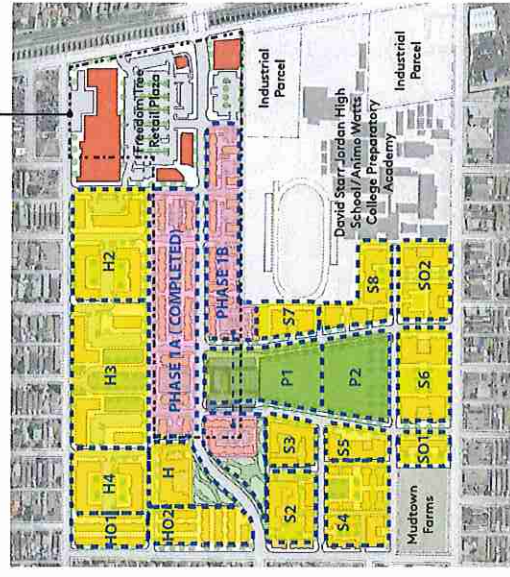


LEGEND

- NEW CONSTRUCTION RESIDENTIAL
- RETAIL
- PUBLIC PARK
- RESIDENTIAL OPEN SPACE
- RESIDENTIAL PLAZA OVER PARKING



SITE PLAN

PHASING DIAGRAM



JORDAN DOWNS SITE PLAN / OCTOBER 28, 2019

MITHUN

Cedar Grove at Jordan Downs, Los Angeles, CA



Cedar Grove at Jordan Downs is the first phase of new residential construction for the revitalization of Jordan Downs, a 1950s-era public housing development in the Watts neighborhood of Los Angeles.

Affordable Units / Total Units: 115 / 115
Est. Total Development Cost: \$63,400,000

Cedar Grove consists of 115 affordable rental apartments in 12 buildings on 3.15 acres. Designed to a LEED Silver certification level, Cedar Grove will maximize solar opportunities, energy efficiency and environmental sustainability, and will have an on-site management office along and community lounge with wifi and computers. In 2008, the Housing Authority of the City of Los Angeles (HACLA), in conjunction with residents and a broad spectrum of stakeholders, initiated a plan to rebuild Jordan Downs into a mixed-use, mixed-income community: a vibrant urban village that will serve as a national model for the renewal of public housing.

Rents at Cedar Grove will be affordable to residents with incomes of up to 30% to 50% of Area Median Income. 82 of the apartments have project-based vouchers to serve households at even lower income levels and 72 are replacement housing units for existing residents of Jordan Downs, implementing the anti-displacement strategy.

Public Partner: Housing Authority of the City of Los Angeles

Design Architects: Mithun and SVA Architects; **Architect of Record:** SVA Architects

General Contractor: Cannon Constructors South

Financial Partners: Housing Authority of the City of Los Angeles; California Climate Investment Program (fka Greenhouse Gas Reduction Fund Affordable Housing and Sustainable Communities Program through the Strategic Growth Council and the California Department of Housing and Community Development); Bank of America, N.A.; JP Morgan Chase Bank; Los Angeles Housing + Community Investment Department

Jordan Downs Area H, Los Angeles, CA



Jordan Downs Area H will be built directly adjacent to BRIDGE Housing's Cedar Grove at Jordan Downs.

Affordable Units/Totals Units: 80/80
Est. Total Development Cost: \$40,526,472

Area H will provide 80 thoughtfully designed apartments ranging from one- to four-bedrooms, affordable to families who earn up to 80% AMI. The development is part of the 100% non-displacement for the current residents of Jordan Downs. Amenities include two fully furnished community rooms, one with a demonstration kitchen; two outdoor recreation areas, one suitable for kids 3-6 years old and the other for 7+ year olds; ample outdoor BBQ and recreation areas; 1 community lounge; planter beds throughout; onsite laundry; and onsite property manager and case management offices.

Public Partner: Housing Authority of the City of Los Angeles

Architect: Togawa Smith Martin Architects, Inc.

General Contractor: Portrait Construction, Inc.

Financial Partners: Housing Authority of the City of Los Angeles; California Department of Housing and Community Development (Infill Infrastructure Grant); Emerson Collective Foundation; Wells Fargo Bank; California Tax Credit Allocation Committee



Phase 1A Section 3 Performance and Outcomes Report

June 2017 to October 2019
Developer: BRIDGE Housing
General Contractor: Cannon Constructors
Total Units: 115 (67% Public Housing Replacement; 37% Tax Credit)
Tax Credit: 9%
Operating as Cedar Grove at Jordan Downs

Section 3 Priority Areas - HACLA defined

P1: Jordan Downs Resident (verified residency)
P2: Watts Resident (90002 and 90059 zip codes)
P3: City of LA YouthBuild Participant
P4: City of LA Resident



LOS ANGELES
ECONOMIC & WORKFORCE
DEVELOPMENT DEPARTMENT



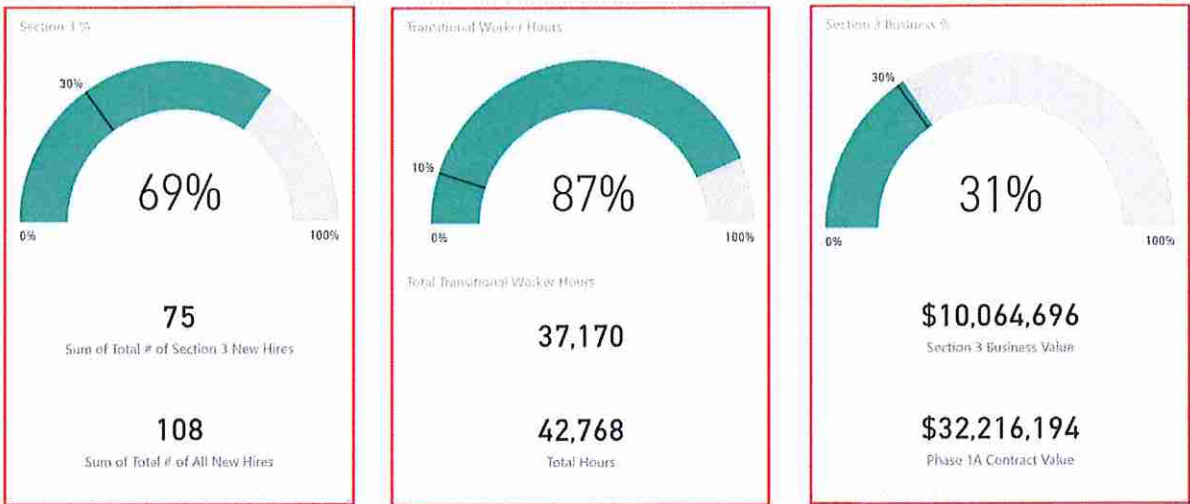
America's JobCenter
of California



All the data presented in this summary applies to the 75 Section 3 workers employed in this phase. The Section 3 placement goal is 30 percent of all new jobs created and the Transitional Worker goal is 10 percent of all worker hours.

Transitional Worker Eligibility: City of LA resident; chronic unemployment; homeless, history of involvement with the criminal justice system; single head of household. Transitional workers must also meet the P1 to P4 residency criteria.

Cedar Grove at Jordan Downs
 Section 3 Performance and Outcomes Summary
 Page 2

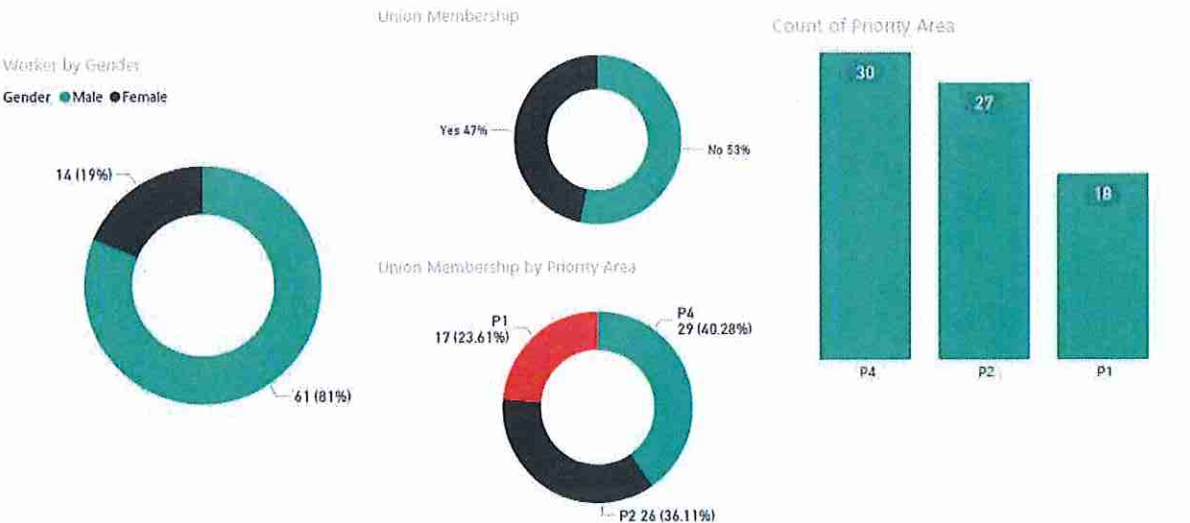


490	570	82%	\$29.07	\$1,195,445	\$16,155	\$135,439
Sum of Total # of Employees Worked on the Project	Avg Work Hours	Subcontractor Section 3 Worker Placement Rate	Average of Pay Rate	Total Earnings	Average of Total Earnings	Max Earnings

Priority Area	Average of Pay Rate	Total Hours	Total Earnings
P1	\$22.26	15,390.52	\$407,674.55
P2	\$30.44	13,523.28	\$408,163.01
P4	\$29.53	12,662.75	\$343,906.54
Total	\$29.07	42,768.47	\$1,195,445.49

\$1,195,445.49	\$16,154.67
Total Earnings	Average of Total Earnings
\$135,439.11	\$29.07
Max of Total Earnings	Average of Pay Rate

Gender	Average of Pay Rate	Total Hours	Total Earnings
Female	\$29.56	7,837.08	\$279,222.46
Male	\$27.83	34,931.39	\$916,223.03
Total	\$29.07	42,768.47	\$1,195,445.49



Cedar Grove at Jordan Downs

