5, 2023	Friday, May 30, 2025
48	• Lease Up	3 months	Sunday, June 1, 2025	Tuesday, September 30, 2025
49	Phase S5 (TMO)	72 months	Thursday, April 1, 2021	Thursday, April 1, 2027
50	• Financing	43 months	Thursday, April 1, 2021	Wednesday, November 6, 2024
51	• Construction	24 months	Sunday, December 1, 2024	Thursday, December 31, 2026
52	• Lease Up	3 months	Friday, January 1, 2027	Thursday, April 1, 2027
53	Phase H3A (BRIDGE)	71 months	Tuesday, June 1, 2021	Monday, May 31, 2027
54	• Financing	54 months	Tuesday, June 1, 2021	Monday, December 1, 2025
55	• Construction	24 months	Monday, December 1, 2025	Wednesday, December 1, 2027

ATTACHMENT 4.

Construction Progress Report

Jordan Downs Redevelopment Project

Quarterly Construction Progress Report

Q2 Ending June 30, 2024



Jordan Downs Phase S4

Quarterly Construction Progress Report

Q2, Ending June 30, 2024

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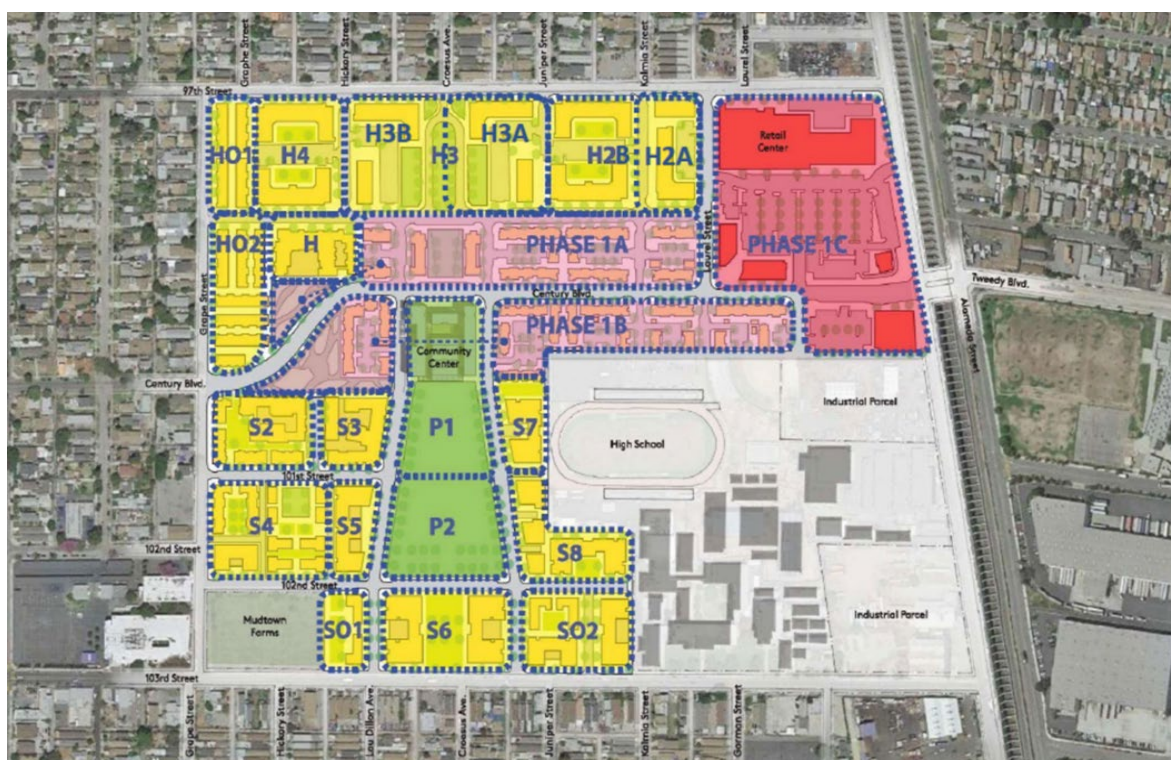
1.0 PROGRAM DESCRIPTION

1.1 Overall Program Description

The Housing Authority of the City of Los Angeles (HACLA) is in the process of revitalizing the Jordan Downs community, an existing low-income neighborhood with 700-public housing units located between Grape and Alameda Streets, 97th and 103rd Streets in the City of Los Angeles. HACLA and its developer partners are developing a newly revitalized mixed-income community with a highly organized recreation and enrichment center that will offer quality education, exceptional training and employment opportunities, to support the residents and their children in their effort to break the intergenerational cycle of poverty. When completed, the revitalized community will include 1,569-low-income units, including rental and ownership opportunities, a 115,000 square feet neighborhood retail center, another 45,000 square feet of ground floor commercial or amenity space, a large community center incorporated into nine acres of park and open space and all new roads and infrastructure.

HACLA committed and embarked on a “Build First” strategy for redevelopment and relocation of Jordan Downs’ residents. The redevelopment will proceed in multiple sub-phases, as demonstrated below, over a course of 7-10 years. This will allow new construction work to begin while minimizing dislocation of the existing households.

JORDAN DOWNS OVERALL PHASING AND SEQUENCE



2.0 CURRENT & COMPLETED REDEVELOPMENT PROJECTS

2.1 Phasing Description

Phase 1 of Jordan Downs Redevelopment is broken down into the following 3 different sub-phases:

Phase 1A: The Phase 1A development, bounded by Grape Street and Alameda to the west and east, and 97th and Century at the north and south, is comprised of 115 apartments and obtained a C-of-O in June 2021.

Phase 1B: The Phase 1B, adjacent to the existing David Starr Jordan High School, and bounded by Lou Dillon Street and Alameda to the west and east, and along Century, is comprised of 135 apartments and obtained a C-of-O in July 2021.

Phase 1C – Retail: The Phase 1C comprises of 115,000 square foot retail center built on the north and south side of Century Boulevard at Alameda Street made up of three major tenants, Ross Dress for Less, Smart & Final and Blink Fitness and smaller national and local neighborhood-serving retail tenants.

Phase II of Jordan Downs Redevelopment is broken down into the following 3 different sub-phases:

Area H: Area H, just West of Phase 1A, consists of 80 affordable units and obtained a C-of-O in June 2022.

Phase S2: Located south of Century Blvd at Grape Street, consisting of 81 new construction units of affordable housing. This project started construction 7/1/2021 and is 100% complete. Building construction completed end of October 2023. Temporary Certificate of Occupancy was obtained on October 26, 2023. Certificate of Occupancy was obtained 1-31-24. B permit work, which includes the surrounding street restoration, water, sewer, fire hydrant, wetlands, and remaining storm drain installation was completed in November 2023. Residents started moving in on 11-29-23 and is completely leased up.

Areas S3: Areas S3, located between Century and 101st Street at Lou Dillon Street consists of 91 units. Construction 100% complete, final inspections and punch list items completed. TCO obtained. Certificate of Occupancy obtained 1-31-24. B permit work completed.

Phase III of Jordan Downs Redevelopment is broken down into the following 4 different sub-phases:

Area H2A: Located closest to Laurel Street and extends west to Kalmia Street. It is a 76-unit development. The project commenced construction May 17, 2022 and is anticipated to be completed in August of 2024. The construction is 94% complete.

Area H2B: Located north of Century Blvd. between Kalmia Street and Juniper Street. It is a 119-unit development. The demolition of existing buildings is complete. The construction started in July 2023 and is scheduled to be completed July 30, 2025. The construction is 17.5% completed.

Phase S4: The project is located between 101st and 102nd Street to the north and south as well as Grape Street and Lou Dillon Street on the respective west and east side. Demolition of existing buildings is complete. This project started construction in June 2023 and is scheduled to be completed on May 30, 2025. The construction is 39.88% complete.

2.2 Current Development Status

Jordan Downs Redevelopment Project is currently under construction by three different developers. Status of each development project is listed below:

PHASE	DEVELOPER	CONTRACTOR	CONSTRUCTION VALUE	CONSTRUCTION SCHEDULE	STATUS
1A	BRIDGE Housing	Cannon	\$37.8 M	05/2017 to 06/2021	Complete & Occupied by Residents
Area H	BRIDGE Housing	Portrait	\$32.88 M	03/2020 to 3/25/2022 (TCO) & C-of-O on 8/4/2022	Complete & Occupied by Residents
H2A	BRIDGE Housing	Portrait	\$38.3 M	05/2022 to 07/2024	In Construction
H2B	BRIDGE Housing	Portrait	\$60.0 M	07/31/23 to 07/30/25	In Construction
1B	The Michaels Development Company (TMO)	WPIC	\$46.7 M	07/2017 to 07/2021	Complete and Occupied by Residents
S2	The Michaels Development Company (TMO)	Walton	\$42.7 M	07/2021 to 11/2023	Complete and occupied by residents
S3	The Michaels Development Company (TMO)	Walton	\$44.90 M	08/2020 to 10/2022	Complete and occupied by residents
S4	The Michaels Development Company (TMO)	Walton	\$45.2 M	06/05/23 to 05/30/25	In Construction
1C	Primestor	VCC	\$26.7 M	06/2018 to 01/2020	Complete
Freedom Tree Park	The Michaels Development Company (TMO)	Walton	\$2.2 M	09/25/23 to 08/7/24	In Construction

3.0 CONSTRUCTION PROGRESS

3.1 Progress of Construction Work

<i>Work completed this quarter:</i>	<i>Ongoing work:</i>
AREA H2A RESIDENTIAL BUILDING	
Area H2A (3A) • NTP issued 4/20/2022 • TCO TBD 7/18/24 • CofO TBD 8/16/24	Area H2A • The project is 94% complete. • Walk up building is 100% rough framed and roofing complete. Rough MEP, fire sprinkler, windows complete. Exterior stucco and paint complete. Interior units 98% complete. • Podium building is 100% rough framed and roofing complete. Rough MEP and fire sprinkler complete. Exterior building 99%. Interior building 95%. Units near completion and rough cleaning in progress. Punch list work in progress. • Onsite utilities 99% in progress. • Offsite utilities 99% in progress.
AREA H2B RESIDENTIAL BUILDING	
Area H2B (3A) • NTP issued 7/31/2023 • TCO TBD 7/30/25 • CofO TBD 7/30/25	Area H2B • The project is 17.5% complete. • Podium building SOG complete. 2nd floor deck slab rebar, PT cables, and utility sleeves in progress. 2 story building footings complete. SOG in progress. 3 Story building footings complete. SOG in progress. • Onsite utilities 99% in progress. • Offsite utilities 99% in progress.
AREA S3	
S3 • NTP issued 4/1/2020. • TCO obtained 11/14/2022 • CofO obtained 1/31/2024	S3 • The project was completed Q4 2022. TCO obtained and building is 100% occupied. C-of-O obtained 1/31/2024

AREA S2	
S2 - NTP issued 7/1/2021. - TCO obtained 10/26/2023 - CofO obtained 1/31/2024	S2 - The overall project finished Q4 at 100% complete and a TCO awarded October 26/2023. - All Buildings A-E obtained CofO 1-31-24. - B Permit work completed
AREA S4	
S4 - NTP issued 6/5/2023. - TCO anticipated 5/30/2025 - CofO anticipated 5/30/2025	S4 - The overall project is finishing Q2 at 39.8% complete and a TCO is anticipated May 30 2025. - Both Buildings A and B are rough framed and MEP in progress. Building A roofing is 80% in progress. Site underground utilities 99% in progress. - Offsite utilities in progress. B permit obtained and NTP 2-20-24. Work in progress 27.8% complete.
AREA Freedom Tree Park	
FTP - NTP issued 9/25/23 - Anticipated completion 8/12/24	FTP - The overall project is finishing Q2 at 81% complete. - Site electrical is 98% complete. The playground, water feature, gabions, walkways, tree planting, shrubs planting are all nearly completed.

4.0 PROJECT BUDGET AND SCHEDULE

4.1 Financial Status

FINANCIAL STATUS	
AREA H2A RESIDENTIAL BUILDING	
Contract Value	\$ 35,445,354
Executed Change Orders	\$2,872,732.31

Revised Contract Amount	\$38,318,086.31
Potential Additional Change Orders	\$
Projected Contract Amount	\$38,374,446.60
Total Earned Value to Date	\$36,374,446.60
Percent of Value Complete	94%
AREA H2B RESIDENTIAL BUILDING	
Contract Value	\$59,044,318
Executed Change Orders	\$1,872,438.26
Revised Contract Amount	\$ 60,916,756.26
Potential Additional Change Orders	\$881,349.93
Projected Contract Amount	\$61,798,106.10
Total Earned Value to Date	\$10,651,981.64
Percent of Value Complete	17.5%
AREA S3 – RESIDENTIAL/B PERMIT	
Contract Value	\$ 40,997,566
Executed Change Orders	\$ 4,007,166.16
Revised Contract Amount	\$ 45,004,732.16
Potential Additional Change Orders	\$ 0
Projected Contract Amount	\$ 45,004,732.16
Total Earned Value to Date	\$ 45,004,732.16
Percent of Value Complete	100% on 8/31/23

AREAS S2	
Contract Value	\$ 40,320,000
Executed Change Orders	\$2,641,964.50
Revised Contract Amount	\$ 42,961,964.50
Potential Additional Change Orders	\$ 0
Projected Contract Amount	\$ 42,961,964.50
Total Earned Value to Date	\$ 42,961,964.50

Percent of Value Complete	100%
AREAS S4	
Contract Value	\$ 44,590,152
Executed Change Orders	\$702,185.39
Revised Contract Amount	\$45,292,337.39
Potential Additional Change Orders	\$75,247.12
Projected Contract Amount	\$45,367,584.40
Total Earned Value to Date	\$18,029,888.45
Percent of Value Complete	39.81%
Freedom Tree Park	
Contract Value	\$ 2,260,982
Executed Change Orders	\$2,024.78
Revised Contract Amount	\$ 2,263,006.78
Potential Additional Change Orders	\$ 53,492.48
Projected Contract Amount	\$ 2,316,499.26
Total Earned Value to Date	\$ 1,704,732.80
Percent of Value Complete	81.31%

4.2 Schedule Status

<i>SCHEDULE STATUS</i>	
AREA S3 RESIDENTIAL/ B PERMIT	
Developer / Contractor	The Michaels Organization (TMO) / Walton
Notice to Proceed	April 01, 2020, Commencement of work - 8.03.20
Original Duration	501 Calendar Work Days
Time Extension	501 Calendar Work Days
Revised Contract Duration	0 Calendar Days
Remaining Time	0 Calendar Days
% Time Elapsed	100.0% as of 6/21/22
Contractual Substantial Completion:	1/31/24 CofO obtained work
AREA S2 RESIDENTIAL/ B PERMIT	
Developer / Contractor	The Michaels Organization (TMO) / Walton
Notice to Proceed	July 1, 2021
Original Duration	501 Calendar Work Days
Time Extension	91 Calendar Work Days
Revised Contract Duration	591 Calendar Work Days
Remaining Time	0 Calendar Work Days
% Time Elapsed	100% of extended schedule 591 days
Contractual Substantial Completion:	CofO 1/31/2024 – B permit completion 12/24/2023
AREA H2A RESIDENTIAL BUILDING	
Owner / Contractor	Bridge Housing / Portrait
Notice to Proceed	April 20, 2022
Original Duration	491-Calendar Work Days (12/31/2023)
Time Extension	134 Calendar Days
Revised Contract Duration	569 Calendar Days
Remaining Time	34-Calendar Days as of 6/17/2024
% Time Elapsed	92.7%
Contractual Substantial Completion:	7/9/24
AREA H2B Construction	
Owner / Contractor	Bridge Housing/ Portrait Construction

Notice to Proceed	July 31, 2023
Original Duration	522-Calendar Work Days
Time Extension	0 Calendar Work Days
Revised Contract Duration	0 Calendar Work Days
Remaining Time	408-Calendar Days as of 6-17/2024
% Time Elapsed	39.8% of original 522 days
Contractual Substantial Completion:	July 30, 2025
AREA S4 Construction	
Owner / Contractor	The Michaels Organization (TMO) / Walton Construction
Notice to Proceed	June 5, 2023
Original Duration	504-Calendar Work Days
Time Extension	0 Calendar Work Days
Revised Contract Duration	0 Calendar Work Days
Remaining Time	347-Calendar Days as of 6/17/2024
% Time Elapsed	54% of original 504 days
Contractual Substantial Completion:	May 30, 2025
AREA S5/P2/S8A Demolition	
Owner / Contractor	HACLA / Resource Environmental
Notice to Proceed	July 31, 2023
Original Duration	110-Calendar Work Days
Time Extension	0 Calendar Work Days
Revised Contract Duration	Calendar Work Days
Remaining Time	0Calendar Days as of 12/1/2022
% Time Elapsed	100% of original 110 days
Contractual Substantial Completion:	December 1, 2023
Freedom Tree Park Construction	
Owner / Contractor	The Michaels Organization (TMO) / Walton Construction
Notice to Proceed	September 25, 2023
Original Duration	175-Calendar Work Days
Time Extension	33 Calendar Work Days

Revised Contract Duration	213 Calendar Work Days
Remaining Time	54 Calendar Days as of 06/17/2024
% Time Elapsed	76% of original 175 days
Contractual Substantial Completion:	August 12, 2024

5.0 ISSUES, AND RESOLUTION

5.1 Current Issues, Resolutions and Developments

<i>RESOLVED ISSUES</i>	<i>UNRESOLVED ISSUES</i>
AREA H2A RESIDENTIAL BUILDING	
• • Complete balcony guardrail • Fix unit balconies slope issue • Clarify if concrete pads need to be added to HVAC unit platforms • Waterproof balconies • Correct ADA Knee clearance issue under kitchen sink • Resolve light pole conflict issue • Resolve ADA clearance issue at kitchen islands • SCE correction notice at POC • Obtained buildings electrical meter release	• Replace broken stair tread walkup building • Replace broken windows walk up building • Complete ADA units • Add powered doors at all access doors per ADA • Lead certification • Obtain LADBS approval of building height
AREA H2B RESIDENTIAL BUILDING	
• • Park on schedule to complete on time • Obtain fire sprinkler plans and permit • Obtain B permit street lights submittal approval and procurement • Obtain solar design change • Podium building PT deck sloping issue	• Podium building garage man doors height issue • Obtain DAS system modification approval

AREA S3	
CofO obtained 1-31-24	
AREA S2	
- Obtained CofO 1-31-24 - Obtained DOT striping plan approval and closure of B permit	
AREA S4	
- HACLA release S5 propoerty for Lou Dillion Extension work - Add soffit to cover exposed plumbing in unit ceilings 102nd street water line conflict- resolved	Saturated soil from winter rains causing compaction issues at offsite street work
AREA S5	
Release property to TMO	
Freedom Tree Park	
- Approve boulder sizes - Obtain consistent DG material - Add safety bollards - Complete offsite electrical design - Receive contractor back payments - Resolve schedule delays	- Complete DWP power energize - Complete LADBS electrical corrections

6.0 PROJECT PHOTO AND DESCRIPTION

Retail – Freedom Plaza

No activity occurred during this quarter as Freedom Plaza completed construction in 2020 and is now a stabilized neighborhood retail center. Current tenants include Ross Dress for Less, Smart & Final, Starbucks, Blink Fitness, Nike, Panda Express, WingStop, Jersey Mike's, Kinecta Credit Union, First Citizens Bank, and Habitat Burger . The retail center appears to be vibrant serving the residents of Jordan Downs and community of Watts.



AREA H2A



Area H2A - View of site electrical transformer
June 13, 2024



Area H2A - View of Podium building exterior
courtyard
June 13 ,2024



Area H2A - View Podium building corridor
flooring
June 13, 2024



Area H2A - View Podium building exterior
June 13, 2024



Area H2A - View of Podium building garage
June 6, 2024



Area H2A - View of Podium building landscaping
June 6, 2024



Area H2A - View of Kalmia st sidewalk
June 13, 2024



Area H2A - View of Podium building community room
June 13, 2024



Area H2A - View of podium building unit
May 16, 2024



Area H2A - View of podium building unit
May 16, 2024



Area H2A – View Kalmia st paving unit
May 2, 2024



Area H2A - Podium building courtyard play
area May 9 , 2024

AREA H2B



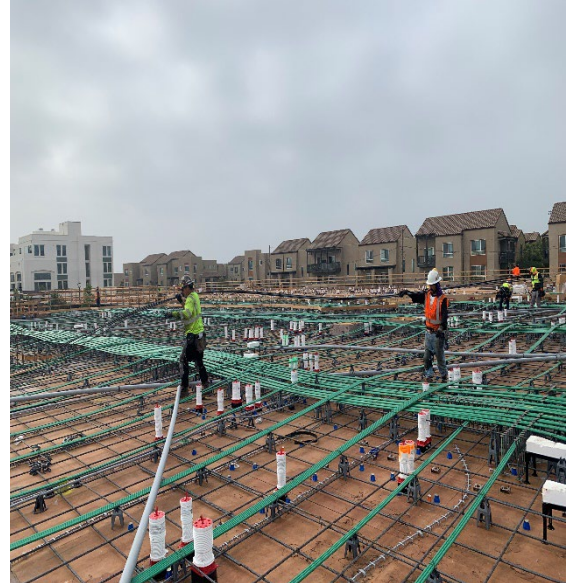
Area H2B – Site picture
June 13, 2024



Area H2B – Podium building PT deck
June 13, 2024



Area H2B – Podium building PT deck
June 6, 2024



Area H2B – Podium building PT deck
June 6, 2024

AREA H2B



Area H2B – View of 2 story building slab on grade
June 13, 2024



Area H2B – View of 2 story building slab on grade
June 13, 2024



Area SH2B – View of 3 story building footings and stem walls
June 13, 2024



Area SH2B - View of 3 story building footing and stem walls
June 13, 2024



Area Park – View of park
June 6, 2024



Area Park – Park play area
June 6, 2024



Area Park – View of park
June 13, 2024



Area Park – View of park
June 13, 2024

AREA S4



Area S4 – View of building A framing
May 29, 2024



Area S4 – View of building A
May 22, 2024



Area S4 – View of building A roof
June 12, 2024



Area S4 – View of building A windows
June 12, 2024



Area S4 – View of building B
June 12, 2024



Area S4 – View of site building B roof
June 12, 2024



Area S4 – View of building A nit
June 12, 2024



Area S4 – View of building B unit
June 12, 2024

AREA S4



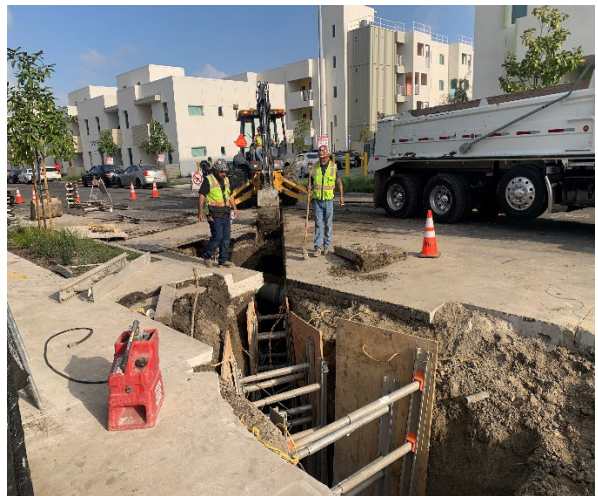
Area S4 – View of offsite storm drain
June 5, 2024



Area S4 – View of site offsite storm drain
June 5, 2024



Area S4 – View of site offsite power
May 1, 2024



Area S4 – View of site offsite power
May 1, 2024

Freedom Tree Park



Area FTP – View of Site
June 12, 2024



Area FTP – View of site sign
June 12, 2024



Area FTP – View of site
June 12, 2024



Area FTP – View of site
June 12, 2024