

TO: HACLA Board of Commissioners

FROM: Jenny Scanlin, Chief Development Officer



THROUGH: Lourdes Castro Ramirez, President & CEO



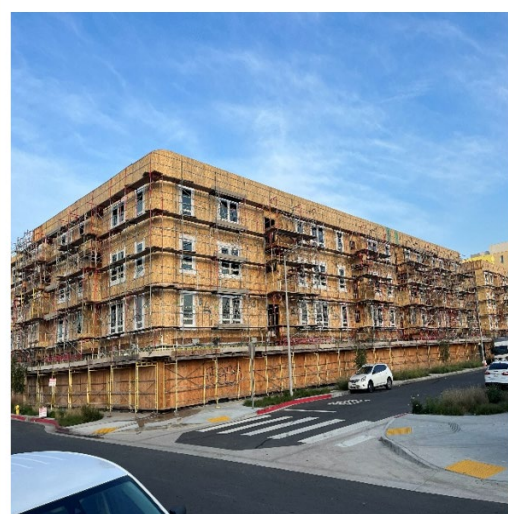
DATE: January 8, 2025

SUBJECT: **Jordan Downs Redevelopment Project Quarterly Progress Report (4th Quarter 2025)**

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 fourth quarterly report for HACLA's 2025 budget year.



Area H2B - View of Podium building
October 2, 2025



Area S5 - View of exterior southeast sides
building
December 3, 2025

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
1C (Freedom Plaza)	Primestor - Commercial Center	113,787 sq. ft.	\$44,639,526	06/2018 to 01/2020	Complete, 95% Leased Up
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 & Occupied by Residents
S3 (Oak Terrace)	TMO	92 units	Total: \$58,804,110 Per Unit: \$639,175.11	08/2020 to 11/2022	Complete & Occupied by Residents
H2A (Kalmia Rose)	BRIDGE Housing	76 units	Total: \$53,661,998 Per Unit: \$706,078.92	5/17/2022 to 12/2024	Complete & Occupied by Residents
S4 (Nueva Vida)	TMO	90 units	Total: \$78,073,333 Per Unit: \$867,481.48	06/2023 to 05/2025	Complete & Occupied by Residents
H2B (Cypress View)	BRIDGE Housing	119 units	Total: \$104,395,669 Per Unit: \$877,274.53	08/2023 to 9/2025	Complete & leasing up
Total Units Constructed			788 units		
Total Development Cost			\$534,661,483		
Average Development Cost per Unit			\$678,504		
S5	TMO	75 units	Total: \$66,814,544 Per Unit: \$890,860.59	11/2024 to 10/2026	In Construction
Total Units in Construction			75 units		

Total Development Cost			\$66,814,544		
Average Development Cost per Unit			\$890,861		
S6	TMO	100 units	TBD	4/2026	Predevelopment
H3A	BRIDGE Housing	97 units	TBD	4/2026	Predevelopment
Total Units in Predevelopment			197 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	City Ventures & Azure Development (Pending)	35 units	TBD	01/2027	Future Phase
HO2	City Ventures & Azure Development (Pending)	40 units	TBD	01/2027	Future Phase
SO1	City Ventures & Azure Development (Pending)	10 units	TBD	01/2028	Future Phase
SO2	City Ventures & Azure Development (Pending)	65 units	TBD	01/2028	Future Phase
Total Units Future Phases			623 units		

Phase 1C - Freedom Plaza Commercial Center

The project is approximately 95% 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.

For Shops 2 vacant space of approximately 4,187 sq. ft., below is a summary of the potential tenant interest that occurred in the last quarter:

- Bath and Body Works: Presented site, and they have interest due to the synergy with Ross. The new location at South Gate is now open, and Tenant wants to monitor sales before re-engaging on Freedom Plaza.
- Tacos Arandas: Local Mexican restaurant with locations in South Los Angeles, Bellflower (SteelCraft), and Long Beach. This tenant is interested in unit 2A, and Leasing intends to follow up on Q1 2026 as tenant is focused on opening stores currently under construction at other locations.
- Sticky Icky Funnel Cakes and Yoshinoya tenants not interested at this time.

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

Tenant	Sq. Ft.	Vacant Since	Opening
Major 1: Smart & Final	31,293		1/8/2020
Major 2: Ross	24,694		3/6/2020
Major 3: Nike	13,000		8/27/2020
Major A: Blink	17,000		12/31/2019
Shops 1A/B: Bright Now	3,538		1/27/2020
Shops 1C: LA Nails	1,387		11/14/2020
Shops 1D: TBD VACANT	1,270	6/25/2024	
Shops 1E: Jamba Juice	1,270		5/28/2021
Shops 1F: AT&T	1,470		8/27/2021
Shops 2A: TBD VACANT	2,218	Never occupied	
Shops 2B: TBD VACANT	1,969	6/30/2023	
Shops 2C: First Citizens Bank	3,000		2/22/2021
Shops 3A: Panda Express	1,500		12/31/2023
Shops 3B: Kinecta Credit Union	1,500		4/10/2023
Shops 3C: Jersey Mike's	1,500		06/21/2023
Shops 3D: Wingstop	1,500		12/1/2021
Shops 3E: The Habit	2,978		9/2/2020
Pad 1: Starbucks	2,700		9/3/2020

Leased Square Footage	108,330
TOTAL Square Footage	113,787
% Leased up	95%

Area H2A (Kalmia Rose)

BRIDGE Housing started construction on its third phase in 5/2022. 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 fifteen (15) unrestricted market rate units, including a manager’s unit. Area H2A is located at the northeast section of Jordan Downs between 97th St. and 99th Place, just west of Laurel Street. The new extension of Kalmia Street to the west of the project was built as part of this phase.

Walkup building obtained Temporary Certificate of Occupancy (“TCO”) on 11/20/24. Podium building obtained TCO 12/20/24. Neutral Accessibility Consultant (“NAC”) Certified Accessibility Specialist (“CASP”) provided final approval on 3/18/25. Certificate of Occupancy (“C-of-O”) was obtained on 5/27/25.

H2A completed construction satisfying its Section 3 numerical goals. A total of one hundred forty-nine (149) Section 3 workers were hired (36% of all new hires). The project awarded subcontracts to thirteen (13) Section 3 Businesses for over \$11.5 million dollars (32%) and satisfied HUD labor hours benchmark goals. Sixty-eight (68) percent of total labor hours performed on the project were performed by Section 3 Workers, exceeding HUD’s numerical goal of 25%. Fifty-two (52) percent of total labor hours performed on the project were performed by Targeted Section 3 Workers, exceeding HUD’s 5% goal.

Kalmia Rose converted from construction financing to permanent financing on 10/1/25. In order to achieve that milestone, the Board of Commissioners approved an increase in the project’s HACLA Bridge Loan by \$1,500,000, under Board Resolution No. 10244. Staff is currently in conversations with the Los Angeles Department of Water and Power to reimburse at least a portion of those costs under its Fair Share Program. If approved, those funds would be used to pay off and reduce the HACLA Bridge Loan balance.

Area H2B (Cypress View)

H2B is a 119-unit development, which includes sixty-one (61) replacement units and thirteen (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.

The project closed construction financing on 7/28/23. Construction started 8/7/23 and is now 100% complete. Two- and three-story buildings received TCO on 9/5/25 and leasing began immediately with the phase reaching 100% occupancy by the end of the 4th quarter 2025. The podium building received TCO on 9/30/25. Pearl Park in H2B courtyard was completed 8/2024 and opened in 10/2025.

Portrait Construction is the general contractor for this phase as well, and many workers were transferred from H2A to this phase. To date, over one hundred and eighty-six (186) Section 3 Workers have been hired and over 50% of labor hours have been performed by Section 3 Workers, exceeding HUD’s 25% labor hour benchmark goals. Over \$17 million in subcontracts has been awarded to Section 3 Businesses. Final numbers will be provided with the next report after the project Section 3 Closeout is completed.

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 12/2021, Supplemental Choice Neighborhoods Implementation (“CNI”) grant, HACLA Gap Loan, Project Based and Rental Assistance Demonstration

Vouchers (“PBVs and RAD PBVs”) 6/2023, as well as additional IIG funding in 6/2025. BRIDGE submitted an application to the California Department of Housing and Community Development (“HCD”) for Multifamily Finance Super NOFA - Los Angeles Disaster Notice of Funding Availability (“NOFA”) funding for additional soft funds in order to lower the project’s HACL A gap. Awards are anticipated to be announced before the end of FY2025.

The demolition phase has been split into two parts. Demolition of Phase 1, which includes demolition of four (4) buildings at the eastern end of the property, was completed on 4/4/25. Demolition of Phase 2, consisting of two (2) buildings, was completed 10/3/25. Final site post grade soil sampling and closing of the demolition permits in progress.

Phase S2: Sky at Jordan Downs

Jordan Downs Phase S2, named Sky at Jordan Downs, 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) PBV units and one (1) manager’s unit. Development consists of four (4) walk-up buildings (Buildings B-E) and one (1) larger podium building (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; its COO was obtained in 1/2024. The project is 100% leased up. An active vapor barrier system has been installed, and air purifier units have been installed in all residential units to address lender environmental clearance conditions. The indoor air sampling test occurred on 9/17/25 and conversion occurred shortly after on 11/25/2025.

S2 completed construction exceeding its minimum Section 3 numerical goals. A total of sixty-six (66) Section 3 Workers were hired (64% of total new hires). The project awarded \$9,285,000 in subcontracts to Section 3 Businesses.

Phase S4: Nueva Vida

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 a ninety (90) unit project includes fifty-six (56) replacement units and thirty-four (34) non-replacement units of which twenty-three (23) are affordable and eleven (11) are unrestricted market rate units including a manager’s unit. Of the twenty-three (23) affordable non-replacement units, seventeen (17) units are designated for individuals experiencing homelessness. In 2021, Phase S4 was awarded \$5,025,000 from the IIG program and \$17M from MHP funds.

Construction is complete. The buildings received TCO on 5/16/25, with COO obtained on 7/8/25. Residents began moving in on 5/28/25. All units have been leased up. All surrounding streets have been completed. Conversion calls have started, and TMO is currently working with Enterprise, Citi Bank, and HCD on providing all checklist items. Conversion is expected to happen in February of 2026.

This was the first project for TMO and its general contractor 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. HACL A, TMO and Walton worked together to meet and exceed the Section 3 goals. At closing, one hundred (100) Section 3

workers were hired and over \$19 million in contracting dollars were awarded to Section 3 Businesses. The project also exceeded HUD labor hour benchmark goals. Fifty-nine percent of all labor hours were performed by Section 3 Workers (25% HUD goal) and fifty-five percent of all labor hours were performed by Targeted Section 3 Workers (5% HUD 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 will have 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, 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 12/2021, Phase S5 was awarded \$4,975,000 from the IIG program.

Phase S5 closed in 11/2024. Walton received the Notice to Proceed ("NTP") on 11/14/24. Construction is in progress. The building framing is complete. Interior mechanical, electrical, plumbing is in progress. Exterior windows and siding in progress. The building roofing system installation is in progress and will be completed by 12/25/25. Construction completion is currently at 46.78%. The Lou Dillon Avenue extension to 102nd street and the S5 B-permit scope of work is complete.

Section 3 hiring and contracting activity is gaining momentum as the project progresses into the framing phase of construction. To date, thirty-five (35) Section 3 Workers have been hired and close to \$10 million in Section 3 Business subcontracting has been awarded. Additionally, the phase is on track to meet the labor hour benchmarks set by HUD.

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 one hundred (100) units including sixty (60) replacement units, twenty-eight (28) non-replacement units, and twelve (12) unrestricted market rate units including two (2) manager's units. The project will consist of two (2) 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 HCD Super NOFA in 7/2022 and received a partial award of IIG funding in the amount of \$6,500,000. Phase S6 submitted an Affordable Housing and Sustainable Communities ("AHSC") funding application with La Cienega LOMOD as the co-applicant in 3/2024 and was awarded in 8/2024. HACLA was also awarded Department of Transportation ("DOT") funds in 1/2025, a portion of which can fund infrastructure work surrounding S6. Due to delays in securing that grant agreement, HACLA worked with HCD to transfer some funding from the Infill Infrastructure Grant – Catalytic ("IIGC") to S6. TMO submitted the LAHD Alt Models Application in 10/2025. If awarded, the project will likely have the soft funding in place to proceed with TCAC/CDLAC application in 2026.

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 Spaces for Watts on the surrounding off-site design and connections on 102nd Street.

Relocation of tenants in the footprint was completed and demolition activities started on 3/2025, after delivery of Phase H2A. Demolition of the buildings, hauling of the debris, and the foundations and removal of underground utilities is now complete as of 8/2025. The post grade soil confirmation sampling is complete, and test results received. The results are clean and anticipate that no further excavation is needed. Soil remediation and export is complete, and a clean and buildable letter is in TMO review and acceptance phase. TMO is close to getting the B permit and plans to start that work in January of 2026.

Homeownership Phases (HO1, HO2, SO1, SO2)

On 3/1/2024 HACLA issued a Request for Proposals (“RFP”) seeking an experienced developer who would partner with HACLA for the homeownership units at Jordan Downs and Rancho San Pedro. The result of that process was that the panel selected the developer Habitat for Humanity for Rancho San Pedro and the development team of City Ventures and Azure Development for Jordan Downs. That decision was presented to and approved by the Board of Commissioners on 2/13/25. An Exclusive Right to Negotiate Agreement (ENA) was executed on 3/10/2025.

For Jordan Downs, it is anticipated that there will be at least one hundred fifty (150) homeownership units across phases HO1, HO2, SO1, and SO2 with approximately twenty-five (25) of those units being affordable to households at 80% of Area Median Income (“AMI”). Currently, conceptual designs are in the process of being refined given current site conditions and future planned improvements. Early discussions are underway exploring potential changes to the latter to realize the 150 homeownership units.

Development Services staff continues to work through negotiation of some key terms to the future Development Agreement. In order to continue negotiations, both sides agreed to execute the first extension election to the ENA for additional 90 days. The original ENA term, which was set to expire on December 10, 2025, is now extended through March 10, 2026. There remains one more extension election option available for a 2nd 90-day extension, if necessary.

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 and 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 includes meandering pathways, permeable surfaces, a plant palette of native species and interpretive kiosks that inform park users of the myriad of sustainability features. The Century Gateway Park looks to achieve the same community benefits as the Freedom Tree Park. The project has planted approximately thirty-five (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 3/2024. Construction started at the end of 1/2025 and is currently planned to be completed in 1/2026. Pending items are the supplemental permit approval and installation of the playground and shade structures only. Permanent power is installed but it cannot energize until the remaining structures are installed.

Century Gateway Park successfully created ten (10) Section 3 Worker new hire opportunities and awarded contracts to three (3) Section 3 Businesses. Final figures will be provided after the project closeout, expected next quarter.

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.

HACLA is currently working with TMO on changing the staging area for Jordan Downs S4 and S5 to free up the space to begin construction on Children's Park. TMO received one bid for a design build contract from Walton Construction in 9/2025. The architect and engineering teams have also been engaged, and design work started in 12/2025. HACLA has secured the Clean California Round 2 Grant (\$3,100,000) and LWCF Grant (\$1,450,000). The remaining development cost of the park will be covered by HACLA.

Entitlements & Planning

HACLA and Primestor continue to work on the revisions to the Jordan Downs Urban Village Specific Plan. Since the last submittal in June 2024, the proposed amendment has changed. HACLA and its partners are no longer seeking to increase the cap on surface parking, relocate a lot within the H3B redevelopment site, and designate future pool use in the Central Park area. Instead, the new request is the removal of Kalmia Street in the SO2 site and the creation of a cul-de-sac at the end of 102nd Street for fire department access. This request was submitted in November 2025 to city Planning Department, and the team is waiting on their review and next steps. The updated request of the removal of Kalmia Street would support an increase in fourteen (14) additional homeownership units.

Jordan Downs Central Park and Community Center

The proposed indoor and outdoor space will be located 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.

To facilitate meeting the timeline for grants awarded to the project, the project will be broken into two phases; the park will take priority, and the building will follow. HACLA has awarded the design scope to NUVIS Landscape Architecture and issued a Notice to Proceed. Offsite improvement drawings (B-Permit) are nearing approval with City of LA BOE.

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: 79% or five hundred sixty five (565) households selected the option to stay on site with four hundred forty nine (449) relocated

into the new units at Phases 1A, 1B, Area H, S3,S2, H2A, S4, & H2B; 16% or one hundred sixteen (116) households chose to take a Section 8 voucher and relocate off-site with sixty-three (63) successfully relocating to a new private market unit; and 5% or thirty-two (32) households requested to relocate to another HACLA public housing development, of which nineteen (19) have successfully relocated to date. At this time all Legacy Jordan households have relocated.

S4 (Nueva Vida) lease up activities were completed in early October of 2025, and buildings are 100% leased up. Lease up activities are currently underway for Phase H2B (Cypress View) at Jordan Downs. The pre-lease signing event was held in September and included the last group of households from Legacy Jordan Downs to move. Eighteen (18) households selected Option 1, one (1) selected Option 3 and secured a unit with the Section 8 voucher issued, and one (1) household opted for permanent relocation. Twenty-three (23) Jordan Downs Legacy households moved into H2B during the months of October and November of 2025. At this time all of the legacy Jordan Downs units have been vacated with the last household turning in keys on 12/1/2025.

Demolition

To date, seventy-nine (83) buildings with five hundred forty-one (541) units have been demolished, which represents 80% and 81% 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 areas S6 and SO2A were completed in 8/2025. All remaining Public Housing tenants were permanently relocated to new housing, either on- or off-site with the completion of phases H2B and S4. With this milestone, all but two (2) remaining buildings, including administration, recreation, and maintenance buildings, will be demolished to prevent unwanted activities around and within the structures. A multi-year contract with Resource Environmental, Inc was entered in 11/2024 to complete demolition of all future phases.

A five-year contract with Vets Securing America (“Vets”) was put in place in 5/2022 to offer 24-hour on-site security for the safety of the residents. They are 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. As of 2/2025, Vets and Community Ambassador staffing was decreased due to relocation of residents to H2A. Further reductions in staffing and closeout of this contract is scheduled for December 31, 2025.

Community Engagement

In the fourth quarter of 2025, the Community Engagement (CE) team organized and took part in the following activities and meetings aimed at supporting residents and strengthening collaborative relationships.

Jordan Downs Air Purifier distribution (10/2025)

In the fourth quarter of 2025, HACLA received a donation of Interlopers air purifiers. The CE team collaborated with Bridge and Michaels team at Jordan Downs to conduct community outreach and ensure all residents had the opportunity to obtain a purifier. As a result, over 654 air purifiers were distributed

to residents at Jordan Downs. Residents expressed appreciation for the information provided on the health benefits of air purifiers and actively participated in the distribution.

Jordan Downs Annual Turkey Giveaway (11/2025)

The CE team partnered with Primestor, Think Watts, and Mother's Nutritional Center to host the annual Jordan Downs Turkey Giveaway. Collectively, HACLA, Primestor, and Think Watts donated more than 400 turkeys to residents. Mother's Nutritional Center also participated by providing a box of non-perishable food items. The event featured live music, and community members expressed appreciation for the opportunity to receive holiday items ahead of Thanksgiving. To ensure equitable access, the CE team personally delivered turkeys to senior residents with mobility challenges. The event was highly successful and every resident in attendance received a turkey.

Jordan Downs 10-Year Anniversary Block Party

On 10/25/25, HACLA and its development partners celebrated the progress of the Jordan Downs Redevelopment by hosting a community block party. Residents gathered for the 10-Year Community Block Party, commemorating a decade of transformation and shared community pride bringing together community leaders and residents. As part of the celebration, attendees enjoyed hot meals, refreshments, and a variety of resources provided by several service providers.

Joint Management Resident Meetings (a total of 3)

A total of three (3) monthly meetings were held with Jordan Downs community coaches, the RAC, Green Ambassadors, Property Management, LAPD, GRYD, and various service providers. These meetings served as a forum to address public safety issues, resolve community concerns, and coordinate joint responses. Developers TMO and Bridge also participated, offering additional guidance and support for residents. This collaborative effort has helped reduce crime and loitering by strengthening communication and strategic planning.

Green Ambassador/Community Cleanup Activities

During the fourth quarter of 2025, the Green Ambassadors successfully carried out eight (8) community cleanups, four (4) public awareness campaigns, and four (4) team meetings. The team continued to advance its ongoing initiative promoting the slogan "Scoop the Poop — Keep Our Community Healthy & Clean!" This campaign focuses on educating residents about the health, environmental, and social impacts of proper pet-waste disposal, encouraging community pride, promoting litter-abatement practices, and fostering stronger community engagement through participation in cleanup activities.

In December, the Green Ambassadors also began developing a new campaign titled "Clean Start 2026!" This initiative aims to motivate residents to begin the new year with a renewed commitment to maintaining a clean and litter-free community. Outreach materials, including posters, will be printed and distributed throughout the neighborhood to broaden awareness. The campaign will formally launch with a targeted outreach event for residents of the Jordan Downs community. Key objectives of the "Clean Start 2026!" campaign include: Increasing awareness of the importance of starting the year with responsible litter-abatement practices, educating residents and service providers on effective methods for maintaining cleaner public spaces and enhancing the overall reputation, cleanliness, and livability of the neighborhood.

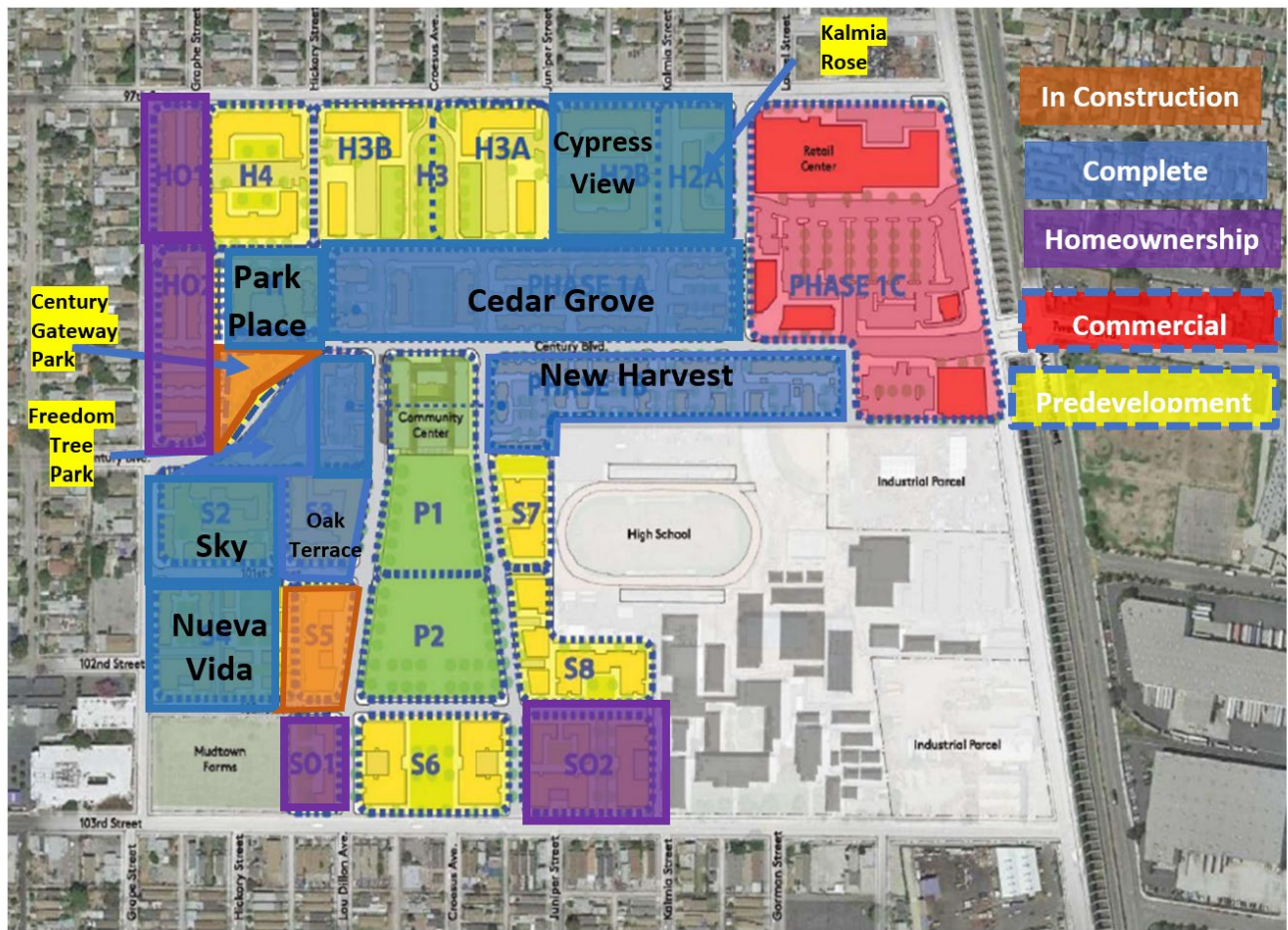
The Green Ambassadors remain dedicated to promoting environmental responsibility and strengthening community connections through continued outreach, education, and engagement efforts.

Attachments:

1. Jordan Downs Phasing Map
2. Expenditure Report Q3 2025
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.

INFRASTRUCTURE

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

PHASE III

RESIDENTIAL

UNITS: 360 UNITS
AREA H2A - 76 UNITS
AREA H2B – 119 UNITS
PHASE S4 – 90 UNITS
PHASE S5 – 75 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, CHILDREN'S PARK
BETWEEN S4 AND S5 SOUTH of 101st STREET
INTERNAL GREEN SPACES ACCESSIBLE TO
THE PUBLIC

ATTACHMENT 2
Expenditure Report

JORDAN DOWNS REDEVELOPMENT

As of June 30, 2025 - 2nd Quarter

Land Acquisition	Total Costs
Land	31,643,219
Financing Costs	5,275,622
Total	36,918,841

Remediation	Total Costs
Legal Expenses	9,207,217
Toxic Waste - Cleaning / Fees	15,430,857
Remediation	17,472,424
Total	42,110,498

Pre-Development Expenses	Total Costs
Administrative Expenses	1,058,849
Business Consulting	7,842,667
Legal Expenses	2,632,041
Site Maintenance and Security	1,699,583
Total	13,233,140

Tenant Services	Total Costs
Shields for Families	5,505,329
Boys & Girls Club Metro LA	384,330
Resident Stipends	359,342
Service Agreement for JD Phase 1A	1,515,683
Total	7,764,684

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	425,000	
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	2,805,763	7,176,364

Development Loans	Commitments	Draws	Accrued Interest	Payments	Loan Balance
Master Development Pre-Development Loan ¹	3,255,000	4,988,339	171,835	(4,317,105)	843,069
Phase 1A					
Phase 1A - RHF Construction Loan	5,000,000	5,000,000	694,932	-	5,694,932
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	1,096,109	-	6,452,288
Phase 1B - Bridge Loan	4,050,000	4,050,000	550,325	-	4,600,325
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	211,315	-	1,211,315
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 - Bridge Loan	2,318,187	2,318,187	187,711	-	2,505,898
Phase 1 H2B (3B)					-
Phase H2B (3B) - Bridge Loan	4,500,000	4,500,000	242,912	-	4,742,912
Area H					-
Area H - Construction Bridge Loan	1,916,000	1,916,000	157,617	-	2,073,617
Phase S3					-
Phase S3 - Construction Bridge Loan ⁴	4,441,177	4,441,177	279,406	-	4,720,583

Development Loans	Commitments	Draws	Accrued Interest	Payments	Loan Balance
Phase S4					-
Phase S4 - Bridge Loan	1,445,000	160,608	44		160,652
Phase S5					-
Phase S5 - Gap Loan	4,160,000	-	-		-
Phase S5 - Acquisition Loan	3,375,000	3,375,000	123,164		3,375,000
Phase S5 - Construction Loan	4,975,000	4,476,500			4,476,500
Phase S5 - Construction Loan	8,050,000	6,119,900	58,985	-	6,178,885
Phase S6					-
Phase S6 - Phase Related Loan	1,000,000	1,000,000	48,163		1,048,163
Phase S6 - CNI Loan	1,000,000	692,435	4,738		697,173
Community Center and Parks					-
Predevelopment Loan ⁴	3,683,956	3,161,196	258,488	-	3,419,685
TOTAL	63,448,266	57,767,048	4,381,901	(5,895,070)	56,130,715

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		674,120.55
JD Phase 1B Ground Lease ³	4,600,000.00	1,294,057.00
JD Phase 1B Ground Lease - Interest ⁵		892,315.96
JD Phase 2B, Area H Ground Lease	2,800,000.00	2,800,000.00
JD Phase 2B, Area H Ground Lease - Interest		644,076.71
JD Phase S3, Ground Lease	3,400,000.00	3,400,000.00
JD Phase S3, Ground Lease - Interest		759,736.99
JD Phase H2A, Ground Lease	3,190,000.00	3,190,000.00
JD Phase H2A, Ground Lease - Interest		446,774.79
JD Phase 1 H2B (3B), Ground Lease	5,000,000.00	5,000,000.00
JD Phase 1 H2B (3B), Ground Lease - Interest		448,158.90
Total	22,440,000.00	22,999,240.91

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	Community Center	74 months	Monday, June 1, 2020	Monday, August 24, 2026
13	• Programming	12 months	Tuesday, September 1, 2020	Wednesday, September 1, 2021
14	• Design Development Phase	10 months	Wednesday, May 1, 2024	Saturday, March 1, 2025
15	• Planning, Permitting, Bidding	6 months	Monday, September 1, 2025	Sunday, March 1, 2026
16	• Fundraising	18 months	Friday, December 1, 2023	Sunday, June 1, 2025
17	• Construction	30 months	Sunday, March 1, 2026	Friday, September 15, 2028
18	Area H (BRIDGE)	22 months	Wednesday, April 1, 2020	Monday, February 28, 2022
19	• Construction	23 months	Wednesday, April 1, 2020	Friday, March 25, 2022
20	• Lease Up	4 months	Friday, April 1, 2022	Wednesday, August 31, 2022
21	Phase S3 (TMO)	31 months	Wednesday, April 1, 2020	Monday, November 14, 2022
22	• Construction	31 months	Wednesday, April 1, 2020	Monday, November 14, 2022
23	• Lease Up	5 months	Thursday, September 1, 2022	Tuesday, February 28, 2023
24	Phase S2 (TMO)	30 months	Wednesday, April 15, 2020	Sunday, October 30, 2022
25	• Financing	9 months	Wednesday, April 15, 2020	Friday, February 12, 2021
26	• Construction	32 months	Monday, February 15, 2021	Monday, October 30, 2023
27	• Lease Up	2 months	Wednesday, November 29, 2023	Tuesday, January 30, 2024
28	Vesting Tentative Tract Map - North Property	70 months	Thursday, December 18, 2014	Friday, November 6, 2020
29	• Planning Submittal	2 months	Monday, August 17, 2020	Friday, November 6, 2020
30	• Public Hearing and appeal	27 days	Thursday, December 18, 2014	Wednesday, January 14, 2015
31	• City Council	1 day	Thursday, January 15, 2015	Thursday, January 15, 2015
32	• Approval	1 day	Friday, January 16, 2015	Friday, January 16, 2015
33	Area H2A (BRIDGE)	42 months	Tuesday, October 13, 2020	Monday, May 6, 2024
34	• Financing	18 months	Tuesday, October 13, 2020	Monday, April 18, 2022
35	• Construction	28 months	Wednesday, April 20, 2022	Friday, December 19, 2024
36	• Lease Up	#NUM!	Sunday, August 18, 2024	Sunday, March 31, 2024
37	Area H2B (BRIDGE)	42 months	Tuesday, June 22, 2021	Monday, January 13, 2025
38	• Financing	33 months	Tuesday, October 13, 2020	Monday, July 17, 2023
39	• Construction	26 months	Monday, July 31, 2023	Friday, September 30, 2025
40	• Lease Up	3 months	Friday, August 1, 2025	Sunday, November 30, 2025
41	Phase S4 (TMO)	63 months	Monday, June 1, 2020	Tuesday, September 30, 2025
42	• Financing	36 months	Monday, June 1, 2020	Friday, June 16, 2023
43	• Construction	23 months	Monday, June 5, 2023	Friday, May 30, 2025
44	• Lease Up	3 months	Sunday, June 1, 2025	Tuesday, September 30, 2025
45	Phase S5 (TMO)	72 months	Thursday, April 1, 2021	Thursday, April 1, 2027
46	• Financing	43 months	Thursday, April 1, 2021	Thursday, November 14, 2024
47	• Construction	22 months	Friday, November 15, 2024	Wednesday, September 30, 2026
48	• Lease Up	3 months	Friday, January 1, 2027	Thursday, April 1, 2027
49	Phase S6 (TMO)	68 months	Thursday, April 1, 2021	Tuesday, December 1, 2026
50	• Financing	66 months	Thursday, April 1, 2021	Thursday, October 1, 2026
51	• Construction	24 months	Friday, November 15, 2024	Tuesday, December 1, 2026
53	Phase H3A (BRIDGE)	71 months	Tuesday, June 1, 2021	Monday, May 31, 2027
54	• Financing	61 months	Tuesday, June 1, 2021	Wednesday, July 1, 2026
55	• Construction	24 months	Wednesday, July 1, 2026	Saturday, July 1, 2028

ATTACHMENT 4

Construction Progress Report

Jordan Downs Redevelopment Project

Quarterly Construction Progress Report

Q4 Ending December 31, 2025



Quarterly Construction Progress Report

Q4, Ending December 31, 2025

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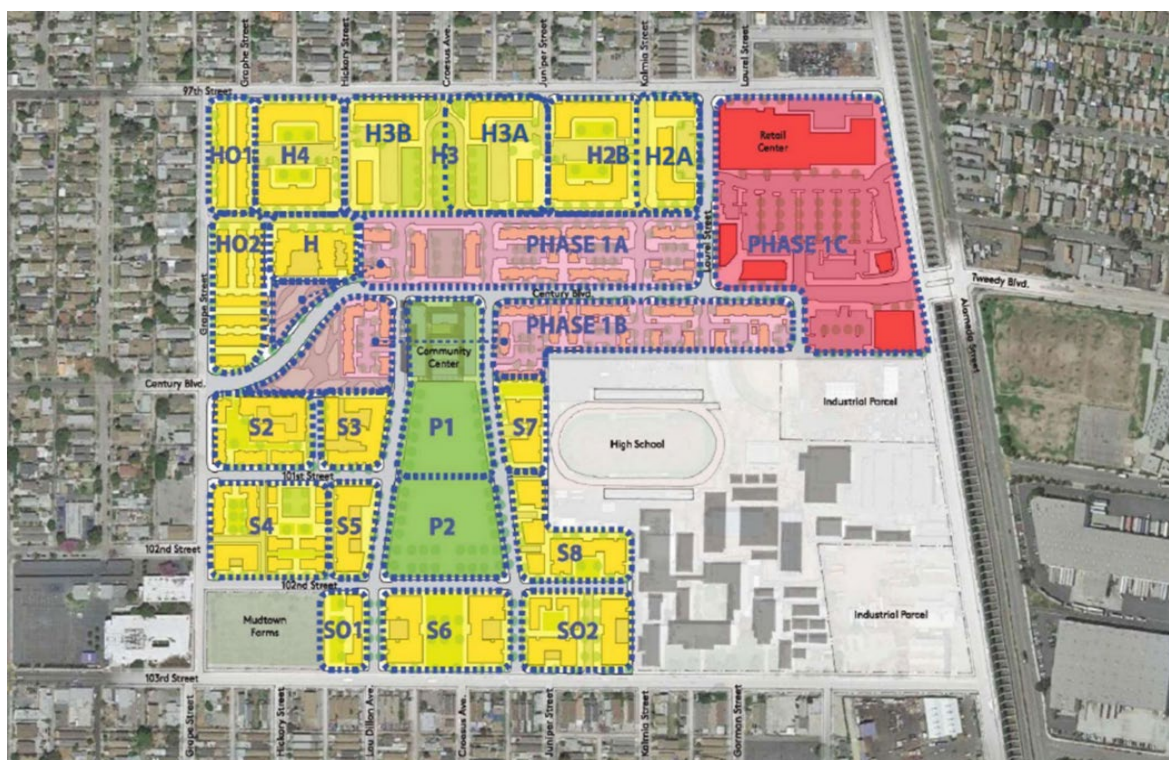
1.0 PROGRAM DESCRIPTION

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 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. TCO was obtained on October 26, 2023. C-of-O 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 at Lou Dillon consists of 91 units. Construction is 100% complete. TCO obtained. C-of-O 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. The walkup building obtained TCO on 11/20/24 and podium obtained TCO on December 20, 2024. Construction is 100% complete and leasing up.

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 completed September 30, 2025. 2 and 3 story buildings obtained TCO on 9/5/25. The podium building obtained TCO on 9/30/25.

Phase S4: The project is located between 101st and 102nd Street to the north and south as well as Grape Street and Lou Dillon on the respective west and east side. This project started construction in June 2023 and was completed on May 16, 2025. Construction is 100% complete. Residents started moving in on May 28.

Phase S5: Phase S5 is located south of Phase S3 along Lou Dillon, between 101st and 102nd Streets, and east of S4. TMO issued NTP on 11/15/24 and is scheduled to be completed on September 30, 2026. The building framing is complete. Interior and exterior work is in progress. The roofing system installation is in progress and will be completed by December 25, 2025. The construction is approximately 46.78% completed.

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	\$39.3 M	05/2022 to 12/20/2024	Complete & Leased Up
H2B	BRIDGE Housing	Portrait	\$61.5M	07/31/23 to 09/30/25	Complete and occupied by residents
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	\$45.6 M	06/05/23 to 05/30/25	Complete and Leasing Up in Progress
S5	The Michaels Development Company (TMO)	Walton	\$66.8 M	11/19/24 to 9/30/26	In Construction

1C	Primestor	VCC	\$26.7 M	06/2018 to 01/2020	Complete
Freedom Tree Park	The Michaels Development Company (TMO)	Walton	\$2.3 M	09/25/23 to 11/15/24	Complete
Century Gateway Park	The Michaels Development Company (TMO)	Walton	\$2 M	12/23/24 to 01/16/26	In Construction

3.0 CONSTRUCTION PROGRESS

3.1 Progress of Construction Work

Work completed this quarter:		Ongoing work:	
AREA H2A RESIDENTIAL BUILDING			
Area H2A (3A) - NTP issued 4/20/2022 - TCO Walkup Building Obtained 11/15/24 - TCO Podium Building Obtained 12/20/24 - C-of-O received 5/27/2025		Area H2A - The project is 100% complete. - Building is leased up.	
AREA H2B RESIDENTIAL BUILDING			
Area H2B (3A) - NTP issued 7/31/2023 - TCO Obtained 9/30/25 - C-of-O TBD 12/30/25		Area H2B - The project is 100% complete. - Podium building obtainedTCO 9/30/25. 2 story building TCO issued on 9/5/25. 3 Story building TCO issued 9/5/25.	
AREA S3			
S3 NTP issued 4/1/2020.		S3 The project was completed Q4 2022. TCO	

• TCO obtained 11/14/2022 • C-of-O obtained 1/31/2024	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 • C-of-O 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 C-of-O 1/31/24. • B Permit work completed
AREA S4	
S4 • NTP issued 6/5/2023. • TCO received 5/16/2025 • C-of-O anticipated 6/30/2025	S4 • The project is complete. TCO received. Building is occupied. C-of-O issued 7/8/25
Area S5	
S5 • NTP issued 11/15/24 • TCO expected 9/30/26 / C-of-O TBD	S5 • TMO issued NTP on 11/15/24. • The building framing is complete. Interior MEP and exterior siding work in progress. The roofing system is being installed and will be done by 12/25/25. The project is tracking on schedule.
AREA Freedom Tree Park	
FTP • Project completed • C-of-O obtained on 11/15/24	FTP • The park is open to the public.
Century Gateway Park	
CGP • NTP issued 12/23/24 • Construction in progress • C-of-O Anticipated on 1/2026	CGP • NTP issued 12/23/24 • Project is 91.18% complete • Project completed except for installation of the shade structure. Still in supplemental permit

	approval phase. Anticipated completion 1/2026. Permanent power is installed but not approved to energize by LADBS until shade structure is complete.
--	--

4.0 PROJECT BUDGET AND SCHEDULE

4.1 Financial Status

FINANCIAL STATUS	
AREA H2A RESIDENTIAL BUILDING	
Contract Value	\$35,445,354
Executed Change Orders	\$5,113,486.68
Revised Contract Amount	\$40,558,840.68
Potential Additional Change Orders	\$0
Projected Contract Amount	\$40,558,840.68
Total Earned Value to Date	\$40,157,645.99
Percent of Value Complete	100%
AREA H2B RESIDENTIAL BUILDING	
Contract Value	\$59,044,318
Executed Change Orders	\$3,379,213.53
Revised Contract Amount	\$62,423,531.53
Potential Additional Change Orders	\$278,233.46
Projected Contract Amount	\$62,701,756
Total Earned Value to Date	\$59,031,320.94
Percent of Value Complete	94.6%
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	\$2,156,827.42
Revised Contract Amount	\$46,746,979.42
Potential Additional Change Orders	\$0
Projected Contract Amount	\$46,746,979.42
Total Earned Value to Date	\$46,723,109.58
Percent of Value Complete	99.5%
AREAS S5	
Contract Value	\$ 40,155,604.00
Executed Change Orders	\$784,141.26
Revised Contract Amount	\$40,939,745.26
Potential Additional Change Orders	\$117,168.99
Projected Contract Amount	\$41,056,914.20
Total Earned Value to Date	\$19,151,219.98
Percent of Value Complete	46.78%
Freedom Tree Park	
Contract Value	\$ 2,260,982
Executed Change Orders	\$117,199.32

Revised Contract Amount	\$ 2,378,181.32
Potential Additional Change Orders	\$ 0
Projected Contract Amount	\$ 2,378,181.32
Total Earned Value to Date	\$ 2,378,181.32
Percent of Value Complete	100%
Century Gateway Park	
Contract Value	\$1,916,963
Executed Change Orders	\$306,206.14
Revised Contract Amount	\$2,248,411.07
Potential Additional Change Orders	\$62,562.10
Projected Contract Amount	\$2,310,973.17
Total Earned Value to Date	\$2,050,144.36
Percent of Value Complete	91.18%

4.2 Schedule Status

SCHEDULE STATUS	
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 C-of-O obtained
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:	C-of-O 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	170 Calendar Days
Revised Contract Duration	605 Calendar Days
Remaining Time over schedule – Podium Building Walkup Building A received TCO on 11/20/24	43 Calendar Days over schedule; Podium Building as of 12/20/2024
% Time Elapsed	105.7%
Contractual Substantial Completion:	11/15/24; TCO obtained 12/20/2024
AREA H2B Construction	

Owner / Contractor	Bridge Housing / Portrait Construction
Notice to Proceed	July 31, 2023
Original Duration	522 Calendar Work Days
Time Extension	43 Calendar Work Days
Revised Contract Duration	565 Calendar Work Days
Remaining Time	2 Calendar Days as of 09/30/2025
% Time Elapsed	99.6% of extended 565 days
Contractual Substantial Completion:	Sept 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	13 Calendar Days as of 05/16/2025
% Time Elapsed	99% of original 504 days
Contractual Substantial Completion	May 30, 2025 Project Complete. C-of-O issued 7/8/25.
AREA S5	
Owner / Contractor	The Michaels Organization (TMO) / Walton Construction
Notice to Proceed	Nov 15, 2024
Original Duration	482 Calendar Work Days
Time Extension	0 Calendar Work Days
Revised Contract Duration	482 Calendar Work Days
Remaining Time	205 Calendar Days
% Time Elapsed	57.4% of original 482 days
Contractual Substantial Completion:	September 30, 2026
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	216 Calendar Work Days
Remaining Time	0 Calendar Days as of 11/20/2024
% Time Elapsed	100% of original 175 days
Contractual Substantial Completion:	August 12, 2024
Century Gateway Park Construction	
Owner / Contractor	The Michaels Organization (TMO) / Walton Construction
Notice to Proceed	December 23, 2024
Original Duration	187 Calendar Work Days
Time Extension	78 Calendar Work Days
Revised Contract Duration	265 Calendar Work Days
Remaining Time	55 Calendar Days as of 12/4/2025
% Time Elapsed	78% of extended 265 days
Contractual Substantial Completion: Revised	January 16, 2026

5.0 ISSUES, AND RESOLUTION

5.1 Current Issues, Resolutions and Developments

<i>RESOLVED ISSUES</i>	<i>UNRESOLVED ISSUES</i>
AREA H2A RESIDENTIAL BUILDING	
- Obtained LADBS approval of building height modification 5/27/25 - Obtained C-of-O certification 5/27/25	
AREA H2B RESIDENTIAL BUILDING	
- TCO obtained 9/30/25 - Open excavation permit needs closure - Complete final electrical permit open items - Complete final CASp open items - Complete Plumbing permit modifications requested by building inspector	- Obtain CofO - Complete NAC signoff - Complete landscape covenant
AREA S3	
C-of-O obtained 1/31/24	
AREA S2	
C-of-O Obtained 1/31/24	
AREA S4	
Obtained C-of-O 7/8/25	NA
AREA S5	

• Open excavation permit needs closure • Complete final electrical permit open items • Complete final CASp open items • Complete Plumbing permit modifications requested by building inspector • Obtained owner approval of exterior color green alternative •	• HVAC line set shaft obstructions • Childrens education mailbox approval by USPS
Freedom Tree Park	
• Obtained final remaining plumbing permit to close out project • Obtained TCO/C-of-O certification • Park open to the public	
Century Gateway Park	
• Complete DWP Permanent power • Obtain Caltrans time extension • Obtain and install playground permit and structure	• Obtain and install shade structure • Obtain permits for shade structure

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 The Habit Burger Grill. The retail center appears to be vibrant serving the residents of Jordan Downs and community of Watts.



AREA H2B



Area H2B - View of Podium building
October 2, 2025



Area H2B - View of Podium building
October 2, 2025



Area H2B - View of Podium building
October 8, 2025



Area H2B - View of Pearl Park
October 8, 2025

AREA H2B



Area H2B - View of Podium building
October 8, 2025



Area H2B - View of Podium building
October 8, 2025



Area H2B - View of Podium building
October 8, 2025



Area H2B - View of Podium building
October 8, 2025

AREA S4



Area S4 - View of building A
June 4, 2025



Area S4 - View of building B community room
May 7, 2025



Area S4 - View of building playground
May 7, 2025



Area S4 - View of building A unit
May 13, 2025



Area S4 - View of building B patio
May 7, 2025



Area S4 - View of site building A
May 29, 2025



Area S4 - View of building B
June 4, 2025



Area S4 - View of building A
June 4, 2025

AREA S5



Area S5 - View of exterior south east sides
building
December 3, 2025



Area S5 - View of exterior west side
December 3, 2025



Area S5 - View of roofing install
December 3, 2025



Area S5 - View of roofing install
December 3, 2025



Area S5 - View of electrical room switchgear
November 5, 2025



Area S5 - View of unit
November 12, 2025



Area S5 - View of Exterior windows
November 12, 2025



Area S5 - View of Unit
November 12, 2025

Century Gateway Park



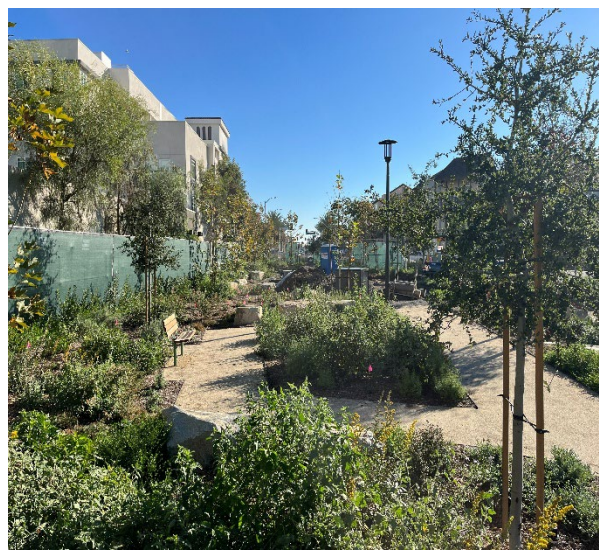
Area CGP – View of site playground
December 3, 2025



Area CGP – View of site playground
November 25, 2025



Area CGP – View of site
November 25, 2025



Area CGP – View of site
November 25, 2025