

Section. Organizational Profile

1.

Century Housing

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1000 Corporate Pointe, Suite 200, Culver City, California 90230

3.

Laurence J. Richards, Vice President of Real Estate Development

4.

Robert J. Norris, Jr., Executive Vice President is an authorized signor for any purchase agreements. See attached Articles of Incorporation & Bylaws for legal authority verification.

5.

Century Housing is a private non-profit, tax exempt organization under Section 501 (c) (3) of the 1986 Internal Revenue Code.

6.

See attached Articles of Incorporation & Bylaws.

7.a.

What is now Century Housing began as the Century Freeway Housing Program in 1979. The 1972 lawsuit *Keith vs. Volpe* charged that construction of the new I-105 Freeway in Los Angeles would be detrimental to housing and environmental concerns. The case, presided over by Judge Harry Pregerson, prevented construction of the freeway for several years. As part of the consent decree to resolve that case in 1979, the Century Freeway Housing Program was initially administered by the state to replenish the affordable housing stock depleted during the construction of the freeway.

A movement to privatize the program began during the early 1990's, as the freeway construction was nearly complete. Federal and state governments contributed additional funds as they bowed out of administering the program, and after the \$2.2 billion Century Freeway was completed in 1993, the nonprofit, private Century Housing Corporation took over two years later in July 1995.

In the first known conversion of a state program to a private, nonprofit corporation, G. Allan Kingston was appointed Interim Trustee/Administrator and remains the President/CEO of Century Housing Corporation. The Court admitted Century as a defendant in *Keith vs. Volpe* and as a party to the Consent Decree, appointed the initial directors and transferred to Century all assets and liabilities formerly administered by Agencies of the State of California, including the State's obligation for monitoring of housing affordability.

Century, now governed by a Court-appointed ten-member Board of Directors, has the responsibility to manage the assets and honor the obligations of the housing program. As a private sector company, we now have a better ability to marshal our resources and expand operations to create more affordable housing opportunities in the communities we serve.

7. b.

G. Allan Kingston, President/CEO

(310) 642-2001, gakingston@centuryhousing.org

Mr. Kingston directs Century Housing's real estate financing and development programs which have added more than 11,000 units of affordable housing in 120 developments, located in 30 communities throughout the Los Angeles metropolitan area, and has brought to reality Century's theme: "More Than Shelter[®]". In addition, Mr. Kingston has the authority to represent and to make legally binding commitments on behalf of Century.

Acting as an intermediary to local community organizations, and nonprofit and for-profit developers, affordable housing developments financed by Century include funding of innovative inner city developments which feature More Than Shelter[®], combining housing with after-school, tutoring/college prep programs, academic counseling, transitional housing for homeless veterans, child care, energy efficient homes, pre-apprenticeship training, HIV and substance abuse counseling, training programs for women in nontraditional jobs, health and wellness programs for seniors, and other socially responsive programs.

As well as being a Member of the Century Board of Directors, Mr. Kingston also is the First Vice President of the National Housing Conference, and a Board Member of the National Association of Affordable Housing Lenders, the National Housing Development Corporation, the Center for Housing Policy, Shelter Partnership of Los Angeles, Housing California, and he is Chairman of the California Housing Consortium. He has also previously served on the Board of Directors of the National Coalition for Homeless Veterans.

Prior to joining Century, Mr. Kingston directed the private real estate development activities and projects of large corporations for several years, and was a partner in several commercial real estate and residential projects in California, Hawaii, and the Midwest. He managed large-scale residential and commercial projects for, among others, Tecon Realty Corporation, Le Meridian Hotel (Coronado), Oceanic Properties (Castle and Cook), The Hawaiiana Company, Centre Properties, and University Development, Inc.

His focus on urban issues began with government organizations: he served as Executive Director of the Fresno Redevelopment Agency, as Deputy Director of the Oakland Redevelopment Agency, and with U.S. HUD and its predecessor agency. Mr. Kingston received his B.A. degree from the University of California at Berkeley.

Robert J. Norris, Jr., Executive Vice President
(310) 642-2015, rmorris@centuryhousing.org

Mr. Norris has twenty years of experience in both the public and private sectors at Senior to Executive Management Level. As Executive Vice President he is responsible for the day-to-day operations and executive oversight of Century's affordable housing finance and development services. In addition, Mr. Norris has the authority to represent and to make legally binding commitments on behalf of Century.

Mr. Norris also serves as Executive Vice President of Century/Learning Initiatives For Today (Century/LIFT) and as Executive Officer of the Century Villages at Cabrillo, Century Affordable Developments, and the Century Community Training Program.

Prior to his work at Century Housing, Mr. Norris served as Deputy Director of the California Department of Housing and Community Development, Century Freeway Housing Program from 1983 to 1991. He then served as Deputy Director, Development, from 1991 to 1997, for the San Diego Housing Commission. As the Housing Commission's Deputy Director Mr. Norris had responsibility for Housing Development, Public Housing Maintenance, Public Housing New Construction, First Time Homebuyer Programs and Rehabilitation Programs.

Mr. Norris graduated with majors in Political Science and Black Studies from the University of California, Santa Barbara and attended the University of San Francisco Graduate School of Education.

Mr. Norris is a member on the boards of the LINC Housing Corporation, the National Coalition for Homeless Veterans, and the Inglewood YMCA. He is a member of the Los Angeles Downtown Rotary, serving on the Salvation Army Red Shield Youth Center Committee.

Ronald M. Griffith, General Counsel
(310) 642-2044, rgriffith@centuryhousing.org

Mr. Griffith is the General Counsel, Vice President and Secretary of Century Housing Corporation and its affiliate corporations. He is a graduate of Tufts College, *magna cum laude*, and holds a Doctor of Jurisprudence from the University of Pennsylvania School of Law.

Mr. Griffith provides advice and counsel to the Board of Directors and management of Century Housing on a variety of corporate matters, including tax, employment law, regulatory compliance and contract law. Over several decades of practice, he has developed a special expertise in the area of real property law, including purchase and sale transactions, leases, real property development and real estate financings, representing owners, buyers, developers, lenders and tenants. At Century Housing, Mr. Griffith also deals regularly with housing issues affecting seniors, abused families, homeless veterans, and low-income individuals and families.

In addition to his real estate practice at Century Housing, Mr. Griffith is also responsible

for the organization and corporate governance of Century's subsidiary corporations and affiliates, including those that deal with childcare, job training and placement, after school tutoring and charter school education.

Prior to serving as General Counsel, Mr. Griffith was Of Counsel to a 400-attorney national law firm, Arter & Hadden, LLP, specializing in all aspects of real estate law, including finance, sales and development. He established the office of general counsel at Union Federal Bank and Uni-Cal Financial Corporation, and served as corporate real estate counsel to the bank's wholly owned real estate development subsidiary with a net worth of more than \$100 million.

Laurence J. Richards, P.E., V.P. Real Estate Development
(310) 642-2085, lrichards@centuryhousing.org

Mr. Richards is a seasoned construction professional with over ten years of management and leadership experience as a Vice President, Real Estate Development with Century Housing Corporation, Program Manager with Del Terra Construction Group, and as a Civil Engineer Corps Officer in the United States Navy.

Mr. Richards has managed construction projects ranging from small-scale residential renovations to large-scale industrial new construction (e.g., supercomputer facility and aircraft hangars) as both the owner's representative (Assistant Resident Officer in Charge of Construction, Rowland Unified School District Program Manager) and contractor (Officer-in-Charge of a Seabee Construction Team). These projects cost from several thousand dollars to approximately \$52 million. He has led and managed personnel, such as tradesmen, professional engineers and project managers, in organizations with up to 75 employees.

Mr. Richards holds a Bachelor of Civil Engineering degree from Auburn University, a Masters of Science degree with an Environmental Engineering specialty from the University of Maryland, College Park, and a Masters of Business Administration degree from the University of Southern California. Mr. Richards is a Licensed Professional Engineer in Civil Engineering (Civil Engineer License No. C 60820) and a licensed General Contractor in the State of California (General Building Contractor License No. 851928), a member of the American Society of Civil Engineers and a member of the Society of American Military Engineers.

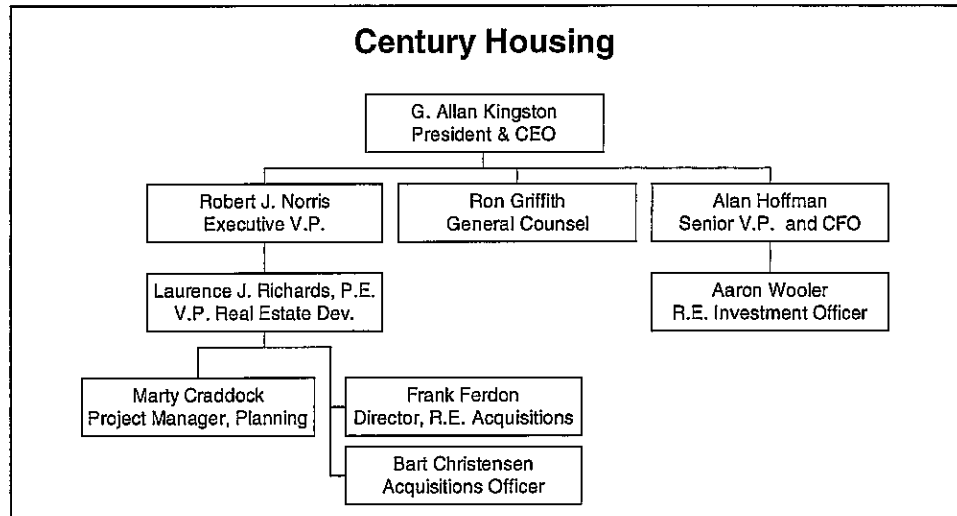
Alan R. Hoffman, Senior Vice President & Chief Financial Officer
(310) 642-2006, ahoffman@centuryhousing.org

With 16 years of experience in management and finance, Mr. Hoffman is responsible for all corporate finance, risk management, investments, financial planning, tax, HR and IT functions and Century Housing's affiliates.

Mr. Hoffman has spearheaded capital markets and corporate finance functions for such companies as Exxon Corporation, GM-Hughes Electronics, Kaufman & Broad Home Corporation, and Lockheed Martin Finance Corporation.

Mr. Hoffman received an M.B.A. from The Wharton School at the University of Pennsylvania, an M.A. in Political Science and International Economics from the School of Advanced International Studies at Johns Hopkins University, and a B.A. in Social Systems' Science from UCLA. He has also instructed as an adjunct professor of finance in Pepperdine University's M.B.A. program.

7. c.



7. d.

Not applicable.

7.e.

Not applicable.

8.

See attached.

Section: Proposed Program

1.

Century Housing plans to entitle the land for a workforce condominium development. Pending approvals, Century Housing plans to build between 40 and 60 housing units.

2.

For the purposes of this submittal, Century Housing requires nothing from the current property layout. Please see attached sample elevation for prospective product.