CRA/LA
Building communities with jobs & housing

Community Redevelopment Agency
of the CITY OF LOS ANGELES

DATE / APR 20 2006

FILE CODE /

354 South Spring Street / Suite 800
Los Angeles / California 90013-1258

T 213 977 1600 / F 213 977 1665
www.crala.org

CRA File No. 4930
Council District:
Contact Person: Jay Virata
(213) 977-1658

Honorable Council of the City of Los Angeles
John Ferraro Council Chamber
200 N. Spring Street
Room 340, City Hall
Los Angeles, CA. 90012

Attention: John White, Office of the City Clerk

COUNCIL TRANSMITTAL:

Transmitted herewith, is a Board Memorandum adopted by the Agency Board on April 20, 2006, for City Council review and approval in accordance with the "Community Redevelopment Agency Oversight Ordinance" entitled:

VARIOUS ACTIONS RELATED TO:

PROPOSED BUDGET AND WORK PROGRAM FOR THE FISCAL YEAR ENDING JUNE 30, 2007.

RECOMMENDATION

That City Council approves recommendation(s) on the attached Board Memorandum.

ENVIRONMENTAL REVIEW

The recommended action does not constitute a "project" as defined by the California Environmental Quality Act ("CEQA").

FISCAL IMPACT STATEMENT

There is no fiscal impact to the City's General Fund, as a result of this action.

Richard L. Benbow, Acting Chief Executive Officer

cc: John White, Office of the City Clerk (Original and 9 Copies on 3-hole punched)
Adriana Martinez, Office of the Mayor
Annemarie Sauer, Nancy Duong, Office of the CAO
Paul Smith, Ivania Sobalvarro, Office of the CLA
Noreen Vincent, Neil Blumenkopf, Office of the City Attorney

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA

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REVISED
Page 2 as underlined

MEMORANDUM

DATE: APRIL 20, 2006 VARIOUS

TO: AGENCY COMMISSIONERS

FROM: RICHARD L. BENBOW, ACTING CHIEF EXECUTIVE OFFICER

RESPONSIBLE PARTY: RANDALL K. WILKINS
CHIEF FINANCIAL OFFICER

SUBJECT: PROPOSED BUDGET AND WORK PROGRAM FOR THE FISCAL YEAR ENDING JUNE 30, 2007

RECOMMENDATIONS

That the Agency:

1. Transmit the Proposed Budget and Work Program (Attachments A, B, and C) for the fiscal year ending June 30, 2007 (FY07) to the Mayor and City Council for approval;

2. Request the City Council to take the following actions with respect to the Central Business District (CBD) Redevelopment Project Work Program:

   A. Approve the proposed Thirtieth Annual Work Program for the CBD, including the Public Fiscal Impact Report (Attachment D), which is contained in the CBD section of the proposed FY07 Budget and Work Program;

   B. Approve the establishment by the Agency of indebtedness as set forth in the Central Business District Work Program;

   C. Find and determine that:

      i. The purpose for which CBD tax increment funds are to be expended cannot reasonably of feasibly be financed from any other source; and

      ii. The elimination of blight and redevelopment as set forth in the Annual Work Programs of the Agency cannot be accomplished by private enterprise without the aid and assistance of the Agency;

D. Authorize the Agency to acquire land, except by eminent domain, prior to there being a written agreement concerning the sale and redevelopment of the property to facilitate acquisition of single room occupancy hotels for rehabilitation; of key sites for commercial or adaptive use in the Historic Core or in South Park; and of sites for redevelopment or additional housing in South Park.

SUMMARY

The total resources for fiscal year 2007 are expected to be $439,295,500 with a first year expenditure allocation of $335,790,800. The $439,295,500 budget consist of projected new resources totaling $173,721,400 and monies previously received totaling $265,574,100. Of the first year expenditures, $241,297,200 is for capital costs such as professional services, land, bricks and mortar, and legal, $64,972,600 for debt service, and $39,602,300 is for program delivery costs including direct and indirect salaries, benefits and non-personnel costs. The FY07 Budget is based on a staffing level of 242.

Current and anticipated resources are sufficient to cover all expenditures in this budget proposal. The attached budget (Attachments A, B, and C) presents the resources and expenditure plan for each Project Area and Revitalization Area, along with Citywide objectives. It also outlines operating (program delivery) costs and the level of resources committed to various studies.

RE

Initial Action.

SOURCE OF FUNDS

Various Agency funds.

PROGRAM AND BUDGET IMPACT

An affirmative decision will allow the Agency to submit its FY07 Budget proposal to the Mayor and City Council for consideration and approval prior to the start of fiscal year 2007, which begins on July 1, 2006 and ends on June 30, 2007.

ENVIRONMENTAL REVIEW

The proposed action does not constitute a "project" as defined by the California Environmental Quality Act .

BACKGROUND

Pursuant to State Law, Health and Safety Code Section 33606, the Agency must adopt an annual budget. City Council's approval of the budget will fulfill the requirement that the budget be approved by the local legislative body. The final step in the process will be to bring the budget and any modifications back to the Agency Board for adoption.

Richard L. Benbow
Acting Chief Executive Officer

There is no conflict of interest known to me, which exists with regard to any Agency officer or employee concerning this action.

Attachments: Attachment A- Proposed FY 2007 Work Program Budget Summary
Attachment B- Proposed FY 2007 Work Program Budget Schedules
Attachment C- Proposed FY 2007 Work Program Budget Narratives
Attachment D- Public Fiscal Impact Report – Los Angeles Central Business District Redevelopment Project

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of the CITY OF LOS ANGELES

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ATTACHMENT "D"

DISTRIBUTION LIST

This Public Fiscal Impact Report on the Proposed 2006-07 Annual Work Program for the Central Business District Redevelopment Project (CBD) is being circulated prior to submittal to the City Council as part of the 30th Annual Work Program for the Central Business District Redevelopment Project. This Public Fiscal Impact Report is herewith submitted for your review with any comment to be received in writing by the Community Redevelopment Agency (CRA) no later than May 12, 2006.

2006-07 INCREASE IN ASSESSED VALUE

Estimates of taxable values and revenues in CBD for 2006-07 are provided in Attachment No. 1. The estimates are based on 2005-06 secured and unsecured taxable values as reported by the Auditor-Controller's office of the County of Los Angeles for CBD. The 2006-07 value of real property (land and improvements) on both the secured and unsecured rolls have been based on the assumption that inflation will remain at 2.0 percent annually in future years and that the value of real property (land and improvements) will increase at this rate. The value of property other than real property has been assumed to remain at its 2005-06 level. The Incremental Taxable Value shown on Attachment No. 1 is the amount by which assessed value in CBD is estimated to have increased over the 1974-75 base roll for the amended CBD.

2006-07 ASSESSED VALUE INCREASE NECESSARY TO PROGRAM FUNDING

The Work Program for the 2006-07 fiscal year does not require any of the increase in assessed value shown on Attachment No. 1.

MAXIMUM POTENTIAL TAX INCREMENT

The total amount of revenue that will be generated by the increase in assessed value shown on Attachment No. 1 is approximately $46.9 million. None of these revenues will, however, be tax increment. Because CBD has received all or the revenues available under its cumulative tax increment limit of $750 million, the maximum potential tax increment available from CBD is zero ($0).

TAX INCREMENT TO BE PAID TO THE AGENCY

No tax increment will be paid to the Agency for the purpose of funding the 30th Work Program for CBD.

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Building communities with jobs & housing

FISCAL IMPACT ON EACH TAXING AGENCY

The fiscal impact to taxing agencies from both: a) the maximum potential tax increment from CBD and, b) the amount of tax increment proposed for receipt by the Agency to finance the Work Program is the same. There is no fiscal impact to the taxing agencies since there is no tax increment to be generated in CBD or received by the Agency from CBD.

MITIGATION MEASURES

Because of the lack of impact to taxing agencies, this Impact Report does not present any mitigation measures.

Any questions you may have concerning this report may be directed to me at (213) 977-1889.

Sincerely,

Raymond L. Fors
Finance Director

Attachment No. 1

Community Redevelopment Agency of the City of Los Angeles

Central Business District Redevelopment Project

ESTIMATE OF 2006-07 TAX REVENUE (1)

Secured Taxable Value	
Land	1,115,962,823
Improvements	4,006,805,221
Personal Property	24,016,880
Gross Secured	5,146,784,924
Less: Exemptions	220,838,271
Total Secured	4,925,946,653
Unsecured Taxable Value	
Land	0
Improvements	113,019,055
Personal Property	338,704,164
Gross Unsecured	451,723,219
Less: Exemptions	6,574,951
Total Unsecured	445,148,268
Total Secured and Unsecured Taxable Value	**5,371,094,921**
Base Year Value	**594,700,000**
Incremental Value	**4,776,394,921**
Tax Increment Revenue	47,804,262
Unitary Revenue	0
Property Tax Administrative Charge (2)	956,085
Gross Estimated Revenue	46,848,177
Total Tax Increment Revenue (3)	**0**

(1) Based on 2005-06 tax roll information reported by the Los Angeles County Auditor-Controller's, August 2005.

(2) The Property Tax Administrative Charge is estimated at approximately two percent.

(3) Because of the $750.0 million limit on tax increment receipt, CBD is not eligible for the receipt of tax increment.

PUBLIC FISCAL IMPACT REPORT
LOS ANGELES CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT

30th ANNUAL WORK PROGRAM 2006-07

DISTRIBUTION LIST: Affected Taxing Agencies – Area 8, Tax District 1

1. Mr. William T Fujioka
   City Administrative Officer
   Room 1500, City Hall East
   Los Angeles, CA 90012

   Tel. No. (213) 485-2886
   Fax No. (213) 687-8213

   For: Los Angeles CBD Redevelopment Project
   Tax District #1

2. Mr. David E. Janssen
   Chief Administrative Officer
   Los Angeles County
   500 West Temple Street, Room 713
   Los Angeles, CA 90012

   Tel. No. (213) 974-1101
   Fax No. (213) 687-7130

   For: Los Angeles County general and
   all public entities for whose benefit
   the County levies a tax

3. Ms. Patricia Goodman
   Education Center Clark Bldg.
   County Superintendent of Schools
   9300 East Imperial Highway, Room 109
   Downey, CA 90242

   Tel. No. (562) 803-8238
   Fax No. (562) 803-8222

   For: County School Services

4. Mr. Roger Rasmussen
   Budget Director
   Los Angeles Unified School District
   333 South Beaudry Ave., 26th Floor
   Los Angeles, CA 90017

   Tel. No. (213) 241-2100
   Fax No. (213) 633-3893

   For: (1) Los Angeles Unified School District
   (2) Handicapped Education

5. Mr. Darroch Young
   Chancellor
   Los Angeles Community College District
   770 Wilshire Boulevard, 9th Floor
   Los Angeles, CA 90017

   Tel. No. (213) 891-2201
   Fax No. (213) 891-2304

   For: Los Angeles Community College District

6. Mr. David Yamashita
Chief Financial Officer
Los Angeles County
Department of Public Works
900 South Fremont Avenue
Alhambra, CA 91803
Tel No. (626) 458-5992
Fax No. (626) 458-5985

For: Los Angeles County Flood Control

7. Mr. Tom DeBacker
Controller
Metropolitan Water District
P.O. Box 54153
Los Angeles, CA 90054-0153
Tel No. (213) 217-7505
Fax No. (213) 217-7560

CITY OF LOS ANGELES

Antonio R. Villaraigosa, Mayor

City Council

Eric Garcetti (Council District 13) – President

Ed P. Reyes (Council District 1)
Wendy Greuel (Council District 2)
Dennis P. Zine (Council District 3)
Tom LaBonge (Council District 4)
Jack Weiss (Council District 5)
Tony Cardenas (Council District 6)
Alex Padilla (Council District 7)
Bernard C. Parks (Council District 8)
Jan Perry (Council District 9)
Herb J. Wesson, Jr. (Council District 10)
Bill Rosendahl (Council District 11)
Greig Smith (Council District 12)
Jose Huizar (Council District 14)
Janice Hahn (Council District 15)

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES

Board of Commissioners

William H. Jackson, Chairman
Madeline Janis-Aparicio, Vice-Chair
Joan Ling, Treasurer
Bruce D. Ackerman
John A. Pérez
Brenda Yvonne Shockley
Alejandro Ortiz

Richard L. Benbow, Acting Chief Executive Officer

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A. Budget Message from the Chief Executive Officer

April 20, 2006

Honorable Members of The Community Redevelopment Agency Board of Commissioners, Honorable Mayor of the City of Los Angeles, and Honorable Members of the Los Angeles City Council:

As your Acting Chief Executive Officer for The Community Redevelopment Agency of the City of Los Angeles (CRA/LA), I am pleased to present for your consideration the Proposed Fiscal Year 2006-2007 (FY07) Budget. The Proposed FY07 Budget consists of three documents:

1. **FY07 Budget Summary** that includes this Budget Message, an Executive Summary of the Proposed FY07 Budget, a detailed description of the FY07 Budget and Work Program, a summary of the proposed FY07 - FY11 Budget and background materials (i.e., FY07 budget calendar, a CRA/LA organization chart, project area maps and statistics, and a glossary of key budgeting and accounting terms).
2. **Proposed FY07 Work Program Budget Narratives** that provide the following information for each area served by the CRA/LA:
   - Summary of the project area and the FY07 work program for the project area
   - Background on the project area and the conditions at the time of its adoption
   - Key work program accomplishments projected through June 2006
   - Five-year goals and project objectives for FY07 to FY11
   - A project information sheet and project area map
3. **Proposed FY07 Work Program Budget Schedules** that contain detailed one-year and five-year schedules supporting the information in the Budget Summary.

CRA/LA – "Building Communities Through Jobs and Housing"

The Proposed FY07 Budget and Work Program addresses key priorities and concerns in the Agency's 32 active redevelopment project areas located throughout the City of Los Angeles in need of targeted assistance to enhance economic development and the overall quality of life in those areas. Below is a summary of the key priorities reflected in the Proposed FY07 Budget:

- **Prioritizing the Work Program.** As it has been in both FY05 and FY06, program delivery will continue to be our highest priority in FY07. CRA/LA is working to enhance its work environment and streamline internal processes to facilitate timely completion of catalytic projects and other components of its work program. In many of our project areas we have identified and are pursuing projects that are catalytic in nature. These projects, once carried out, will help eliminate blight, generate jobs for local residents, expand the local economy and set the stage for additional projects which can be implemented by private for-profit and non-profit entities using fewer scarce public dollars. These projects will also demonstrate to investors, community leaders, business operators and residents that additional projects can be accomplished while placing investment dollars at minimal risk. Catalytic projects are a key particularly to the sustainability of resource limited project areas. In FY05, we established 108 priority objectives, whose progress has been tracked to monitor performance and progress. In FY06, there were 102 such projects, and with substantial progress on those begun in prior years, we expect 86 priority projects in FY07. Priority projects are aimed at solving serious problems of blight and deterioration; and/or addressing particular unmet needs in our 32 active redevelopment project areas. By establishing such priorities, we can assure that attention is focused on these projects, maximizing the positive impacts we can have in our regions and project areas.

- **Affordable Housing.** Over the years, CRA/LA, in collaboration with its private and public partners, has facilitated the construction or rehabilitation of over 26,000 units of affordable housing. We will continue to emphasize the creation of affordable housing in project areas. We have increased the financial commitment to affordable housing from 20% to 25% of new tax increment resources, and from 25% to as much as 31.25% of new bond proceeds. Finally, we are continuing to seek additional ways to maximize our resources for affordable housing through greater coordination and leveraging with the City, lending institutions, State and federal government, for-profit and non-profit housing developers, and the City's Affordable Housing Trust Fund.
- **Homeless Initiative**. CRA/LA is serving as one of over 60 participants from government, non-profit, faith-based, law enforcement and business entities as "Bring LA Home – the Partnership to End Homelessness" with the goal to identify ways to end homelessness within ten years. "Bring LA Home" published its plan and program on April 6, 2006. CRA/LA is totally committed to being a full and active partner in these efforts to address this problem. CRA/LA serves on the Bring LA Home Executive Committee to identify potential ways to increase both the amount and the effectiveness of efforts to stem the flow of new persons into the ranks of the homeless and also reduce the numbers of existing homeless, through the creation of new affordable housing with permanent supportive services, and other efforts including better institutional discharge programs, early intervention with at-risk households and a broader range of supportive housing options.
- **Long Term Financial Plan.** As in prior years, the proposed FY07 Budget and Work Program will reflect a long-term financial plan that matches existing and future resources with a priority list of CRA/LA programs and objectives. Among the options that are being explored in our resource limited project areas are the potential for enlarging certain project areas to capture additional growth opportunities, revision of boundaries to reflect property acquired by public entities and thus removed from the tax rolls, and possibilities for merging of certain project areas to gain greater economic strength and additional flexibility in the deployment of both staff and financial resources.
- **City Controller Audits**. The City Controller issued three audit reports in late October 2004 with a combined total of 93 recommendations. The Agency developed an "Audit Response Action Plan" to address each recommendation with a course of action, including responsible personnel and a specific time frame for implementing further actions in order to address the deficiencies uncovered in the audits. Through early 2006, 71 of the 93 recommendations had been fully addressed. In addition to the work being done in direct response to the audits, the Agency's Board is using the audits as a foundation and moving even further forward to implement additional improvements to our Administrative Policies and Procedures.
- **Staffing & Organization**. With our restructuring having created a decentralized, regional approach to redevelopment by establishing the seven regional clusters, the Agency will continue to staff the regions along with providing needed central office support staff. The CRA/LA has a workload demand of over 500 project objectives while having reduced staffing level from 220 full time equivalent (FTE) positions in FY03 to 205 FTE positions for FY05. The budget for FY06 increased the authorized staff positions to 228 and the FY07 Budget anticipates an authorized staffing level of 242. In FY06, we created a capital finance group to centralize the financing activities for specific projects, and reconstituted within the Technical Services and Program Development Unit a housing unit to oversee implementation of housing policies, coordination with the Mayor's Office, the Los Angeles Housing Department, the Los Angeles Homeless Services Authority and the Housing Authority of the City of Los Angeles, and which will provide guidance for future housing and homeless-agencies-related activities. These actions are intended to strengthen our ability to deliver projects and programs in a more efficient and effective way

Proposed FY07 Budget Challenges

The Proposed FY07 Budget is our best estimate of available resources and planned expenditures. Specifically, the Proposed FY07 Budget has been developed and must be considered in the context of the following major budget challenges that could have a very significant impact on funding of CRA/LA's ongoing and future redevelopment projects:

- **Tax Increment Resources:** While the CRA/LA has realized significant increases in tax increment resources beginning in FY02, the tax increment funds are not evenly distributed among the 32 active redevelopment project areas. Our forecast of tax increment trends through the FY07 to FY11 period shows steady year over year increases, which in a large number of project areas should allow for a substantial redevelopment effort. At the same time, we need to aggressively seek alternative funding sources for those project areas whose tax increment income is not sufficient to sustain their redevelopment needs. While our positive tax increment projections, reflecting increased real estate activity and prices, should in normal times provide for additional redevelopment program delivery, these projections must be substantially tempered by continuing uncertainty over the State's budget deficit and uncertainty over possible mitigation measures which may impact redevelopment agencies statewide.
- **Legal Rulings:** Ongoing litigation with the County of Los Angeles regarding the amendment of the Central Business District Redevelopment Plan and the adoption of redevelopment plans for the City Center and Central Industrial Redevelopment Projects has resulted in an absence of spendable tax increment funds in those project areas. For City Center and the Central Industrial redevelopment projects, a portion of the area covered by these two new redevelopment project areas was previously included in the Central Business District Redevelopment Project, which reached its lifetime tax increment cap of $750 million in FY00. In the immediate future, any redevelopment activities in these three project areas will require funding by non-tax increment sources.

Exploring New Initiatives and Meeting the Challenges

Securing necessary financial resources will continue to be a challenge for the foreseeable future. To remain viable and relevant in delivering redevelopment projects, we must continue to increase our productivity and accountability by doing fewer things better. With the reorganization plan in place, we will focus on creating partnerships and collaborations for the purpose of producing measurable results in the communities we serve. Though the challenges are great, we look forward to working closely with all of our stakeholders.

Sincerely,

Richard L. Benbow
Acting Chief Executive Officer

B. Executive Summary

Purpose and Role of CRA/LA

The Community Redevelopment Agency of the City of Los Angeles (CRA/LA) is an agency authorized by the City of Los Angeles in 1948 under State law. CRA/LA's role is to devise and implement geographically-based action strategies to check and reverse physical and economic blight in the City's most distressed urban neighborhoods. As the redevelopment arm of the City, the Agency encourages public and private sector investment as a means of implementing these strategies and engenders new and sustained growth in these areas.

CRA/LA provides technical and financial assistance to a variety of partners, including (a) neighborhood-based groups that, like CRA/LA, promote empowering the community by working toward the achievement of a healthy economic and social infrastructure; (b) residents who seek to take part in the City's prosperity; (c) investors who understand the importance and the needs of urban markets; and (d) the urban labor pool. CRA/LA lends assistance to investors willing to take a risk for a more vibrant City, to neighborhood residents exhibiting confidence in their communities, and to those in need who seek to take part in the City's prosperity.

CRA/LA Project Areas

CRA currently operates in 32 active redevelopment project areas and two revitalization areas. Below is a brief description of the different types of project areas:

- **Redevelopment:** 18 project areas designated as blighted by the CRA Board, the Mayor and the City Council and for which a redevelopment plan has been approved as required by California Community Redevelopment Law.
- **Disaster recovery:** Nine new and one amended redevelopment project areas focusing on recovery from the 1992 civil disturbances in the City of Los Angeles.
- **Earthquake recovery:** Four CRA disaster recovery project areas focusing on recovery from the 1994 Northridge Earthquake.
- **Revitalization:** Two areas that, unlike redevelopment projects, do not generate tax increment and are focused specifically on residential rehabilitation and related infrastructure improvements. Both of the areas (Boyle Heights 1 and Boyle Heights 2) have been incorporated into the Adelante Eastside redevelopment project work program.

All of these project areas are depicted on a map in this Budget Summary. Section G contains profiles of each of the areas.

CRA/LA Organization and Management Structure

The Agency is organized into seven regional redevelopment project clusters to foster a decentralized approach to redevelopment. The CRA/LA Board and City Council approved this reorganization in FY05. These seven project clusters combine redevelopment project areas and project staff – thereby eliminating duplication and creating more efficiency. The seven regional project clusters are: West Valley, East Valley, Hollywood & Central, Downtown, South Los Angeles, Eastside, and Los Angeles Harbor.

The Proposed FY07 Budget is predicated on a workforce of 242 full-time employees. The Agency's current organizational chart is depicted in this Budget Summary.

CRA/LA Projects Areas

WEST VALLEY REGION

1. **Reseda / Canoga Park** (CD 3 & 12)

EAST VALLEY REGION

2. **Pacoima / Panorama City** (CD 2, 6 & 7)
3. **Laurel Canyon** (CD 2 & 4)
4. **North Hollywood** (CD 4)

HOLLYWOOD & CENTRAL REGION

5. **East Hollywood / Beverly-Normandie** (CD 4 & 13)
6. **Hollywood** (CD 4 & 13)
7. **Mid-City Corridors** (CD 10)
8. **Pico Union 1** (CD 1)
9. **Pico Union 2** (CD 1)
10. **Westlake** (CD 1 & 13)
11. **Wilshire Center/Koreatown** (CD 1, 4, 10 & 13)

DOWNTOWN REGION

12. **Bunker Hill** (CD 9)
13. **Central Business District (Amended)** (CD 9 & 14)
14. **Central Industrial** (CD 9 & 14)
15. **Chinatown** (CD 1)
16. **City Center** (CD 9 & 14)
17. **Council District 9 Corridors South of Santa Monica Frwy.** (CD 8 & 9)
18. **Little Tokyo** (CD 9)

EASTSIDE REGION

19. **Adelante Eastside** (CD 1 & 14)
20. **Boyle Heights 1** (CD 14) **
21. **Boyle Heights 2** (CD 14) **
22. **Monterey Hills** (CD 14)

** *Revitalization areas which are included in the Adelante Eastside Project*

SOUTH LOS ANGELES REGION

23. **Broadway / Manchester** (CD 8 & 9)
24. **Crenshaw** (CD 8 & 9)
25. **Crenshaw / Slauson** (CD 8)
26. **Exposition/University Park** (CD 8 & 9)
27. **Normandie 5** (CD 8 & 10)
28. **Vermont/Manchester** (CD 8)
29. **Western/Slauson** (CD 8)
30. **Watts** (CD 15)
31. **Watts Corridors** (CD 8 & 15)

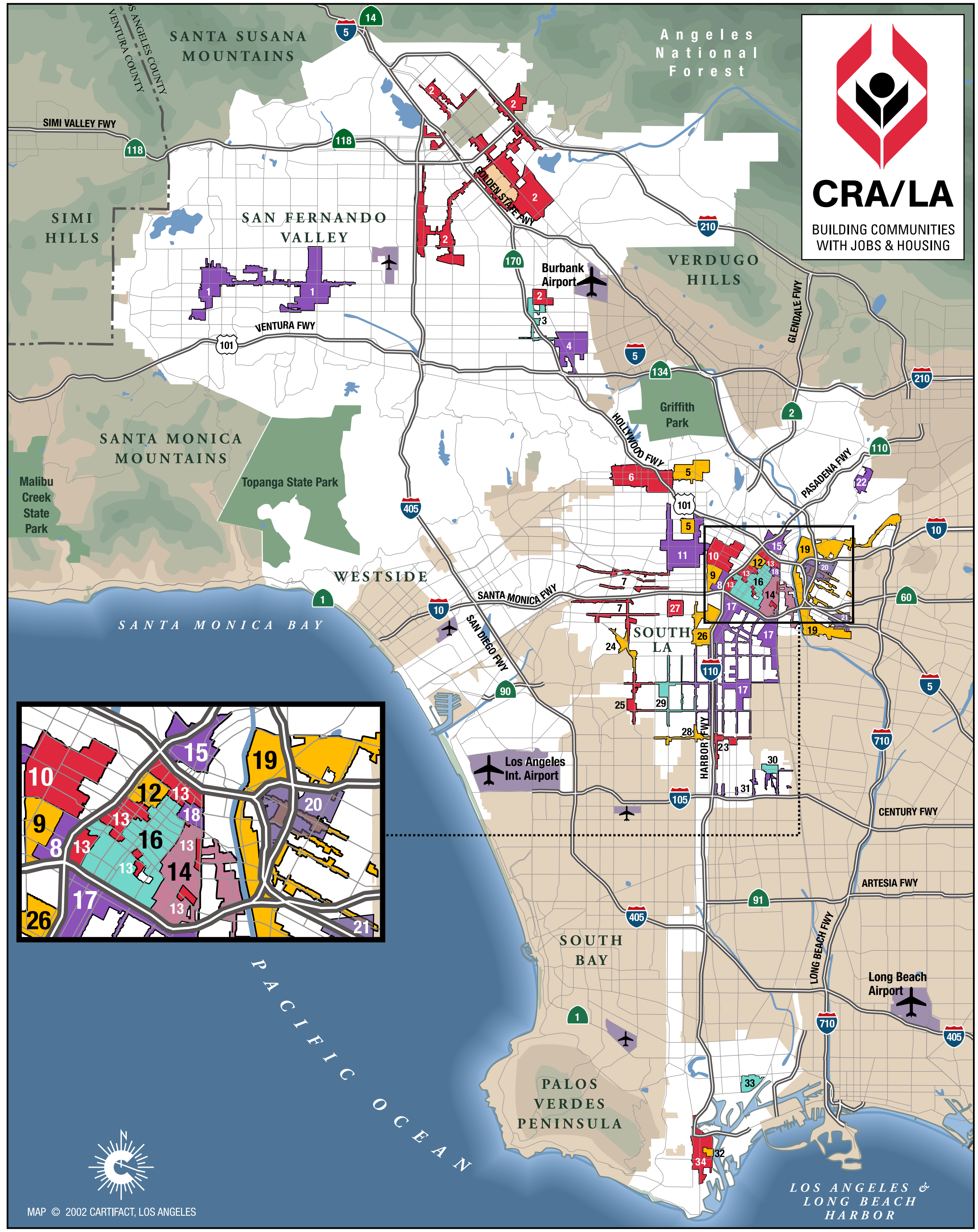
LOS ANGELES HARBOR REGION

32. **Beacon Street** (CD 15)
33. **L.A. Harbor** (CD 15)
34. **Pacific Avenue Corridor** (CD 15)

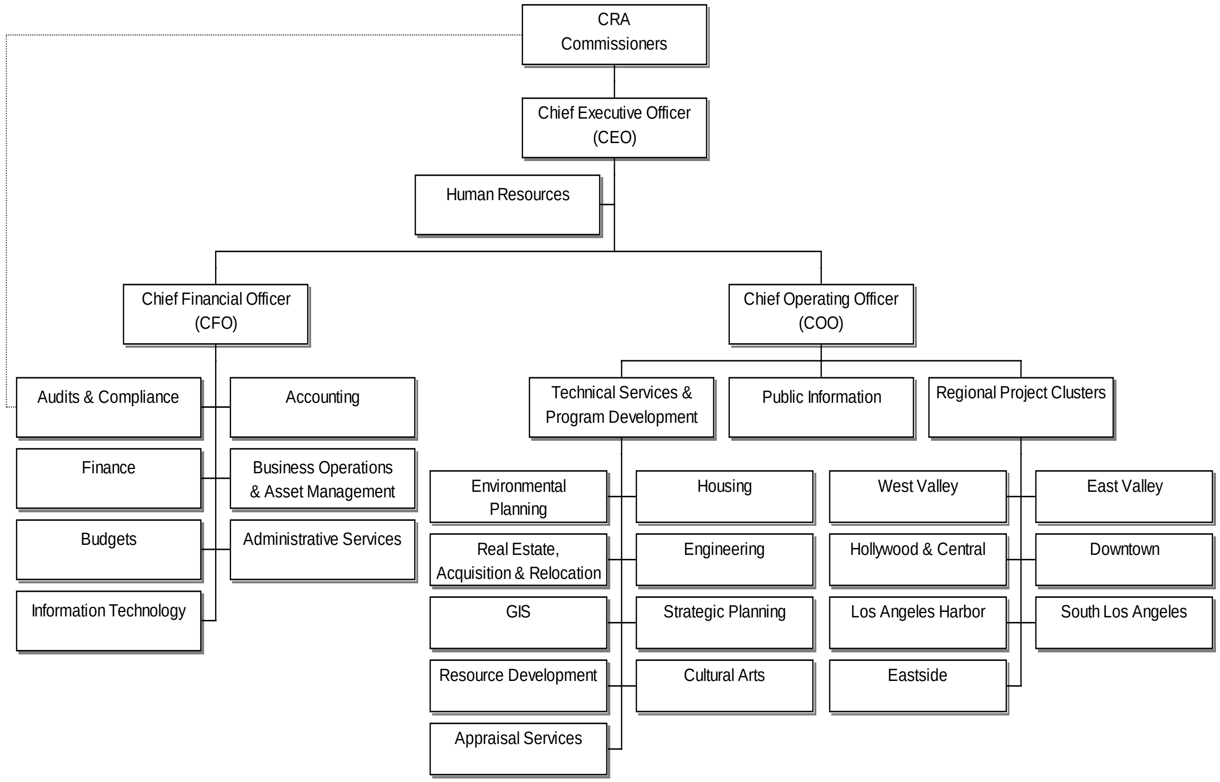
City of Los Angeles Council Districts

1. **Ed Reyes**
2. **Wendy Greuel**
3. **Dennis P. Zine**
4. **Tom LaBonge**
5. **Jack Weiss**
6. **Tony Cardenas**
7. **Alex Padilla**
8. **Bernard Parks**
9. **Jan Perry**
10. **Herb J. Wesson, Jr.**
11. **Bill Rosendahl**
12. **Greig Smith**
13. **Eric Garcetti**
14. **José Huizar**
15. **Janice Hahn**

Citywide



CRA/LA Organizational Chart



CRA/LA Developments in FY06

Through the end of FY06, CRA/LA has facilitated the development of nearly 32,000 units of housing in the City of Los Angeles – over 26,000 units of affordable housing and nearly 5,000 units of market rate and workforce housing. For the majority of these affordable units, and a portion of the market rate and workforce units, CRA/LA provided financial assistance that enabled both for-profit and non-profit developers and community based organizations to preserve and expand the supply of housing in Los Angeles. To date, CRA/LA has also assisted in developing over 40 million square feet of commercial development (2 million square feet of retail development and 38 million square feet of office development) and parking facilities with more than 8,000 parking spaces. It has done so through a combination of activities, ranging from site assemblage and assistance in site clearance to providing technical and financial support to for-profit and non-profit development entities. In this same time frame, CRA/LA has facilitated the development of community centers, recreational centers, parks and childcare facilities, along with other improvements that create more livable neighborhoods. Below is a summary of CRA/LA developments in FY06.

FY06 Accomplishment (Completed or Under Construction)	Measures	Market Rate	Affordable
Housing Development			
New Construction - Multi-Family/1	Units	4,081	992
New Construction - Senior/2	Units	28	270
Housing Rehabilitation - Senior/3	Units	0	170
Student Housing/4	Beds	170	0
First Time Home Buyers (Canoga Park)	Units	0	5
Section 8 Housing Assistance	Units	0	857
Commercial Development			
Commercial Components of Mixed Use/5	Square Feet	2,007,200	
Commercial Facades/6	Facades	60	
Industrial Development			
Industrial Buildings/7	Square Feet	128,448	
Other Developments			
Streetscapes/Public Improvements/8	Projects	4	
Community Facilities/9	Square Feet	478,100	

1 – HOUSING-NEW CONSTRUCTION MULTI-FAMILY: Completed: Market Units – Bakman: 25; Burbank Condos: 35; Cartwright Loft Apartments: 68; Eleven: 178; Imperia: 95, Met Lofts: 211; Milano: 181; NoHo Commons: 587; NoHo Gardens: 92; NoHo Tower: 177; Orsini I: 297; UCLA Building: 66;
Affordable Units – Broadway Village II: 50; Columbus: 8; Gas Company Lofts: 53; Grand Avenue Apartments: 62; Imperia: 8; Met Lofts: 53; Milano: 15; NoHo Commons: 143; NoHo Gardens: 8; NoHo Tower: 14; Tierra del Sol: 119

Under Construction: Market Units – Centre Street Lofts: 94; Conquest Housing (Tuscany): 120; Evo/Luma: 507; Hanover: 156; Hikari (2nd and Central): 102; Hillview Apartments: 54; La Salle Lofts: 30; Orsini II: 548; Teramachi: 100; Wilshire-Vermont: 358

Affordable Units – Central Village: 85; Centre Street Lofts: 22; Hikari (2nd and Central): 26; Palomar: 27; Peachtree I and II: 65; Rainbow: 89; Wilshire-Vermont: 90; Yale Terrace: 55

2 – HOUSING – NEW CONSTRUCTION - SENIOR: Completed: Colorado Terrace: 28 market, 42 affordable; Vista Monterey: 48 affordable
Under Construction: Buckingham Place: 180 affordable; Vermont Seniors: 140 affordable

3 – HOUSING – REHABILITATION – SENIOR: Jesse Terry Manor: 170 affordable

4 – STUDENT HOUSING: Colburn Phase II: 170 market

5 – COMMERCIAL DEVELOPMENT: Colorado Terrace: 23,000 square feet; Conquest Housing: 14,000 square feet; Hanover: 7,500 square feet; Imperia: 6,400 square feet; LA Live: 1,500,000 square feet; Midtown Plaza: 377,000 square feet; Milano: 10,300 square feet; NoHo Commons: 54,000 square feet; NoHo Tower: 15,000 square feet

6 - STOREFRONTS: C+D Visionary: 3; Eclectic Café: 2; Ed Yee: 5; Reseda-Canoga Park: 50

7 – INDUSTRIAL DEVELOPMENT: 48th Place Industrial Building: 128,448 square feet

8 – PUBLIC IMPROVEMENTS: Boyle Heights Beautification; Chandler Bikeway; Crenshaw Streetscape; 48th Place Streetscape

9 – COMMUNITY FACILITIES: County Office Building (80th-Vermont): 220,000 square feet; Fame Renaissance: 34,000 square feet; Guadalupe Center: 4,100 square feet; USC Galen Center: 220,000 square feet

Details regarding the FY06 developments in each of the 32 redevelopment project areas can be found in the Proposed FY07 Work Program Budget Narratives.

CRA/LA Priorities in FY07

CRA/LA's strategic goals for FY07 are outlined in the Budget Message appearing at the beginning of this document. These goals include an emphasis on delivering services through the regional project clusters, providing affordable housing, community and economic development, establishing clear work program priorities, and improving the delivery of the Agency's work program.

The budget contains more than 500 work program objectives. These objectives must be prioritized to accommodate adjustments in schedules and resources that we know will take place during the fiscal year. To help prioritize the work program, work objectives are categorized based on whether they meet one or more of the following criteria:

- Affordable Housing
- Catalytic Projects
- Long Term Financial Planning
- Homeless Initiative
- Jobs and the Industrial Development Policy Initiatives
- Community Participation in Agency Activities

The categorized work objectives are further analyzed to ensure that there is a reasonable expectation for accomplishing the objective or achieving some major milestone during the fiscal year. Finally, consideration is given towards the Agency's role in accomplishing the objective. Work objectives where the Agency has significant involvement (gap financing, construction monitoring) are, for the most part, given a higher priority than those where the Agency's role is minor (permit approval, technical assistance).

Through this process 86 priorities for the coming year have been established and are reflected in the accompanying table, CRA/LA Priorities for FY07, or in the narrative following the table. CRA/LA will continue to monitor progress on all objectives in all project areas. All objectives are important and will continue to receive an appropriate level of staff activity during the year. All objectives implement important goals outlined in their respective project area redevelopment plans and no work program objective will be ignored. However, the designated priority objectives will be given closer scrutiny and will receive first consideration when and if resource adjustments (primarily staff resources) become necessary.

It is important to note that this list is dynamic. Priorities do change and outside influences may cause a specific objective to fall off of the priority list or suddenly be escalated to the priority list. This is particularly true for objectives that are funded from outside sources (grants) that include performance schedules that must be met, or where opportunities arise that have a short response window. Critical path tasks for these objectives may rise to the level of the highest priority objectives until important deadlines are met. However, the fact that an objective is on this list does not mean it will be funded at any price. Unanticipated cost increases (construction costs, land acquisition, etc.) that make an objective financially infeasible or the failure of outside funding to materialize could sideline even the highest priority objective. Nevertheless, the list below reflects the priority objectives.

CRA/LA Priorities for FY07

Project Area	Objective	Project	Description
EAST VALLEY REGION			
Laurel Canyon	LC2100	Valley Plaza	Redevelopment of approximately 25 acre regional shopping center including the development of approximately 850,000 square feet of retail space and office, 5,000 parking spaces, and related streetscape improvements, including major anchor retailer, new cinema complex, restaurant, specialty retail and parking (developer has secured control of approximately 65% of the site); included in the scope of the project is the relocation of the portion of Valley Plaza Park located behind the existing shopping center site, adjacent to the 170 Freeway; in FY07, Agency expects to approve a new exclusive right to negotiate with developer
North Hollywood	NH2030	NoHo Commons	Commercial office space, retail space, live-work units, residential units, parking and streetscape improvements. Phases I and II are under construction. Negotiations for necessary agreements and financing regarding Phase III were started in FY06. FY07 milestones include completing construction of Phases I and II and completing negotiation for Phase III
North Hollywood	NH2300	MTA Mixed Use Project	Development of the MTA portal site and adjacent MTA properties into a new mixed-use development including replacement parking for a minimum of 1,500 commuter vehicles. MTA is preparing to issue a request for proposals for development of sites within the NoHo commercial core, prime transit-related mixed-use development opportunity; FY07 milestones include issuance of RFP/RFQ, selection of development team(s) and commencement of negotiations
North Hollywood	NH3652	North Hollywood Train Depot	Design and rehabilitate the historic North Hollywood Train depot and its surrounding area; part of the TNI Chandler corridor revitalization program and the MTA Call for Projects; station is across from the new Metro Rail Station and adjacent to the commercial core and provides a link between the historic and modern transportation system upon which North Hollywood was built; MTA funding of $817,000 has been allocated to this objective; FY07 milestones include executing agreement with MTA, transferring project sponsorship to MTA, closing the funding gap and beginning

			construction
Pacoima/Panorama City	PC2010	Panorama Tower	Execute owner participation agreement with owner/developer for adaptive reuse of former office building vacant since 1994 Northridge Earthquake
Pacoima/Panorama City	PC2030	Pacoima Center Retail (former Price-Pfister)	Execute owner participation agreement for 450,000 square foot regional retail center including 140,000 square foot home improvement center
Pacoima/Panorama City	PC2300	Neighborhood Constituent Service Center	Approve construction documents and initiate construction of constituent services center with municipal offices, ground floor retail and focal public plaza
WEST VALLEY REGION			
Reseda/Canoga Park	RP1030	First Time Home Buyers' Program	Provide Silent Second Trust Deed mortgage assistance to promote affordable homeownership opportunities to eligible low/moderate income households; rehabilitate six homes and sell them, with favorable financing, to six moderate-income families
Reseda/Canoga Park	RP2060	Reseda Theater Adaptive Re-Use	Transfer title to CIM (developer) for substantial rehabilitation, adaptive reuse as a live entertainment venue adjoining parking area
Reseda/Canoga Park	RP2070	Library Acquisition	Adaptive reuse of the former Canoga Park Library as a restaurant
Reseda/Canoga Park	RP2610	Canoga Park Main Street	Implement the four-step Main Street approach to commercial revitalization; on-going technical assistance to the community-based Canoga Park Main Street Program; financial assistance for Main Street landscaping/maintenance program in the business district; support of the 2006 Dia de los Muertos festival; publication of quarterly newsletter highlighting Agency program activities and business district news and events
Reseda/Canoga Park	RP2900	Reseda Commercial Façade	Provide financial and technical assistance for upgrading facades and signage to storefronts on 25 properties along two blocks of Reseda Boulevard
Reseda/Canoga Park	RP2950	Canoga Park Business Attraction	Provide façade and signage assistance to complete 20 storefront upgrades to 20 eligible businesses in Canoga Park
Reseda/Canoga Park	RP3610	Canoga Park Streetscape	Construct crosswalk enhancement at three major intersections in the Canoga Park business district; install street furniture on seven blocks of Sherman Way
DOWNTOWN REGION			
Bunker Hill	BH1050	Grand Avenue JPA	Under joint powers agreement with the County of Los Angeles, execute development agreement and start construction on first phase of major mixed-use development of two CRA-owned and two County-owned parcels, improvements to 16 acre Civic Park and pedestrian

			enhancements to several blocks of Grand Avenue
Bunker Hill	BH2050	Parcel Y-1 Development	Prepare and issue request for proposals for office development of Agency owned parcel at 4th and Hill Streets
Bunker Hill	BH3010	Second Street Connection	Complete engineering documents, bid project and start construction of remaining block of Upper Second Street between Grand Avenue and Olive Street
Central Business District	SP2020	Metropolis/City Centre Development	Approve and begin construction on first phase of multi-phased 2.1 million square foot mixed-use development at 8th and Francisco Streets
Central Business District	SP2180	South Park Supermarket at Market Lofts on 9th Street	Complete construction of mid-rise 260 unit loft-style residential complex incorporating full service supermarket to serve Downtown; review plans for subsequent phase of development on Hope Street
Central Industrial	CI1200	Downtown Women's Center	Complete feasibility study and secure funds for relocation of Center to former industrial building at 5th and San Pedro Streets; complete construction plans for FY08 construction
Central Industrial	CI1950	Downtown Supportive Housing Program	Development of design and operation plans for approximately 150-unit supportive housing development to secure downtown homeless population in Skid Row portion of project area
Central Industrial (Citywide Non-Housing)	CN3320	Brownfields – Crown Coach Demonstration Site	Complete and obtain final approval of the clean-up plan, disposition plan, and development agreement for major industrial park re-use of contaminated industrial development site (project located in Central Industrial project area)
Chinatown	CH1100	Yale Terrace Housing	Substantially complete construction on 55 unit affordable large family housing complex on Yale Street
Chinatown	CH1210	Chinatown Gateway Mixed Use Development	Finalize design and begin construction of 280 market rate condominiums and 20,000 square feet of retail space on vacant parcel in 600 block of North Broadway
Chinatown	CH2000	Commercial Incentives Program	Fund construction of 15 façade and commercial rehabilitation under third round of multi-year improvement program
Chinatown	CH3120	Blossom Plaza	In cooperation with City of Los Angeles, execute agreements and financing plan, and start construction of mixed-use commercial and cultural plaza, including public parking garage, to link Chinatown Gold Line station and Chinatown business district
City Center	CT1030	Downtown YWCA/Job Corps	Monitor construction of first phase of new Job Corps campus; seek funding for phase two
City Center	CT2300	Convention Center Hotel	Finalize financing and execute agreements for City/Agency financial participation in development of 1,000 room hotel adjacent to Convention Center

City Center	CT2400	Los Angeles Sports and Entertainment District	Monitor construction of 4.0 million square foot retail, commercial, entertainment and residential developments surrounding Convention Center and Staples Center
City Center	CT2500	Pershing Square Center	Complete negotiation and execute amended and restated owner participation agreement for 2.0 million square foot project including 1,000 condominiums and 50,000 square feet of retail at 5th and Hill Streets
City Center	CT2600	Grand Avenue Plaza	Approve environmental documents and owner participation agreement for first phase of three phase high density residential project near 8th Street and Grand Avenue
City Center	CT3025	Venice-Hope Recreation Center	Complete site assemblage and clearance, design and start construction on 16,000 square foot community center at Venice Boulevard and Hope Street
Council District 9	C91204	Central Avenue Townhomes	Begin construction of 29 town-home style units on four scattered sites for sale to low- and moderate-income households
Council District 9	C91300	Homeownership Opportunities Sites Program	Complete site acquisition; initiate relocation; issue request for proposals
Council District 9	C92120	Slauson-Central Retail Plaza	Complete site assemblage, tenant relocation and clearance, implement remediation plan and start construction on supermarket anchored six acre shopping center
Council District 9	C92200	American Apparel	Complete entitlements and complete building rehabilitation on site in Goodyear Tract
Council District 9	C92310	Calko Steel	Complete environmental testing and implement remediation plan; complete construction drawings and start construction on site in Goodyear Tract
Council District 9	C92770	Washington Boulevard Strategic Development	Prepare strategic plan for parcels along Washington Boulevard Corridor between Figueroa Street and Central Avenue; develop and release request for proposals; select one or more projects and initiate pre-development activities
Little Tokyo	LT2400	Block 8 (G8 Way Mixed Use Project)	Review development proposal, enter into development agreement for development of mixed-use housing with approximately 750 housing units and 40,000 square feet of retail, 40,000 square feet of open space and parking for 600 automobiles at 2nd and San Pedro Streets
Little Tokyo	LT3110	Central Avenue Art Park	Complete master plan and development plan for open space and public art projects on City-owned site near Temple and Alameda Streets

HOLLYWOOD AND CENTRAL REGION			
East Hollywood	EB3000	Barnsdall Transit Oriented District	Complete design process and start construction of streetscape improvements between Vermont and Sunset Metro Rail station and Los Feliz neighborhood
East Hollywood	EB3100	East Hollywood Streetscape	Complete design and permit process and start construction of streetscape improvements in Thai Town and Little Armenia communities
East Hollywood	EB3200	Vermont Parking Mixed Use	Evaluate feasibility and explore financing mechanisms to develop a mixed-use parking structure to include approximately 500 spaces of public parking, ground-floor retail, and affordable housing
Hollywood	HW1050	Encore Hall	Complete construction on 102 unit affordable senior housing complex and 600 space public parking facility
Hollywood	HW1400	Gower Supportive Housing	Select developer and enter into exclusive negotiations for 40-60 units of permanent supportive housing for homeless families; enter into cooperation agreements with Los Angeles Housing Department and Los Angeles County for construction funding and service programming
Hollywood	HW2310	Core Industries Education Initiative	Develop and implement a business attraction marketing plan aimed at job creation within four key industries: entertainment, tourism, health, and education
Hollywood	HW2320	Hollywood & Garfield	Enter into disposition and development agreement, and start construction of a transit oriented mixed-use development, incorporating adaptive re-use of two historic buildings, west of Hollywood and Western Metro Rail station
Hollywood	HW2380	Hawthorn Block	Begin restoration of historic structure; complete developer selection process and execute disposition and development agreement for transit oriented mixed-use development south of Hollywood and Highland Metro Rail station
Hollywood	HW2600	Hollywood & Vine	Adopt art and signage plans, complete acquisition and relocation activities for major mixed-use hotel, residential and commercial complex atop Hollywood and Vine Metro Rail station
Hollywood	HW2850	AMPAS Museum	Publish, evaluate and process environmental impact report and negotiate owner participation agreement for 150,000 – 250,000 square foot museum dedicated to the Motion Picture industry
Hollywood	HW2860	Civic Center Master Plan	Develop a master streetscape and public improvements plan for a potential civic center in Hollywood

Hollywood	HW4500	Transportation Plan	Complete draft Transportation and Circulation Element to Mobility Plan; complete feasibility studies for expanding parking facilities in Hollywood
Pico Union I	P11050	Pascual Reyes Townhouses	Complete construction of 13 very low- and low-income large family townhouse style rental units
Pico Union I	P12010	Pico Boulevard Streetscape Program	Complete design and construction drawings for streetscape improvements along 17 blocks of Pico Boulevard
Mid-City Corridors	MD2010	Adams-La Brea Commercial Development	Complete negotiations and execute disposition and development agreement with JH Snyder Co. for 300,000 square feet retail, multi-family housing and parking, mixed use project
Mid-City Corridors	MD2020	Midtown Plaza Development	Provide financial assistance and assist in processing environmental documents and entitlements for 377,000 square foot retail center
Mid-City Corridors	MD2700	Crenshaw Transit Village	Complete predevelopment planning for development of area around the proposed Exposition Line Rail Station
Westlake	WL1300	MacArthur Park Metro Development	Monitor MTA entering into development agreement for mixed-use on an MTA owned site consisting of a transit village containing 199 residential units, 434 space-parking garage and 50,400 square feet of retail space
Wilshire Center/ Koreatown	WK1400	Affordable Housing Initiative	Develop affordable housing projects by providing funding assistance through the issuance of a Notice of Funding Availability (NOFA)
Wilshire Center/ Koreatown	WK2150	Wilshire Vermont Cultural Project	Complete pre-development planning for potential mixed-use project that will include the Korean American Museum, cultural center and open space and may also include some retail and residential uses
Wilshire Center/ Koreatown	WK6100	Beverly/Vermont Economic Development Strategy	Implementation of an economic strategy for the industrially zoned Beverly/Virgil segment of the Project Area to preserve industrial land and bring job generating businesses to the area
EASTSIDE REGION			
Adelante Eastside	EA1030	Vista Monterey Senior Apartments	Monitor construction of 48 unit affordable senior housing complex
Adelante Eastside	EA2150	Sears Olympic Mixed-Use	Finalize project description, complete project feasibility analysis and negotiate public/private partnership for redevelopment/reuse of historic Sears Tower and surrounding areas
Adelante Eastside	EA2300	Biomedical Tech Park	In cooperation with federal, state, and county officials, amend redevelopment plans, adopt merger ordinances and establish joint powers authority to promote development of bio-medical industrial park in proximity to USC-County Hospital campus
Adelante Eastside	EA2400	Metro Gold Line East Side	Evaluate joint development opportunities adjacent to portals on the

		Extension Development Opportunities	MTA Gold Line extension to the East Side and coordinate planning efforts with MTA
Adelante Eastside	EA3100	Olympic Industrial Park Demonstration Project	Initiate contracts for industrial revitalization master plan and for formation business improvement district to implement plans for upgrading industrial park
Monterey Hills	MH1090	Colorado Terrace Senior Apartments	Monitor and complete construction of 70 unit mixed income housing
SOUTH LOS ANGELES REGION			
Broadway/Manchester	MC1470	94th and Broadway Housing Development	Execute disposition and development agreement for development of 50 single family detached homes on vacant 2.7 acre Agency owned parcel
Broadway/Manchester	MC2100	Broadway Manchester Commercial Center	Finalize exclusive negotiations and execute disposition and development agreement for approximately 235,000 square foot commercial center
Crenshaw	CR2140	Marlton Square	Complete acquisition and relocation efforts; break ground on residential and commercial components of the project on the former Santa Barbara Plaza site
Exposition/ University Park	HO2700	University Gateway	Certify the EIR and break ground on mixed-use student oriented development on Figueroa Street at Jefferson Boulevard
Exposition/ University Park	HO3000	Exposition Park Public Improvements	Finalize co-operation agreement with Los Angeles County, Coliseum Commission and NFL
Vermont/Manchester	VM2040	Vermont/Manchester Mixed Use	Finalize disposition and development agreement and break ground on construction of mixed-use project at 84th Street and Vermont Avenue
Vermont/Manchester	VM2050	88th & Broadway Market Rate Housing	Finalize disposition and development agreement, and break ground on construction
Watts Corridors	WC2120	Wattstar Theater	Finalize both co-operation agreement, and disposition and development agreement for development of first-run movie theater and cultural/entertainment destination
Watts Corridors	WC2210	114th and Monitor Avenue For Sale Housing Development	Acquire excess property from development site to facilitate 15 for-sale housing units; determine disposition of acquired parcel
LOS ANGELES HARBOR REGION			
Beacon Street	BS1300	Palos Verdes Housing	Seek Agency Board and Council approvals of the owner participation agreement and conceptual design; monitor tentative tract map approval process; approve public art, final design and landscape

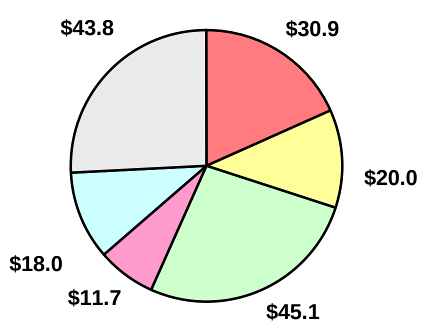
			plans; monitor issuance of the building permit and start construction on 250 unit residential project
Beacon Street	BS1615	La Salle Lofts	Monitor payment of prevailing wage during renovation of former SRO being converted to lofts; monitor developer marketing sales of units; at Agency's option, process up to six soft second mortgages to qualified low- and moderate-income buyers
Beacon Street	BS1700	Centre Street Affordable Housing	Provide 23 soft second mortgages to create affordable homebuyer opportunities in 116 unit new construction loft property
Beacon Street	BS3000	Port of Los Angeles Charter High School	Seek Agency Board and City Council approvals of the owner participation agreement for conversion of former commercial building into charter high school; approve Certificate of Completion, and close out project
Los Angeles Harbor	LA1020	LeCouvreur Affordable Homes	City conveyance of property to developer; Agency review design and construction drawings; commence and complete construction; Agency review marking plan, soft second mortgage selection process and sweat equity labor during construction; record covenants upon sale of 15 units developed by Habitat for Humanity
Los Angeles Harbor	LA2500	Block 26 Environmental Remediation	Initiate Polanco Act proceeding with oil companies for remediation and or cost recovery effort of future site of Union Ice and American Soccer; prepare ore review remedial action plan for State Water Board approval; conduct remediation
Los Angeles Harbor	LA2600	Union Ice Company Cold Storage Expansion	Make offers to purchase site; commence and complete business relocation activities; initiate Polanco Act proceedings and seek State Water Board approval; seek Agency Board and Council approvals to enter into owner participation agreement with Union Ice Company; close escrow; review design and assist with entitlements
Los Angeles Harbor	LA3200	Alameda Landscape and Public Improvements	Identify funding source; once funds are secured, contract for landscape, signage and public improvement design; prepare construction bid documents for competitive bidding; advertise and, bid and award contract
Pacific Corridor	PA3100	Gaffey Welcome Park	Monitor remediation efforts by Gaffey Street property owner and park improvements by LANI
Pacific Corridor	PA6200	Development Planning with Port of Los Angeles	Monitor consultants and City Department work products; coordinate consultant and City Department findings and recommendations with Port of Los Angeles; issue request for qualifications (RFQ) or request for proposals (RFP) for joint development opportunity sites and evaluate RFQ or RFP responses

CRA/LA New Resources (net of transfers)

The Agency's funding is derived primarily from four sources: (1) Net property tax increment (TI) generated from the redevelopment project areas, 25% to 31.25% of which is set aside for low- and moderate-income housing and varying percentages of which are restricted to debt, (2) Bond proceeds including amounts restricted for housing, (3) Grants, and (4) Other general revenues. The following graphics and discussion (a) depict the trend in the Agency's new resources over a three-year period and (b) highlight the key changes in the Agency's new resources between the current year FY06 and the budget year FY07.

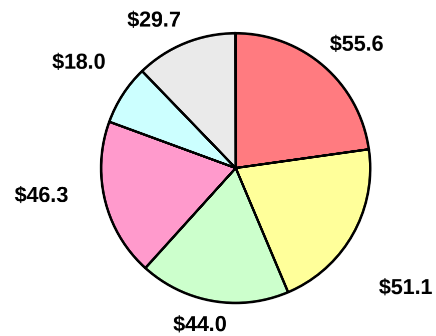
• Net tax available increment decreases $11.4 million due to lower anticipated carryover resources in FY07 • Set aside to low and moderate-income housing decreases $17.7 million reflecting reduced bond activity in FY07	• Debt service was virtually flat year to year except for transaction related to Bunker Hill • Net bond proceeds decreases $31.0 million as a result of a reduction in the number and amount of new bond issues	• Grants decreases $11.2 million by recognizing new funds in the current FY07 grant year • General/other revenues decreases $13.3 million with the largest change attributable to repayments of intra-Agency loans with project bond proceeds

FY05 Actual



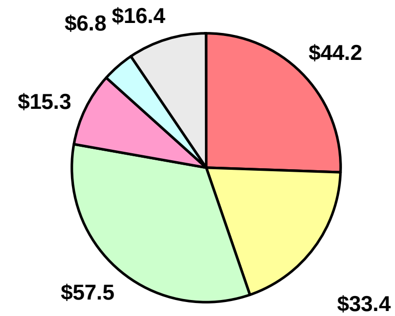
$169.5 million

FY06 Current



$244.7 million

FY07 Budget



$173.6 million

Tax Increment | Housing Set-Aside | Debt Set-Aside | Bonds | Grants | General/Other

Affordable Housing Work Program Highlights for FY07

Downtown Region

- **Bunker Hill:** Monitor operation of 1,093-unit senior complex (Angelus Plaza); begin Phase 1 of Grand Avenue project with 100 affordable units.
- **Central Business District:** Monitor lease-up of 53 affordable units at the Gas Company Lofts.
- **Central Industrial:** Monitor relocation and expansion of Downtown Women's Center to San Pedro Street site; assist in development of Permanent Supportive Housing pilot project for chronic homeless and mentally ill adults.
- **Chinatown:** Complete 55 units of large family rental affordable housing.
- **City Center:** Provide 63 units in Morrison Hotel; provide financing for rehabilitation of 437 units at the Alexandria Hotel.
- **Council District Nine Corridors South of the Santa Monica Freeway:** Provide second mortgage loans for very low-, low- and moderate-income ownership opportunities through an acquisition and rehabilitation program; implement 21 affordable townhomes; acquire two to four sites for development with 15 to 20 new homes per site; implement 50-unit affordable housing project.
- **Little Tokyo:** Complete 2nd and Central mixed-use project with 26 affordable units; consider predevelopment evaluations for proposed 850 housing units in Block 8 including exploration of how to implement affordable component.

Eastside Region

- **Adelante Eastside:** Provide direct loans to property owners for code upgrades including Boyle Heights; complete 48-unit senior affordable project; assist first-time buyers in down payments; work on affordable components of proposed Sears project (143 affordable for sale and 36 affordable rental units).
- **Monterey Hills:** Provide funds for off-site affordable housing projects.

South Los Angeles Region

- **Crenshaw:** Continue construction of 180 affordable units at Marlton Square.
- **Crenshaw/Slauson:** Establish infill and new construction housing programs.
- **Exposition/University Park (formerly Hoover/Hoover Expansion):** Develop 140 units of low-income senior housing on Vermont Avenue; monitor Gilbert Lindsay Manor (137 units); identify future housing projects.
- **Normandie 5:** Continue low interest Residential Rehabilitation Loan Program; continue gap financing for relocation and rehabilitation of residential units; provide funds for new housing objectives.
- **Western/Slauson:** Initiate an in-fill housing and rehabilitation program; set aside funds for a future housing project.
- **Watts:** Develop first time homebuyer program and provide assistance to first time homebuyers.

Los Angeles Harbor Region

- **Beacon Street:** Complete Centre Street Lofts with 23 affordable units.
- **LA Harbor:** Assist with development of L and Lecouvreur Affordable homes to be eight single family homes for low income families and first time homebuyers.

West Valley Region

- **Reseda/Canoga Park:** Provide Silent Second Trust Deed Loan assistance to low- and moderate-income homebuyers in amounts necessary to ensure affordability; complete development of two projects (47 units and 32 units) of rental housing for extremely low- and very low-income families.

East Valley Region

- **North Hollywood:** Provide low interest loans for the rehabilitation of single-family, owner-occupied dwellings, not to exceed $35,000; complete 115 affordable one and two-bedroom apartments with 115 units restricted to households at or below 120% of AMI; issue RFP for mixed-use affordable project.
- **Pacoima/Panorama City**: Provide low-interest loans to income eligible homeowners for single-family rehabilitation; finance 51 affordable family units.

Hollywood and Central Region

- **East Hollywood:** Initiate coop-conversion affordable housing program.
- **Hollywood:** Complete 102 units for low-income elderly residents; complete conversion of 48 units into 27 efficiency units for formerly homeless seniors with HIV/AIDS; work with City on implementation of pilot Permanent Supportive Housing project for homeless families.
- **Mid-City:** Monitor rehabilitation of 91-unit apartment complex, complete 71 unit affordable residential development with community center; explore affordable component of proposed Adams-La Brea project.
- **Pico Union 1:** Provide low-interest loans for rehabilitation of single and multi-family dwelling units; complete 13 affordable rental townhouse units for large very low-, low-income families.
- **Pico Union 2:** Provide low-interest loans for the rehabilitation of single and multi-family units.
- **Westlake:** Identify potential rehabilitation and new construction projects.
- **Wilshire Center/Koreatown:** Fund 49 unit Hobart Heights Apartments selected under November 2005 NOFA.

Citywide Housing Program

- Continue administration of Housing Assistance Payment Contracts for 34 affordable housing projects with 857 units.

Non-Housing Work Program Highlights for FY07

Downtown Region

- **Bunker Hill:** Initiate first phase of Grand Avenue project on County owned Parcel Q and Civic Center Mall; monitor construction of Colburn School Phase II; construct Upper Second Street and Grand Avenue improvements; complete updated Design for Development.
- **Central Business District:** Complete downtown supermarket and related 260 condominium units; renegotiate outdated development agreements to permit other developments to proceed; complete and implement Downtown Parking Management standards.
- **Central Industrial:** Complete local traffic circulation study and initiate rail abandonment study; implement development agreement for Crown Coach site; initiate development strategy and design guidelines.
- **Chinatown:** Facilitate development of the Cultural and Community Center and intermodal facility; implement Phase III of commerical incentives program; and implement improved pedestrian linkages to the and additional transit-oriented development around the Gold Line Station.
- **City Center:** Pursue additional mixed-use projects that adaptively re-use vacant former office buildings; monitor private residential development activity; with Planning Department update downtown design standards; monitor development of LA Live sports and entertainment district; start Venice-Hope Community Center; initiate efforts to create a mixed-use project with a school in South Park; explore additional downtown pedestrian and open space opportunities.
- **Council District Nine Corridors South of the Santa Monica Freeway:** Complete public improvements and business expansions within the Goodyear Tract; complete site assemblage and start construction of Slauson-Central Shopping Center; build Community (Constituent) Service Center; market opportunities for new commercial and mixed-use development with focus on the Figueroa Street and Washington Boulevard corridors; initiate project area strategic plan.
- **Little Tokyo:** Develop plan and program for large-scale mixed use development on Block 8; facilitate rehabilitation of Japanese American Cultural and Community Center; facilitate façade and building rehabilitation program throughout project area; implement design and development guidelines for future private development.

Eastside Region

- **Adelante Eastside:** Complete design of public improvements for Eastside Industrial Park and create a business improvement district; complete feasibility and entitlement process for adaptive re-use of Sears Tower and surrounding property; initiate planning for Bio-Medical Research and Business Park; complete designs for development and promote transit-oriented development at Gold Line Extension stations.
- **Monterey Hills:** Maintain Agency-owned hillside parcels; coordinate construction of a water diversion system to include retaining walls for lower part of Parcel “S”; initiate disposition process for remaining Agency-owned properties; develop close-out plan for project.

South Los Angeles Region

- **Broadway/Manchester:** Enter into negotiations for development of Broadway/Manchester Shopping Center site; facilitate new development on nearby parcels to facilitate implementation of Broadway/Manchester Town Center concept.
- **Crenshaw:** Implement Marlton Square project; implement façade and streetscape programs in Leimert Park and complete economic feasibility study for the area; facilitate other developments to support Crenshaw-Baldwin Hills-Leimert Park Town Center concept.
- **Crenshaw/Slauson:** Continue commercial façade and streetscape programs along Crenshaw Boulevard; prepare design for development for industrial properties in Hyde Park.
- **Exposition/University Park (formerly Hoover/Hoover Expansion):** Promote mixed-use development at key locations along Figueroa Street; implement façade improvements along Vermont Avenue commercial corridor between Adams and Jefferson Boulevards; continue supporting efforts of others to bring NFL football to Memorial Coliseum.
- **Normandie 5:** Continue commercial façade and signage programs; promote development of Adams Boulevard and Western Avenue development.
- **Vermont/Manchester:** Monitor development of County Office Building; negotiate development for mixed-use development on balance of Vermont/Manchester development site.
- **Watts:** Develop WattStar Theater and park-and-ride lot at Cultural Crescent; complete the Cultural Crescent landscaping and parking; start rehabilitation of historic train station.
- **Watts Corridors:** Implement mixed-use Grant AME Project; complete façade improvement program on Central Avenue; complete construction of public improvements on Central Avenue.
- **Western/Slauson:** Complete commercial façade and streetscape programs; implement commercial and industrial rehabilitation program, including preparation of industrial design for development and implementation of industrial master plan.

Los Angeles Harbor Region

- **Beacon Street:** Complete mixed-use Centre Street Lofts project; monitor adaptive re-use of LaSalle Hotel; pursue development of 250-unit Palos Verdes Urban Village and other private sector initiatives; advance plans for transit center; foster joint development opportunities with Port of Los Angeles (POLA) to better link port developments with Downtown San Pedro.
- **Los Angeles Harbor:** Complete development agreement for relocation and expansion of Union Ice; complete acquisition and remediation of Union Ice relocation site; attract additional private industrial development to Wilmington Industrial Park; continue major code enforcement program to eliminate barriers to new investments.
- **Pacific Corridor:** Implement commercial façade and signage program; initiate Gaffey Welcome Park; continue Downtown Waterfront Study and pursue joint development opportunity with Port of Los Angeles; facilitate new and adaptive reuse on major corridors to create a critical mass of new housing in the project area.

West Valley Region

- **Reseda/Canoga Park:** Design and construct parking lot improvements in Reseda; complete additional storefront reconstructions in Reseda and Canoga Park under the Façade and Signage Improvement and Business Attraction and Retention Programs; complete the Reseda and Canoga Park Streetscape Projects; continue ongoing technical assistance to Main Street Canoga Park, including planning and implementing the 2006 Dia de los Muertos Festival; undertake a feasibility study and development plan for a new parking structure in Canoga Park; and redevelop the Reseda Theater and former Canoga Park Library properties.

East Valley Region

- **Laurel Canyon**: Complete development documents and start construction on 850,000 square foot Valley Plaza shopping center; complete needed redevelopment plan amendment to facilitate property acquisition and financing options for the center; prepare and initiate street improvement planning and commercial revitalization strategy for business areas abutting Valley Plaza.
- **North Hollywood:** Monitor construction of NoHo Commons project and several private residential and mixed-use projects in the North Hollywood core; initiate development agreements for MTA property; continue residential and commercial rehabilitation efforts throughout the project area.
- **Pacoima/Panorama City:** Complete development agreement for the re-use of the Price-Pfister site for retail development; facilitate development of County Department of Public Social Services office building in Panorama City; implement Pacoima Town Center revitalization strategy including attracting new investment through commercial rehabilitation and other mechanisms.

Hollywood & Central Region

- **East Hollywood/Beverly-Normandie:** Design and construct streetscape improvements around Metro Rail transit stations and in Thai Town and Little Armenia communities; initiate Vermont Avenue mixed-use parking project.
- **Hollywood:** Complete site assemblage and start construction of major mixed-use residential-retail-hotel project on property owned by the MTA at Hollywood and Vine Metro Rail station; enter into development agreements for mixed-use developments near Hollywood and Western and Hollywood and Highland Metro Rail stations; prepare neighborhood strategy for Santa Monica Boulevard and Western Avenue neighborhood; negotiate agreement for AMPAS Museum; operate Cinerama Dome parking garage; update Hollywood Urban Design Plan and Transportation Improvement and Management Plan.
- **Pico Union 1:** Complete pedestrian enhancements to facilitate transit use and commercial expansion; implement streetscape program.
- **Pico Union 2:** Implement historic preservation program and Pico Boulevard commercial façade, signage, and streetscape program; develop public art program.
- **Westlake:** Implement Alvarado Transit Corridor pedestrian improvements; complete “Urban Village” design process; monitor development of MacArthur Park Metro station; update historic resource survey; identify and facilitate catalytic development projects.
- **Mid-City Corridors:** Negotiate and execute agreement for Adams-La Brea project; facilitate completion of Midtown Plaza; work with MTA and adjacent property owners to facilitate transit-oriented development at Exposition Light Rail line stations; facilitate appropriate use strategy for Nate Holden Performing Arts Center.
- **Wilshire Center/Koreatown:** Implement Western Avenue commercial façade and signage program; implement Wilshire-Western and Wilshire-Vermont Transit Centers; work with Korean American Museum to develop conceptual cultural-retail-mixed-use project opposite Wilshire-Vermont station development; complete economic development strategy for project area; complete façade designs and streetscape designs for portions of 6th Street and Olympic Boulevard.

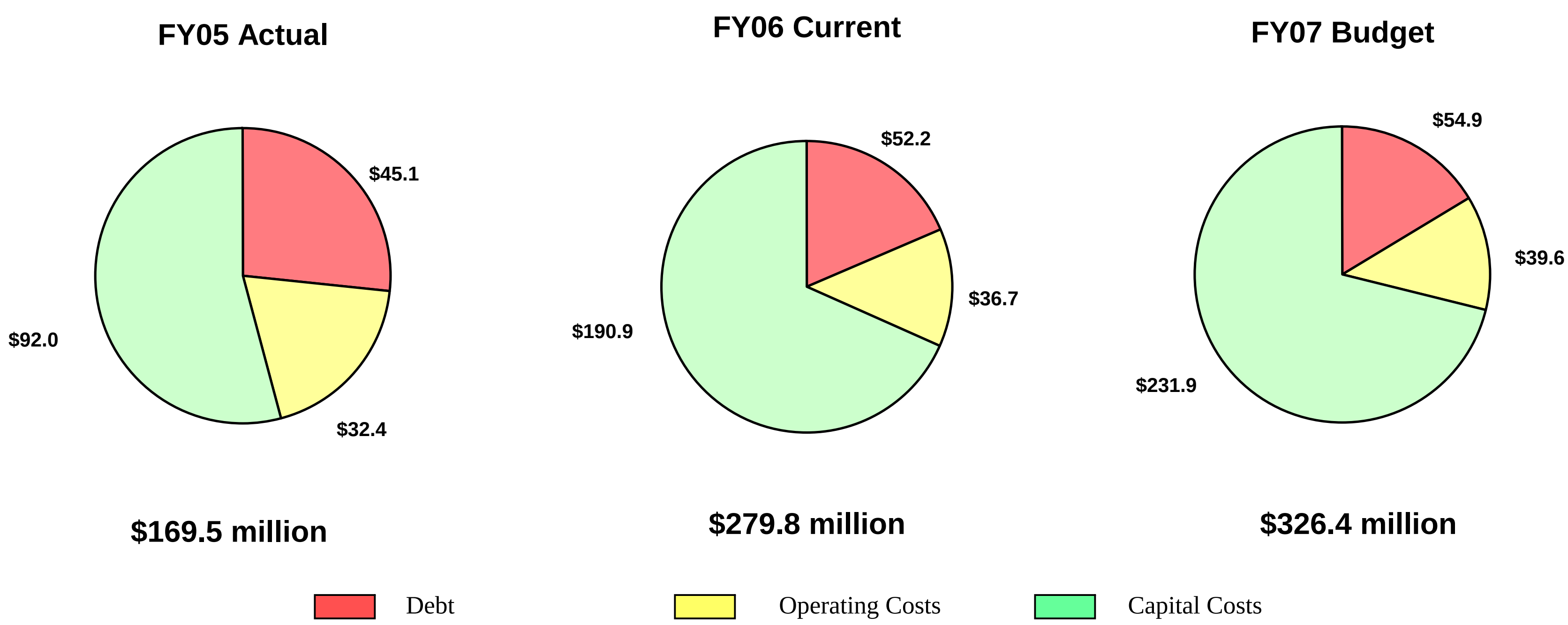
CRA/LA Expenditures (first-year work program)

The Agency's expenditures consist of both capital and operating costs for implementation of the FY07 Work Program. The chart below illustrates that the expenditures in each of these categories change from year to year. These changes are due to several factors including project area maturity, economic opportunities, as well as community priorities. A large portion of capital expenditures is the debt service associated with tax increment financing. Debt service must comply with the tax allocation bond requirements program and payment schedules and, therefore, is not discretionary. Accordingly, debt service is separated from the rest of the Agency's capital work programs that reflect the priorities of the project area communities. Three-year trends are shown below. Highlights are also provided for substantial program activity in the first-year work program for FY07.

- Total First-Year Work Program increases by 20% - a $56.0 million increase
- Debt allocation increases by 5% from $52.2 million to $54.9 million
- Operating costs increases by 8% from $36.7 million to $39.6 million
- Capital costs increases by 26.4% from $190.9 million to $241.3 million

FY07 Highlights

- Convention Center Hotel $16.0 million
- Council District 9 American Apparel $3.2 million
- Eastside Industrial Park $.8 million
- Pacoima City Streetscapes $3.9 million
- Vermont Parking Mixed Use $4.5 million
- Reseda Business Attraction $1.3 million
- Hollywood & Garfield $3.2 million
- AMPAS Museum $2.2 million
- Wilshire/Vermont Cultural $3.8 million
- MacArthur Park Metro Development $1.1 million
- Exposition Park Improvements $.7 million
- Broadway Manchester Commercial Center $.3 million
- POLA Joint Development $.6 million



Resources and Uses of Funds in the Proposed FY07 Work Program and Budget

Below is a summary of the resources and expenditures in the Agency's proposed FY07 Work Program and Budget. The table illustrates both the fund and the expenditures by work program objective categories.

Resources		Expenditures		Expenditures	
Fund	**Amount**	**Objective**	**Amount**	**Timing/Purpose**	**Amount**
New Resources	$ 173,721,400	Economic Development	$ 59,501,300	FY07 Work Program	$ 231,215,900
Carryover	265,574,100	Housing	92,571,600	FY07 Debt Service	55,621,300
Total	439,295,500	Public Improvement	36,948,300	Operating Budget	39,602,300
		Project General	6,610,300	Subtotal - FY07	326,439,500
Tax Increment	86,532,700	Mixed-Use	3,187,000		
Housing Trust Fund	121,033,000	Community Development	14,832,100	FY08-11 Work Program	49,817,700
Debt Service Fund	108,578,300	Other Work Program	17,565,300	FY08-11 Debt Service	53,687,000
Bond Proceeds	56,756,000	Debt Service	55,621,300	Uanallocated Disrectionary Resources	9,351,300
Grants	20,715,900	Operating	39,602,300	Subtotal - Future Years	112,856,000
General Revenue/Other	45,679,600	Future Years	112,856,000		
Total	$ 439,295,500	Total	$ 439,295,500	Total	$ 439,295,500

Debt Service

The $108.6 million debt service expenditures constitutes about 25% of the Agency's total FY07 Budget. The table above indicates approximately $55.6 million in debt service is included in the first-year work program, while the other $53.7 million in debt service will be spent in future years. Proceeds from tax allocation bonds and housing bonds are the primary financial vehicle by which the Agency accomplishes its redevelopment mission, goals and objectives. The Agency borrows funds and pays the debt service (principal plus interest) with the tax increment revenues that are generated by the associated increases in property tax values in the respective redevelopment project area. Broadway/Manchester, Vermont/Manchester and Crenshaw (all resource limited project areas) will require allocations of discretionary funds for debt service payments. It should also be noted that unallocated Agency discretionary resources have been temporarily budgeted to the Bunker Hill project financing objective.

Affordable Housing

Housing for low- and moderate-income persons and families is the only redevelopment activity specifically mandated in California Community Redevelopment Law. At least 20% of the tax increment generated by redevelopment project areas must be set aside in a Low and Moderate Income Housing Fund and used for eligible low- and moderate-income housing activities. In cases where project plans are extended under SB 211, the requirement could increase to as much as 30%. The City's Affordable Housing Trust Fund was established by the Mayor and City Council through the FY01 budget process to implement the March 2000 recommendations of the City's Housing Crisis Task Force. To this end, the Agency has increased its set aside of tax increment revenue for affordable housing from 20% to 25% with the additional 5% to be allocated to the City's housing trust fund. Additional funds will continue to be allocated by the Agency to meet individual redevelopment project area priorities and requirements.

C. Overview of CRA Budgeting

1. REDEVELOPMENT PROJECT PLANNING, PROGRAMMING, AND BUDGETING

Development and approval of the CRA capital/operating budget is part of a larger multi-year planning, programming, and budgeting process that involves the following components:

- **Redevelopment project planning.** Each redevelopment project area is a distinct legal entity that is created through a process spelled out in the California Community Redevelopment Law (CCRL). Under the CCRL, there are two main categories of blight that are analyzed to determine if an area meets the conditions for redevelopment: physical blight and economic blight. As a redevelopment plan for such an area is prepared, strategies designed to address the causes of blight are developed to implement the goals that are included in the redevelopment plan itself. The Agency, with the participation of project area stakeholders, develops these strategies and creates programs to eliminate or ameliorate those causes of blight.
- **Redevelopment project programming.** In 1994, the California Legislature modified the CCRL to, among other things, require a five-year implementation program for each redevelopment project area. That legislation (AB 1290) requires:
  - Specific goals and objectives for the upcoming five-year period
  - Specific project activities and expenditures planned for the five years
  - Explanation of how the goals, objectives, project activities, and expenditures will eliminate blight
- **Redevelopment project budgeting.** Although CRA is an agency established under State law, the Agency also operates under an Oversight Ordinance enacted by the Los Angeles City Council in 1991. Among other things, the Oversight Ordinance requires the Agency to prepare and submit an annual budget for review and approval by the Council. The Agency's annual budget is prepared under guidelines established by State redevelopment law and the City of Los Angeles Budget Ordinance and is presented for reporting purposes on a basis consistent with generally accepted accounting principles. The budget is approved by the City Council and adopted by the Agency Board before the beginning of the fiscal year.

The budget development process begins in the Fall with Agency Management Team initiating discussions on Agency-wide priorities for the upcoming fiscal year. Budget Guidelines (also referred to as "Strategic Directions" and "Budget Framework") are provided to the Agency Board of Commissioners in December. Regional Operations staff develop their work program according to the budget guidelines, needs of the community, and within available resources. The proposed budget is transmitted to the Mayor and City Council in April, and is adopted by the Agency Board of Commissioners in June. The new fiscal year starts July 1 and ends June 30.

Section F on in this Budget Summary contains the "FY07 Budget Development and Approval Schedule".

2. CRA BASIS FOR BUDGETING / CRA FUND STRUCTURE AND PROJECTED BALANCES

a. Basis for Budgeting

The Agency develops its annual and five-year budgets in accordance with the following requirements:

- **California Community Redevelopment Law.** Under CCRL, the Agency is required to annually develop a five-year work plan and budget for each of its 32 active redevelopment project areas.
- **City of Los Angeles Oversight Ordinance.** Under the Oversight Ordinance adopted in 1991, every action of the Agency is subject to City Council review and/or approval. The appropriated budget is prepared by fund, redevelopment project area, cost center, and project objective.
- **Generally Accepted Accounting Principles (GAAP).** The Agency budget is prepared on the same basis of accounting as its governmental fund financial statements. Revenues and expenditures are budgeted on a modified accrual basis and in accordance with GAAP.
- **Capital/Operating Budget.** The Agency's first-year and five-year budgets include both capital and operating components, as indicated below. Capital expenditures typically occur over a multi-year period, whereas operating expenses occur within a single fiscal year.

Budgeted Operating Expenses	Budgeted Capital Expenditures
Direct personnel: salaries and benefits of staff members working on specific projects or work program objectives, with allocations based on actual hours worked; in FY07, benefits are factored at 55% of direct salary cost.	**Land, bricks, and mortar:** actual acquisition and construction costs associated with physical improvements, including not only Agency construction costs (i.e., public service contracts), but also loans and grants to third parties for construction and physical improvements.
Indirect personnel: salaries and benefits of personnel who are not working on specific projects or work program objectives. This includes operating support personnel, any portion of direct personnel that is not project specific, and leave time benefits for all employees. These costs are distributed to project areas based on an overhead factor.	**Professional services:** consultants and other professional services associated with a specific project or work program objective. **Legal services:** legal costs associated with a specific project area or work program objective, including the costs of any City Attorney staff working on those projects.
Non-personnel: all out-of-pocket, third-party costs that cannot be attributed to a specific project area or work program objective. These costs are also distributed to project areas based on an overhead factor.	**Other costs:** all other project-direct third-party costs.

- **Carryover Amendment.** Given the above capital expenditures, certain funds are allocated to "carryover" in future years beyond the first-year budget. Future year allocations and any unexpended revenue from prior years are analyzed at year-end, as a part of the annual budget process called the carryover amendment. The carryover amendment amends the new-year budget for any unexpended revenues from prior years that have not been previously estimated in the new-year budget. It also reconciles anticipated resources with actual resources. The process occurs as of June 30, after the traditional accounting close. Once the prior year is closed, an analysis of encumbrances, contracts, commitments and other existing activities is performed and evaluated against original program objectives and resources. Any excess of revenues over expenditures for the prior year is credited to the fund balance of the respective funds. When actual revenues are less than the anticipated amount, the fund balances must be reduced and another source of funds must be identified to satisfy the Agency’s financial obligations.

b. Agency Fund Structure

Governmental funds are-used to account for essentially the same functions reported as governmental activities in the Agency's financial statements. They focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year, so they may be useful in evaluating CRA/LA's near-term financing requirements. In particular, the unreserved fund balance serves as a useful measure of the Agency's net resources available for spending at the end of the fiscal year. The Agency maintains four types of governmental funds:

- **Capital Projects Fund** is used to account for redevelopment expenditures from tax increment, bond proceeds, federal grants, and project program income. It is the Agency's most significant fund.
- **Debt Service Fund** is used to accumulate resources to pay principal and interest and other related costs on the Agency's long-term debt.
- **Housing Fund** primarily accounts for the portion of tax increment and related revenue designated for low- and moderate-income housing. State law requires redevelopment agencies to set aside at least 20 percent of tax increment for low- and moderate-income housing projects. The entire fund balance is reserved for low- and moderate-income housing projects.
- **Special Revenue Fund** is used to account for revenues and expenditures from specific sources such as developer contributions, City participation, art fund contributions, and local grants.

Proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. The Agency maintains two different types of proprietary funds.

- **Enterprise Fund** is used to account for the operation of a public parking garage financed by a parking revenue bond.
- **Internal Service Funds** are used to accumulate and allocate costs and revenues internally among the Agency's various functions. The Agency uses internal service funds to account for its personnel and administrative costs, an investment pool, and the transactions of a financing authority. One of the internal service funds tracks personnel and other administrative costs. These costs are billed to capital projects, whereby costs directly attributable to projects are billed directly, while costs not directly attributable to projects or indirect costs are allocated based on direct labor as provided for by the Agency's Cost Allocation Plan.

Fiduciary funds are used to account for resources held for the benefit of parties outside the Agency. Fiduciary funds are not reflected in the Agency's budgets or government-wide and fund financial statements, because the resources of those funds are not available to support the Agency's own programs. The accounting method used for fiduciary funds is much like that used for proprietary funds.

c. Projected Fund Balances

Below is a summary of the projected impact of the Proposed FY07 Budget on the Agency's four governmental funds. The Proposed FY07 Work Program Budget Schedules contain more detailed breakdown of the changes – by project area – in the above governmental funds.

Governmental Fund	Projected Carryover	New Resources	Expenditures	Future Year Expenditures
Capital Projects Funds	$ 116,203,500	$ 77,153,100	$ 183,300,000	$ 10,056,600
Debt Service Fund	51,054,000	57,524,300	54,891,300	53,687,000
Housing Fund	87,605,000	33,428,000	86,077,500	34,955,500
Special Revenue Fund	10,711,600	5,616,000	11,522,000	4,805,600
Total	$ 265,574,100	$ 173,721,400	$ 335,790,800	$ 103,504,700

3. CRA FINANCIAL GOALS AND POLICIES

a. Strategic Directions: Fiscal Years 2006 and 2007

As part of the Agency's ongoing efforts to improve its ability to finance work programs, the Agency employs a number of financial goals and policies to guide Agency work planning, budget development, and operations. This includes the goals and policies shown below which were all developed as part of the Agency's FY2003 Strategic Directions, as subsequently modified and ratified.

Overarching Goals

- Projects should be catalytic in order to build a momentum in a community that is carried forward by others with less need over time for Agency financial participation.
- Projects should serve to increase the resources available to the community in order for redevelopment program to become self-funding and self-sustaining over time.
- Projects should have a visible, physical impact that demonstrates sustainable improvement to the quality of life of residents, business operators, property owners, and other stakeholders.

Work Program Development Policies

- Coordinate programs and available fund sources to maximize the use of these resources in implementing revitalization efforts.

Planning and Urban Design Policies

- Consider Agency incentives or participation in the front-end costs and/or a percentage requirement for sustainable design to encourage fuller incorporation of sustainable design measures.
- Fund and participate in projects and improvements (developments, rehabilitation, and façade improvement programs, etc.) that are durable and require that they be maintained over time.

Public Improvements and Community Infrastructure Policies

- Develop public improvement and community development strategies to match financing with site opportunities as part of the five-year implementation plan development process.
- Ensure that all projects have a well-defined scope, schedule, budget, and finance plan that covers all aspects of the project from design, environmental review, acquisition, and citizen participation to construction and project closeout.

Catalytic Development Policies

- Emphasize working with other City departments and local agencies to leverage programs and funds for mutual benefit and to minimize working at cross-purposes.
- Consider absorbing some of the risk of the private sector by identifying important infill sites, building community consensus, and completing public improvements to make the development more acceptable to the private sector before seeking a developer for the site.
- Work with private "urban initiative" funding sources to identify potential available sources of development equity and loan financing.

Housing Development Polices

- Prioritize Agency work program needs to reflect an Agency-wide increase from 20% to 25% in the percentage of tax increment that is dedicated to very low-, low- and moderate-income housing, and explore the impact of further increases in subsequent years.
- Allocate existing Central Business District and Bunker Hill Housing Trust Funds, through finding of benefit resolutions, to the new City Center Redevelopment Project to support construction of very low- and low-to-moderate income units.

b. Other Key Accounting Policies that Affect FY07 Budget Development

The Agency also has adopted a number of accounting policies that affect both CRA budgeting and financial reporting, as summarized below.

Reporting Entity

Under GASB Statement No. 14, the Agency is considered a component unit of the City. The Agency's basic financial statements, which are discretely presented in the basic financial statements of the City, present an aggregation of (a) funds associated with 32 active redevelopment project areas; (b) funds received by the Agency that are designated for specific feasibility studies and housing uses; and (c) other funds that may be used citywide for redevelopment purposes. The redevelopment project areas are separate, individual legal entities and are overseen by the Agency.

On June 5, 1992, based on a joint powers agreement, the Agency and the Agency's Industrial Development Authority created the Community Redevelopment Financing Authority (CRFA) for the purpose of issuing pooled bond issues and other financings. By issuing bonds on a pooled basis, issuance costs can be reduced significantly, making previously uneconomic bond financings and refinancings feasible. The CRFA is an entity legally separate from the Agency but is governed by the same board as the Agency. For financial reporting purposes, the CRFA is blended into the Agency's basic financial statements as if it were part of the Agency's operations because its purpose is to provide bond-financing services for the Agency.

Financial Disclosure

In FY02, the Agency implemented GASB Statement No. 34, which established new financial reporting requirements for all state and local governments. Significant changes in the new reporting model include the following:

- Management's Discussion and Analysis (MD&A) section providing an analysis of the Agency's overall financial position and results of operations
- Use of full accrual accounting for all of the Agency's activities
- Elimination of the effects of internal service activities and the use of account groups
- A change in the governmental fund financial statements to focus on the major funds

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Agency considers revenues to be available if they are collected within 60 days of the end of the current fiscal year. Incremental property taxes, interest income and certain loan repayments are susceptible to accrual. Expenditure-driven grants are recognized as revenues when the qualifying expenditures have been incurred and all other grant requirements have been met. Other revenues that are generally not measurable until actually received are not accrued. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to post-employment benefits, are recorded only when payment is due.

4. CRA BUDGET ISSUES AND CHOICES

In developing and approving its FY07 Budget and Work Program, CRA/LA, in accordance with its purpose and with State law, is addressing four key budget issues and choices:

- What are the key criteria for allocation of CRA/LA resources restricted to expenditures only within their respective project areas?
- How can CRA/LA best leverage the tax increment (TI) revenues generated by redevelopment projects?
- To what extent can and should CRA/LA issue tax allocation bonds to accelerate completion of the work program in each redevelopment project area?
- How does CRA/LA intend to deal with redevelopment project areas that are not generating sufficient tax increment resources to support an effective redevelopment work program?

a. Criteria for Allocation of Agency Resources Restricted to Redevelopment Project Areas

Tax increment revenue, with limited exceptions, may only be expended for redevelopment purposes in the project area in which it is generated. Through a Finding of Benefit (F.O.B.) resolution, CRA/LA may expend tax increment resources outside a project area for affordable housing or certain qualifying public facilities or improvements if the expenditures benefit the project area and meet other criteria set forth in the California Community Redevelopment Law (CCRL). With those limitations in mind, CRA/LA needs and establishes, clear priorities for expending its tax increment resources. In each case, priorities are based on each redevelopment project plan and the five-year implementation plan, and the following guidelines:

- **Affordable housing development.** The production of housing for low- and moderate-income persons and families is the only redevelopment activity specifically mandated in the CCRL. The California Legislature, responding to concerns about the general shortage of affordable housing across the state, removal of low- and moderate-income housing from redevelopment project areas, and displacement of low- and moderate-income persons from redevelopment project areas, either by direct action or "gentrification" of the area, has amended the redevelopment law on several occasions to impose a series of increasingly specific low- and moderate-income housing obligations on redevelopment agencies. The CCRL specifies that not less than 20 percent of all tax increment received by a redevelopment agency shall be placed in a Low and Moderate Income Housing Fund and used by the agency for purposes of increasing, improving, and preserving the community's supply of low- and moderate-income housing available at affordable housing costs, to persons and families of low- or moderate-income. For nearly a decade (during the mid-1980s to the mid-1990s), CRA/LA allocated significantly more than 20% of its tax increment resources to affordable housing.

  Since FY03, the CRA/LA Budget and Work Program has reflected an increase from 20% to 25% in the percentage of TI revenues directed to housing. These increases are in alignment with the Agency's establishment of housing as a priority in FY06. While these increases will specifically be utilized to support the City's Affordable Housing Trust Fund, CRA/LA will continue its advocacy of legislative and financial initiatives at the State and Federal levels that support local housing goals. In addition, CRA/LA will explore local regulatory and financial incentives designed to facilitate broader partnerships with the community, the nonprofit sector and the for-profit sector in the expansion of housing opportunities.

- **Public infrastructure improvements.** Public improvements traditionally focus on the replacement of inadequate infrastructure and the provision of new infrastructure. They include the repair and replacement of sidewalks, curbs and gutters, driveway aprons, storm drains and sewers; installation of landscaped medians, ornamental and safety lighting; provision of parks, libraries, child care and recreational facilities; and development of public parking and transportation facilities. Related activities focus on way finding, community signage, graffiti removal and Business Improvement District (BID) formation – activities that help set the stage for private sector investment in project areas by substantially affecting the way a community looks. An attractive, landscaped well-lit area gives an area a sense of stability and self-worth which helps attract private investment and foster a sense of safety and security; parks, libraries, child care and recreational facilities improve the quality of life for residents and visitors and likewise increase community stability and order.

- **Developable site acquisition/improvement.** In many project areas, the major impediments to private development are (1) lack of cleared developable sites and (2) need for financial assistance to offset the higher costs of developing in already built out areas. Historically, CRA/LA has sought to address the physical impediments to development – the need to assemble several small parcels in multiple ownerships, the need to relocate current occupants, the need to address on-site contamination, and the need to remove structures and upgrade infrastructure – through the exercise of negotiated acquisition or eminent domain to assemble sites. In FY07, CRA/LA will continue to emphasize the following programs:

  - **Land Write-Downs.** Under this program, CRA/LA acquires property at fair market value and subsequently sells or leases it to developers at "fair re-use value." "Fair re-use value" reflects the limitations imposed by the CRA/LA on how the property can be re-used. This cost participation helps offset both the added cost of building in already urbanized sites and the perceived risk of investing in blighted areas.

  - **Brownfields Program.** Like eminent domain and land write-downs, the Brownfields Program is an important tool for the creation of developable sites. It is being utilized in redevelopment areas within Los Angeles by reclaiming sites that have been shunned due to environmental impediments. Appropriate remediation under the Brownfields Program can facilitate the recycling of these sites as developable land.

  - **Regulatory Incentives and Reforms.** CRA/LA is looking at ways to further encourage land assemblage and development through regulatory incentives and reforms designed to streamline processes, shorten timelines, and bring down costs. Toward that end, CRA/LA began a study of land use related incentives in FY03 that it will continue in FY07, including further emphasis on adaptive re-use, zero lot line housing development, mixed-use opportunities, industrial land utilization and other options.

- **Plan amendments and adoptions.** There are a number of issues associated with redevelopment plan adoptions and amendments, which help CRA/LA retain the critical tools needed to carry out work programs:

  - An increasing need for redevelopment in communities across the City;
  - A need to amend several existing redevelopment plans to restore eminent domain or other powers that have expired;
  - Availability of discretionary resources for redevelopment plan adoptions and amendments.

b. Leveraging Tax Increment Revenues

During the past five years, as would be expected, tax increment revenues have been the primary source of CRA/LA's revenues. While bonded indebtedness remains the primary mechanism by which the Agency leverages these resources, there are three other ways other major, strategic applications for the Agency's tax increment revenues:

- Using tax increment as the local match for federal, State or local grants to support redevelopment initiatives
- Pooling CRA/LA funds with other City funding to create a critical mass of funding
- Using CRA/LA and other City or private funding as the "seed capital" to attract private and not-for-profit sector investments in redevelopment project areas

Grants: The role that grant revenues have played in the Agency's operations has varied significantly over time:

- From inception of the Agency in 1948 through 1983, grants funded approximately one-third of all expenditures. This reflected the Federal Urban Renewal program that played a major role in the early days of the Bunker Hill and other projects and the many HUD Urban Development Action Grants received by the Agency.
- From 1984 to 1987, grants funded 12-14% of our work program. These funds were primarily Community Development Block Grant (CDBG) dollars for the purpose of funding rehabilitation programs.
- Beginning in 1985, CRA/LA aggressively leveraged its tax increment through the issuance of bonds to fund the Agency's work program. CRA/LA continued to receive CDBG funds, but did not aggressively pursue other grant resources. Thus, from 1988 to 1996, grants funded only 3-7% of the work program, the bulk of which was financed through the issuance of tax allocation bonds.
- From 1996 to 2001, an average of 14% of annual resources came from grant funds. This increase compared to the prior period was due to an increase in the receipt and expenditure of CDBG funds coupled with a decline in the Agency's largest revenue source – tax increment – as a result of successful property tax appeals and the CBD project area reaching its tax increment cap.
- From 2002 to 2004, even though budgeted grant funds were approximately 16%, actual expenditures were in excess of 20% due to continuation of the factors discussed in the previous item but with further expenditure activity as a result of new grant resources received in the late 1990's (EDA, UDAG, and MTA).

Starting in FY06, grant-related expenditure activity as an absolute number and as a percentage of overall activity will decline for at least several years. This decline is a result of the cancellation of the 2003 Call for Projects, lack of new Section 108 Loan Guarantees, and on the other hand, the significant increase in tax increment revenues. Consistent with this projected decline in grant expenditure activity is the proposed FY07 Budget in which grant resources amount to 5% of total resources. To both compete more effectively for grant resources and to utilize grant funds received in a timelier manner, it is important for CRA/LA to:

- Accomplish work program objectives in a timely manner, while recognizing the multi-year capital nature of CRA/LA's work program
- Strive to better manage a wide range of grant-funded projects involving a variety of public agencies, multiple funding sources and matching fund requirements, and additional administrative requirements (e.g., contracting, accounting, and cash management)
- Continue to explore other avenues for resource development such as legislative, regulatory, and other strategic initiatives designed to expand funding and facilitate investment opportunities. New resources in FY06 are beginning to reflect the results of such initiatives.

Seed Capital: Whenever possible, CRA/LA resources used as seed capital should be focused on "catalytic" development projects – typically large commercial or mixed-used development projects – that contribute public dividends in terms of (a) establishing the critical mass needed to attract private capital, (b) creating construction and permanent jobs in the project area, and (c) establishing healthy and ultimately self-sustaining communities that combine residential, employment, and recreational opportunities for project area residents.

Multi-agency funding: In general, CRA/LA is the lead public agency within redevelopment project areas and neighborhood revitalization project areas. However, there are numerous instances in which other public entities – notably the City of Los Angeles and the Los Angeles County Metropolitan Transportation Authority (MTA) – are, or could be CRA/LA partners in accomplishing redevelopment project objectives:

- **City of Los Angeles Capital Improvement Programs.** The City of Los Angeles has a 5-year and a 10-year capital improvement program of public facilities, transportation and wastewater improvement projects that occur both inside and outside redevelopment project areas. Implementing agencies include the departments of Cultural Affairs, General Services, Housing, Libraries, Public Works, Recreation and Parks, Transportation, and Water and Power. In FY05, Water and Power announced $50 million in available resources to cover the costs for underground utility lines.
- **MTA Call for Projects.** In 1993, the MTA initiated a biennial "Call for Projects" process to distribute discretionary Federal, State, and Regional transportation funds on a competitive basis to local governments and agencies in the County of Los Angeles. The FY07 Budget reflects unencumbered prior year funding from the 1999 and 2001 Call for Projects for 9 redevelopment projects. Approximately half of these projects also benefit from the City of Los Angeles using Proposition C funds to provide the required 20% matching funds. When the MTA canceled its 2003 Call for Projects due to the State Budget crisis, the Agency had 21 pending grant applications under consideration for FY08-FY10 funding. Although long-delayed renewal of federal transportation legislation has been approved and funds are available, the State of California and the MTA have not established a conduit for allocating discretionary transportation funds to local governments. At this time, the City has no concrete information to how and when these funding sources will be available.
- **City of Los Angeles Strategic Partnerships Securing Other Grant Funds.** FY04 marked the completion of a strategic partnership with the Mayor's Office of Economic Development in which the Agency received a portion of the $33 million in EDA and CDBG funds provided for recovery from the 1992 Northridge earthquake. Projects funded under this program included the Madrid Theater and Goodyear Tract. This partnership also led to EDA funding for Washington Boulevard and for the LA Harbor feasibility studies and also resulted in a strategic partnership to secure BEDI/EDI grants in conjunction with the issuance of Section 108 guaranteed loans by CDD for the Goodyear Tract, Slauson-Central Shopping Center, North Hollywood Commons Project, and LA Harbor Union Ice and American Soccer Company projects. EDA was not interested in receiving applications from the Agency or the City while funds were remaining from the $33 million allocation. With all such funding exhausted, the Agency will explore EDA funding opportunities with strategic partners. FY06 represent leveraging new funding resources as a result of a strategic partnership with Public Works resulting in a $1.8 million allocation of locally controlled Federal Surface Transportation Program funds for the Upper Second Street Project and support in receiving a $3 million Proposition 40 State grant from the Urban Parks Act competitive process for the Venice Hope Recreation Center.

The preceding are three examples of situations in which CRA/LA can seek to partner with other local governmental agencies and utilize multiple funding sources to establish a critical mass of funding for accomplishment of redevelopment project objectives. However, such partnering also requires a commitment of CRA/LA management and staff time to effectuate the necessary communication, coordination and collaboration, and this commitment must be recognized in the programming and budgeting process.

In addition, our non-profit and for-profit developers regularly leverage local CRA/LA assistance with Federal and State resources for which they individually compete. As a result, their projects can include layers of funding approvals from the California Tax Credit Allocation Committee, tax-exempt bond allocations from the California Debt Limit Allocation Committee, or funds from the State Department of Housing and Community Development, the State Department of Transportation, the U.S. Department of Commerce's Economic Development Administration, the U.S. Department of Housing and Urban

Development, and others. With the high cost of development, managing the range of multi-agency funding needed to accomplish projects is a complex task for both the Agency and its partners.

c. Utilization of Tax Allocation Bonding

Tax increment (TI) revenue is the excess of taxes levied and collected each year in a redevelopment project area over the amount that would have been levied and collected on the base year property tax assessed valuation (i.e. the year assessed valuation of the prior to the establishment of a redevelopment project area).

Because redevelopment project plans typically take 30 to 40 years to implement and result in long-lived benefits, redevelopment agencies such as CRA/LA typically issue tax allocation bonds to accelerate project delivery and then use tax increment revenue to pay the debt service on such tax allocation bonds. The use of debt financing versus pay-as-you-go strategies is predicated on (a) the bonding capacity of a redevelopment project area and (b) decisions regarding the timing of benefits versus costs of redevelopment project delivery. The value of tax allocation bonding as a redevelopment tool has been recognized by the California Legislature, and in enacting SB211 in 2001, the Legislature allowed the elimination or extension of the time limit to incur debt for projects adopted prior to passage of AB1290 in 1994.

Several criteria determine the sizing and timing of bond issues. These criteria include the size and composition of the proposed work program, the relative significance of leveraging opportunities, the type and timing of work program expenditures, the availability of tax increment funds to support debt service, municipal bond market conditions and credit considerations. In addition, sufficient tax increment and program revenues should be available after debt service to support the continuing operations of the project area.

Historically, the Agency has optimized the issuance of tax allocation bonds to accelerate redevelopment project delivery. This means that the Agency must encumber future tax increment revenues for the debt service on such tax allocation bonds. The amount of total expenditures allocated to debt service varies from year to year.

d. Funding for Resource-Limited Redevelopment Project Areas

The Agency has a number of redevelopment project areas that are not generating sufficient tax increment resources to support an effective redevelopment work program, or in some cases to even cover a reasonable level of operational support, without additional funding from other sources. Although financial conditions of some of these resource-limited project areas have improved in the past several years, a number of project areas still do not generate sufficient tax increment cash to operate without such supplemental resources. In broad terms, the Agency applies a three-point strategy to mitigate, as much as possible, the lack of adequate resources in these project areas:

- **"Showing the Flag"** - By maintaining staff presence, the Agency has sustained a public presence in the communities and has facilitated communications with and among Project Area Committees, Citizens Advisory Committees, other community stakeholders, elected representatives, potential investors and developers, and potential grant funding sources. Agency staff has acted as advocates for the community within the policy and program development processes of City, State, and Federal government.
- **"Implementing Confidence-Building Activities as Funds Allow"** - The combination of minimum project-area tax increment funds, Agency discretionary resources, grant funds, and bank borrowings have allowed the Agency to implement a number of visible activities that, in aggregate, are leading to greater community confidence and increased long-term private sector investment.
- **"Advocating and Supporting Catalytic Projects"** -The Agency has advocated and facilitated "catalytic projects" that, when and if realized, would provide major improvements in the community, provide substantial tax increment flow, and act as catalysts for additional private sector investment. Such projects typically require outside grant resources, Agency discretionary funds, or allocation of City financial resources.

Implementation of the above activities has required major allocations of Agency discretionary resources, which have allowed the Agency to maintain at least a modest work program in the subject project areas, albeit severely limited due to resource constraints.

Following a direction initiated in FY03, the Proposed FY07 Budget groups the resource-limited project areas into three categories:

Category 1: Project areas that are anticipated to generate sufficient tax increment revenues to sustain themselves within five years are:

- None at this time

Category 2: Project areas that will take six or more years to generate sufficient tax increment revenues to sustain themselves are:

- Beacon Street

Category 3: Project areas unlikely to ever generate sufficient tax increment revenues to sustain themselves are:

- Crenshaw
- Vermont/Manchester
- Watts Corridors

In the FY06 budget the following project area, which was previously listed as a resource-limited project, has been removed from this designation:

- Mid-City Corridors
- Crenshaw/Slauson
- Western/Slauson
- Broadway/Manchester

See the table "FY07 Allocation of Discretionary Resources" on page 51 for Agency discretionary funds allocated to support the resource-limited project areas. Also see the Proposed FY07 Work Program Budget Narratives and the Proposed FY07 Work Program Budget Schedules for a complete description of the financial resources and work activities for these Project Areas.

D. PROPOSED FY07 BUDGET

1. PROJECTED RESOURCES

a. Overview

The Agency's funding is derived primarily from four sources: (1) property tax increment generated from the redevelopment project areas, 25% of which is set aside for low- and moderate-income housing and varying percentages restricted to debt service, (2) bond proceeds, including amounts restricted for housing, (3) grants, and (4) other general revenues. Most of these resources have additional restrictions on how and/or where the funds can be expended. Other general revenues include loan repayments, land sale proceeds, lease revenues, investment income, and developer proceeds. Depending upon their original sources, these funds may be discretionary or restricted for various purposes within redevelopment project areas. The Agency's two largest discretionary funds are Special Revenue and Bunker Hill Program Income.

Total Resources

The proposed FY07 Budget contains resources totaling $439,295,500 million as indicated below:

Resource Category	FY07 Budget
Available from Prior Years (carryover funds)	$ 265,574,100
New Resources (expected to be received in FY07)	
Tax Increment Funds (net of transfers)	44,213,700
Low and Moderate Income Housing Funds	33,428,000
Debt Service Funds	57,524,300
Bond Funds (net of transfers)	15,341,000
Grants	6,818,800
General Revenue and Other Funds	16,395,600
Total new resources	173,721,400
Total Resources	$ 439,295,500

Carryover Funds

Anticipated carryover funds are accumulated resources that will be unexpended by the end of the current fiscal year (FY06), so they become the beginning balance for the FY07 Budget. The Agency's multi-year capital budget allocates work program resources to be spent over a number of years. This is particularly true for bond proceeds and debt service funds. In the FY06 Budget, anticipated carryovers amounted to $214.5 million, which is now projected to be $265.6 million. Some portion of each year's work program does not materialize on schedule, so resources for these activities are carried forward to the succeeding year (unanticipated carryover) after the close of the fiscal year that ends June 30. (See Budget Schedules document for detailed breakdown of FY07 carryover funds.)

FY07 Total Resources by Project

Project	Tax Increment Fund	Housing Trust Fund	Debt Service Fund	Bonds	Grants	General Revenue and Other	Total Resources
Adelante Eastside	$ 2,410,000	$ 7,772,000	$ 2,973,000	$ 6,432,000	$ 0	$ 1,038,000	$ 20,625,000
Beacon Street	296,000	792,000	1,697,000	303,000	0	128,000	3,216,000
Broadway/Manchester	387,000	311,000	0	653,000	0	85,000	1,436,000
Bunker Hill	12,000,000	29,982,000	45,887,000	2,276,000	2,161,900	10,812,000	103,118,900
Central Business District	0	4,258,000	0	0	60,000	2,606,000	6,924,000
Chinatown	4,060,000	3,031,000	4,177,000	0	1,214,000	1,108,000	13,590,000
City Center	0	0	0	0	1,780,700	5,101,000	6,881,700
Citywide Brownfields	0	0	0	0	800,000	103,000	903,000
Citywide Housing	0	0	0	0	6,818,800	0	6,818,800
Council District 9	2,720,000	9,563,000	3,704,000	8,503,000	4,577,900	483,000	29,550,900
Crenshaw	209,000	312,000	1,148,000	0	0	73,000	1,742,000
Crenshaw/Slauson	542,000	1,329,000	327,000	1,527,000	0	92,000	3,817,000
East Hollywood/Beverly Normandie	5,859,000	3,357,000	1,251,000	4,913,000	452,000	783,000	16,615,000
Exposition/University Park	1,821,000	1,862,000	1,697,000	2,137,000	0	292,000	7,809,000
Hollywood	11,078,000	6,150,000	9,795,000	5,639,000	1,965,400	1,578,000	36,205,400
Laurel Canyon Commercial Corridor	1,480,000	2,645,000	914,000	1,846,000	0	260,000	7,145,000
Little Tokyo	659,000	4,163,000	4,294,000	1,694,000	0	330,000	11,140,000
Los Angeles Harbor	679,700	1,320,000	999,300	0	0	89,000	3,088,000
Mid City Corridors	1,097,000	1,806,000	1,911,000	0	0	222,000	5,036,000
Monterey Hills	1,269,000	2,844,000	4,220,000	187,000	0	518,000	9,038,000
Normandie 5	689,000	1,169,000	2,798,000	209,000	0	544,000	5,409,000
North Hollywood	4,276,000	6,079,000	5,486,000	1,257,000	0	2,545,000	19,643,000
Pacific Corridor	1,423,000	2,244,000	379,000	758,000	0	199,000	5,003,000
Pacoima/Panorama City	11,623,000	7,478,000	2,515,000	7,172,000	383,200	2,410,000	31,581,200
Pico Union I	975,000	400,000	1,907,000	201,000	0	190,000	3,673,000
Pico Union II	2,561,000	3,075,000	1,895,000	2,002,000	0	410,000	9,943,000
Reseda/Canoga Park	8,578,000	7,923,000	3,958,000	788,000	0	1,121,000	22,368,000
Vermont/Manchester	557,000	148,000	293,000	125,000	0	227,000	1,350,000
Watts	211,000	496,000	0	621,000	400,400	1,857,000	3,585,400
Watts Corridors	249,000	188,000	325,000	16,000	101,600	118,000	997,600
Western/Slauson	454,000	966,000	214,000	444,000	0	183,000	2,261,000
Westlake	2,863,000	2,301,000	964,000	4,303,000	0	382,000	10,813,000
Wilshire Center/Koreatown	5,507,000	7,069,000	1,485,000	6,250,000	0	776,000	21,087,000
General Agency	0	0	0	0	0	6,881,600	6,881,600
Total Resources	$ 86,532,700	$ 121,033,000	$ 107,213,300	$ 60,256,000	$ 20,715,900	$ 43,544,600	$ 439,295,500

Includes resources available from prior years; before finding of benefit transfers between project areas.

Historical and Projected Gross Tax Increment FY05-FY07

	Actual 2005	Current 2006*	Budget 2007
Adelante Eastside	$ 3,440,069	$ 4,351,000	$ 5,404,000
Beacon Street	900,916	918,000	838,000
Broadway/Manchester	253,812	234,000	314,000
Bunker Hill	26,097,539	26,152,000	28,108,000
Central Industrial	0	0	0
Chinatown	3,851,586	3,735,000	4,610,000
City Center	0	0	0
Council District 9	5,521,049	5,261,000	6,554,000
Crenshaw	719,253	679,000	698,000
Crenshaw/Slauson	646,643	695,000	1,015,000
East Hollywood/Beverly-Normandie	3,342,759	3,362,000	4,418,000
Exposition/University Park	2,394,180	2,964,000	3,160,000
Hollywood	15,179,996	21,962,000	20,721,000
Laurel Canyon	1,226,567	1,118,000	1,465,000
Little Tokyo	2,185,548	2,741,000	2,579,000
Los Angeles Harbor	1,393,764	1,292,000	1,372,000
Mid-City	2,620,925	2,400,000	2,760,000
Monterey Hills	3,111,971	2,997,000	3,443,000
Normandie 5	1,934,598	1,825,000	1,989,000
North Hollywood	9,313,940	10,491,000	9,789,000
Pacific Corridor	1,367,388	1,298,000	2,142,000
Pacoima/Panorama City	10,360,896	10,308,000	13,024,000
Pico Union 1	1,376,677	1,312,000	1,653,000
Pico Union 2	2,461,431	2,296,000	2,704,000
Reseda/Canoga Park	10,402,296	10,184,000	13,164,000
Vermont/Manchester	474,368	426,000	716,000
Watts	376,337	333,000	293,000
Watts Corridors	360,301	333,000	495,000
Western/Slauson	591,038	532,000	825,000
Westlake	3,022,769	3,073,000	4,325,000
Wilshire Center/Koreatown	6,716,695	5,997,000	9,568,000
Total	$ 121,645,311	$ 129,269,000	$ 148,146,000

*Current projections may vary significantly from actual receipts in addition to appeals, exemptions, and unsecured property

b. Tax Increment Financing, Housing, and Debt Service

Basis for Tax Increment Revenue Projections

Tax increment projections were prepared utilizing the following factors:

- Tax increment projections for FY07 were prepared utilizing a per project historical average growth rate in the assessed value of real property, plus varying overrides which include the magnitude of owner-occupied housing in each project area;
- Tax increment projections for FY08 were prepared on the basis of a 3% annual growth factor to assessed values; and
- Tax increment projections for FY09-FY11 were prepared on the basis of a 2% annual growth factor to assessed values.

The exhibit, "Historical and Projected Gross Tax Increment" on page 39, summarizes tax increment revenues for each of the project areas over three years (FY05-FY07).

Pass-Through Agreements with Other Taxing Entities

Many redevelopment project areas are required to reimburse (or pass through) a portion of tax increment revenues to various taxing entities. The pass-through obligation may be contractual or mandated by redevelopment law.

Four redevelopment project areas – Chinatown, Hollywood, Hoover and North Hollywood – have agreements with the County of Los Angeles and certain other taxing entities pursuant to which various percentages of tax increment revenues are passed through to such entities.

Redevelopment project areas adopted or amended on or after January 1, 1994 are required by redevelopment law (AB1290) to pass through at least 20% of the gross tax increment revenues that are subject to the provisions of AB1290 to the County and other taxing entities.

A schedule showing estimated FY07-FY11 pass-through amounts is included in the FY07 Work Program Budget Schedules.

AB1290 Work Program

History and Legal Aspects

Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill (AB) 1290. This legislation made significant changes to State Redevelopment Law including the requirement that a portion of all property tax increment (TI) funds be allocated to the local taxing agencies (i.e., city, county, school district, public works and others). Funds are allocated by formula as set forth in AB 1290 and are equal to 20% of gross TI generated by the affected project areas. Generally, of the 20% set aside, the City is eligible to receive 32% of that amount. As of FY05, there were 22 redevelopment project areas generating AB 1290 revenues. It is estimated that in FY06, there will be 27 project areas generating a measurable AB 1290 revenue stream.

Procedurally, the County Auditor-Controller transmits AB 1290 funds to the Agency, which in turn, holds these monies pending distribution. CRA/LA records the total AB 1290 pass-through as a tax increment revenue reduction, net of the County's share, for each affected project, with an offsetting AB 1290 liability account (the "AB 1290 Reimbursement Payable Account"). The reimbursement liability is reduced by the amount withheld by the County. It is further reduced by Agency payments made to other affected taxing entities. To determine the amount due to each taxing entity, the Agency uses source documents generated by the County. These are the same source documents the County uses as a basis for withholding its share of the AB 1290 pass-through from the Agency.

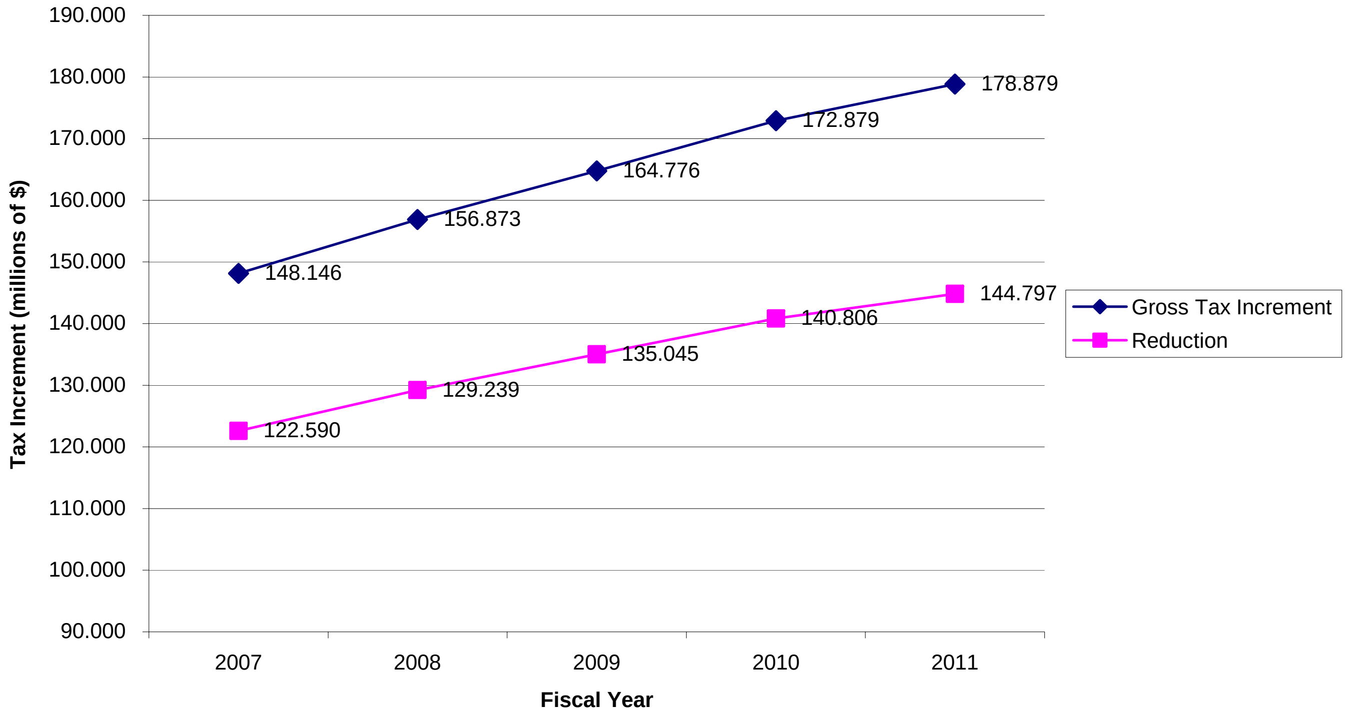
Initial Implementation

Generation of AB 1290 revenues represented a new source of funding to the City. However the use of such funds remained a policy decision of the Mayor and City Council. In a transmittal dated August 8, 2003, the Mayor recommended the Agency be permitted to retain one hundred percent of City's AB 1290 funds to meet its core objectives, that being the removal of blight and the creation of jobs and affordable housing. The Mayor also recommended that a portion of the City's AB 1290 funds generated from the Council District 9 (C9) Redevelopment Project Area be used for debt service on a HUD Section 108 loan for the Slauson Central Shopping Center. Agency review indicated there existed sufficient AB 1290 resources generated by C9 for this purpose. This financing proposal was subsequently approved for the project. Under this arrangement, the Agency would transfer AB 1290 funds to the City's Community Development Department (CDD) as required to make annual Section 108 payments to HUD.

Expansion of Program

The initial success of the C9 financing prompted the Agency and the City to implement a long-term strategy for the use of the City's portion of AB 1290 funds. In a City Council action adopted in 2003, the Agency was directed to retain tax increment that would otherwise be transferred to the City. These funds would be used at the discretion of the council offices having jurisdiction over the affected project areas and spent on existing Agency work objectives or other activities in the council districts deemed consistent with the removal of blight, the creation of quality jobs, and the provision of infrastructure improvements and affordable housing. Identified on page 43 is the AB 1290 revenue forecast for FY07, by project area. Also identified is an estimate of the next four years of AB1290 revenues for the total 5-year plan (FY07-FY11).

Impacts on Tax Increment Revenues



Reductions to Gross Tax Increment

(Including County Admin Fees and Pass-Through Payments)

2007	2008	2009	2010	2011
$ 25,556,000	$ 27,634,000	$ 29,731,000	$ 32,073,000	$ 34,082,000

AB 1290 Retained

Resources for FY07 Budget and the Five-Year Plan Through FY11

PROJECT AREA	2007*	2008	2009	2010	2011	Total
Adelante Eastside	$ 979,000	$ 383,000	$ 402,000	$ 422,000	$ 444,000	$ 2,630,000
Beacon Street	9,000	8,000	9,000	10,000	12,000	48,000
Broadway/Manchester	24,000	22,000	23,000	26,000	27,000	122,000
Bunker Hill	491,000	419,000	598,000	782,000	822,000	3,112,000
Council District 9**	428,000	470,000	500,000	529,000	560,000	2,487,000
Crenshaw	34,000	15,000	16,000	18,000	19,000	102,000
Crenshaw/Slauson	66,000	70,000	73,000	77,000	80,000	366,000
East Hollywood/Beverly Normandie	623,000	310,000	325,000	341,000	356,000	1,955,000
Exposition/University Park	7,000	9,000	10,000	11,000	12,000	49,000
Hollywood	0	20,000	36,000	50,000	64,000	170,000
Laurel Canyon Commercial Corridor	128,000	102,000	107,000	112,000	117,000	566,000
Little Tokyo	36,000	41,000	45,000	48,000	52,000	222,000
Los Angeles Harbor	20,000	12,000	14,000	16,000	18,000	80,000
Mid City Corridors	181,000	194,000	211,000	228,000	246,000	1,060,000
Monterey Hills	169,000	93,000	98,000	102,000	107,000	569,000
Normandie 5	156,000	71,000	74,000	77,000	80,000	458,000
Pacific Corridor	167,000	153,000	162,000	171,000	181,000	834,000
Pacoima/Panorama City	1,971,000	918,000	964,000	1,011,000	1,059,000	5,923,000
Pico Union I	60,000	64,000	67,000	69,000	72,000	332,000
Pico Union II	68,000	74,000	79,000	83,000	87,000	391,000
Reseda/Canoga Park	868,000	921,000	964,000	1,007,000	1,052,000	4,812,000
Vermont/Manchester	182,000	50,000	51,000	53,000	55,000	391,000
Watts	12,000	2,000	3,000	3,000	4,000	24,000
Watts Corridors	83,000	35,000	36,000	37,000	38,000	229,000
Western/Slauson	138,000	59,000	62,000	66,000	69,000	394,000
Westlake	283,000	304,000	319,000	335,000	350,000	1,591,000
Wilshire Center/Koreatown	624,000	690,000	734,000	780,000	827,000	3,655,000
Total	$ 7,807,000	$ 5,509,000	$ 5,982,000	$6,464,000	$6,810,000	$ 32,572,000

*FY07 amounts include $2,726,000 of carryovers from prior fiscal years
**CD9 – already pledged to Slauson Central Shopping Center Project

c. Bonds

The Agency's "portfolio" of outstanding tax allocation bonds continues to be healthy. Each of the redevelopment projects having bond issues outstanding will generate sufficient tax increment revenues in the FY07-FY11 period to pay scheduled debt service.

Bonding Opportunities in the FY07 Work Program

Each of the redevelopment project areas was examined for tax allocation bonding opportunities in FY07 through FY11. In each case, Agency staff considered the bonding capacity of the redevelopment project area, the nature and size of the proposed work program, leveraging opportunities, and the availability of tax increment funds to support debt service and the continuing operations of the project. Certain factors eliminate or reduce bonding capacity for each redevelopment project area. These include the time limit for incurring debt and/or receiving tax increment; the amount of tax increment available under the project area's tax increment limit; credit considerations such as diversification of the project area's tax base, historical tax increment receipts and taxpayer delinquencies; and the ratio of the project's total assessed valuation to its base year assessed valuation. If such ratio is low (e.g., 1.1:1), a tax default by one or more major taxpayers could jeopardize the Agency's ability to make debt service payments from available tax increment revenues.

Agency staff has identified the following seven (7) project areas as having the ability to issue bonds in FY07:

- Adelante Eastside
- Broadway/Manchester
- Council District 9
- Crenshaw/Slauson
- Exposition/University Park
- Laurel Canyon
- Watts

Agency staff will continue to re-examine all project areas' bonding capacity for FY07 and will recommend to the Board necessary amendments to the FY07 Work Program and Budget to reflect the receipt of bond proceeds and corresponding expenditures if additional project areas are subsequently identified as suitable candidates for bond issuance. In addition, Agency staff has identified tax allocation bonding opportunities for fourteen (14) project areas during the years FY08 through FY11.

d. Grants

Total grant resources have declined from the prior year due to a steep reduction in the funds available from the prior year and a reduction in new grant funds, especially as a result of on-going expenditure activity and no new Section 108 Loan Guarantee funding. The FY07 work program contains $6.8 million of new grant resources and $13.8 million carryover available from prior years. This is the lowest prior year carryover and total grant resources proposed since the early 1990's.

The exhibit below shows the source of the prior year and new grant resources for FY07. An ongoing source of new grant funds has been the annual recognition of the Section 8 Housing Assistance Payments (an annual appropriation that supports several of the Agency's low-income rental housing projects).

Type of FY06 Grant Program	Prior Year Resource	New Grant Resource	Total Grant Resources
Section 108 Loan Guarantees	$ 3,817,000	$ 0	$ 3,817,000
MTA/T-21/TEA/Prop C (transportation programs)	5,680,900	0	5,680,900
Section 8 Housing Assistance Payments	0	6,818,800	6,818,800
Community Development Block Grant (CDBG)	1,057,600	0	1,057,600
EDI/BEDI	760,900	0	760,900
Brownfields	800,000	0	800,000
HOME/EDA	0	0	0
Proposition K	0	0	0
Federal Omnibus Appropriation	0	0	0
Targeted Neighborhood Initiative	0	0	0
Proposition 40	1,780,700	0	1,780,700
Total	$ 13,897,100	$ 6,818,800	$ 20,715,900

From 1996 through 1999, Agency staff achieved significant success in securing new revenues as a result of being more proactive in project proposal development and more aggressive in pursuing grant resources to fund the Agency's work program objectives. This success is reflected in the prior year resources for the Agency transportation programs and Section 108 Loan Guarantees. With regard to the Agency's overall work program (excluding Section 8) for FY07, note that transportation-related funding provides approximately one-third of the Agency's grant funded work program. Last fiscal year it was noted that there was no EDA funding for the first time in a decade, and now there is no HOME funding for the first time in over a decade. FY07 marks the first opportunity in many years for the Agency to compete for new EDA funding, since the City will have fully spent its $33 million in EDA earthquake funds.

For the MTA "Call for Projects" during FY03, the Agency staff considerably escalated the level of transportation-related proposal design and development in order to establish a much broader, long-term funding foundation for Agency objectives. However, due to the State Budget crisis, in FY04 the MTA first postponed and then canceled the awarding of funds from the 2003 Call for Projects. The Agency had 21 grant applications pending that were competing for funding primarily for the FY08 – FY10 period. The Agency was successful in redirecting and obtaining additional funds for the Upper Second Street Project, an identified transportation-related high priority project. The Agency expects to revisit a number of the 21 projects that had MTA grant applications prepared in 2003 in anticipation of MTA issuing a new Call for Projects in FY07. Other main initiatives in industrial development, however, have been left in abeyance by the suspension of MTA funding.

With the declining availability and greater competition for CDBG and HOME funds, the Agency has received very little of this funding in recent years. The Agency will again strategically apply for new CDBG and HOME funds under the City's Consolidated Plan for Program Year 32 during FY07. The Agency was successful in securing $3 million in grant funding from a new source, State Proposition 40 funds, for the proposed Venice Hope Recreation Center. Because of the uncertain nature of the application process for new grants, the Agency has made no assumptions for receiving funds from any applications that were prepared in FY06. Any additional funding received during the fiscal year will result in budget amendments when they are awarded and contracts are executed. The Resource Development Department is awaiting funding announcements for grants applications that are to be funded in FY07, e.g. BGIF, Proposition K, TEA, and other funds with a total amount of $13.5 million. Also, the Department submitted applications for the federal earmarks in various Congressional Districts. The decisions regarding the federal earmarks will be available after October 2006.

Overview of the Agency's Community Development Block Grant Funding Programs

The Agency's CDBG program typically receives funding from three distinct programs: Redevelopment Activities, Neighborhood Block Grant (NBG) – formerly the Targeted Neighborhood Initiative (TNI), and Brownfields. In addition, the Agency historically has received funds from other special appropriations, such as the supplemental CDBG funding received as a result of the Northridge earthquake in 1994.

Several years ago, the City of Los Angeles policy for allocating CDBG funds changed to only provide funds for projects if they could be spent during the 12-month program year. In previous years, it was reported that Agency projects that were not moving forward quickly enough had their funding reprogrammed to other City of Los Angeles activities. On the other hand, the Agency in prior years was a beneficiary of the "use it or lose it" City policy and received additional funds in mid-year for high priority Agency projects that were ready for implementation.

Historically, one has to go back to the early 1990's in which the Agency's total CDBG funding was at a comparable levels, and due to a variety of circumstances, the prospects for a dramatic increase in such funding are low. The only consistent source of CDBG funding over the last several years for the Agency has come from the Brownfields program. Per the City's 32nd Year Action Plan, the Agency is receiving an additional $800,000 for the Brownfields program. The City of Los Angeles received substantial reductions in Federal Funding for specific programs funded under the FY07 Consolidated Plan, particularly the CDBG program.

Program income, primarily generated by repayment of loans made with earlier CDBG funds, is remitted to the City and is not included in Agency resources. In FY06, the Agency remitted about $1 million, an amount that is expected to continue annually.

e. General Revenue and Discretionary Funds

General revenue and other funds total $45.7 million for FY07, including carryover of $29.3 million and new resources of $16.4. Other general revenues include loan repayments, land sale proceeds, lease revenues, investment income, and developer proceeds. Also included in this category are two discretionary funds – CRA Special Revenue and Bunker Hill Program Income - which total $15.0 million for FY07. Unlike tax increment and project specific resources, expenditure of CRA Special Revenue and Bunker Hill Program Income is not limited to a specific redevelopment project area.

- **CRA Special Revenue Fund** totals approximately $4.4 million in the FY07 budget. These funds are comprised principally of proceeds from developer payments, the largest of which historically resulted from the City's approval of air rights transactions involving the Central Library in the 1980's. The major components of the current CRA Special Revenue Fund include bond administration fees, interest earnings, and any repayments of prior advances to specific redevelopment project areas. In FY07, these include repayments from the issuance of tax allocation bonds in Council District 9 ($435,000) and Laurel Canyon ($30,000). Over the years, the CRA Special Revenue Fund has been spent on a wide variety of Agency and Council approved work program objectives.

Expenditures from the CRA Special Revenue Fund are the most discretionary of all Agency funds and must be utilized for general redevelopment purposes. In the FY07 Budget, $436,700 is allocated to three Citywide programs (see table entitled "FY07 Allocation of Discretionary Resources" for details on page 50). The $4.0 million balance is unallocated, but is temporarily held in the Bunker Hill financing objective.

Bunker Hill Program Income totals approximately $10.5 million. This fund represents recurring income generated by the Bunker Hill Urban Renewal Project, which was closed out in 1981, when certain assets were transferred to the Bunker Hill Redevelopment Project Area. Revenues derived from those assets (rent, lease payments, and land sale proceeds) are placed in the fund and are available for allocation to Agency activities through the annual budgeting process. The largest source of annual income comes from the lease agreements at California Plaza, totaling approximately $2.6 million per year. Similar to the CRA Special Revenue Fund, the Bunker Hill Program Income Fund includes repayments of prior advances to specific redevelopment project areas. In FY07, these repayments consist of Bunker Hill ($1,683,000 from tax increment fund), Council District 9 ($1,065,000), Crenshaw/Slauson ($216,000), Adelante Eastside ($1,500,000), and Laurel Canyon ($254,000).

Fifty percent of Bunker Hill Program Income is pledged to the repayment of a $5.3 million, 6.814 percent fixed interest rate, fully amortizing 84-month loan with Central Pacific Bank (CPB). This loan was used to refinance a $10.0 million loan that was originated by Tokai Bank of California. The original Tokai Bank of California loan was taken out in 1997 to support program implementation in thirteen newly established earthquake disaster and riot recovery redevelopment project areas. Eleven of those projects can pay for their shares of the CPB loan debt service in FY07. Of the $1,050,000 debt service payments due in FY07, only $114,000 will be paid by Bunker Hill Program Income (for Broadway/Manchester and Vermont/Manchester), thereby allowing more of the fund to be used to assist various resource-limited projects.

The other fifty percent of Bunker Hill Program Income is pledged to the repayment of a $6.1 million, variable interest rate, 96-month loan from Central Pacific Bank. This loan was taken out in December 2005 to help finance the Marlton Square housing development in the Crenshaw Redevelopment Project Area. In FY07, $1,251,000 of Bunker Hill Program Income is allocated to Crenshaw for this loan.

Of the $9.2 million left in the Bunker Hill Program Income after the transfers for the Central Pacific Bank loans, $4.0 million will be allocated to various resource-limited redevelopment project areas. The $5.2 million balance is unallocated, but is temporarily held in the Bunker Hill financing objective.

The exhibit on the following page summarizes the sources of discretionary funds for FY07 to FY11.

Sources of Discretionary Resources in FY07 – FY11

Estimated Resources	FY07	FY08	FY09	FY10	FY11
CRA Special Revenues					
Bond Administration Fees	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000
Allocation of Interest	163,000	5,000	5,000	5,000	5,000
Carryover	3,443,000	0	0	0	0
Management Fees	105,000	105,000	105,000	105,000	105,000
Repayment from Council District 9	435,000	0	0	0	0
Repayment from Laurel Canyon Commercial Corridor	30,000	0	0	0	0
Subtotal - CRA Special Revenues	4,426,000	360,000	360,000	360,000	360,000
Bunker Hill Program Income					
California Plaza Leases	2,595,000	2,595,000	2,595,000	2,595,000	2,595,000
Rental Income from Parking Lots	918,000	918,000	0	0	0
Allocation of Interest	165,000	66,000	48,000	48,000	48,000
Carryover	2,168,000	0	0	0	0
Repayment from Bunker Hill	1,683,000	0	0	0	0
Repayment from Council District 9	1,065,000	0	0	0	0
Repayment from Crenshaw/Slauson	216,000	0	0	0	0
Repayment from Adelante Eastside	1,500,000	0	0	0	0
Repayment from Laurel Canyon Commercial Corridor	254,000	0	0	0	0
Subtotal - Bunker Hill Program Income	10,564,000	3,579,000	2,643,000	2,643,000	2,643,000
Grand Total	14,990,000	3,939,000	3,003,000	3,003,000	3,003,000
Unallocated - Future Years	**FY07**	**FY08**	**FY09**	**FY10**	**FY11**
CRA Special Revenues - General Agency Reserve	9,351,300	360,000	360,000	360,000	360,000
Bunker Hill Program Income Fund		3,579,000	2,643,000	2,643,000	2,643,000
Central Pacific Bank Debt Service		(109,000)	(102,000)	(97,000)	(91,000)
Subtotal		3,470,000	2,541,000	2,546,000	2,552,000
Total Unallocated Discretionary Resources	$ 9,351,300	$ 3,830,000	$ 2,901,000	$ 2,906,000	$ 2,912,000

The exhibit on the following page provides a more detailed breakdown of the allocation of discretionary revenues in the Proposed FY07 Budget by five major categories:

- **Category 1 resource-limited project areas**: Category 1 resource-limited project areas are expected to generate sufficient resources to meet their own needs within the next five years and, thereafter, be long-term self-sustaining. In these project areas, allocations of discretionary resources serve to meet short-term shortfalls and to allow essential work programs to proceed.
- **Category 2 resource-limited project areas:** Category 2 project areas show the potential of reaching self-sustaining levels of tax increment within a six- to ten-year range. In these cases, it makes sense to provide discretionary resources that will not only enable these project areas to function but also to assist them in attracting and bringing to fruition those catalytic activities that will help assure that they reach sustainability in the shortest possible time.
- **Category 3 resource-limited project areas:** Category 3 project areas, for a variety of reasons including size, local economic conditions, and allowable land uses and densities, cannot be expected to reach a level of self-sustainability in the near term, if ever.
- **Other CRA/LA project areas:** Other project areas have been allocated Agency discretionary funds in the proposed FY07 budget to support work program activities.
- **City-wide programs of the Agency:** City-wide programs of the Agency – the Brownfields program, Disaster Assistance Program, Feasibility Studies, and other Non-Housing – have been allocated Agency discretionary budget funds in the proposed FY07 budget to support these special purpose activities.

Details on the exact project and program activities for all of the above allocations of Agency discretionary resources can be found in the Proposed FY07 Work Program Budget Narratives and the Proposed FY07 Work Program Budget Schedules.

FY 07 Allocation of Discretionary Resources-Bunker Hill Program Income and CRA Special Revenue

Project Area/Agency Objective	Bunker Hill Program Income		CRA Special Revenue (5132)	Total
	Central Pacific Bank (1201)	To Work Program (1201)		
Category 1 Resource-Limited Project Area				
None at this time				
Category 2 Resource-Limited Project Areas				
Beacon Street		$ 502,600		$ 502,600
Category 3 Resource-Limited Project Areas				
Crenshaw	$ 1,251,000	411,600		1,662,600
Vermont-Manchester	42,000	118,800		160,800
Watts Corridors		628,700		628,700
Other Project Areas				
Broadway-Manchester	72,000			72,000
Central Industrial		417,100		417,100
City Center		1,307,000		1,307,000
LA Harbor		98,200		98,200
City Wide Agency Programs				
Brownfields Revitalization Program		324,600		324,600
Disaster Assistance			$ 102,400	102,400
Feasibility Studies			334,300	334,300
Other Non-Housing		28,400		28,400
Reserve Unallocated		5,362,000	3,989,300	9,351,300
Total All Discretionary Funds	$ 1,365,000	$ 9,199,000	$ 4,426,000	$ 14,990,000

2. PROJECTED EXPENDITURES

a. Overview

Agency expenditures fall into two categories: (1) work program – essentially the first-year expenditures of the five-year work program and (2) program delivery – essentially the annual operating expense of delivering the work program. Personnel costs comprise about 73% of program delivery costs, with the remaining 27% attributable to other annual operating expenses.

Total Expenditures

The FY07 Budget proposes expenditures totaling $326,439,500 million as indicated below:

Expenditure	**FY07**
Work Program (Capital Budget)	
Housing	$ 92,571,600
Mixed Use	3,187,000
Economic Development	59,501,300
Public Improvement	37,098,300
Community Participation	573,700
Community Development	14,682,100
Other Work Program / 1	16,991,600
Project General / 2	6,610,300
Sub-total	231,215,900
Program Delivery (Operating Budget)	39,602,300
Debt and Financing	55,621,300
Total Expenditures	$ 326,439,500

First Year Operating and Capital Expenditure by Project Area

Project Area	Housing	Mixed Use	Economic Development	Public Improvement	Community Participation	Community Development	Project General/1	Operating	Debt and Financing	Other Work Program/2	Total
Adelante Eastside	$ 6,801,200	$ 0	$ 2,262,500	$ 1,625,700	$ 0	$ 0	$ 806,000	$ 2,894,800	$ 961,000	$ 1,026,000	$ 16,377,200
Beacon Street	1,327,200	0	2,000	0	0	0	6,500	591,900	590,000	71,000	2,588,600
Broadway/Manchester	1,000	0	35,200	0	0	0	84,800	742,700	84,000	331,900	1,279,600
Bunker Hill	4,023,000	573,000	1,273,000	3,882,500	0	0	232,200	1,530,100	22,415,700	947,800	34,877,300
Central Business District	0	0	43,300	0	0	0	77,500	1,243,700	12000	153,900	1,530,400
Central Industrial	2105000	0	0	0	0	0	0	442,100	0	0	2,547,100
Chinatown	2,193,600	0	2,976,800	455,000	90,500	0	142,200	1,072,300	1,437,100	194,000	8,561,500
City Center	509,500	1,000	16,021,000	1,251,300	0	0	30,600	1,510,000	4000	7,400	19,334,800
Citywide Brownfields	0	0	778,000	0	0	0	0	449,600	0	0	1,227,600
Citywide Disaster Assistance	0	0	18,000	0	0	0	0	84,400	0	0	102,400
Citywide Feasibility Studies	0	0	0	0	0	0	0	286,300	0	48000	334,300
Citywide Housing	6,686,100	0	0	0	0	0	16,200	2,389,000	0	0	9,091,300
Citywide Non-Housing	0	0	0	0	0	0	0	28,400	0	0	28,400
Council District 9	11,473,700	0	8,958,800	2,346,000	6,500	302000	395,200	2,346,700	1,367,100	601,500	27,797,500
Crenshaw	225,300	0	0	0	0	0	25,300	700,000	1,630,700	34,000	2,615,300
Crenshaw/Slauson	657,700	0	0	150,000	0	526,100	153,800	440,500	208,500	216,000	2,352,600
East Hollywood/Beverly Normandie	4,707,800	0	1,719,000	6,380,100	0	0	300,000	750,200	1,025,300	1,053,000	15,935,400
Exposition/University Park	538,000	0	200,000	250,000	6,000	0	83,200	859,200	914,400	965,200	3,816,000
Hollywood	5,827,000	0	7,528,000	3727700	25,000	4019500	564,900	3,352,500	6,362,300	1,311,800	32,718,700
Laurel Canyon Commercial Corridor	405,000	0	224,000	380,000	0	0	101,900	977,300	371,200	1,103,000	3,562,400
Little Tokyo	4,061,000	0	62,300	30,000	10,000	1,660,000	186,300	682,400	1,653,800	122,000	8,467,800
Los Angeles Harbor-Wilmington	803,000	0	0	0	0	0	25,300	909,500	594,600	45,000	2,377,400
Mid City Corridors	1,745,200	0	163,100	30,000	19,000	0	43,000	911,700	787,500	186,000	3,885,500
Monterey Hills	2,781,600	0	0	771,200	0	0	585,400	405,200	1,652,400	247,600	6,443,400
Normandie 5	1,054,200	0	0	0	21,200	0	68,600	786,900	1,003,800	227,200	3,161,900
North Hollywood	4,383,000	81,000	1,680,300	1,154,000	2,500	2,214,300	193,700	1,621,800	3,232,400	62,000	14,625,000
Pacific Corridor	563,000	1,000	300,000	0	0	555,000	32,700	813,100	393,000	167,000	2,824,800
Pacoima/Panorama City	5,032,000	0	5,942,200	8,482,200	200000	1610000	215,100	2,465,400	1,904,000	3,037,000	28,887,900
Pico Union I	347,000	0	364,900	240,800	16,000	0	132,800	553,500	732,800	92,000	2,479,800
Pico Union II	3,685,000	0	700,000	580,000	35,000	425,000	475,000	602,000	697,700	690,000	7,889,700
Reseda/Canoga Park	10,446,800	0	1,770,000	885,000	0	696,000	575,600	2,480,100	2,515,600	1,527,500	20,896,600
Vermont/Manchester	40,000	25000	75000	0	2,000	19,200	70,000	650,800	178,100	197,200	1,257,300
Watts	117,000	0	8,000	231,000	10,000	0	305,100	758,600	14000	92,000	1,535,700
Watts Corridors	139,000	30,000	100,000	23,000	10,000	0	10,700	763,000	141,300	103,000	1,320,000
Western/Slauson	966,000	0	0	422,800	0	0	2,500	499,700	232,000	138,000	2,261,000
Westlake	1,125,100	2,001,000	1,305,000	2,165,000	60,000	1,105,000	373,900	700,300	982,000	543,000	10,360,300
Wilshire Center/Koreatown	7,801,600	475000	4,990,900	1635000	60,000	1,550,000	294,300	1,306,600	1,523,000	1,450,600	21,087,000
TOTAL	$ 92,571,600	$ 3,187,000	$ 59,501,300	$ 37,098,300	$ 573,700	$ 14,682,100	$ 6,610,300	$ 39,602,300	$ 55,621,300	$ 16,991,600	$ 326,439,500

/1 Includes non-debt service budgeted line items in Project Financing Objectives

/2 Includes Public Art, Response to Development Opportunities, Strategic Planning

b. Debt Service by Project Area

Project Area	TAX ALLOCATION BONDS						
	FY07 Obligation			FY07	Sub-Total	Future	TOTAL ALL
	Principal	Interest	Total	Other Debt	FY07 Debt	Expense	FY07 DEBT
Adelante Eastside	$ 45,000	$ 835,000	$ 880,000	$ 50,000	$ 930,000	$ 2,043,000	$ 2,973,000
Beacon Street	285,000	282,000	567,000	0	567,000	1,130,000	1,697,000
Broadway/Manchester	0	0	0	72,000	72,000	0	72,000
Bunker Hill	7,107,800	15,271,900	22,379,700	0	22,379,700	23,507,300	45,887,000
Chinatown	1,205,000	232,100	1,437,100	0	1,437,100	2,739,900	4,177,000
Council District 9	215,000	954,100	1,169,100	154,000	1,323,100	2,380,900	3,704,000
Crenshaw	240,000	118,700	358,700	1,251,000	1,609,700	789,300	2,399,000
Crenshaw/Slauson	10,000	106,500	116,500	72,000	188,500	138,500	327,000
East Hollywood/Beverly Normandie	70,000	852,300	922,300	79,000	1,001,300	249,700	1,251,000
Exposition/University Park	520,000	377,400	897,400	0	897,400	799,600	1,697,000
Hollywood	1,735,000	4,215,300	5,950,300	358,000	6,308,300	3,486,700	9,795,000
Laurel Canyon Commercial Corridor	35,000	243,200	278,200	72,000	350,200	563,800	914,000
Little Tokyo	855,000	766,800	1,621,800	0	1,621,800	2,672,200	4,294,000
Los Angeles Harbor-Wilmington	330,000	162,300	492,300	86,300	578,600	420,700	999,300
Mid City Corridors	125,000	589,500	714,500	46,000	760,500	1,150,500	1,911,000
Monterey Hills	930,000	695,400	1,625,400	0	1,625,400	2,594,600	4,220,000
Normandie 5	590,000	387,800	977,800	0	977,800	1,820,200	2,798,000
North Hollywood	1,085,000	2,095,400	3,180,400	0	3,180,400	2,305,600	5,486,000
Pacific Corridor	0	379,000	379,000	0	379,000	0	379,000
Pacoima/Panorama City	65,000	1,668,000	1,733,000	147,000	1,880,000	635,000	2,515,000
Pico Union I	425,000	288,800	713,800	0	713,800	1,193,200	1,907,000
Pico Union II	340,000	341,700	681,700	0	681,700	1,213,300	1,895,000
Reseda/Canoga Park	205,000	2,103,600	2,308,600	178,000	2,486,600	1,471,400	3,958,000
Vermont/Manchester	10,000	106,100	116,100	42,000	158,100	176,900	335,000
Watts Corridors	35,000	85,300	120,300	0	120,300	204,700	325,000
Western/Slauson	0	164,000	164,000	50,000	214,000	0	214,000
Westlake	0	944,000	944,000	20,000	964,000	0	964,000
Wilshire Center/Koreatown	0	1,417,000	1,417,000	68,000	1,485,000	0	1,485,000
Total - All Project Areas	$ 16,462,800	$ 35,683,200	$ 52,146,000	$ 2,745,300	$ 54,891,300	$ 53,687,000	$ 108,578,300

c. Affordable Housing

Housing for low- and moderate-income persons and families is the only redevelopment activity specifically mandated in California Community Redevelopment Law. The Legislature declared that the provision of housing is itself a fundamental purpose of the California Community Redevelopment Law and that a generally inadequate statewide supply of decent, safe, and sanitary housing affordable to persons and families of low- or moderate-income threaten the accomplishment of the primary purposes of the California Community Redevelopment Law, including job creation, attracting new private investments, and creating physical, economic, social and environmental conditions to remove and prevent the recurrence of blight.

Despite periodic recessions, the City of Los Angeles has historically enjoyed high levels of prosperity and is expected to continue showing strong gains in job creation and employment. This, combined with a low rate of housing production except at the highest income levels, and one of the highest levels of homelessness in the United States, will continue the demand for more affordable rental and for-sale housing.

Renter overcrowding is increasing with nearly half of all renters spending more than a third of their incomes on housing. Affordability remains a serious concern in this era of increasing housing costs. The Housing Element of the City's General Plan, as adopted by the City Council, identifies affordability as one of the major housing issues. The City considers affordability as one of the overriding issues contributing to the housing crisis in the City of Los Angeles.

The California Legislature, responding to concerns about the general shortage of affordable housing across the state, removal of low- and moderate-income housing from redevelopment project areas, and displacement of low- and moderate-income people from redevelopment project areas either by direct action or gentrification of the area, has amended the redevelopment law on several occasions to impose a series of very specific low- and moderate-income housing obligations on redevelopment agencies. They are summarized below.

- **Housing Fund Set Asides.** Not less than 20% of the tax increment generated by a redevelopment project area must be set aside in a Low- and Moderate-Income Housing Fund (LMIHF), and used for eligible low- and moderate-income housing activities. The funds may be used to cover the reasonable staff and administrative costs relating to the delivery of eligible housing as well as the preservation and production of such housing.

  Housing which is assisted with these Housing Funds must be restricted to occupancy by low- and moderate-income persons and families for at least 55 years; except for owner occupied housing, for which long term restrictions may not be required provided the Agency's financial assistance is structured so that the funds are recaptured at the time of any subsequent sale and returned to the LMIHF.

  In addition, though not required by law, the Agency has agreed to make available an additional 5% of its funds to be credited to the City's Affordable Housing Trust Fund.

- **Replacement Housing.** Prior to taking any action which will result in the destruction or other removal from the low- and moderate-income stock of housing units occupied by low- and moderate-income families, the Agency must adopt a "Replacement Housing Plan" for that action. This plan must provide for the replacement housing to be completed within four years, include the general location of the replacement housing, identify adequate means of financing, identify the number of units and income levels of the units to be replaced and provide a timetable for implementation. Housing Funds may be used to meet replacement housing obligations, but the obligations are not contingent upon the existence of sufficient Housing Funds to meet the obligation. Housing units destroyed by a redevelopment project must be replaced by housing units that are all covenanted at the same income levels as the displaced households and must provide at least the same number of bedrooms as were removed.

- **Inclusionary Housing.** At least 30% of all new or substantially rehabilitated dwelling units developed by an Agency shall be available at affordable housing cost to persons and families of low- or moderate-income. At least 50% of the 30% described above, (that is, 15%) shall be available at affordable housing cost to, and occupied by, very low-income households.

  At least 15% of all new or substantially rehabilitated dwelling units developed within a project area by others than the Agency shall be available at affordable housing cost to persons and families of low- and moderate-income. At least 40% of the 15% described above (that is, 6%) shall be available at affordable housing cost to very low-income households.

  In addition, the Agency may purchase covenants on existing "multifamily units" which restrict the cost of renting or purchasing those units to satisfy Inclusionary Housing obligations, if such units are not presently available at affordable housing cost, or are presently available at affordable housing cost, but based on substantial evidence the Agency finds, after a public hearing, that those units cannot reasonably be expected to remain affordable. Fifty percent of such units must be available at an affordable housing cost to, and occupied by, very low-income households. The definition of "substantially rehabilitated dwelling units" in the Inclusionary Housing law refers to multifamily housing as "rented dwelling units with three or more units," with single-family units referred to as housing with one or two units.

- **Proportionality.** Agencies are required to spend their Housing Funds, over the duration of each five-year implementation plan, in proportion to the need for low-income and very low-income housing unit as set forth in the community's General Plan Housing Element. Each Agency is also required to spend its Housing Funds, over the duration of each five-year implementation plan, for family housing in proportion to the population of persons under age 65.

FY 07 New Housing Allocations from Tax Increment Revenues and Bond Proceeds

Project Area	From Tax Increment 20%	From Tax Increment Additional 5%	From New Bonds 20%	From New Bonds Additional	Total New Housing Allocation	Total Addition to City's Hsg Fund
Adelante Eastside	$ 821,800	$ 208,200	$ 2,204,000	$ 551,000	$ 3,785,000	$ 759,200
Beacon Street	50,000	34,000	0	0	84,000	34,000
Broadway/Manchester	61,000	0	218,000	0	279,000	0
Chinatown	607,000	231,000	0	0	838,000	231,000
Council District 9	1,104,000	157,000	2,235,000	559,000	4,055,000	716,000
Crenshaw	132,000	0	0	0	132,000	0
Crenshaw/Slauson	169,000	0	509,000	0	678,000	0
East Hollywood/Beverly Normandie	679,000	131,000	0	0	810,000	131,000
Exposition/University Park	433,000	158,000	570,000	143,000	1,304,000	301,000
Hollywood	2,655,000	300,000	0	0	2,955,000	300,000
Laurel Canyon Commercial Corridor	269,000	4,000	323,000	81,000	677,000	85,000
Little Tokyo	248,000	0	0	0	248,000	0
Los Angeles Harbor-Wilmington	175,000	69,000	0	0	244,000	69,000
Mid City Corridors	357,000	138,000	0	0	495,000	138,000
Monterey Hills	539,000	172,000	0	0	711,000	172,000
Normandie 5	343,000	18,000	0	0	361,000	18,000
North Hollywood	1,268,000	465,000	0	0	1,733,000	465,000
Pacific Corridor	323,000	83,000	0	0	406,000	83,000
Pacoima/Panorama City	2,166,000	484,000	0	0	2,650,000	484,000
Pico Union I	18,000	20,000	0	0	38,000	20,000
Pico Union II	447,000	0	0	0	447,000	0
Reseda/Canoga Park	2,133,000	0	0	0	2,133,000	0
Vermont/Manchester	110,000	0	0	0	110,000	0
Watts	56,000	15,000	165,000	41,000	277,000	56,000
Watts Corridors	65,000	0	0	0	65,000	0
Western/Slauson	120,000	31,000	0	0	151,000	31,000
Westlake	607,000	157,000	0	0	764,000	157,000
Wilshire Center/Koreatown	1,512,000	389,000	0	0	1,901,000	389,000
T O T A L	$ 17,467,800	$ 3,264,200	$ 6,224,000	$ 1,375,000	$ 28,331,000	$ 4,639,200

*** Bunker Hill: 100% of tax increment revenues are pledged to bond debt service.**

d. Agency Operating Budget

As indicated in the above discussion of the First-Year Work Program, the Agency is proposing a $39.6 million operating budget for program delivery in FY07. The Agency's operating budget is really an amalgamation of the operating budgets of all the redevelopment, recovery and revitalization project areas. As such, the Agency operating budget indicates the cost of work program delivery in FY07. As shown by the table below, the proposed FY07 operating budget is $2.0 million (5.4%) higher than the FY06 budget due to a number of factors (as outlined below).

- Personnel – Based on substantially improved resources, the Agency's proposed FY07 budget requests an increase of 14 authorized positions from 228 in FY06 to 242 in FY07. Last year positions were added as a direct result of the City Controller's audit dedicated to loan monitoring, housing compliance and record keeping. Even though the labor MOU expired on June 30, 2004, this year's budget projects a 4% cost of living allowance.

- Non-personnel – Modest decrease of 1.4% includes anticipated increases in lower costs and depreciation which are partially offset by decreases in other various accounts such as professional/technical contractual services.

Operating Budget
Program Delivery Costs

FY05 Actual	FY06 Budget	Cost Category	FY07 Proposed
$ 25,321,256	$ 26,165,900	Personnel Costs	$ 30,080,300
		Non-Personnel Costs	
51,180	213,800	Travel & Meetings	209,200
314,240	490,000	Supplies	507,200
188,123	263,800	Public Info & Printing	272,600
187,424	462,400	Other Employee Costs	338,300
1,612,236	1,954,800	Contractual Services	1,968,400
557,085	645,000	Legal Costs	462,000
3,041,995	5,769,000	Facility & Other Costs	4,400,500
5,952,283	9,798,800	Subtotal Costs	8,158,200
31,273,539	35,964,700	Subtotal Operating Costs	38,238,500
1,113,649	1,093,300	Equipment/Technology/Auto	1,363,800
$ 32,387,188	$ 37,058,000	Grand Total Expenditures	$ 39,602,300

FY07 Cost Center (CC) Group List

CC	DEPARTMENT	HEAD COUNT
	OFFICE OF THE CHIEF EXECUTIVE OFFICER	
190	Office of the Chief Executive Officer	4
180	Office of the Chief Operating Officer	3
290	Office of the Chief Financial Officer	2
260	Human Resources	6
	OFFICE OF THE CHIEF FINANCIAL OFFICER	
210	Finance	4
220	Accounting	10
230	Budgets	4
240	Capital Financing	3
250	Audits & Compliance	9
270	Business Operations & Asset Management	9
280	Property Management	1
330	Purchasing & Contracts	8
340	Records & Risk Management	11
350	Information Technology	9
370	Facilities & Maintenance	8
390	Office of Administrative Services	1
	OFFICE OF THE CHIEF OPERATING OFFICER	
430	Public Affairs	4
440	Graphics	4
510	Appraisal Services	2
520	Engineering	7
530	Geographic Information Systems	3
540	Resource Development	6
550	Environmental Planning	4
570	Real Estate Acquisition & Relocation	3
580	Art Program	1
590	Office of the Deputy Chief of Operations	7
640	Housing	9

	REGIONAL PROJECT CLUSTERS	
710	Downtown	23
720	Hollywood and Central	21
730	West Valley	10
740	East Valley	15
750	Eastside	8
760	South Los Angeles	17
770	Los Angeles Harbor	6
	Total	242

Departmental Mission Statements

OFFICE OF THE CHIEF EXECUTIVE OFFICER

Manage the Agency and administer policies, plans, objectives and priorities to ensure the implementation of a redevelopment program for the City of Los Angeles under the general supervision of the Board of Commissioners. The Agency's mandate is comprehensive: eliminate slums and blight; revitalize older neighborhoods; build low and moderate income housing; encourage economic development; create new employment opportunities; support the best in urban design, architecture, and the arts; and ensure the broadest possible citizen participation in Agency endeavors. The Agency administers more than 7,000 acres in 32 project areas from San Pedro to North Hollywood from the Eastside to Canoga Park - in 12 of the 15 council districts - and it assists in housing projects citywide. The Chief Executive Officer of the Agency is responsible for carrying out this mission. The Chief Executive Officer also serves as the Chief Administrative Officer of the Agency, responds to and implements the policy directives of the Mayor, the City Council and the Board of Commissioners and, acts as Secretary of the Board and Commissioners to record all votes and keep a record of the Board's proceedings.

Current responsibilities include: receiving policy direction from the Mayor, City Council and the Agency Board of Commissioners; exercising direct and indirect supervision over all Agency executive, managerial, professional and support staff; reviewing and analyzing annual work programs and activities to ensure a high level of recognition of, and responsiveness to established Agency policy and objectives; overseeing the development and implementation of a financial strategy which ensures the availability of funding sources for the Agency's projects and activities; reviewing and analyzing Executive Staff goals and objectives to ensure reasonable adherence to established work programs, management plans and budgets, and directing the initiation of early corrective action where necessary; directing and coordinating the activities and decisions of the staff to ensure effective initiation, implementation and completion of the Agency's program and support activities; overseeing management of the Agency's Affirmative Action Program to maintain the fullest utilization of the skills and talents of all Agency employees and to ensure the greatest possible use of MBE / WBE firms in the contracting of goods and services; and executing all contracts, deeds and other instruments authorized by the Board on behalf of the Agency.

OFFICE OF THE CHIEF OPERATING OFFICER

Manage all internal operations and technical services, including reviewing and analyzing Executive Staff goals and objectives to ensure reasonable adherence to established work programs, management plans and budgets; directing corrective action where necessary, directing and coordinating the activities and decisions of the Regional Administrators and the Deputy Chief of Operations to ensure effective initiation, implementation and completion of the Agency's program and support activities; reviewing and analyzing annual work programs and activities to ensure a high level of recognition of, and responsiveness to, established Agency policy and objectives; overseeing the development and implementation of administrative, management and internal functions which support the Agency's goals, objectives and work program; and overseeing the development and implementation of a financial strategy which ensures the availability of funding sources for the Agency's projects and activities.

OFFICE OF THE CHIEF FINANCIAL OFFICER

Manage all internal administrative and support services except human resources. Current responsibilities include: developing financial strategies for work program activities, investments and debt management, capital financing, and overseeing daily operations of the accounting/finance departments as well as other internal support functions such as compliance/business operations, etc.

HUMAN RESOURCES

Support the goals and objectives of The Community Redevelopment Agency of the City of Los Angeles by delivering quality customer service and in seeking and providing solutions to workplace issues, by assisting staff in a caring, respectful, trustworthy, and responsive manner.

FINANCE

Manage the financial resources of the Agency to achieve the Agency's mission with respect to community development, economic development and housing production. The Department develops, evaluates and implements the short- and long-term financial strategy for program funding activities; assesses, projects and maximizes Agency fiscal resources; and coordinates finance activities with Agency departments as well as with governmental and other outside organizations. To accomplish these objectives, the Department develops, implements and administers Agency bond issues and other borrowings, and manages the investment of cash. Additionally, the Department analyzes the impact of various development agreements on financial resources, estimates revenues from existing and prospective resources, leverages resources, manages Agency debt and bond investor relations, analyzes the financial impact of various legislative proposals, and researches and develops new sources of revenue.

ACCOUNTING

Account for all Agency revenues and expenditures. Functional areas include financial reporting, general ledger accounting, financial analysis, grants accounting, accounts payable and payroll. Ensure existence of an adequate system of internal control to allow the preparation of financial statements in accordance with generally accepted accounting principles and applicable legal requirements. Generate other financial reports for Agency or City Departments, Agency Board, City Council, etc. Provide technical assistance to project operations and other Agency technical departments.

BUDGETS

Develop and manage the Agency's annual budget in a timely and accurate manner. Provide technical support in the areas of budgeting, transferring resources, budget amendments, strategic financial planning, comparative analysis and projections of program-wide activities.

CAPITAL FINANCING

Provide technical assistance for the issuance and/or refunding of tax-exempt and taxable conduit bonds for multi-family housing and commercial and industrial activities. Assist with structuring subordinate loans for such bond financing that takes into account the financial, budgetary, and policy objectives of the Agency. Work with project operations staff to structure site-specific tax revenues in order to utilize these funds to pay for the debt service on proposed financing structures.

INFORMATION TECHNOLOGY (IT)

Focus customer satisfaction, solution to business needs, turning data into information and not solely on technologies. Manage the Agency's IT infrastructures, successful project implementation and position IT as the service provider of choice are among the goals of the IT Dynamic Strategic Plan (IDSP).

BUSINESS OPERATIONS & ASSET MANAGEMENT

This department's responsibilities are varied and include administering the Agency's loan portfolio, property management and maintaining property valuation records, accounts receivable, loan disbursement activity, fixed assets and monitoring agency-assisted homeownership programs. Property Management activities include everything from issuing short-term permits to enter for filming activities to overseeing the Cinerama Dome Parking Structure. Loan Portfolio management duties include processing loan documents, collecting and reconciling payments and managing loan defaults. Other miscellaneous duties of the department include administering the Agency's project management system and maintaining the Agency's general administrative policies and procedures.

PROPERTY MANAGEMENT

Ensure proper operation and maintenance of all Agency owned and operated properties - those properties generating rental income. Typical duties include overseeing property management firms, arranging for property maintenance and repairs, inspecting properties on a regular basis, monitoring rental income, processing property rental agreements, acting as liaison to parking companies and film industry for use of Agency owned properties. The section is also responsible for the maintaining the Agency's land inventory system, and sending out periodic reports on the status of land owned by the Agency.

OFFICE OF ADMINISTRATIVE SERVICES

Provide the leadership and oversight to ensure that the support services rendered by the Contracts & Purchasing, Maintenance & Facilities and Records & Risk Management Departments are delivered in an efficient manner that supports the Agency's overall mission by ensuring that:

- Records are maintained in accordance with applicable federal, state and city regulations and Agency policies.
- Loss control measures are implemented to reduce the Agency's risk exposure and adequate insurance coverages are maintained to protect the Agency's interest.
- Procurements are conducted in an efficient and timely manner, which meets the highest ethical standards and complies with applicable federal, state, city regulations and Agency policies.
- Agency-owned and rental properties are safeguarded and properly maintained and meet acceptable property management standards.
- Leadership and training opportunities are provided to staff.

PURCHASING & CONTRACTS

Efficiently, professionally, ethically, and in a customer-friendly manner procure the goods and services needed by the Agency's project operations groups and support staff, by:

- Developing and executing best practice procurement methods.
- Procuring goods and services in support of the Agency's overall mission.
- Improving outreach with diversity as a key element.
- Improving employee performance through staff training and automation.
- Utilizing technology to perform tasks in an efficient manner.
- Overseeing and executing contract and purchase order requests in an efficient and customer-friendly manner.
- Providing timely communications, training, and support to Agency staff; and sound business interactions and negotiations with our external customers.
- Ensuring compliance with applicable Federal, State, City and Agency procurement regulations and policies and improve public confidence in the procedures followed.
- Providing effective training and leadership opportunities to Department staff.

RECORDS & RISK MANAGEMENT

Develop and implement loss control procedures that reduce the severity and frequency of loss to the Agency and the City of Los Angeles through various risk management techniques and programs.

The Records unit is responsible for the development and implementation of the records management policy and provides for the safe keeping and mail handling services of U.S. and interoffice mail, imaging, microfilming and maintaining centralized files for all Agency records, archiving of closed departmental files, permanent storage of records and the reproduction of same, Agency-wide.

The Risk Management unit is responsible for the development and implementation of the Agency's Risk Management Programs to include insurance procurement, claims, loss prevention, security, emergency preparedness and recovery. Loss control programs as it relates to Agency vehicles and maintenance, training for safety, emergency preparedness, homeland security and others designed to reduce the Agency's overall exposure, fall within the purview of this department.

FACILITIES & MAINTENANCE

Responsible for the grounds and building maintenance for all Agency owned and rental properties. Facilities unit is responsible for overseeing the building operations, space planning and furnishings of properties occupied by the Agency and Maintenance unit is responsible for grounds/landscaping and building maintenance of vacant properties owned by the Agency. Facilities is also responsible for the operation of the Agency's Central Receiving and Supplies storage. Facilities and Maintenance Department will perform this mission by:

- Maintaining, safeguarding and protecting the Agency's property assets.
- Maintain condition of properties to ensure they are clean and safe.
- Complete planned and emergency maintenance services in a timely manner.

PUBLIC AFFAIRS & GRAPHICS

Create awareness, increase visibility and improve external relations for CRA/LA agency-wide projects and programs. The mission is accomplished through a variety of programs: public information, media relations, community relations, public relations and marketing, web communication and graphics. Public Information responds to inquiries from the public via phone, fax, email or in-person; media relations manages all interaction with the press including responding to media calls, issuing press releases and serving as Agency spokesperson; community relations includes participating in events and meetings where CRA/LA presence is needed; public relations includes creating public education materials and advertising; web communication includes managing all content and design on the website; and graphics is used to support all these programs.

OFFICE OF DEPUTY CHIEF OF OPERATIONS

Under the direction of the Chief Executive Officer and the Chief Operating Officer, the Office of the Deputy Chief of Operations provides strategic planning, program development and technical support on Agency-wide issues and projects. The Work Unit's efforts include reviewing and assessing strategic redevelopment issues and problems, preparing work program alternatives and near-term, long-term and cross- regional or city-wide implementation activities, and examining longer-term policy issues to provide analysis and options.

The Unit undertakes analysis of potential new redevelopment and revitalization strategies, including linkages with existing and potential funding sources; assists in defining and developing Agency policy and program objectives; provides technical support including land acquisition, engineering, environmental, public art and relocation services, implements the Brownfields Revitalization Program and carries out special project strategic planning activities as assigned. Work Unit staff represents the Agency at internal and external meetings, and establishes and maintains lines of communication and liaison with designated federal, state and local agencies and officials as assigned.

APPRAISAL SERVICES

Assist Project Operations Staff to facilitate redevelopment in all projects areas by providing timely and accurate valuations for Real Estate, Furniture, Fixtures and Equipment and potential Loss of Good Will, for both acquisition and disposition of property. Appraisal Services determines the appropriate type and form of appraisal needed to meet statutory requirements; procures the services of a qualified independent appraisers; monitors the assignments through completion, coordinates the review of all appraisals as needed; provides valuations as well as "Estimates of Just Compensation" to the appropriate parties and maintains a data base of completed appraisals for future consultation. In addition, the section maintains a data base which includes all sales data utilized past appraisal assignments derived from the real estate appraisal reports submitted to the Agency for reference in providing "Order of Magnitude" estimates for Project Managers on an as needed basis.

ENGINEERING

The Engineering Unit is dedicated to the delivery of quality engineering and related technical services for design, construction and construction management utilizing staff, consulting firms or city forces to implement the Agency's redevelopment objectives within approved budget and time parameters. The Engineering department provides the following services: design and construction of buildings, street, sidewalk, and utility improvements; construction and management; contract procurement and management; geotechnical and environmental investigations; hazard mitigation; architectural services; surveying and landscaping.

GEOGRAPHIC INFORMATION SYSTEM (GIS)

Create, seek out and maintain electronic databases for provision of intelligent, geographically-based displays of data for analysis and decision-making; creates and updates parcel maps for all project areas to assist in planning for these areas, including activities to improve project revenue; develop and maintain staff access via the Agency's intranet to GIS and other electronic project-level databases for viewing and hard-copy plotting; provide research support to all Agency staff; assist in the adoption and amendment of redevelopment plans and the production of five-year implementation plans by managing field data collection and creating written and tabular documentation of conditions of blight required by State law; and maintain data files of ordinances, key dates, and other provisions for all redevelopment plans.

RESOURCE DEVELOPMENT

The mission of the Resource Development is: (1) support the Regions in identifying and securing external resources that can be applied to the achievement of Regional economic development and transportation related objectives and strategies, (2) perform resource implementation, management, monitoring, and reporting responsibilities to ensure the success of our projects and compliance with local, State, and Federal laws and regulations, (3) scan both traditional and nontraditional sources to identify potential new resource avenues, and (4) work with City elected offices and departments in connection with citywide grants coordination effort, (5) develop and implement effective systems to identify, secure, manage and monitor the receipt and use of external resources, and (6) provide resource development training to Agency staff, City staff, and community based organizations for capacity building purposes.

ENVIRONMENTAL PLANNING

Ensure that project and action recommended to the Board of Commissioners has been analyzed for the needed level of California Environmental Quality Act (CEQA) environmental review and that the appropriate documentation has been prepared and processed pursuant to CEQA. The Environmental Unit also coordinates National Environmental Policy Act compliance with the appropriate City Departments which prepare that documentation.

REAL ESTATE ACQUISITION & RELOCATION

Conduct acquisition and relocation activities. Such activities are coordinated with Operations, Property Management, Maintenance, Engineering, and Asset Management. It is the responsibility of the Unit to acquire clear title to land, improvements, fixtures and equipment, and other tangible and intangible assets necessary to accomplish the Agency's redevelopment activities. Further, it is the responsibility of the Unit to assist qualified property owners, tenants and business owners in relocating to suitable replacement properties and to provide the displacees with the benefits to which they are entitled under applicable Agency, state and federal rules, regulations and guidelines.

ART PROGRAM

Responsible for developer compliance with the CRA/LA Art Policy; updates to the Art Policy and related Guides; participation in the development of, or revisions to, other Agency policies that impact art or cultural activities within redevelopment project areas; oversight of all Cultural Trust Funds; management of CRA/LA-Initiated public art projects and Cultural Trust Fund projects; program planning and development; outreach efforts; and support of communications/public relations efforts related to all art activities. Additionally, the Program provides technical assistance regarding redevelopment project area arts and cultural activities, including attraction and retention of cultural organizations.

HOUSING

Help maintain and create affordable housing within the City of Los Angeles. On a daily basis, this involves the annual monitoring and enforcement of affordability covenants for housing developments restricted to very low-, low- and moderate-income households. Project types covered under the annual monitoring and enforcement process include projects funded with or by the following sources and entities: CRA Housing Trust, Federal Section 8, Housing Development Grant (HDG), Tax-exempt Bonds and Low-income Housing Tax Credits.

In addition, the Housing Unit assists regional staff in the creation of very low-, low- and moderate-income housing by providing technical assistance and developing guidelines, policies and procedures for Agency wide use. In doing so, the Housing Unit helps to create a uniform and predictable methodology for developing and underwriting housing development.

REGIONAL PROJECTS CLUSTERS

The mission of the regional redevelopment project clusters is to empower and strengthen local communities by bringing CRA/LA resources closer to the communities they serve. Similar to the seven community service areas established by the Mayor, the seven regional redevelopment project clusters aim to deliver programs at the neighborhood level by combining redevelopment project areas and project staff and placing staff in the community, thereby eliminating duplication, creating more efficiency with fewer staff, and providing CRA/LA with greater opportunity to create positive change through a larger number of community and public agency partnerships.

The seven regional redevelopment project clusters are:

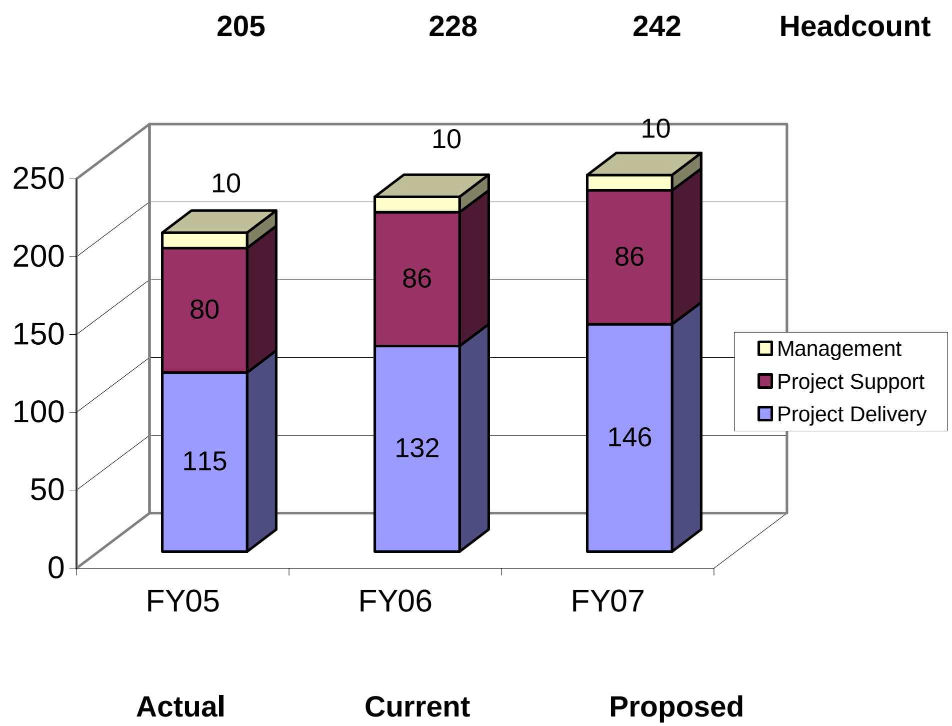
- **Downtown:** Bunker Hill, Central Business District, Central Industrial, Chinatown, City Center, Council District 9 Corridors South of Santa Monica Freeway, Little Tokyo
- **Hollywood/Central:** E. Hollywood/Beverly Normandie, Hollywood, Mid-City Corridors, Pico Union 1 and 2, Wilshire Center/Koreatown, Westlake
- **West Valley:** Reseda/Canoga Park
- **East Valley:** Pacoima/Panorama City, Laurel Canyon, North Hollywood.
- **Eastside:** Adelante Eastside, Monterey Hills
- **South Los Angeles:** Crenshaw, Crenshaw/Slauson, Exposition/University Park, Broadway/Manchester, Normandie 5, Vermont/Manchester, Western/Slauson, Watts, Watts Corridors
- **Los Angeles Harbor:** Beacon Street, Los Angeles Harbor, Pacific Corridor

Personnel for Program Delivery

In FY07 Agency staffing is budgeted at 242 full-time equivalent (FTE) positions. This reflects an increase of 14 positions over the current fiscal year. The new positions are required to meet the increasing demands of the project area work programs.

In the ten-year period from 1993-2003, the CRA lost 43% of its workforce and 32% of its gross tax increment revenues while the number of project areas doubled. At the end of FY04, the Agency offered a 2-year service credit retirement incentive. As a result, the ending fiscal year headcount was at an all-time low of 184. During the retrenchment of redevelopment activities, many essential functions were eliminated. Fortunately, with the upturn in the real estate market, the Agency is now in a position to restore some critical staff positions. In FY07, the highest priority for allocation of new staff positions will be placed in work program delivery. Eight of the new positions will be deployed in the regions. The remaining new positions will be in project support functions.

Staffing allocations are reflected in the chart below:



e. First-Year Operating / Capital Budget

The Agency's First-Year Work Program is divided into the following operating expenses and capital expenditures, as defined below:

Budgeted Operating Expenses	Budgeted Capital Expenditures
Direct personnel: $ 15.8 million for salaries and benefits of staff members working on specific projects or work program objectives, with allocations based on actual hours worked; in FY07, benefits are factored at 55% of direct salary cost.	**Land, bricks and mortar:** $ 160.8 million in actual acquisition and construction costs associated with physical improvements, including not only Agency construction costs (i.e., public service contracts), but also loans and grants to third parties for construction and physical improvements.
Indirect personnel: $ 14.2 million for salaries and benefits of personnel who are not working on specific projects or work program objectives. This includes operating support personnel, any portion of direct personnel that is not project specific, and leave time benefits for all employees. These costs are distributed to project areas based on an overhead factor.	**Professional services:** $ 24.1 million for consultants and other professional services associated with a specific project or work program objective. **Legal services:** $ 4.5 million for legal costs associated with a specific project area or work program objective, including the costs of any City Attorney staff working on those projects.
Non-personnel: $ 9.5 million for all out-of-pocket, third party costs that cannot be attributed to a specific project area or work program objective. These costs are also distributed to project areas based on an overhead factor.	**Other costs:** $ 52.0 million for all other project-direct third-party costs, excluding debt service.

The exhibit on the following page presents the above operating expenses and capital expenditures for each of the Agency's redevelopment and revitalization project areas.

FY07 Operating and Capital Budget by Project
Excluding Debt Service

	Operating (Program Delivery)/1				Capital Budget					
Project Area	Direct Personnel	Indirect Personnel	Non-Personnel	Total	Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
Adelante Eastside	$ 1,005,500	$ 1,132,283	$ 757,017	$ 2,894,800	$ 837,500	$ 8,155,700	$ 127,000	$ 3,432,200	$ 12,552,400	15,447,200
Beacon Street	246,700	206,883	138,317	591,900	79,000	1,093,200	12,000	245,500	1,429,700	2,021,600
Broadway/Manchester	312,300	257,944	172,456	742,700	353,100	0	6,000	105,800	464,900	1,207,600
Bunker Hill	633,500	537,344	359,256	1,530,100	310,000	5,034,600	722,000	4,900,900	10,967,500	12,497,600
Central Business District	192,000	630,298	421,402	1,243,700	61,600	0	137,200	87,900	286,700	1,530,400
Central Industrial	178,400	158,039	105,661	442,100	105,000	2,000,000	0	0	2,105,000	2,547,100
Chinatown	443,300	376,968	252,032	1,072,300	586,000	3,957,400	104,000	1,404,700	6,052,100	7,124,400
City Center	630,700	526,976	352,324	1,510,000	965,000	16,474,900	303,200	81,700	17,824,800	19,334,800
Citywide Brownfields	112,000	202,328	135,272	449,600	675,000	0	0	103,000	778,000	1,227,600
Citywide Disaster Assistance	39,200	27,089	18,111	84,400	10,000	0	8,000	0	18,000	102,400
Citywide Feasibility Studies	117,800	100,984	67,516	286,300	48,000	0	0	0	48,000	334,300
Citywide Housing	992,800	836,761	559,439	2,389,000	150,000	6,501,700	20,000	30,600	6,702,300	9,091,300
Citywide Non-Housing	11,900	9,889	6,611	28,400	0	0	0	0	0	28,400
Council District 9	928,600	849,886	568,214	2,346,700	2,794,500	18,401,500	179,000	2,752,700	24,127,700	26,474,400
Crenshaw	284,500	249,015	166,485	700,000	13,000	225,300	10,000	57,300	305,600	1,005,600
Crenshaw/Slauson	180,600	155,762	104,138	440,500	245,900	1,283,800	55,000	138,900	1,723,600	2,164,100
East Hollywood/Beverly Normandie	316,100	260,162	173,938	750,200	938,800	11,032,400	375,000	1,837,700	14,183,900	14,934,100
Exposition/University Park	361,600	298,218	199,382	859,200	1,059,200	200,000	105,000	695,200	2,059,400	2,918,600
Hollywood	1,409,300	1,164,586	778,614	3,352,500	4,163,500	13,884,500	1,171,000	3,838,900	23,057,900	26,410,400
Laurel Canyon Commercial Corridor	398,200	347,062	232,038	977,300	1,198,000	300,000	64,000	672,900	2,234,900	3,212,200
Little Tokyo	280,000	241,164	161,236	682,400	324,300	4,860,000	5,000	974,300	6,163,600	6,846,000
Los Angeles Harbor	384,400	314,699	210,401	909,500	39,000	480,000	4,000	366,300	889,300	1,798,800
Mid City Corridors	380,000	318,655	213,045	911,700	144,100	1,203,200	90,500	775,500	2,213,300	3,125,000
Monterey Hills	168,600	141,798	94,802	405,200	205,600	3,145,100	23,800	1,038,300	4,412,800	4,818,000
Normandie 5	337,000	269,631	180,269	786,900	108,200	494,200	5,000	789,800	1,397,200	2,184,100
North Hollywood	654,600	579,656	387,544	1,621,800	1,217,000	6,406,600	38,000	2,161,200	9,822,800	11,444,600
Pacific Corridor	337,400	285,093	190,607	813,100	586,000	300,000	85,000	661,700	1,632,700	2,445,800
Pacoima/Panorama City	996,400	880,391	588,609	2,465,400	2,510,000	14,873,400	265,000	6,894,100	24,542,500	27,007,900
Pico Union I	230,300	193,698	129,502	553,500	235,000	425,700	20,000	531,800	1,212,500	1,766,000
Pico Union II	248,200	212,037	141,763	602,000	598,500	4,705,000	43,000	1,259,500	6,606,000	7,208,000
Reseda/Canoga Park	1,057,600	852,523	569,977	2,480,100	623,000	14,066,300	6,000	1,234,600	15,929,900	18,410,000
Vermont/Manchester	274,800	225,342	150,658	650,800	124,400	40,000	30,000	254,000	448,400	1,099,200
Watts	326,100	259,203	173,297	758,600	305,000	0	158,000	314,100	777,100	1,535,700
Watts Corridors	318,300	266,515	178,185	763,000	69,000	95,000	48,000	224,700	436,700	1,199,700
Western/Slauson	206,000	176,018	117,682	499,700	14,000	1,179,800	4,000	349,500	1,547,300	2,047,000
Westlake	293,500	243,801	162,999	700,300	894,000	6,612,100	53,000	1,136,900	8,696,000	9,396,300
Wilshire Center/Koreatown	549,900	453,500	303,200	1,306,600	1,352,600	13,368,600	251,000	3,323,200	18,295,400	19,602,000
Total - All Project Areas	$15,838,100	$14,242,200	$9,522,000	$39,602,300	$23,942,800	$160,800,000	$4,527,700	$42,675,400	$231,945,900	$271,548,200

/1 Indirect Personnel and Non-Personnel are shown as factored costs

E. PROPOSED FY08 – FY11 BUDGET

1. PROJECTED RESOURCES

The FY08 – FY11 Work Program and Budget anticipates $753.5 million in resources over the next four years. Of that amount, $291.7 million is set aside for debt service, leaving $449.2 million for work programs. In addition to the unallocated discretionary funds in FY07 ($9.2 million), approximately $12.5 million of the FY08 to FY11 resources are currently unallocated discretionary funds.

	Total	FY07	FY08-FY11
Resources	$ 1,192,788,500	$ 439,295,500	$ 753,493,000
Required for Debt Service	$ (400,322,200)	$ (108,578,300)	$ (291,743,900)
Available for Work Program	$ 770,566,000	$ 321,365,900	$ 449,200,100
Currently Unallocated	$ 21,900,300	$ 9,351,300	$ 12,549,000

On an annualized basis, FY08 – FY11 resources appear lower than the total resources for FY07, because they exclude carryover resources (as discussed below), new grants, and developer contributions (unless there is a high degree of certainty that the new grants and developer contributions will be realized). The currently unallocated amount ($12.5 million) will be used for Agency priorities at the time of budget preparation for each respective fiscal year.

Carryover Resources

First-year resources appear disproportionately high in comparison to those for the remaining four years of the five-year work program, because the first-year resources include accumulated resources from prior years that will be unexpended by the end of FY06. There are several reasons for such carryover funds, designated as "Available from Prior Years" in the detailed Budget Schedules. Much of the Agency's work program is capital in nature, that is, projects are developed and paid for over a multi-year period. Projects cannot be initiated, however, unless all the resources needed to complete them - or at least discrete and separable phases of them - are firmly committed at the outset of the projects. Thus, a portion of the FY07 resources was previously programmed to be spent in FY07 and beyond. This is particularly evident in years in which tax allocation bonds are issued, because the bond proceeds are all received in one year, while the expenditures are spread over a longer period of time – typically 2-3 years. In addition, certain debt service receipts and payments cross fiscal years. Finally, some portion of the anticipated program fails to materialize on schedule and resources are carried forward to the succeeding year.

Tax Increment Resources

The five-year program identifies all resources available in FY07 including those that are not projected to be spent prior to the end of FY06. The exhibits on the following two pages indicate (a) new property tax increment expected to be available annually from FY07 to FY11 and (b) proceeds from the issuance of tax allocation bonds in those project areas that will have the financial capacity for issuing bonds. Both property tax increment and bond proceeds are divided into housing trust resources (at a minimum, the mandatory 20% set-aside required by state redevelopment law for low- and moderate-income housing) and resources available for other redevelopment purposes.

Projected Gross Tax Increment

	2007	2008	2009	2010	2011
Adelante Eastside	$ 5,404,000	$ 5,853,000	$ 6,160,000	$ 6,474,000	$ 6,794,000
Beacon Street	838,000	864,000	881,000	900,000	918,000
Broadway/Manchester	314,000	345,000	366,000	387,000	410,000
Bunker Hill	28,108,000	29,301,000	32,032,000	34,862,000	35,480,000
Central Industrial	0	0	0	0	0
Chinatown	4,610,000	4,775,000	4,889,000	5,005,000	5,123,000
City Center	0	0	0	0	0
Council District 9	6,554,000	7,208,000	7,656,000	8,114,000	8,580,000
Crenshaw	698,000	730,000	752,000	774,000	797,000
Crenshaw/Slauson	1,015,000	1,081,000	1,127,000	1,174,000	1,221,000
East Hollywood/Beverly-Normandie	4,418,000	4,755,000	4,986,000	5,222,000	5,462,000
Exposition/University Park	3,160,000	3,277,000	3,355,000	3,436,000	3,518,000
Hollywood	20,721,000	21,627,000	22,249,000	22,884,000	23,532,000
Laurel Canyon	1,465,000	1,572,000	1,645,000	1,720,000	1,797,000
Little Tokyo	2,579,000	2,662,000	2,720,000	2,778,000	2,838,000
Los Angeles Harbor	1,372,000	1,413,000	1,441,000	1,470,000	1,499,000
Mid-City	2,760,000	2,968,000	3,110,000	3,256,000	3,405,000
Monterey Hills	3,443,000	3,546,000	3,617,000	3,689,000	3,763,000
Normandie 5	1,989,000	2,050,000	2,092,000	2,135,000	2,179,000
North Hollywood	9,789,000	10,114,000	10,336,000	10,563,000	10,795,000
Pacific Corridor	2,142,000	2,342,000	2,480,000	2,620,000	2,764,000
Pacoima/Panorama City	13,024,000	14,055,000	14,765,000	15,486,000	16,222,000
Pico Union 1	1,653,000	1,712,000	1,752,000	1,793,000	1,835,000
Pico Union 2	2,704,000	2,797,000	2,862,000	2,927,000	2,994,000
Reseda/Canoga Park	13,164,000	14,112,000	14,765,000	15,427,000	16,104,000
Vermont/Manchester	716,000	758,000	787,000	817,000	847,000
Watts	293,000	304,000	311,000	319,000	327,000
Watts Corridors	495,000	523,000	542,000	562,000	582,000
Western/Slauson	825,000	902,000	955,000	1,008,000	1,063,000
Westlake	4,325,000	4,659,000	4,888,000	5,121,000	5,360,000
Wilshire Center/Koreatown	9,568,000	10,568,000	11,255,000	11,956,000	12,670,000
Total	$ 148,146,000	$ 156,873,000	$ 164,776,000	$ 172,879,000	$ 178,879,000

Before reductions for County Administrative Fees, Pass Throughs, Allocations for Affordable Housing and Debt Service

For project areas with debt service obligations (from either prior or new bond issues), a portion of the annual tax increment is set-aside for debt service and placed into a line item called Debt Service Fund. While future tax increment and bond proceeds are shown, the five-year budget does not assume additional, future-year grant resources.

- The Central Business District redevelopment project plan was amended in FY03, and two new redevelopment project plans- City Center and Central Industrial – were also adopted in FY03. All three plans are under legal challenge. The two new downtown projects are largely funded through a Finding of Benefit by Bunker Hill and Central Business District funds for eligible activities. The Proposed FY07 Budget assumes that the litigation will continue, thereby precluding the availability of new tax increment revenues from the two new project areas (at least through FY07)
- Seven (7) project areas will be issuing tax allocation bonds in FY07. In FY08 through FY11, fourteen (14) project areas will be issuing tax allocation bonds. The total amount of net bond proceeds for these projects from FY07 to FY11 will be approximately $167.0 million.

Bond Proceeds

Given the Agency's tax increment projections, the number of project areas will have capacity for the issuance of tax allocation bonds, and many such bond issues are contained in the Budget. The exhibit entitled "Net Bond Proceeds in FY07-FY11" on the following page lists those project areas and the bond proceeds assumed in the five-year work program.

Net Bond Proceeds in FY07 – FY11

	FY 07	FY 08	FY 09	FY 10	FY 11	Total
Adelante Eastside	$ 8,815,000	$ 0	$ 0	$ 0	$ 0	$ 8,815,000
Broadway Manchester	871,000	0	0	0	0	871,000
East Hollywood/Beverly	0	0	8,170,000	0	0	8,170,000
Chinatown	0	5,134,000	0	0	0	5,134,000
Council District 9	8,940,000	0	0	4,713,000	0	13,653,000
Crenshaw/Slauson	2,036,000	0	0	0	0	2,036,000
Exposition/University Park	2,850,000	0	0	0	0	2,850,000
Hollywood	0	14,654,000	0	10,982,000	0	25,636,000
Laurel Canyon	1,292,000	0	0	0	0	1,292,000
Mid City	0	2,537,000	0	0	0	2,537,000
Monterey Hills	0	1,137,000	0	0	0	1,137,000
North Hollywood	0	5,680,000	0	0	0	5,680,000
Pacific Corridor	0	0	4,525,000	0	0	4,525,000
Pacoima/Panorama City	0	15,523,000	0	15,523,000	0	31,046,000
Pico Union 2	0	3,540,000	0	0	0	3,540,000
Reseda/Canoga Park	0	15,523,000	0	0	0	15,523,000
Vermont/Manchester	0	1,175,000	0	0	0	1,175,000
Watts	827,000	0	0	0	0	827,000
Westlake	0	6,406,000	0	0	0	6,406,000
Wilshire Center/Koreatown	0	13,284,000	0	12,860,000	0	26,144,000
Total	$ 25,631,000	$ 84,593,000	$ 12,695,000	$ 44,078,000	$ 0	$ 166,997,000

2. PROJECTED EXPENDITURES

Projected FY07-FY11 work program expenditures are summarized below by key Agency objectives. See the Budget Schedules for additional details by Agency objective and/or project areas.

Activity Type	FY07	FY08	FY09	FY10	FY11	Total
Economic Development	$ 68,135,000	$ 27,697,400	$ 14,890,600	$ 18,593,000	$ 13,701,700	$ 143,017,700
Housing	98,612,800	57,804,700	32,883,100	37,131,900	32,936,000	259,368,500
Public Improvement	40,512,000	24,661,200	6,060,500	6,103,000	6,162,100	83,498,800
Mixed Use	3,838,700	21,394,400	500,000	500,000	500,000	26,733,100
Community Development	16,782,400	5,506,100	4,254,000	2,165,400	2,529,100	31,237,000
Community Participation	1,933,000	1,307,800	1,126,400	1,195,500	1,215,000	6,777,700
Other Work Program / 1	23,521,500	39,929,800	25,822,300	28,986,800	31,217,200	149,477,600
Project General	16,588,000	12,678,900	12,251,200	12,406,700	12,575,300	66,500,100
Debt and Financing	56,516,100	62,981,900	73,634,400	76,097,000	144,399,600	413,629,000
Total Expenditures	$ 326,439,500	$ 253,962,200	$ 171,422,500	$ 183,179,300	$ 245,236,000	$ 1,180,239,500

/1 Includes Public Art, Response to Development Opportunities, and Strategic Planning, and AB1290

Work Program Highlights

The primary thrust of CRA/LA's programs is building communities with jobs and housing. Accordingly, the work program can be looked at in terms of business attraction and job creation projects, accompanied with projects that help to address the chronic housing shortage facing so many Los Angeles families.

Catalytic Projects

Several project areas will build upon the catalytic and anchor investments initiated in earlier years.

West Valley

In **Reseda-Canoga Park**, the continuing thrust will be on business retention and attraction through a combination of loan and grant programs including the highly successful "Main Street" program and its associated building rehabilitation and façade improvement programs. In addition, re-use of buildings such as the former Reseda Theater and Canoga Park Library will bring new life and vitality to the community. These efforts will be augmented by an aggressive parking improvement and expansion program to assure sufficient parking for shoppers and other visitors, along with an extensive housing program aimed at developing new affordable rental housing and creating home ownership opportunities for local families.

East Valley

In **North Hollywood**, completion of the NoHo Commons Project and related mixed-use development at and around the North Hollywood Metro Rail station will fulfill the goal of creating a self-sustaining, pedestrian-oriented district in the center of this historic San Fernando Valley community. In future years, additional resources will be programmed to support the expansion of the NoHo Arts District, which will assure that North Hollywood will function as a 24-hour community meeting the needs of residents and visitors of the entire San Fernando Valley. In **Laurel Canyon**, the focus will be on the redevelopment of the Valley Plaza Shopping Center. Funding in **Pacoima-Panorama City** will continue to build on the streetscape and commercial incentive and attraction efforts started under the Neighborhood Block Grant (formerly Targeted Neighborhood Initiative) program in Pacoima. These efforts will be expanded to attract new uses such as the commercial redevelopment of the former Price-Pfister site and the creation of a new community center, along with assisting in revitalizing the Panorama City Town Center through the redevelopment of long-vacant Panorama Tower and Montgomery Ward sites. A significant emphasis will be on business attraction, with both a commercial incentive program and a targeted effort to retain and expand the industrial base with businesses that create quality, well-paying jobs for local residents. These will be supported by new housing, with – as in the West Valley – an emphasis on both new affordable rental and ownership opportunities.

Hollywood and Central Region

In **Hollywood**, emphasis will continue to be on development at and around Metro stations on Hollywood Boulevard, anchored by the Hollywood & Highland and the new Hawthorn Block Project, the Hollywood and Vine development and the Hollywood-Garfield and Hollywood Argyle projects. Furthermore, there will be an expanded focus on smaller scale business development and mixed-use projects – both on the major Hollywood Boulevard corridor and in the southeastern quadrant of the project area in the vicinity of Santa Monica Boulevard and Western Avenue, additional programs will be undertaken to foster the rehabilitation and re-use of historic commercial structures and programs to attract core industries, including appropriate retail and entertainment businesses. In nearby **East Hollywood**, economic development initiatives will build upon the public improvements designed to assist the expansion of Thai Town and Little Armenia, improved parking and an expanded economic development strategy not only in Thai Town area and Little Armenia but also in the long-neglected Beverly-Virgil area. In **Wilshire Center/Koreatown,** completion of the Wilshire-Western Transit Center, construction of the mixed-use joint development Wilshire-Vermont Project, and a new culturally-oriented development near the Vermont transit station, along with continued commercial rehabilitation activity, and streetscape improvements, is expected to stimulate substantial additional investor interest. These will be supplemented by additional development efforts at and around the Beverly Boulevard-Vermont Avenue intersection including improved parking for commercial destinations. In **Mid-City**, the emphasis will be placed in completing the Midtown (Pico) Plaza and implementing a mixed use project focused in the intersection of Adams Boulevards and La Brea Avenue, along with local commercial revitalization and expansion in the vicinity of the Washington Boulevard Performing Arts Center. Throughout all the project areas, efforts on improving and expanding the supply of affordable housing will be pursued, including exploring mechanisms to create ownership options through rehabilitation and coop creation.

Building upon the revitalization of the Downtown core, substantial school construction and the attraction of Metro Rail and **Westlake** communities is expected to see additional mixed-use investment, especially at the Westlake-MacArthur Park station site and other key parcels are developed in the emerging transit- and pedestrian-oriented Westlake Urban Village. Similarly, new residential and local-serving commercial developments will spur continued renewal of the Pico Union 1 and Pico Union 2 communities.

Downtown Region

Development opportunities in the **Central Business District (CBD), City Center, and Central Industrial** areas will be severely limited unless there is a positive resolution to the litigation against the CBD plan amendment and the adoption of the two new Downtown redevelopment projects. While there have been some promising signs of potential resolution, the litigation has not reached resolution and no clear schedule for resolution has developed. Nonetheless, privately funded market rate housing and the LA Live project will continue, changing the landscape of the central core. Several new private mixed-use projects will further the development of a strong, pedestrian oriented community in the adjacent **Chinatown**. The emphasis in **Bunker Hill**, following the adoption of the new Bunker Hill Design for Development, will be upon implementation of the Grand Avenue Plan including the development of the two County-owned and two CRA-owned parcels east and south of the Walt Disney Concert Hall, and the preparation of development programs for the Agency-owned parcel at the 4th and Olive Streets. The Grand Avenue project in Bunker Hill will foster the renovation of the Civic Center Park and the Grand Avenue streetscape in the Civic Center and Financial District and a portion of the CBD Project areas. These efforts will be bolstered by targeted business attraction programs, commercial rehabilitation programs and the completion of the Chinatown's Blossom Plaza project at the Gold Line Station area. In **Council District 9**, local funds will be coupled with federal funds to complete the redevelopment of Goodyear Industrial Tract and to foster other job-creating objectives, including the delivery of basic consumer services in areas that lack those services. A major focus of attention will be to attract new investment to an emerging "Urban Village" along a critical portion of the Central Avenue and along the Washington Boulevard Corridor as the organizing features for commercial, mixed-use, and public facility investment. In **Little Tokyo**, efforts will continue to complete development on the remaining vacant parcels, including the strategic Block 8, to attract business and other uses appropriate to the themed visitor-resident nature of the community, and to implement design guidelines that can set appropriate scale and form for new developments in Little Tokyo and surrounding areas.

Eastside Region

The major focus of attention in the Eastside Region will be on the adaptive re-use of the historic Sears Tower parcels as the center-point of a new urban destination in the **Adelante Eastside** project. This focused development will be complemented by attention to industrial and commercial business retention and expansion both in the existing industrial and commercial areas and in key mixed-use opportunities at stations on the Gold Line extension. In **Monterey Hills**, the thrust of the effort will be on disposition of the remaining Agency owned properties in preparation for the project area close-out, in undertaking new public improvements, and in fostering additional affordable housing in nearby northeast Los Angeles communities.

South Los Angeles Region

Funding from federal sources (CDBG, EDA and EDI) has been procured to assist in the redevelopment of Santa Barbara Plaza into the mixed-use Marlton Square project in **Crenshaw**, on which construction began in late FY03, Marlton Square will be the counter-point to the Baldwin Hills Crenshaw Plaza, and the two destination centers will function in concert to anchor future development in this portion of the Southwest Los Angeles, expected to evolve into a Town Center encompassing Marlton Square, Crenshaw-Baldwin Hills Plaza and the nearby Leimert Park Village under the South Los Angeles Strategic Plan. The concept of creating destination "town centers" will be extended to the **Broadway-Manchester** area, where an available clustering of sites could create a nucleus for a spate of mixed-use development opportunities, and to the other projects in the region including Crenshaw-Slauson, Vermont-Manchester and Western-Slauson. In these areas, efforts will focus on economic revitalization, including redevelopment of frontage parcels with mixed use development, targeted redevelopment of older industrial parcels and infill efforts to capitalize other private investment. A major effort will be undertaken to explore the potential for improved revenue generated through targeted plan amendments, expansion or reconfigurations.

In **Exposition/University Park (formerly Hoover)**, funding has been programmed to foster additional investment in the important Figueroa Corridor, linking Downtown Los Angeles and South Los Angeles via the University of Southern California campus and Exposition Park – the third of three town centers envisioned in the Strategic Plan. Numerous sites in the corridor are prime for incubator business development and for higher density mixed-use, primarily housing developments to take advantage of the proximity to institutions including USC, Orthopedic Hospital and Los Angeles Trade and Technical College and the unique historic character of Normandie 5, West Adams, University Park and North University Park communities. This development will be bolstered by the completion of the USC Galen Events Center and the potential return of the NFL sports to the Memorial Coliseum.

In **Watts and Watts Corridors**, efforts will focus on completing public infrastructure and marking sites appropriate for job-generating uses. Funding in **Watts** and **Watts Corridors** will be directed to completing a multitude of projects in and around the Watts Cultural Crescent, including a rehabilitated historic train station and transit museum, theater, restaurant, marketplace and other key projects that build upon prior investments in this key location.

Los Angeles Harbor Region

In **Beacon Street**, emphasis will continue to complete the build-out of the Centre Street Lofts mixed-use project on the Agency-owned H-2 parcel and the MTA-funded transit center to set the stage for additional live-work projects, which the private sector has recently begun to embrace. This will be coupled with a business incentive program to attract new investment in jobs-producing activities in this important hub, especially to take advantage of the results of the San Pedro Downtown Waterfront Study and resulting improved linkages to the waterfront. Work will continue in the Los Angeles Harbor Industrial Park to complete facilities for numerous recently-attracted industrial users, complete public infrastructure, and market remaining developable parcels. In

Pacific Corridor, the Gaffey Street Welcome Park will be completed adding a new gateway to the Harbor community, along with commercial incentives to attract business investment to the historic Pacific Avenue commercial spine.

Revenue Generating Projects

Major activities in project areas such as Hollywood, North Hollywood, Pacoima/Panorama City, Reseda/Canoga Park and elsewhere have been undertaken with tax increment or bond financing with the idea that, once operational, they will generate additional Agency revenues. In Hollywood in particular, investment in the Cinerama Dome Entertainment Center Garage has been seen as a long-term investment that will ultimately pay off with non-tax revenue income generation. Additional investment in a network of parking facilities in Hollywood and East Hollywood is expected to stimulate both additional private investment and future revenues. On a smaller scale, investment in destination centers such as Marlton Square, Midtown (Pico) Plaza, Valley Plaza and Adams-La Brea; in specialty-targeted destinations such as the NoHo Arts District, the Canoga Park business district, Leimert Park Village, Central Avenue Village, Washington Boulevard at the Performing Arts Center and south of Downtown Los Angeles, downtown San Pedro and Westlake are seen as ways to create tax increment streams in these communities that will substantially benefit their respective project areas by creating locally based wealth. Both Wilshire Center/Koreatown and Westlake are beginning to show substantial signs of progress as the Metro Red Line continues to attract both riders and development interest in transit-oriented development. These project areas in particular, along with others with rapid transit access, are showing the way for creating and implementing smart growth principles of higher residential density, locally accessible jobs and conveniently placed commercial and public services.

Affordable Housing

CRA/LA, in addition to maintaining and expanding its own affordable housing development goals, is responding to the Mayor's efforts to create a revolving $100 million Housing Trust Fund to support the creation of a substantial amount of affordable housing. CRA/LA will continue to set aside a minimum of 25% of its tax increment resources (an increase over the legally mandated 20% set aside) for this purpose. In addition to seeking to address some of the most critical housing needs, including large family housing and housing for persons with special needs, CRA/LA will increase its efforts to create home ownership opportunities in many project areas through a variety of programs, including:

- Acquisition and rehabilitation of existing residential units for sale to qualified home buyers in various communities from Reseda to the Harbor, especially through means such as HUD repossession programs; and first time home buyer assistance programs;
- Formation of cooperatives to convert existing multi-family rental housing into home ownership communities, led by a proposed pilot program in Hollywood;
- Acquisition of vacant and under-utilized sites, both publicly and privately owned, to foster new housing development at appropriate scales and densities;
- Acquisition and gap financing to foster new mixed-use, townhouse and condominium projects that provide affordable entry-level home purchase options, especially along under-utilized commercial corridors, at major transit nodes and near new school sites; and at the Sears site on Olympic Boulevard at Soto Street;

Recognizing that Los Angeles has one of the country's lowest rates of home ownership and that ownership is one of the stabilizing forces in many communities, CRA/LA will pursue innovative approaches both to design alternatives and to identifying potential foundation and other funding partners to make home ownership accessible to an increasing number of households.

In addition, CRA/LA also recognizes that homelessness is one of the most serious problems facing Los Angeles, and that several project areas have both concentrations of persons in need and the capacity of help address a regional solution to homelessness. In cooperation with the Los Angeles Housing Department, the Housing Authority of the City of Los Angeles, and the Los Angeles Department of Water and Power, CRA/LA will participate in a pilot program to develop permanent supportive housing targeted to populations in need, including chronic homeless individuals, homeless families and homeless youth.

Community Building

In a number of project areas, including **Crenshaw, Crenshaw/Slauson, Exposition/University Park (Hoover), Mid-City Corridors**, **Normandie 5**, **Pacoima/Panorama City, Pico Union 1**, **Pico Union 2**, **Reseda/Canoga Park, Western-Slauson** and **Wilshire Center/Koreatown**, resources will be applied to continue and expand the programs of commercial rehabilitation and public improvements.

Adaptive re-use of vacant or under utilized structures for live-work housing in the **Central Business District, Central Industrial** and **City Center** project areas, a downtown supermarket, first phases of implementation of the Los Angeles Sports and Entertainment ("LA Live") Master Plan and completion of development of key vacant parcels such as Block 8 in **Little Tokyo** and the Gold Line station plaza in **Chinatown** will round out the program in the central core. Similar efforts on live-work conversions and adaptive re-use will be promoted in **Hollywood,** portions of the Figueroa Corridor between Downtown and the **Exposition/Univerity Park** project and in selected subareas of the CD 9 redevelopment project. Significant funds will be directed to continue the growth trends in the **North Hollywood** Arts District (NoHo) with both incentive funding for commercial expansion and public improvements. An industrial improvement incentive program will also be undertaken on Burbank Boulevard to enhance the job creation potential of this segment of the community with similar efforts to deal with older industrial areas of the **Adelante Eastside, Broadway/Manchester, Central Industrial**, **Council District 9, Crenshaw/Slauson, Western/Slauson** and **Los Angeles Harbor** project areas.

Opportunities to foster joint development and mixed-use with other public entities, such as the co-location of schools, libraries, parks, recreation centers and housing will be pursued, especially in inner city communities such as **Beacon Street**, **Pico Union 1 and 2**, **Westlake** and **Wilshire Center/Koreatown**. Such projects are taking root in other cities and have demonstrated the ability to make communities function better, to make better use of limited public resources, to promote transit usage and a pedestrian-friendly environment, to free up land for economic development, and to create more opportunities for housing in land-poor areas. Successful models such as the Wilshire-Vermont project and the mixed-use Sunset-Western project (housing above a Walgreen's Drug Store) are setting the stage for building livable communities throughout Los Angeles.

Finally, efforts to continue on installing improved public infra-structure, from improved sidewalks, curbs and gutters to new street lighting, way-finding signage, gateway monuments, child care centers and recreational space.

F. FY07 Budget Development and Approval Schedule

#	TASK	DECEMBER '05	JANUARY '06	FEBRUARY '06	MARCH '06	APRIL '06	MAY '06	JUNE '06
1.	Distribute estimated FY07 resources (including estimated carryover)	1						
2.	PM/RA and Task Leaders update FY06 work program and create FY07 work program (at project task level) in Charter System (mid-year review)	1 →	5					
3.	PM/RA and Budget Office transfer FY06 resources, not anticipated for expenditure in FY06 to future year line items to become part of the initial resources for the next fiscal year	1 →	5					
4.	CEO Letter to Board on strategic directions. Commence discussions with community on strategic directions	29						
5.	Finance Department report to Board on Tax Increment receipts		19					
6.	Budget Office issues labor and hardware input instructions		11					
7.	PM/RA and Cost Center Heads determine and enter initial hardware and labor hours into Budgprod System and Labor Allocation System		17 →	17				
8.	Finance Department finalizes resources			16				
9.	Budget Office generates first pass FY07 Budget Schedules (Unbalanced)			20 →	15			
10.	Executive review and balance of FY07 Budget Schedules				16 → 30			
11.	Complete second draft of FY07 Budget Schedules (Balanced)				31			
12.	Executive approval of Draft FY07 Budget Schedules					6		
13.	FY07 Budget document preparation					7 → 13		
14.	Distribute FY07 Budget document					14		
15.	Board review of, and approval to transmit, the FY07 Budget to Mayor and City Council					20		
16.	CAO/CLA Analysis, Report, HCED Committee, and City Council Approval					21 →		2
17.	Board adoption of FY07 Budget							15

G. Project Area Information

Name	Adelante Eastside	Beacon Street	Broadway/Manchester	Bunker Hill
Area	2,164 acres	60 acres	189 acres	133 acres
Council District(s)	14	15	8	9
Date of Adoption	March 30, 1999	April 21, 1969	December 19, 1994	March 31, 1959
Date(s) of Amendment(s)	October 31, 2003	February 22,1971 August 20, 1980 December 17, 1986 December 22, 1994 November 21, 2003	October 31, 2003	January 12, 1968 June 25, 1970 December 17, 1986 December 20, 1994 November 21, 2003
Project End Date	March 30, 2030	April 21, 2010	December 19, 2025	January 1, 2010
Eminent Domain Expires	March 30, 2011	December 17, 1998	December 19, 2006	December 17, 1998
Tax Increment Cap	None	$130,000,000	None	$2,500,000,000
Tax Increment Received Through FY05	$9,161,133	$15,296,672	$508,205	$618,457,597
Balance to Reach Cap	N/A	$114,703,328	N/A	$1,881,542,403
Annual Tax Increment Cap	N/A	N/A	N/A	N/A
Last Date for Receipt of Tax Increment	March 30, 2045	April 21, 2020	December 19, 2040	January 1, 2020
Maximum Bonded Indebtedness	$120,000,000	None	$30,000,000	None
Debt Establishment Time Limit	March 30, 2019	N/A	December 19, 2014	N/A

Project Area Information

Name	Central Industrial	Chinatown	City Center	Council District 9	Crenshaw/ Crenshaw Amended
Area	738 acres	303 acres	879.5 acres	2,817 acres	54 acres (original) 150 acres (amended)
Council District(s)	9 and 14	1 and 9	9	9	8
Date of Adoption	November 15, 2002	January 23, 1980	May 15, 2002	December 13, 1995	May 9, 1984
Date(s) of Amendment(s)	None	December 20, 1994 September 26, 2001 October 31, 2003	None	October 31, 2003	December 6, 1994 December 20, 1994 October 31, 2003
Project End Date	November 15, 2032	January 23, 2021	May 8, 2032	December 13, 2026	May 9, 2025 (original) May 9, 2025 (amended)
Eminent Domain Expires	November 15, 2014	January 23, 1992	May 8, 2014	December 13, 2007	May 9, 1996 (original) December 6, 2006 (amd)
Tax Increment Cap	N/A	$230,000,000	N/A	None	$95,000,000
Tax Increment Received Through FY05	N/A	$59,220,827	N/A	$14,962,816	$7,536,270
Balance to Reach Cap	N/A	$170,779,173	N/A	N/A	$87,463,730
Annual Tax Increment Cap	N/A	N/A	N/A	N/A	$500,000 (original only)
Last Date for Receipt of Tax Increment	November 15, 2047	January 23, 2031	May 8, 2047	December 13, 2041	May 9, 2035 (org) May 9, 2035 (amd)
Maximum Bonded Indebtedness	$155,000,000	$82,000,000	$1,099,000,000	$104,000,000	$48,000,000
Debt Establishment Time Limit	November 15, 2022	January 1, 2014	May 8, 2022	December 13, 2015	May 9, 2004 (org) May 9, 2035 (amd)

Project Area Information

Name	Crenshaw/Slauson	E. Hollywood/ Beverly-Normandie	Exposition/ University Park Hoover/Hoover Expansion	Hollywood	Laurel Canyon	Lincoln Heights 1
Area	262 acres	656 acres	573 acres	1,107 acres	248 acres	200 acres
Council District(s)	6	4 and 13	8 and 9	4 and 13	2	1
Date of Adoption	October 10, 1995	December 14, 1994	January 27, 1966 (HO)	May 7, 1986	December 9, 1994	September 1979
Date(s) of Amendment(s)	October 31, 2003	November 21, 2003	February 4, 1971 November 9, 1978 June 17, 1981 May 11, 1983 December 17, 1986 May 12, 1989 (5th amend) December 20, 1994 December 7, 1999 (HO) November 21, 2003 (HO) Novemeber 21, 2003 (HE) October 11, 2005	December 20, 1994 May 20, 2003 October 31, 2003	October 20, 1999 November 21, 2003	N/A
Project End Date	October 10, 2026	December 14, 2010	January 1, 2010 (HO) May 11, 2024 (HE) May 12, 2039 (5th amend)	May 7, 2027	December 9, 2007	Unknown
Eminent Domain Expires	October 10, 2007	December 14, 2006	December 17, 1998 (HO) May 11, 1995 (HE)	May 20, 2015	No Eminent Domain	N/A
Tax Increment Cap	None	None	$75,000,000 (HO) $85,000,000 (HE)	$922,452,207	None	N/A
Tax Increment Received Through FY05	$2,105,217	$6,927,882	$31,513,823	$139,499,824	$4,579,813	N/A
Balance to Reach Cap	N/A	N/A	$128,486,177 (HO & HE)	$782,952,383	N/A	N/A
Annual Tax Increment Cap	N/A	N/A	N/A	N/A	N/A	N/A
Last Date for Receipt of Tax Increment	October 10, 2041	December 14, 2040	January 1, 2020 (HO) May 11, 2034 (HE) May 12, 2039 (5th amend)	May 7, 2037	December 9, 2040	N/A
Maximum Bonded Indebtedness	$20,000,000	$54,050,000	None (HO) $45,000,000 (HE)	$307,484,000	$25,000,000	N/A
Debt Establishment Time Limit	October 10, 2015	December 14, 2009	May 12, 2009 (5th amend) N/A (HO) N/A (HE)	N/A	December 9, 2009	N/A

Project Area Information

Name	Little Tokyo	L.A. Harbor	Mid-City	Monterey Hills	Normandie 5	North Hollywood
Area	67 acres	232 acres	725 acres	211 acres	210 acres	740 acres
Council District(s)	9	15	10	14	8 and 10	2 and 4
Date of Adoption	February 24, 1970	July 18, 1974	May 10, 1996	July 29, 1971	October 7, 1969	February 21, 1979
Date(s) of Amendment(s)	December 17, 1986 December 20, 1994 December 7, 1999 October 31, 2003	December 17, 1986 December 22, 1994 August 14, 2002 October 31, 2003	October 31, 2003	December 19, 1986 December 20, 1994 March 3, 1999 November 21, 2003	January 27, 1982 December 17, 1986 December 20, 1994 March 3, 1999 November 21, 2003	November 19, 1980 February 2, 1983 December 20, 1994 November 1, 1995 October 2, 1997 October 31, 2003
Project End Date	February 24, 2011	July 18, 2015	May 10, 2027	July 29, 2012	October 7, 2010	February 21, 2020
Eminent Domain Expires	December 17, 1998	December 17, 1998	May 10, 2008	December 17, 1998	December 17, 1998	October 2, 2009
Tax Increment Cap	$300,000,000	$125,000,000	None	$150,000,000	$65,000,000	$535,600,000
Tax Increment Received Through FY05	$50,467,105	$22,926,793	$7,807,717	$42,922,369	$26,181,819	$108,080,997
Balance to Reach Cap	$249,532,895	$102,073,207	N/A	$107,077,631	$38,818,181	$427,519,003
Annual Tax Increment Cap	N/A	N/A	N/A	N/A	N/A	N/A
Last Date for Receipt of Tax Increment	February 24, 2021	July 18, 2025	May 10, 2042	July 21, 2022	October 7, 2020	February 21, 2030
Maximum Bonded Indebtedness	None	None	$23,000,000	None	None	$185,000,000
Debt Establishment Time Limit	N/A	N/A	May 10, 2016	N/A	N/A	January 1, 2014

Project Area Information

Name	Pacific Corridor	Pacoima/ Panorama City	Pico Union 1	Pico Union 2	Reseda/Canoga Park	Rodeo/La Cienega
Area	673 acres	2,914 acres	155 acres	227 acres	2,400 acres	24 acres
Council District(s)	15	7	1	1	3	8
Date of Adoption	May 1, 2002	November 29, 1994	February 27, 1970	November 24, 1976	December 13, 1994	May 12, 1982
Date(s) of Amendment(s)	None	November 21, 2003	December 17, 1986 December 20, 1994 March 3, 1999 November 21, 2003	December 20, 1994 May 9, 2001 October 31, 2003	November 21, 2003	December 20, 1994
Project End Date	May 1, 2032	December 31, 2015	February 27, 2011	November 24, 2017	December 13, 2015	May 12, 2017
Eminent Domain Expires	May 1, 2014	November 29, 2006	December 17, 1998	May 9, 2013	December 13, 1999	May 12, 1994
Tax Increment Cap	N/A	None	$85,000,000	$114,500,000	None	$12,000,000
Tax Increment Received Through FY05	$1,723,241	$22,868,835	$18,476,989	$22,546,784	$26,298,800	$5,329,761
Balance to Reach Cap	N/A	N/A	$66,523,011	$91,953,216	N/A	$6,670,239
Annual Tax Increment Cap	N/A	N/A	N/A	N/A	N/A	N/A
Last Date for Receipt of Tax Increment	May 1, 2047	June 30, 2041	February 27, 2021	November 24, 2027	June 30, 2041	May 12, 2027
Maximum Bonded Indebtedness	$191,000,000	$200,000,000	None	$44,000,000	$190,000,000	$10,000,000
Debt Establishment Time Limit	May 1, 2022	November 29, 2009	N/A	January 1, 2014	December 13, 2009	January 1, 2004

Project Area Information

Name	Vermont/Manchester	Watts	Watts Corridors	Western/Slauson	Westlake	Wilshire Center/ Koreatown
Area	163 acres	107 acres	245 acres	377 acres	638 acres	1,207 acres
Council District(s)	8	15	15	8	1	4, 10 and 13
Date of Adoption	May 14, 1996	December 19, 1968	November 15, 1995	May 14, 1996	May 12, 1999	December 13, 1995
Date(s) of Amendment(s)	October 31, 2003	February 8, 1978 December 17, 1986 December 20, 1994 November 21, 2003	October 31, 2003	October 31, 2003	None	None
Project End Date	May 14, 2027	January 1, 2010	November 15, 2026	May 14, 2027	May 12, 2029	December 13, 2025
Eminent Domain Expires	May 14, 2008	December 17, 1998	November 15, 2007	May 14, 2008	May 12, 2011	December 13, 2007
Tax Increment Cap	None	$35,000,000	None	None	None	None
Tax Increment Received Through FY05	$1,831,862	$3,453,416	$1,267,943	$1,159,039	$5,047,755	$10,923,343
Balance to Reach Cap	N/A	$31,546,584	N/A	N/A	N/A	N/A
Annual Tax Increment Cap	N/A	N/A	N/A	N/A	N/A	N/A
Last Date for Receipt of Tax Increment	May 14, 2042	January 1, 2020	November 15, 2041	May 14, 2042	May 12, 2044	December 13, 2040
Maximum Bonded Indebtedness	$12,000,000	None	$14,000,000	$12,000,000	$128,000,000	$427,000,000
Debt Establishment Time Limit	May 10, 2016	N/A	November 15, 2015	May 10, 2016	May 12, 2019	December 13, 2015

H. Glossary

5-Year Implementation Plan: Mandate of a 1994 law that requires redevelopment agencies to develop a five-year implementation plan, present it for public review and discussion, and submit it for approval by the governing body.

Assembly Bill (AB) 1290: Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of this Assembly Bill. The legislation provides a tax sharing mechanism for taxing entities eligible to share in Agency tax increment (i.e., city, county, school district, public works and others). Funds are allocated by formula as set forth in AB 1290 and are equal to 20% of gross TI generated by the affected project areas.

Agency Fund: fund used to account for assets held by the Agency in an agent capacity and custodial in nature (assets equal liabilities).

Blighted Areas: Areas and/or structures of a community which constitute either physical, social, or economic liabilities requiring redevelopment in the interest of the health, safety, and general welfare of the people of the community and the state**.**

Bond: An interest-bearing promise to pay a specified sum of money – the principal amount – due on a specific date. The Agency issues tax allocation bonds to finance certain redevelopment programs. The proceeds from these issues are subject to the general spending restrictions of tax increment funds, including low and moderate-income housing provisions. The bond proceeds are also subject to spending restrictions included in the individual bond indenture agreements and, in the case of federally tax-exempt bonds, the Internal Revenue Code.

Budget Ordinance: City Council adopted Ordinance 166071 in July 1990, to establish a City review procedure of the CRA budget.

California Community Redevelopment Law: State of California legal requirements and issues in the practice of redevelopment under Health and Safety Code, Division 24, Part 1 (Section 33000 et seq.) usually referred to as “CRL”. When the CRL was initially adopted more than 50 years ago, it was designed to address physical, social and economic problems prevalent in California communities, using techniques from federal experiences in urban renewal and housing.

Capital Budget: The portion of the budget that consists of multi-year appropriations for professional services, “land, bricks and mortar” and legal costs that are associated with specific project areas.

Capital Projects Fund: Fund used to account for redevelopment expenditures from tax increment, bond proceeds, federal grants and project program income.

Carryover Funds (Resources Available from Prior Years): Appropriated funds which remain unspent at the end of a fiscal year and which will be reallocated within the period of time covered by the subsequent proposed budget.

Citywide Programs: General citywide programs not included as a redevelopment project area or revitalization area – Brownfields, Child Care, Disaster Assistance, Feasibility Studies, General Agency (schedule only), Housing – Citywide, Non-Housing and Targeted Neighborhood Initiative (TNI).

Community Development: Activities designed to improve the overall livability of a neighborhood through the facilitation of public services such as transit centers, parks, libraries, etc.

Community Participation: Agency staff assistance and support for Agency advisory committees including PACs and CACs. The assistance can include a range of activities, such as preparation and mailing of public notices, public relations/marketing material, and coordination of public meetings.

Community Redevelopment Agency of the City of Los Angeles (CRA): an entity created under and with powers established by CRL; comprised of seven commissioners appointed by the Mayor and approved by the legislative body (Los Angeles City Council).

Community Redevelopment Financing Authority (CRFA): Entity legally separate from the Agency but governed by the same board as the Agency; for financial reporting purposes, the CRFA is blended into the Agency's basic financial statements as if it were part of the Agency's operations, because its purpose is to provide bond financing services for the Agency.

Comprehensive Annual Financial Report: Financial report that encompasses all funds and component units of a governmental unit. The CAFR contains (a) the basic financial statements and required supplementary information, (b) combining statements to support columns in the basic financial statements that aggregate information from more than one fund or component unit, and (c) individual fund statements as needed. The CAFR is the Agency's official annual report and also contains introductory information, schedules necessary to demonstrate compliance with finance-related legal and contractual provisions, and statistical data.

Contracted: Board/Council approvals have been obtained and implementation agreements have been executed between the CRA and the ultimate recipient (e.g., DDAs, OPAs, loan agreements, bond indentures and MOUs).

Cost of Issuance: Items of expense paid by the issuer directly related to the authorization, sale and issuance of bonds or notes, which may include professional consultant's fees, legal fees and charges, trustee's fees, printing costs, bond discounts, costs of credit ratings, fees and charges for execution, transportation and safekeeping of bonds, filing and recording fees.

Debt Service: Payment of interest and principal on obligations resulting from issuance of bonds, notes and leases as well as the fiscal agent fees associated with those payments.

Debt Service Fund: Fund used to accumulate resources to pay principal and interest and other related costs on the Agency's long-term debt.

Demolition: Removal of a structure or clearance of a site in order to carry out the redevelopment plan.

Direct costs: Elements of cost necessary in the provision of a service that is directly attributable to the unit of service.

Discretionary Funds: General term used to describe the Agency's two sources of discretionary revenue – CRA Special Revenue and Bunker Hill Program Income.

Disaster Recovery Redevelopment Project areas (Civil Disturbance): Nine new and one amended CRA redevelopment project areas established as a result of the 1994 Northridge earthquake and 1992 civil disturbance – Broadway/Manchester (MC), Council District 9 (C9), Crenshaw/Slauson (CS), Crenshaw – amended (CR), Mid-City Corridors (MD), Vermont /Manchester (VM), Watts Corridor (WC), Westlake (WL), Western/Slauson (WS) and Wilshire Center/Koreatown (WK).

Earmarked Programs: Program that has been approved by Board/Council and for which funds have been earmarked but are not yet legally obligated to a particular recipient (e.g., streetscape and façade programs).

Earthquake Recovery Project areas: Four CRA redevelopment project areas – East Hollywood/Beverly-Normandie (EB), Laurel Canyon (LC), Pacoima/Panorama City (PC) and Reseda/Canoga Park (RP).

Economic Development: Activities designed to improve the economic environment of a neighborhood through development that facilitates expansion of existing businesses, and the attraction of new businesses, including retail, commercial, and industrial.

Educational Revenue Augmentation Fund (ERAF): State fund comprised of revenues transferred from all California redevelopment agencies to the State to augment funding to public school districts throughout the State.

Eminent Domain: Authority of a government agency to acquire property for public purposes.

Enterprise Fund: Type of proprietary fund used to report the same functions presented as business-type activities in the government-wide financial statements.

Environmental Impact Report (EIR): An Environmental Impact Report is a detailed informational document prepared by the public agency which is responsible for carrying out the project that describes and analyzes a project's significant environmental effects and discusses ways to mitigate or avoid those effects.

Fiduciary Funds: Funds used to account for resources held for the benefit of parties outside the Agency, so they are not reflected in the government-wide and fund financial statements, because the resources of those funds are not available to support the Agency's own programs.

First-Year Work Program: The portion of the proposed work program that represents the first year of the multi-year capital budget and the annual operating budget. Resources estimated to be received in the fiscal year of the proposed budget might be allocated into future years.

Five-Year Work Program: A five-year financial resource/expenditure plan that includes all anticipated resources and capital expenditures, operating expenses, and outstanding debt service (including amounts beyond the 5-year period).

General Revenue/Other: Other general revenues or program income include loan repayments, land sale proceeds, lease revenues, investment income and amounts received from private sources under various contracts and agreements. These monies can be restricted for various purposes within the redevelopment project areas. This fund group includes the Agency's two largest discretionary funds – Special Revenue and Bunker Hill Program Income.

Governmental funds financial statements: These statements account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year.

Grant Resources: The Agency participates in a number of Federal, State and local grant programs that are primarily passed through the City:

<u>Brownfields Economic Development Initiative (BEDI and EDI)</u> – a competitive HUD grant program created to increase the use of Section 108 Loan Guarantees. Examples include the North Hollywood Commercial Core and Goodyear Projects.

<u>Economic Development Administration (EDA)</u> – federal Department of Commerce public works or planning funds awarded on a competitive basis to MOED and passed through to the Agency. Objective is to use public improvements as a catalyst for the creation of permanent jobs. Several Agency projects were implemented as part of an overall award to MOED for Northridge Earthquake disaster assistance.

<u>Community Development Block Grant (CDBG) Program</u> – federal per capita funds provided to the City by HUD that are deemed to be local funds when used to leverage other federal funds. CDD in conjunction with the Mayor's Office awards these funds on an annual competitive basis to City departments and nonprofits in accordance with federal rules and regulations to provide for neighborhood revitalization, economic development, and improved community facilities and services.

<u>HOME Investment Partnerships Program (HOME)</u> **-** a federal housing assistance program administered by the Los Angeles Housing Department (LAHD). LAHD receives an annual allocation of HOME funds, as well as some CDBG funds from HUD, as part of the City's Consolidated Plan for Housing and Community Development Grants. LAHD allocates their funds to specific projects through a competitive NOPA process.

<u>Metropolitan Transportation Agency (MTA)</u> – funding (usually federal Transportation Enhancement (TE) funds) awarded by MTA through a Call for Projects process and administered by Caltrans. Examples of TE funded pedestrian improvements projects that have transportation benefits include Alvarado Corridor, North Hollywood Public Improvements, and Pacoima Town Center. Authorized funding can also be from non-federal MTA sources such as the Cultural Tourism Internet and Transit Promotion Project.

<u>Proposition C</u> – City of Los Angeles' share of County sales tax revenues which are-used as matching funds to leverage grant funds awarded through the MTA Call for Projects. The use of Proposition C funds are approved by the Los Angeles City Council in conjunction with the

authorization to submit the grant application, because the respective CRA project areas did not have adequate funds available to use for matching funds. The City Council on an annual basis appropriates Proposition C funding as directed by the LADOT for the Agency and City Projects. Proposition C can also be a direct funding source from MTA.

Proposition K – In the mid-1990's the voters of Los Angeles approved Proposition K, which added an additional property tax to provide capital funding for new parks and recreational facilities for underserved Los Angeles communities. Grant funded projects also receive a limited amount of operational funds for the initial year(s). A recently completed example is Venice Hope Park; two capital projects will be in the design phase during FY05.

Proposition 40 – In 2002, California voters approved Proposition 40, the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection now known as the Resources Bond Act of 2002 or Proposition 40. The Agency was successful in securing $3 million of Proposition 40 funding from the competitive Urban Park Act of 2001 for the Venice Hope Recreation Center Project and executing such contract in March 2005.

Section 8 Housing Assistance Payments (HAP) – HUD program providing Section 8 rental subsidies to low- and moderate-income tenants for rental housing projects under contract to HUD.

Section 108 Loan Guarantees – loan guarantee program provided by HUD and administered by the City's Community Development Department to provide secured loan funds for commercial, industrial, and economic development projects. The City of Los Angeles provides a pledge of future CDBG funds to secure the Section 108 loans, which are then secured by project collateral. Due to CDBG pledge, these loan guarantees are considered federal grants. Agency examples of these projects are Goodyear Tract and North Hollywood Commercial Core.

Surface Transportation Program Local Funds – City of Los Angeles through the Bureau of Street Services receives $11 million annually of federal transportation funds from Caltrans for eligible projects that are locally programmed. City Council authorized this fund source in the amount of $1.8 million to provide additional funds for the Bunker Hill Upper Second Street Project.

Urban Development Action Grant (UDAG or UDAG Program Income) – HUD grant program from the 1980's in which loan repayments or land sales result in funds for new programs in accordance with the underlying City – HUD UDAG Agreement.

Housing: The Agency's use of housing set-aside funds, provided through tax increment financing, to generate housing activities, such as rehabilitation, homeownership and multifamily rental housing in redevelopment project areas.

Housing Fund: Fund used to account for the portion of tax increment and related revenue designated for low and moderate-income housing.

Housing Resources: These funds represent primarily the 20% set aside of eligible incremental property tax revenue which provides housing for low and moderate income persons in redevelopment project areas, as required by State law. Also included in this fund group are amounts set aside for findings of benefit related to the Bunker Hill Housing funds.

Inclusionary Housing: Housing built or rehabilitated within a redevelopment project area which is required by law to be available at an affordable housing cost to low- and moderate-income persons.

Indirect Costs: Elements of cost necessary in the provision of a service that cannot be directly attributed to the unit of service.

Internal Service Fund: Fund used to accumulate and allocate costs and revenues internally among Agency functions; the Agency uses internal service funds to account for its personnel and administrative costs, an investment pool, and the transactions of a financing authority.

Investment Fund: Fund used to combine and invest resources of participating funds that do not have yield restrictions or other limitations on investments. By combining resources, the Agency is able to increase its investment yield by creating a larger "pool" from which to invest its resources.

Interest earned from these pooled investments is allocated to participating funds based on each fund's average daily equity balance during the fiscal year.

Mandated: Activities mandated by the California Community Redevelopment Law (CRL) (e.g., building permit review, CEQA review, and preparation of five-year implementation plans).

Mixed-use: Developments that contain a variety of uses, such as housing, retail, and community space on one project site.

New Initiative: New undertaking that has not appeared on a previous budget.

Objective: An objective identifies a specific type of work being performed within a project area. A project area's work program includes various objective categories with a unique four digit code structure such as 1XXX – Housing. The four-digit code is preceded by a two-letter project area code such as NH – North Hollywood (e.g. NH 1010 – North Hollywood Residential Rehabilitation Housing).

Obligated: Board/Council approvals have been obtained, ultimate recipient has been identified, and implementation agreements between CRA and the designated recipients are in process.

Operating Costs: Ongoing operating costs, including personnel and other administrative expenses.

Other Post Employment Benefits (OPEB): Refers to employer paid other post employment benefits (other than pension benefits) such as health care, etc.

Oversight: City Council adopted Ordinance 166735 in February 1991, to establish Council oversight of CRA operations. Under the oversight ordinance and corresponding Cooperation Agreement, the City Controller is CRA's controller and the City Attorney is CRA's general counsel.

Pass-through: Payments should be made to the County of Los Angeles and other taxing entities pursuant to either a) tax increment reimbursement agreements that have been negotiated as a way to mitigate property tax revenues lost as a result of a redevelopment plan adoption; and/or b) State Law (AB1290) which requires tax increment reimbursements for projects adopted and/or amended on or after January 1, 1994.

Program Delivery (Operating): The portion of the budget that consists of annual appropriations of funds for ongoing operating costs, such as personnel and administrative expenses.

Project Area Committee (PAC): Elected Citizen's committee composed of project area residents, businesspersons, and representatives of organizations to consult with and advise the community. **Community Advisory Committee (CAC)** fulfills the same role as a PAC except the members are appointed by the City Council members and not elected.

Project General: Administration of ongoing activities, including maintenance of site offices, meetings with the public, and responding to inquiries from developers, property owners and others.

Public Art: The integration of art into the revitalization of neighborhoods through developer-initiated projects, cultural trust funds projects and Agency-initiatives.

Public Improvements: Primarily infrastructure-related activities such as street and sidewalk improvements, street lighting, facade improvements, etc. These improvements enhance the aesthetics of a neighborhood, thereby making the neighborhood more competitive for business retention and growth.

Redevelopment: Planning, development, redesign, clearance, reconstruction, or rehabilitation of all or part of a project area.

Redevelopment Plan: Plan for revitalizing and redevelopment of land within the project area in order to eliminate blight and remedy the conditions that caused it.

Redevelopment Project Areas: 32 of CRA/LA's project areas that have been designated as blighted by the CRA Board, Mayor and City Council and for which a redevelopment plan has been approved as required by CRL.

Refunding: A financial transaction by which a bond issue is redeemed by a new bond issue under conditions more favorable to the issuer.

Rehabilitation: To improve, alter, modernize or modify an existing structure to make it safe, sanitary, and decent and/or bring it up to Building Code Standards.

Relocation: The effort to assist and facilitate re-housing of families and single persons, businesses or organizations who are displaced due to redevelopment activities.

Replacement Housing: Housing constructed to replace housing units destroyed or removed from the low or moderate income housing market as part of a redevelopment project.

Reserve Fund: Fund held by issuer or designated trustee for a portion of proceeds as required by law and the bond resolution. Often is required on revenue-type bonds to maintain reasonably required reserve in the event of a shortfall in revenues to pay debt service.

Restricted Resources: Resources received by the Agency each fiscal year are restricted and can be generally categorized as follows:

Use restricted - examples are housing trust funds which by State Law are computed at a 20% set-aside of tax increment and must be used for low/moderate income housing, all grant funds such as CDBG, Cultural Trust Funds, etc.

Project Area restricted **-** funds generated in a project area must be spent within the project area such as tax increment, bond proceeds, etc. with some exceptions like housing trust funds that could be spent outside the project area with a Finding of Benefit (F.O.B).

Objective restricted - funds that must be spent on a specific work program objective such as debt service, developer contributions, grants, etc.

Agency-wide restricted - this category is the least restricted. Funds included in this category are Special Revenue, which is restricted to general redevelopment purposes, Bunker Hill Program Income that is restricted to block grant eligible costs, and to some extent, the General Revenue funds of each project Area.

It should be noted that some funds might be restricted to more than one category.

Revitalization Area: Project area that, unlike a redevelopment project, does not generate tax increment and is focused specifically on residential rehabilitation and related infrastructure improvements.

Sinking Fund: A fund commonly established by bond resolutions or other documents establishing debt in which money irrevocably pledged to the payment of debt is placed.

Special Revenue Fund: Fund used to account for revenues and expenditures from specific sources such as developer contributions, city participation, art fund contributions, and local grants.

Statement of Activities: Financial statement showing how the Agency's net assets changed during the current fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows.

Statement of Indebtedness: An annual statement of the Agency's debt which must be filed with the County Auditor on or before October 1 of each year in order to receive tax increment for that fiscal year. The statement of indebtedness includes information on the type and total amount of debt owed, and the total amount required to be paid during the fiscal year.

Statement of Net Assets: Financial statement on all of the Agency's assets and liabilities, with the difference between the two reported as net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the Agency is improving or deteriorating.

Tax Increment Resources: Incremental property tax revenues represent property taxes collected from the excess of taxes levied and collected each year on a redevelopment project over the amount that would have been levied and collected on the base year property tax assessment (a property tax base year is determined to be the year prior to the establishment of a redevelopment project area). These funds may only be expended for redevelopment purposes in the project area. However, through a Finding of Benefit (F.O.B.) resolution funds may be expended outside the project area for housing purposes if the expenditures are of benefit to the project area.

Trustee: A bank designated by the issuer as the custodian of funds and official representative of bondholders. Trustees are appointed to insure compliance with the bond contract and represent bondholders to enforce their contract with the issuers.

Uncommitted: An activity that appeared in the previous budget but its implementation does not have specific Board/Council approval (e.g., preparation of design guidelines or activities that have been placed in the budget but no specific approvals have been sought).

Underwriter: A financial institution, which purchases a new issue of municipal securities for resale. The underwriter may acquire the bonds either by negotiation with the issuer or by award on the basis of competitive bidding.

Proposed FY2007 Work Program
Budget Narratives

Table of Contents

REGIONAL MAPS

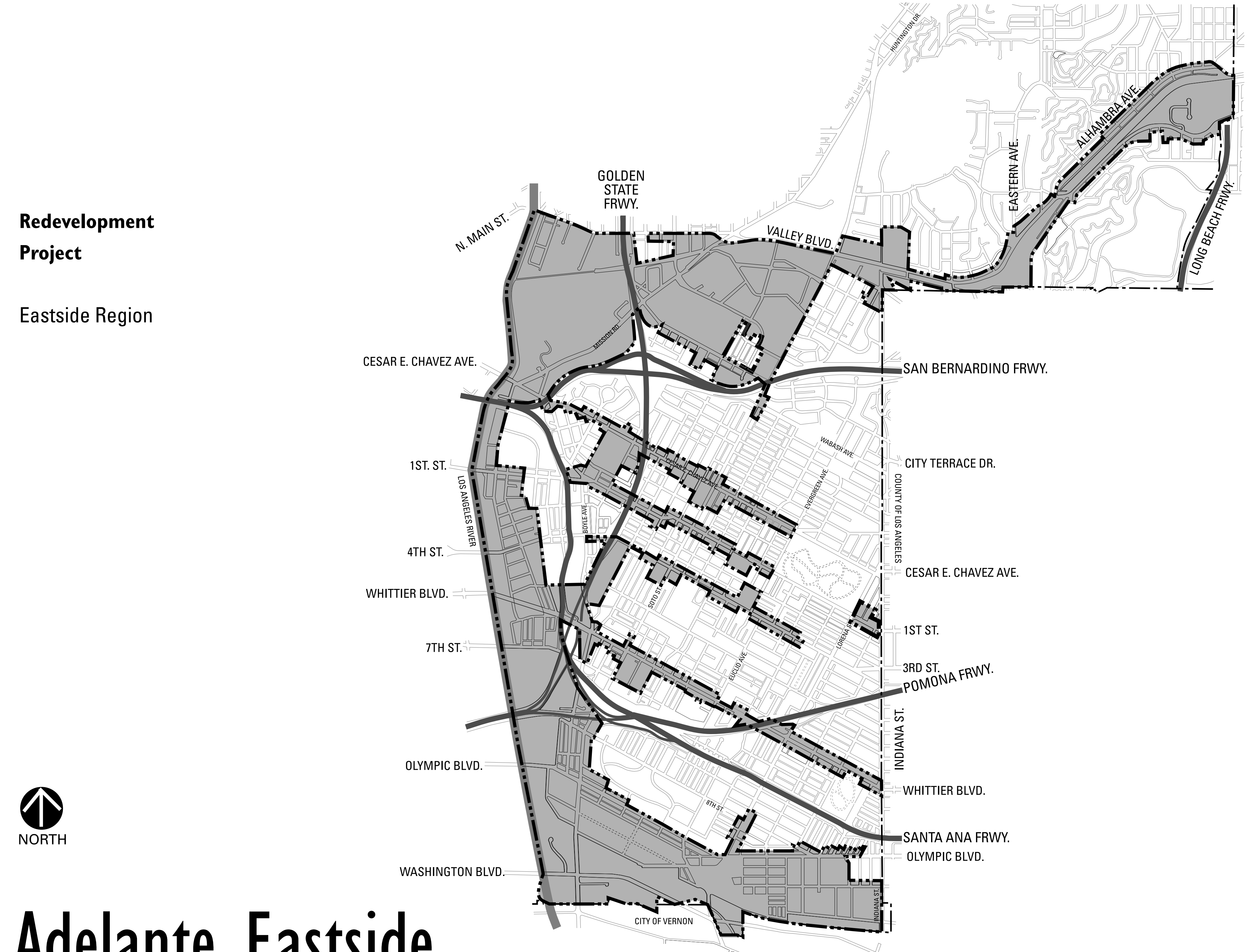
ADELANTE EASTSIDE REDEVELOPMENT PROJECT

Project Information Sheet

Area	2,164 acres
Council District(s)	14
Date of Adoption	March 30, 1999
Date(s) of Amendment(s)	October 31, 2003
Project End Date	March 30, 2030
Eminent Domain Expires	March 30, 2011
Tax Increment Cap	None
Tax Increment Received Through FY05	$9,161,133
Balance to Reach Cap	N/A
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	March 30, 2045
Maximum Bonded Indebtedness	$120,000,000
Debt Establishment Time Limit	March 30, 2019

Redevelopment Project

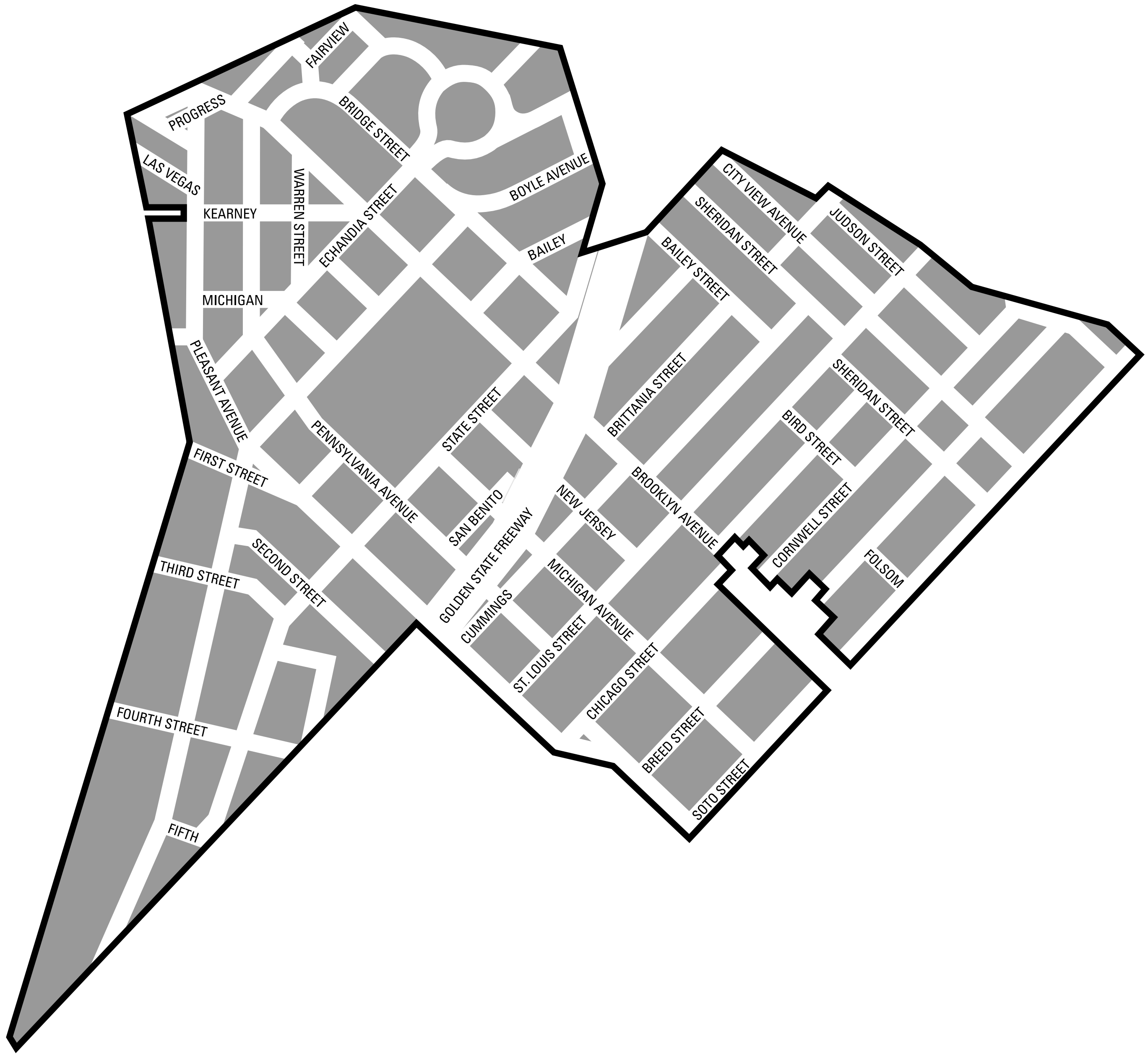
Eastside Region



Adelante Eastside

Revitalization Project

Eastside Region

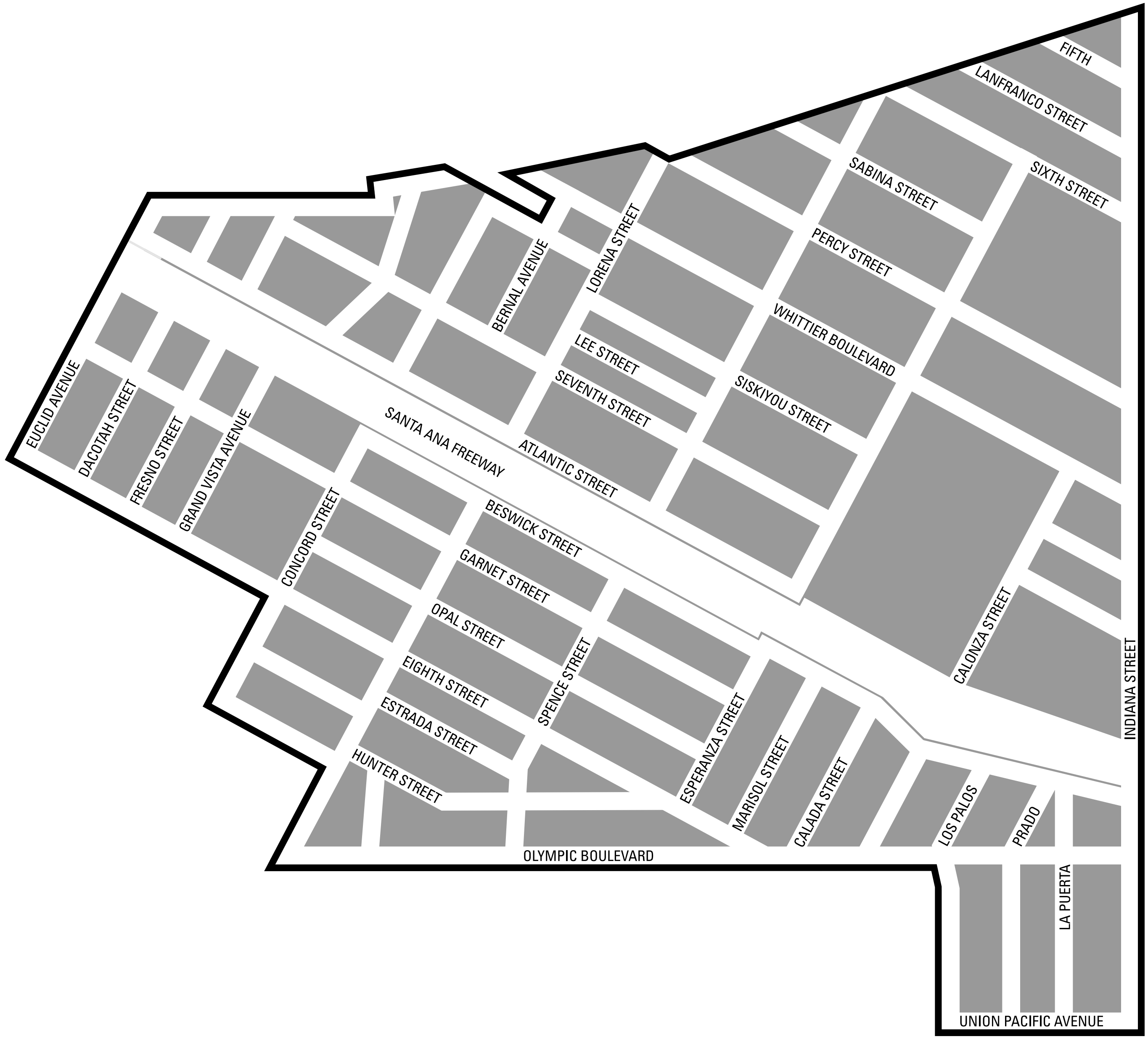


NORTH

Boyle Heights I

Revitalization Project

Eastside Region



NORTH

Boyle Heights 2

ADELANTE EASTSIDE REDEVELOPMENT PROJECT

Summary

The Adelante Eastside Redevelopment Project, the Agency's 30th redevelopment project, was established in March of 1999, the first for the City's East Los Angeles community. The Project contains great potential for generating much needed improvements to the communities of Boyle Heights and El Sereno as well as improving the area's tax base. Key work program objectives are directed at creating positive change for improved living conditions, increasing commercial choices, and revitalizing a strong industrial base while preserving the existing businesses and industry which are so vital to the area. The area, in which state Enterprise and federal Empowerment and Renewal Community zones are designated, is complemented by the redevelopment tools. FY07 activities will establish and implement a comprehensive housing stabilization effort through a combination of first-time homebuyer assistance and home improvement loan programs as well as efforts to expand the range of commercial services and choices to the community.

FY 2006-2007 Proposed Work Program

- Implementation of a residential rehabilitation program.
- Implementation of a first-time homebuyers program.
- Initiation of a commercial rehabilitation program.
- Initiation of an industrial rehabilitation program.
- Initiation of a Commercial Improvement Program.
- Implementation of the Sears redevelopment objective.
- Collaboration with the County of Los Angeles on the creation of a BioMedTech Park focus area.
- Promotion of an Eastside Industrial Park Business Owner's Association.
- Continuation of Areawide public improvements.
- Completion of a First Street South Design for Development.
- Promotion of the First Street & Mission Road Mixed-Use development concept.
- Response to commercial and industrial development opportunities.
- Promotion of Gold Line Light Rail Extension Opportunities into East Los Angeles.
- Ongoing staff assistance to community, business groups, etc. for oversight of revitalization activities.

Background

The Adelante Eastside Redevelopment Project, adopted on March 30, 1999, is located approximately two miles east of the downtown Central Business District. The approximately 2,200 acre industrial and commercial redevelopment project contains the areas south of Olympic Boulevard to the city limits of Vernon from the Los Angeles River to Indiana Street; North Main Street east to Valley Boulevard and Alhambra Avenue to the city limits of Alhambra; and all east - west commercial streets in Boyle Heights such as Cesar Chavez Avenue, First Street, Fourth Street and Whittier Boulevard from the Los Angeles River to Indiana Street. The principal thrust of the project is the preservation of industrial and commercial uses within the community to promote a stable industrial base to provide jobs for the community, as well as enhancing the existing shopping areas to provide alternative commercial choices for residents.

Conditions at Time of Adoption

The Project Area, which consists primarily of commercial and industrial uses, has had an economy that has been stagnating since the early 1980's. In addition, the Project Area contains businesses that have been unable to compete with newer developments outside the community. A review of building conditions revealed that fewer than 20 percent of the buildings within the Project Area were sound, 25 percent were in a deferred maintenance condition, 37 percent required moderate rehabilitation, and 21 percent either required extensive rehabilitation or were dilapidated. Significant portions of the commercial and industrial areas were obsolete and did not meet the minimum requirements for lot size and width. Sidewalks, curbs and gutters were in a general state of disrepair and deterioration. Economic conditions reflected stagnant property values, abnormally high business vacancies and low lease rates. The crime rate for the area constituted a serious threat to public safety and welfare. Finally, over a six-year period (1992-1998) very limited new investment occurred with either new construction or purchases of existing property.

Key Accomplishments through June 30, 2006

Agency staff initiated planning activities such as the preparation of designs for development, environmental review, monitoring building permit activities, holding monthly PAC meetings, and responding to public inquiries from citizens and proposed developers. New affordable housing was created with the opening the Paseo del Sol complex in Boyle Heights. Here, the Agency assisted in the purchase and renovation of seven (7) units of family housing, which provide one, two, and four bedroom units at or below 50% of median income. Further, the Agency provided funds for the purchase of Pleasant House, a six (6) bed transitional housing facility that provides social services to the community. Commercial areas were improved with the completion of the second phase of nine (9) commercial storefront facades as part of the Boyle Heights Targeted Neighborhoods Initiative's (TNI) Commercial Façade Program. This completes the objective, which renovated a total of 13 commercial storefronts as part of the TNI effort.

The Agency assisted the City with the implementation of the Traffic and Pedestrian Safety Enhancement Program. Here, the Agency provided funds to install public improvements (pedestrian crossing signals, striping, and other related improvements) to improve serious public safety conditions at key intersections located within and near the Project Area. The Agency provided funds for the Cesar Chavez Avenue Clean-Up and Beautification Program, which is a program administered by the Los Angeles Conservation Corps through the Department of Public Works Operation Clean-Sweep program. Finally, the Agency provided funds to the Department of Public Works for the construction of public improvements (sidewalk, curb and gutter repairs, trimming and installation of new street trees) along major commercial corridors within the Project Area. This program is designed to remove blight and negative influences, enhance the physical appearance of key commercial areas, and encourage business retention, investment, and community pride.

The Agency approved its first Wireless Telecommunication Facilities Design for Development, which contains guidelines regulating the design and location of these facilities within the community. Also, both the Whittier Boulevard & Soto Street Market Analysis and the Areawide Brownfields Phase 1 Analysis studies were completed for use and reference by Agency staff in responding to public inquiries from citizens and potential developers. The Agency funded the final three residential rehabilitation loans in the former Boyle Heights 1 and 2 Revitalization Program Areas, which closes out this successful residential financial assistance effort. Also, the Agency facilitated the use of AB1290 funds for continuation of the successful Cesar Chavez Beautification Program. This effort works with area youth to provide employment alternatives through the Los Angeles Conservation Corps and Operation Clean Sweep for supplemental street cleaning services in a highly used commercial district in Boyle Heights.

2005-2006 Work Program Accomplishments

Objective		Status
EA1080	First Time Homebuyers and Residential Rehab Program	Agency funds directed to the Sears Mixed Use workforce for-sale housing; funds made available to property owners affected by the City's Selective Code Enforcement Program within Project Area.
EA2010	First Street & Mission Road Academy High School	Agency staff served in advisory capacity as part of the Mayor's Eastside Development Cabinet for the environmental review, promotion, and development of new educational facilities to serve the residents in the project area.
EA2990	Cesar Chavez Avenue Beautification Program	Agency funds provided for the continued operation of commercial area clean-up program administered by Operation Clean Sweep and services by the Los Angeles Conservation Corps.
EA6000	First Street South Design for Development	Agency staff completed a consultant-assisted Design for Development (DfD) in an industrial area in the vicinity of First and Mission Streets, which is located near the First and Utah Street Eastside Light Rail station. The Agency reviewed and considered the DfD in the fourh quarter f FY06.

Five-Year Goals

The FY2005-FY2009 Five Year Implementation Plan for the Adelante Eastside Redevelopment Project focuses on the following goals:

- Promote the conservation of the existing housing stock through rehabilitation, where appropriate.
- Promote the development of housing in a wide range of types, prices, rent levels and ownership options to meet the needs of the resident population.
- Provide for the conservation of existing commercial and industrial uses through rehabilitation, revitalization and expansion.
- Increase the supply and improve the quality of commercial retail shopping opportunities and promote the retention and development of a variety of commercial retail and entertainment outlets.
- Encourage the development of an industrial environment that positively relates to adjacent land uses, including an emphasis on the development of industrial parks and industrial operations that are environmentally safe and that expand employment opportunities for residents of the Project Area and adjacent neighborhoods.

Project Objective Activity Descriptions

Residential Rehabilitation (EA1010)

Project Description: Low and Moderate Income Housing Funds will be used for direct loans to property owners or for interest subsidies to participating banks for direct loans to property owners for home improvements related to code upgrades for the property.
Developer: Various.
Project Cost: A total of $500,000 is expected to be available during FY07.
FY07 Milestones: This objective is expected to be ongoing throughout the life of the redevelopment plan.
Redevelopment Goal: Increase the supply of quality housing.
Address: Project wide and CD14 boundaries at the time of the redevelopment plan adoption.
Council District: 1 and 14
PAC/CAC: Adelante Eastside PAC.
Neighborhood Council: Boyle Heights Neighborhood Council, El Sereno Neighborhood Council, Lincoln Heights Neighborhood Council.
Funding Source: Housing Trust Fund.

Vista Monterey Senior Apartments (EA1030)

Project Description: Under a loan agreement with a local non-profit entity, New Economics for Women, a new housing facility is being constructed using Monterey Hills Housing Trust funds to provide 48-units of affordable housing to senior residents of the surrounding community. The project rents will be restricted to low- and very-low income residents, which represent between 45-60 percent of Area Median Incomes.
Developer: New Economics for Women.
Project Cost: $2,606,000 Estimated total development cost. $32,500 is available from Tax Increment funds for Agency activities in FY07.
FY07 Milestones: Monitoring of the construction and completion of the senior apartments project.
Context: The objective helps to achieve the Agency and community’s affordable housing goal for the area.
Redevelopment Goal: Increase the supply of quality housing.
Address: 4651 Huntington Drive North.
Council District: 14
PAC/CAC: Adelante Eastside PAC.
Neighborhood Council: El Sereno Neighborhood Council.
Funding Source: Housing Trust Fund.

Areawide Homeownership Program (EA1080)

Project Description: Housing Trust funds for first-time homebuyers areawide for assistance in down payments, closing costs, and other costs related to purchasing a home. Funds may be either for direct assistance or participation with local lenders for affordable housing directed toward moderate income potential homeowners in the community.
Developer: N/A.
Project Cost: $2,000,000 is available during FY07.
FY07 Milestones: The Agency will direct funds to the Sears Mixed Use project to assist first time workforce homebuyers for sale condominiums in the proposed project.
Redevelopment Goal: This program offers home purchase assistance with the goal of increasing the level of home ownership in the project area. This goal is focused on stabilizing the community by increasing the level of home ownership and providing affordable housing with redevelopment funds, and contributing to community stability by increasing ownership, and thus a creating a sense of “stake” in the community.
Address: Project wide and CD14 boundaries at the time of the redevelopment plan adoption.
Council District: 1 and14
PAC/CAC: Adelante Eastside PAC.
Neighborhood Council: Boyle Heights Neighborhood Council, El Sereno Neighborhood Council, Lincoln Heights Neighborhood Council.
Funding Source: Housing Trust Fund.

City Affordable Housing Trust Fund (EA1901)

This objective is a placeholder for annual deposits into the additional five percent housing set-aside attributable to the City's Affordable Housing Trust Fund. As projects are identified through the LAHD funding application process, funds may be transferred to new objectives, or to LAHD. No labor is to be assigned to this objective; labor for required budget activity is to be carried under the appropriate "1990" objective.

Response to Housing Opportunities (EA1990)

Project Description: Housing Trust funds will be used for acquisition and construction of new housing within CD14. Affordable housing projects may consist of mixed use, new single-family homes, apartments, etc. consistent with the provisions of the redevelopment plan.
Developer: To be determined.
Project Cost: $3,234,800 is available from Housing Trust funds in FY07.
FY07 Milestones: Agency staff will seek appropriate site assemblage opportunities and respond to developer inquiries and solicitations for affordable housing projects.
Redevelopment Goal: Increase the supply of quality affordable housing.
Address: Project wide and CD14 boundaries at the time of the adoption of the redevelopment plan.
Council District: 1 and14
PAC/CAC: Adelante Eastside PAC.
Neighborhood Council: Boyle Heights Neighborhood Council, El Sereno Neighborhood Council, Lincoln Heights Neighborhood Council.
Funding Source: Housing Trust Fund.

Industrial Rehabilitation (EA2120)

Project Description: The industrial rehabilitation program will use either direct funds or pools of funds for interest-subsidy programs with participating lenders in order to make loans to property owners for code related improvements to existing industrial buildings. Financial incentives will be developed to encourage property owners and businesses to hire local residents in exchange for rehabilitation funds.
Developer: To be determined.
Project Cost: $460,000 is available from Agency Tax Increment funds in FY07.
FY07 Milestones: Creation and implementation of an industrial rehabilitation program.
Redevelopment Goal: By preserving the industrial buildings through the creation of an industrial rehabilitation program a goal of retaining and expanding the area's business and job base is achieved.
Address: Industrial buildings Project Wide.
Council District: 1 and 14
PAC/CAC: Adelante Eastside PAC.
Neighborhood Council: Boyle Heights Neighborhood Council, El Sereno Neighborhood Council, Lincoln Heights Neighborhood Council.
Funding Source: Tax Increment.

New Industrial Development (EA2130)

Project Description: The new industrial development objective will use Agency funds pooled with participating lenders in order to make loans to property owners or new businesses for the construction of new industrial buildings for expansion of existing businesses or location of new businesses. Financial incentives will be developed to encourage property owners and businesses to hire local residents in exchange for rehabilitation funds.
Developer: To be determined.
Project Cost: $300,000 is available from Tax Increment funds for Agency staff in FY07.
FY07 Milestones: Creation and implementation of a new industrial development program.
Redevelopment Goal: Conserve existing industrial uses through expansion and availability of public and private funded financial and technical assistance programs enabling existing and new industrial operations an opportunity to meeting community needs and be economically viable. Also, this program retains and expands the area's businesses and job base.
Address: Industrial buildings Project Wide.
Council District: 1 and 14
PAC/CAC: Adelante Eastside PAC.
Neighborhood Council: Boyle Heights Neighborhood Council, El Sereno Neighborhood Council, Lincoln Heights Neighborhood Council.
Funding Source: Tax Increment.

Commercial Rehabilitation (EA2140)

Project Description: The commercial rehabilitation program will use either direct funds or pools of funds for interest-subsidy programs with participating lenders in order to make loans to property owners for code related improvements to existing commercial buildings. Financial incentives will be developed to encourage property owners and businesses to hire local residents in exchange for receipt of funds.
Developer: To be determined.
Project Cost: $485,000 is available from Tax Increment funds in FY07.
FY07 Milestones: Creation and implementation of a commercial rehabilitation program.
Redevelopment Goal: Conserve existing commercial uses through expansion and availability of public and private funded financial and technical assistance programs enabling existing and new commercial operations an opportunity to meeting community needs and be economically viable. Also, this program retains and expands the area's businesses and job base.
Address: Commercial buildings Project Wide.
Council District: 1 and 14
PAC/CAC: Adelante Eastside PAC.
Neighborhood Council: Boyle Heights Neighborhood Council, El Sereno Neighborhood Council, Lincoln Heights Neighborhood Council.
Funding Source: Tax Increment.

Sears Olympic Mixed Use (EA2150)

Project Description: The approximately 23-acre site located at Olympic Boulevard and & Soto Street, a priority project and major opportunity site, is designated as a regional commercial center in the Boyle Heights community plan. During FY07, Agency staff will continue work with the property owner to realize the site's potential for mixed-use development, integrating an appropriate mix of commercial and residential uses. Public financial assistance may be required to upgrade the area infrastructure to accommodate redevelopment of this strategically located asset and to bring needed affordable housing to Boyle Heights.
Developer: TBD.
Project Cost: $475,200 is available from Tax Increment funds for Agency activities in FY07.
FY07 Milestones: Continue discussions with property owner on site development program, consistent with objectives of the redevelopment and community plans; process environmental clearance; and, negotiate necessary agreements for consideration by the Agency Board during the fiscal year.
Redevelopment Goal: Retain and expand the area's business and job base, improve the quality of commercial retail shopping opportunities, promote the retention and development of a variety of commercial outlets, and increase of quality affordable housing and increase the level of home ownership.
Address: Olympic Boulevard and Soto Street (s/w corner).
Council District: 14.
PAC/CAC; Neighborhood Council: Adelante Eastside PAC; Boyle Heights Neighborhood Council.
Funding Source: Tax Increment.

BioMedTech Park (EA2300)

Project Description: As new public funding for medical research is emerging, momentum continues to build for the creation of a BioMedTech research and development park within the vicinity of the Los Angeles County (LACO) Hospital and USC Health Sciences Campus. The effort, which would include both public and private partnerships, may take the form of a City and County redevelopment collaboration that would be phased over multiple years in order to achieve a developable core area of applied biomedical and biotechnical research facilities.

Developer: To be determined.

Project Cost: $1Billion estimated total development cost. $156,500 is available from Tax Increment funds for Agency activities in FY07.

FY07 Milestones: Agency staff will work with LACO to create collaborative redevelopment efforts under a joint powers authority.

Redevelopment Goal: Retain and expand the area's business and job base.

Address: Adjacent to the Los Angeles County Hospital and USC Health Science Campus.

Council District: 14

PAC/CAC: Adelante Eastside PAC.

Neighborhood Council: Boyle Heights Neighborhood Council, El Sereno Neighborhood Council.

Funding Source: Tax Increment.

Metro Gold Line Eastside Light Rail Extension Opportunities (EA2400)

Project Description: As the 6-mile extension of the Metro Gold Line running from Union Station through Boyle Heights to East Los Angeles continues with its construction potential joint development opportunities may occur within the redevelopment project areas that are adjacent to MTA-owned land. A collaborative effort between the Agency and MTA is in progress to leverage opportunities in the vicinity of the stations and other Metro-owned parcels. Development may consist of new commercial and housing projects in mixed-use configurations that take advantage of transit-oriented development. The result is a community-based vision for redevelopment along the First Street corridor, including a new LAUSD academy high school, new public housing and public improvements.

Developer: To be determined.

Project Cost: $826,000,000 estimated total development cost. $350,000 is available from Tax Increment funds for Agency activities in FY07.

FY07 Milestones: Agency staff will seek appropriate development opportunities and respond to developer inquiries for mixed-use developments.

Redevelopment Goal: Retain and expand the area's business and job base and increase of quality affordable housing and increase the level of home ownership.

Address: Adjacent to First Street Eastside Light Rail Corridor within the redevelopment project boundaries.

Council District: 14

PAC/CAC: Adelante Eastside PAC.

Neighborhood Council: Boyle Heights Neighborhood Council.

Funding Source: Tax Increment.

Areawide Commercial Incentives Program (EA2700)

Project Description: Provide for improvement program for the retention and restoration of businesses through storefront renovations and building rehabilitation in priority areas along key commercial corridors.
Developer: Agency.
Project Cost: $250,000 is available from Tax Increment funds for Agency activities in FY07.
FY07 Milestones: Program design and implementation.
Redevelopment Goal: Address economic stagnation and disinvestment by eliminating blighting conditions and improve physical and visual elements of structures for the promotion of a positive image for local businesses.
Address: Key commercial East/West corridors throughout project area.
PAC/CAC: Adelante Eastside PAC.
Neighborhood Council: Boyle Heights Neighborhood Council, El Sereno Neighborhood Council.
Funding Source: Tax Increment.

First Street & Mission Road Mixed-use Development (EA2750)

Project Description: Implementation of the design guidelines for this strategic site. Agency staff plans to solicit interest from property owners to participate in the redevelopment of their property within the study area. The Agency may also consider proposals from developers to improve the retail options and housing choices available to project area residents.
Developer: To be determined.
Project Cost: $111,000 is available from Tax Increment funds for Agency activities in FY07.
FY07 Milestones: Issuance of statement of interest to property owners and a request for proposals to developers for site development.
Redevelopment Goal: Improve the quality of commercial retail shopping opportunities, and increase of quality affordable housing and increase the level of home ownership.
Address: Area bounded by First Street on the north, Mission Road on the west, Utah Street on the east and generally Second Street on the south.
Council District: 14
PAC/CAC: Adelante Eastside PAC.
Neighborhood Council: Boyle Heights Neighborhood Council.
Funding Source: Tax Increment.

AB1290 Work Program (EA2990)

Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill 1290. The legislation provides a tax sharing mechanism for those taxing entities eligible to share in Agency tax increment generated by individual project areas. One of the taxing entities is the City of Los Angeles. In a City Council action adopted on October 14, 2003 the Agency was directed to retain tax increment that would otherwise be transferred to the City. These funds are generated on an annual basis and will be used at the discretion of the council offices having jurisdiction over the affected project areas. The AB1290 funds will be spent on existing Agency work objectives or other activities in the council districts deemed consistent with the removal of slums and blight, the creation of quality jobs, and the provision of infrastructure improvements and affordable housing.

Olympic Industrial Park Demonstration Program (EA3100)

Project Description: CRA/LA will develop a five-year revitalization strategy to create an integrated and vibrant industrial park including design and construction of targeted public improvements for a 120-acre industrial area, adjacent to the Sears mixed-use "urban village" development. Preparation of a Master Plan for new development and business expansion opportunities will be developed in consultation with stakeholders. Public improvements consisting of landscaping planting, security enhancements, gating, and signs to regulate access will help upgrade the current industrial park environment. Guidelines for an industrial loan program for renovation of existing buildings, business expansion and new business development opportunities will also be developed.
Developer: To be determined.
Project Cost: $700,000 is available from Tax Increment funds in FY07.
FY07 Milestones: Staff efforts will continue with an outreach program to gather support for the creation of a Business Improvement District (BID) as well entering into a consultant design contract for the preparation of design and construction bid documents for the installation of the public improvements.
Redevelopment Goal: Retain and expand the area's business and job base.
Address: Area bounded by Olympic Boulevard on the north, Pico Boulevard on the south, Soto Street on the west and Grande Vista Street on the east (approximately 20 blocks).
Council District: 14
PAC/CAC: Adelante Eastside PAC.
Neighborhood Council: Boyle Heights Neighborhood Council.
Funding Source: Tax Increment.

Public Improvements (EA3150)

Project Description: Funds for improving the commercial and industrial areas with complementary public improvements consisting of streetscape, lighting and landscaping to improve marginal areas.
Developer: N/A
Project Cost: $925,000 is available from Tax Increment funds in FY07.
FY07 Milestones: This is an ongoing objective and in FY06 a 4-6 square block area will be completed.
Redevelopment Purpose: Retain and expand the area's business and job base.
Address: Project Wide.
Council District: 1, 14
PAC/CAC: Adelante Eastside PAC.
Neighborhood Council: Boyle Heights Neighborhood Council, El Sereno Neighborhood Council, Lincoln Heights Neighborhood Council.
Funding Source: Tax Increment.

Response to Development Opportunities (EA6990)

Project Description: Funds will be used to assist new development opportunities with technical and professional analyses consistent with the provisions of the redevelopment plan.
Developer: To be determined.
Project Cost: $171,200 is available from Tax Increment funds inFY07.
FY07 Milestones: Agency staff will seek appropriate site assemblage opportunities and respond to developer inquiries and solicitations for commercial and industrial projects.
Redevelopment Goal: Increase the supply of quality commercial and industrial buildings.
Address: Project wide.
Council District: 1, 14
PAC/CAC: Adelante Eastside PAC.
Neighborhood Council: Boyle Heights Neighborhood Council, El Sereno Neighborhood Council, Lincoln Heights Neighborhood Council.
Funding Source: Tax Increment.

Project Financing (EA9330)

Agency staff will administer the Project's financial resources and expenditures, including managing debt service obligations.

PAC/Citizens Participation (EA9910)

Agency staff works closely with the community and seeks input from the Project Area Committee (PAC) on matters affecting the Adelante Eastside Redevelopment Project area and, as such, facilitates regular PAC and community meetings including holding tri-annual public elections for PAC membership.

Project General (EA9990)

Agency staff will administer the Project's ongoing activities, and maintain a site office, meet public notification requirements, provide public information, respond to inquiries from developers, property owners and others, and undertake permit and CEQA reviews as needed.

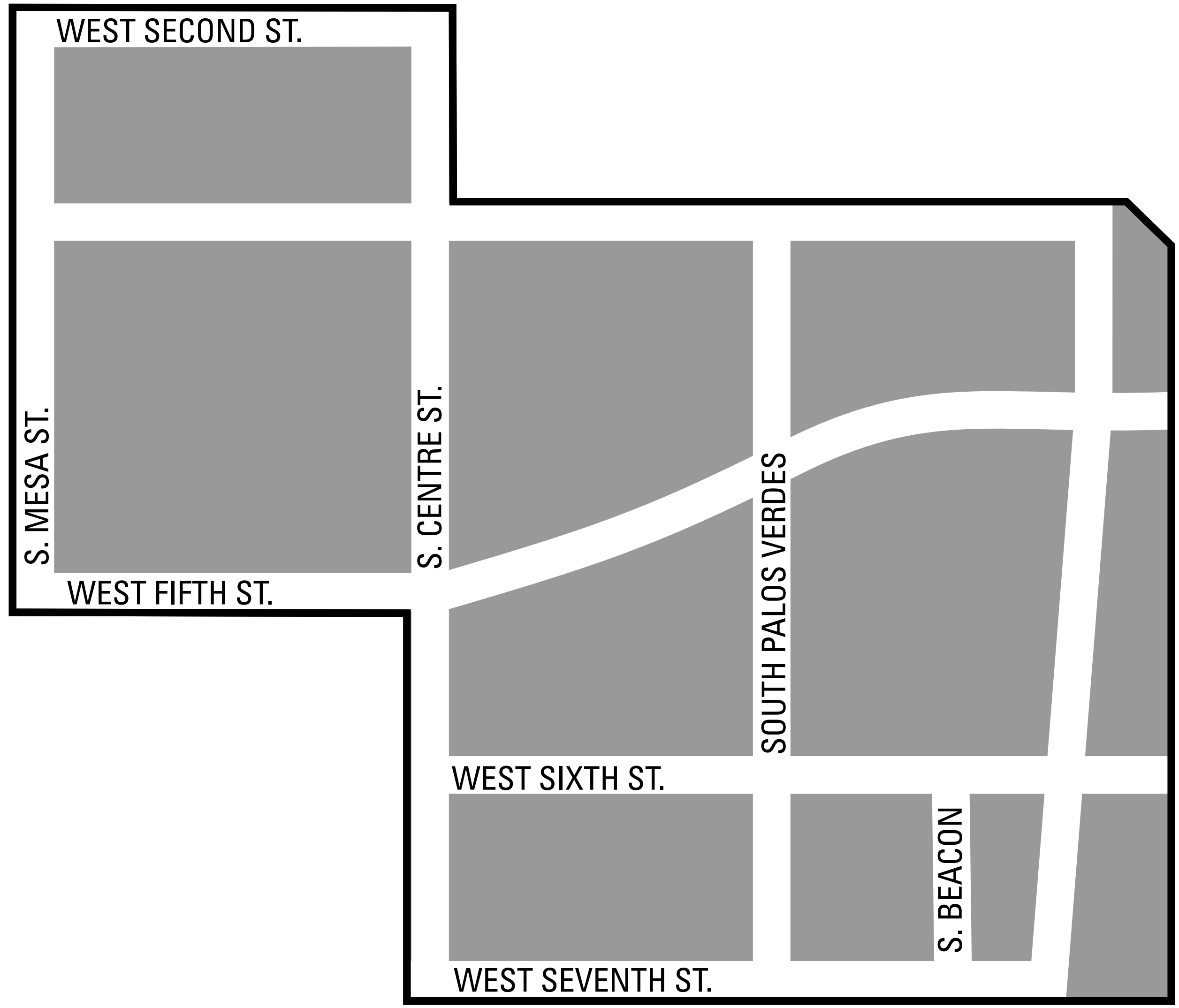
BEACON STREET REDEVELOPMENT PROJECT

Project Information Sheet

Area	60 acres
Council District(s)	15
Date of Adoption	April 21, 1969
Date(s) of Amendment(s)	February 22, 1971 August 20, 1980 December 17, 1986 December 22, 1994 November 21, 2003
Project End Date	April 21, 2010
Eminent Domain Expires	December 17, 1998
Tax Increment Cap	$130,000,000
Tax Increment Received Through FY05	$15,296,672
Balance to Reach Cap	$114,703,328
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	April 21, 2020
Maximum Bonded Indebtedness	None
Debt Establishment Time Limit	N/A

Redevelopment Project

Los Angeles Harbor Region



Beacon Street

BEACON STREET REDEVELOPMENT PROJECT (April 5, 2006)

Summary

The main emphasis for this year will be to monitor the Disposition and Development Agreement and complete construction on Centre Street Lofts, a contemporary designed mixed-use development with a for-sale housing product. Arquitectonica is the project architect and PCL is the general contractor. Centre Street Lofts is anticipated to be completed in November 2006 and will offer 116 live work, for-sale units, ground floor retail uses (20,500 s.f.) and public parking (40 spaces). The Agency will also implement the affordable housing component of this project by providing "soft second" mortgage financing to 23 low- and moderate-income families. In response to the Urban Land Institute's Advisory Panel Report of September 2002, the Agency will continue to facilitate and monitor the development of new housing, which will contribute to the critical mass of new residents needed to spur economic revitalization of Downtown San Pedro. Housing projects underway are: (1) adaptive reuse and renovation of the La Salle SRO Hotel by TEAM Companies into 26 condominium units, 8000 s.f. of ground floor commercial retail spaces, (2) development of the VUE, a 16-story high rise building containing 318 market rate condominium units with a panoramic view of the LA Harbor and hills of Rancho Palos Verdes (this Project will require demolition of the long time vacant and deteriorated Pacific Trade Center office tower) and (3) development of Palos Verdes Urban Village, approximately 250 units of for sale units in a high-rise and townhouse configuration. Other important Agency activities include (4) adaptive reuse of the former Evergreen Marine Terminal Office building into a Port Homeland Security and Charter High School and (5) establishing an Arts, Cultural and Entertainment District in Downtown San Pedro to facilitate the entitlement process for these types of uses and businesses. These activities will successfully complete this redevelopment project.

FY 2006-2007 Proposed Work Program

- Monitor terms of the Disposition and Development Agreement with Centre Street Lofts, LLC (Lee Group) for completion and sale of the live-work loft units, and implement the affordable housing component that will promote Downtown living, encourage pedestrian activity and provide public parking to facilitate adaptive re-use of nearby, older Downtown properties that have no on-site parking.
- Monitor terms of the Purchase and Sale Agreement with TEAM Companies which provided for the sale and adaptive reuse of the La Salle SRO Hotel into 26 quality designed, for sale housing units, 8,000 s. f. of ground floor commercial retail space, inclusion of on-site public art and retention of the 7th Street Façade; and at the Agency's option, provide soft second mortgage assistance to 6 low- or moderate-income families.
- Foster joint development, peripheral parking, coordinated streetscape and design for development opportunities with the Port of Los Angeles along Harbor Boulevard between the Vincent Thomas Bridge and the Port's Outer Harbor Area (22nd Street) as the Port's "Bridge to Breakwater" Master Plan and Waterfront Promenade enters into its environmental and design review phase.
- Enter into Owner Participation Agreements with Palos Verdes Street Investments for development of Palos Verdes Urban Village, approximately 250 for sale units to include 15 workforce units (affordable to 120%-180% median income families) and 20 public parking spaces at 550 S. Palos Verdes Street; and with the Port of Los Angeles for development of a Charter High School at 250 W. 5th Street focusing on a Maritime Business curriculum.

Background

The Beacon Street Redevelopment Project is located in the portside community of San Pedro occupying approximately 60 acres of gently sloping land between Downtown San Pedro and the main channel of the Los Angeles Harbor. The general boundaries of the project are the Southern Pacific Railroad right-of-way on the east, Seventh and Fifth Streets on the south, Centre and Mesa Streets on the west, and Second and Third Streets on the north. The Redevelopment Plan was adopted by the City Council on April 21, 1969 and amended on February 22, 1971 and August 29, 1980. Goals of the Redevelopment Plan include elimination of blight and creation of a healthy local economy; production of housing for low- to moderate-income families; removal of structurally substandard buildings; changes in land use to facilitate new water-oriented commercial development; provision of new public facilities; and expansion of employment opportunities.

Conditions at Time of Adoption

In the late 1960s, Beacon Street was a deteriorated slum section of Downtown San Pedro characterized by vacant stores, pawnshops, bars, transient hotels, liquor stores and missions for the homeless. There was an inadequate supply of decent and affordable housing for families and senior citizens. Port-related commerce was at a minimum and the waterfront was not being utilized to its potential. A 1968 study found that 76 percent of the buildings were substandard. Unemployment and crime statistics for the area were high. One half of the project area was classified as a "skid row."

Key Accomplishments through June 30, 2006

Since its establishment in 1969, the Beacon Street Redevelopment Project has completed the following: 303 units of affordable housing for families (Verdes del Oriente), senior citizens (Harbor Towers) and individuals with special needs (New Hope Courtyard Apartments) of which ten units are located outside of the Project Area. All 303 units have been built and occupied. Several local streets, including Third, Fifth, Sixth, and Centre Streets and Harbor Boulevard have been widened and improved. New street lighting, street trees and storm drains throughout the Project Area have been installed; public open space has been provided at John S. Gibson, Jr. Park and adjacent to the San Pedro "City Hall". More than 580,000 square feet of commercial and port related office space has been developed, including the 122,000 square foot Port of Los Angeles World Headquarters and 29,500 square foot Port of LA (Liberty Hill) Plaza and World Tot Childcare Center. Major development accomplishments include the 232-room Sheraton San Pedro LA Harbor Hotel, and Pacific Place, a 275,000 square foot office building and adjoining 650 space parking structure with Grumman Northrop, a government defense contractor, as the anchor tenant. The Agency also participated in the acquisition of two historic buildings, the Warner Grand Theater (478 West 6th Street) in 1996 and the Croatian Cultural Center (7th Street and Pacific Avenue) in 1998. By 2001, both properties were renovated by the City's General Services Department and conveyed to the City Cultural Affairs Department for operation and cultural programming. The Pearls of LA (EDA funded) Cultural Tourism Study was also completed for San Pedro, Watts, Little Tokyo, Chinatown and Olvera Street in 2001 by Economics Research Associates (ERA) and Barrio Planners. In September 2002, a ULI Advisory Services Panel Study and Report was completed for the San Pedro Downtown and Waterfront. The Agency, Port of Los Angeles and San Pedro Peninsula Chamber of Commerce jointly funded this ULI Report. In May 2002, the Agency's West Hotel, a vacant one-time SRO, was sold to Advent Resources, a computer software development firm to accommodate a business expansion. Major rehabilitation of the West Hotel by Advent Resources was completed in February 2004, providing 10,000 square feet of new modern loft office space and twenty new jobs. Centre Street Lofts, consisting of 116 live work, for-sale units, ground floor retail uses (20,500 s.f.) and public parking (40 spaces) and LaSalle Lofts, 26 condominium units and 8,000 s.f. of ground floor commercial space are both under construction.

2005-2006 Work Program Accomplishments

Objective		Status
BS1615 **BS2070**	Development of Affordable and Market Rate Mixed Use Housing	La Salle Lofts In November, 2004 the Agency entered into a Purchase and Sale Agreement with Team Companies for the adaptive reuse and new construction of the La Salle SRO Hotel, previously owned by the Agency. The property was sold to TEAM, permitting 26 condominium units, 8,000 square feet of commercial space and 52 parking spaces in May 2005. The Tentative Tract Map approval was received Aug. 24, 2005. Asbestos remediation and removal of lead based paint began Nov. 2005. Demolition of the rear portion of the building began in February 2006. Construction is anticipated to begin in April 2006. Centre Street Lofts In Sept. 2004, the Agency entered into a Disposition and Development Agreement (DDA) with CIM San Pedro LP for development of Centre Street Lofts on H2, a vacant 51,000 square feet parcel owned by the Agency. In February 2005, CIM assigned their development interest to Centre Street Lofts, LLC whose principals are the Lee Group. The Agency conveyed the H2 property in May 2005. Construction began March 2005 and is approximately 50% completed. Centre Street Lofts will offer 116 live work, for-sale market rate units, ground floor retail uses (20,500 s.f.) and 316 parking spaces of which 40 are not code required and will be available to the public. The DDA provides for an affordable housing component whereby the Agency will offer “soft second” mortgage financing to 23 low- and moderate-income families. Construction is anticipated to be completed by November 2006. The Vue In Sept 2004, the Agency approved a minor variation to the Redevelopment Plan to enable Galaxy Southbrook LLC to construct 318 luxury apartments and 528 parking spaces on land designated for commercial use at 255 W. 5th Street. This 2½-acre site with a 10-story office tower has been a vacant eyesore for 13 years and was sold to Galaxy Southbrook LLC in October 2004. Under the City’s San Pedro Community Plan, this property had been designated Limited Industrial which prevented new construction of residential uses. The Agency provided technical assistance and supported an amendment to the Community Plan, approved by City Council in Sept 2004. In November 2005, Carlyle/Galaxy San Pedro, L.P., purchased the property and proposed to build 318 condos in a new 16-story high rise building and 5 level parking structure providing 725 spaces. The Developer is seeking tentative tract map approval. Asbestos removal and remediation commenced in February 2006. Construction is anticipated to begin in June 2006.

BS9990	Joint Development Planning with Port of Los Angeles	Key recommendations of the 2002 ULI Report were to facilitate market rate housing to energize the Downtown, create a new Waterfront Redevelopment Project area on Port property and coordinate CRA and Port planning and development efforts along Harbor Boulevard. "Bridge to Breakwater" Port Master Plan In September 2004, the Port of Los Angeles Harbor Commissioners adopted the "Bridge to Breakwater" Master Plan prepared by their consultants, Ehrenkrantz, Eckstut and Kuhn (EEK) and Gafcon which acknowledged the Community's request for a "seamless" development interface between the two areas administered by the Port (eastside of Harbor Boulevard) and the Agency (westside of Harbor Boulevard) generally from the Vincent Thomas Bridge to the Angels Gate Breakwater (or Outer Harbor) near 22nd Street. The proposed new Waterfront Promenade offers approx. 8 miles of open space, new commercial and residential development opportunities and an expanded Cruise Ship Terminal. Agency staff, with community support, advocated east west pedestrian and vehicular connections to the Water. The Port Master Plan includes a number of east west connections. Primarily of benefit to Downtown San Pedro are the proposed 7th Street Pier, 5th and 6th Street Plaza, Maritime Museum Complex and new vehicular entrance to the Cruise Ship Terminal via 1st Street. The first segment, Cruise Ship Promenade at the Vincent Thomas Bridge, was completed and opened to the public in Dec 2004. The second segment, Harbor Boulevard Parkway, was completed in October 2005. In Feb 2005, the Agency issued an RFP for planning and technical expertise to identify and evaluate joint development opportunity sites along Harbor Boulevard with Port participation, future land uses, real estate market feasibility, potential traffic impacts, location of Port public parking structures to serve the waterfront, etc. In August 2005, the Agency retained a multi disciplinary consultant team to conduct a strategic planning analysis: SMWM – land use and streetscape design; Meyer Mohaddes – parking and traffic analyses; Keyser Marston – market and financial feasibility analyses; Walker and Associates – interim public parking analyses and solutions.

Five-Year Goals

- Complete a quality, mixed-use housing development on H2 that will enliven 6th, 7th, and Centre Streets with pedestrian activity and provide additional public parking spaces that will help to facilitate the adaptive reuse of older downtown buildings in San Pedro with no onsite parking of their own.

- Facilitate the development of at least 500 units of market rate housing to create the critical mass needed to reenergize downtown San Pedro and promote downtown living.

- Implement ULI and (EDA funded) Pearls of LA Cultural Tourism Program recommendations that will improve the image and visitor experience of Downtown San Pedro, e.g., improvements to the major entry points from the 110 Freeway exits at Harbor Boulevard and Gaffey Street, install way finding signage to direct visitors to key points of interest, and expand the Downtown Business Improvement District (B.I.D.) to provide the needed on-going maintenance and proper marketing of the area.

- Continue to participate in the design and planning activities of the Port of Los Angeles and the Port's Community Advisory Committee (P-CAC) in the development of the proposed Waterfront Promenade, to ensure pedestrian and vehicular linkages to Downtown San Pedro via 6th Street from the water and future joint development coordination.

- Complete development of an MTA funded Transit Center equipped with public parking for commuters and serve as a regional transfer point for various municipal bus lines providing service to the South Bay and Harbor area communities (Redondo Beach, Palos Verdes, Torrance, Long Beach, Downtown LA, West LA, and LAX).

- Provide Business Incentive Programs to attract new occupants of vacant ground floor retail space in Downtown San Pedro.

Project Objective Activity Descriptions

Palos Verdes Housing (BS1300)

Project Description: Agency activities will include entering into an Owner Participation Agreement with Palos Verdes Street Investment for the development of approximately 250 residential units on a 70,000 s.f. site currently occupied by an industrial paint store business. The existing use was permitted by the Agency based on a previous Agreement affecting Parcel K-L, which limits the site to commercial uses until 2014. The developer is proposing a for sale housing product in a town home and high-rise configuration with four levels of parking (two above grade and two subterranean). A proposed community benefit package is expected to provide 15 work force housing units (affordable to 120%-180% median income families) and 20 public parking spaces.
Developer: Palos Verdes Street Investments.
Project Cost: $100 million (No Agency financial assistance being requested).
FY07 Milestones:

- 1st Q: Seek CRA Board and City Council approvals of OPA and conceptual design.
- 2nd Q: Monitor Tentative Tract map approval process.
- 3rd Q: Approve public art, final design and landscape plans.
- 4th Q: Monitor issuance of building permit. Start construction.

Redevelopment Goal: To provide choice for a variety of new ownership housing opportunities and the creation of new sites for residential development and the provision of a substantial number of housing units for families with low to moderate incomes.
Address: 550 S. Palos Verdes Street.
Council District: 15.
Neighborhood Council: Central San Pedro.
Funding Source: Beacon Street tax increment for preparing and monitoring Agreement.

La Salle Condominium Live-Work Lofts (BS1615)

Project Description: The Agency sold the La Salle SRO Hotel to Team Companies in May 2005 for adaptive reuse and conversion of 108 SRO units into 26 market rate condominiums, 8,000 s.f. of ground floor commercial retail spaces with 52 parking spaces. Agency staff will monitor payment of prevailing wage during construction and completion of the public art component pursuant to the Purchase and Sale Agreement. Upon completion of construction the Agency has an Option to provide up to 6 soft second mortgages to qualified low- or moderate-income families. The La Salle was originally built in the 1920s and acquired by the Agency in 1998 with an allocation of federal HOME and Agency Housing Trust Funds. In 1999 and 2000, the Agency issued two separate solicitations for developer interest. In both instances, the proposals received at that time were either not supported by the Community or financially infeasible. In November 2003, a third RFP (No. 04-05) was issued seeking adaptive reuse proposals for affordable or market rate housing and retention of the 7th Street building facade. Team Companies was selected from five respondents. Construction is anticipated to begin in April 2006 and be completed March 2007.

Developer: TEAM Companies.

Project Cost: $6 million (no Agency financial assistance provided; unless Agency exercises its option to provide soft second mortgage financing).

FY07 Milestones:

- 1st Qtr: Agency to monitor payment of prevailing wage during renovation.
- 2nd Qtr: Developer to begin marketing sales of the units and Agency to consider its Option to provide an affordable housing component.
- 3rd Qtr: Developer to complete construction.
- 4th Qtr: At Agency's option process up to 6 soft second mortgages to qualified low and moderate income buyers.

Redevelopment Goal: To provide a range of housing choices in Downtown San Pedro such as the creation of ownership units and lofts.

Address: 245, 253-267 West 7th Street, San Pedro.

Council District: 15

PAC/CAC: Pacific Corridor Community Advisory Committee.

Neighborhood Council: Central San Pedro.

Funding Source: Beacon Street Housing Trust Funds or La Salle Land Sale proceeds for provision of soft second mortgages.

Centre Street Affordable Lofts (BS1700)

Project Description: The Centre Street Lofts DDA provides for an affordable housing component whereby the Agency will offer “soft second” mortgage financing to 23 families whose annual incomes are in the 80% - 120% median range or (6) low and (17) moderate income units. Agency soft second loan assistance will average $100,000 per unit and will be offered to the lowest sales priced units.
Developer: Centre Street Lofts, LLC.
Project Cost: $2.3 million.
FY07 Milestones:

- 1st Qtr: Developer to begin marketing sales of the units and Agency to establish soft second loan program.
- 2nd Qtr: Developer to complete construction.
- 3rd Qtr: Agency to process and fund 23 soft second mortgages to qualified low and moderate income buyers.
- 4th Qtr: Agency to process and fund 23 soft second mortgages to qualified low and moderate income buyers.

Redevelopment Goal: To provide choice for a variety of new ownership housing opportunities and the creation of new sites for residential development and the provision of a substantial number of housing units for families with low to moderate incomes.
Address: 666 S. Centre Street.
Council District: 15
PAC/CAC: Pacific Corridor Community Advisory Committee.
Neighborhood Council: Central San Pedro.
Funding Source: Beacon Street Housing Trust Funds or La Salle Land Sale proceeds for provision of soft second mortgages.

City Affordable Housing Trust Fund (BS1901)

This objective is a placeholder for annual deposits into the additional five percent housing set-aside attributable to the City's Affordable Housing Trust Fund. As projects are identified through the LAHD funding application process, funds may be transferred to new objectives, or to LAHD. No labor is to be assigned to this objective; labor for required budget activity is to be carried under the appropriate "1990" objective.

Response to Housing Opportunities (BS1990)

Project Description: Agency activities will include responding to developer and property owner inquiries and providing technical assistance to guide new housing construction or renovation efforts and encourage the development of for-sale, artist loft, mixed-use and affordable housing within and outside the Project Area.
Developer: Not applicable.
Project Cost: Not applicable.
FY07 Milestones:

- 1st Qtr: Respond to developer inquiries.
- 2nd Qtr: Seek Community input on conceptual plan and provide preliminary design review, if seeking discretionary land use approval.
- 3rd Qtr: Provide technical assistance and facilitate entitlement process.
- 4th Qtr: Provide technical assistance to facilitate construction of affordable housing units.

Redevelopment Goal: To provide choice for a variety of new housing opportunities and the creation of new sites for residential development and the provision of a substantial number of housing units for families with low to moderate incomes.
Address: varies, Project Area wide.
Council District: 15.
PAC/CAC: Pacific Corridor Community Advisory Committee.
Neighborhood Council: Central San Pedro.
Funding Source: Beacon Street Housing Trust Funds.

San Pedro Transit Center and Retail Development (BS2030)

Project Description: Subject to an outside funding commitment, activities will include completion of Agreements with MTA for development of a Transit Center that will provide six bus bays to facilitate inter-line transfers and renovating an existing parking garage to include: 5,000 square feet of retail space on the ground floor, storage, elevators and public restrooms, lounge and restrooms for bus drivers and 200 public parking spaces for park and ride customers. Environmental site assessment, appraisal and title work and preparation of relocation estimates will be initiated upon confirmation of MTA or outside funding, as well as environmental clearance, design and engineering of this mixed-use development. In 1999, the Agency was awarded $2.439 million in MTA (CALTRANS) Transit Capital funds. The original applicant declined to accept the MTA award as designed and Agency staff conducted an extensive search and has offered a number of potential transit center sites for MTA consideration.

Developer: Unknown

Project Cost: $6 million estimated total cost to complete.

FY07 Milestones:

- 1st Qtr: Seek commitment for outside funding to acquire properties.
- 2nd Qtr: Obtain MTA Letter of Agreement to fund an acquisition, relocation and development project.
- 3rd Qtr: Complete property acquisition, relocation and environmental site assessment analyses.
- 4th Qtr: Complete design and engineering plans.

Redevelopment Goal: To facilitate access to places of employment, and encourage use of mass transportation.

Address: Unknown at this time.

Council District: 15.

PAC/CAC: Pacific Corridor Community Advisory Committee.

Neighborhood Council: Central San Pedro.

Funding Source: MTA Transit Capital Funds and Beacon Street Tax Increment.

Centre Street Lofts (H2) Mixed Use Development (BS2070)

Project Description: Centre Street Lofts is anticipated to be completed in November 2006 and will offer 116 live work, for-sale market rate units, ground floor retail and public parking. The DDA provides for an affordable housing component whereby the Agency will offer "soft second" mortgage financing averaging $100,000 per unit to 23 low- and moderate-income families (see BS1700) and a Net Profit Sharing component where Agency will share in 37% of the Net Sales Proceeds from the residential condominium sales.

This will be the first for sale housing product in Downtown San Pedro east of Gaffey Street in more than 20 years. Centre Street Lofts offers contemporary designed loft housing with minimum 10-foot high ceilings to maximize natural sunlight and views. The units will have higher quality interior finishes, such as hard wood floors and granite counter tops. The ground floor retail space is designed with 18 foot-high ceilings seeking to attract a single retail tenant. Agency activities will include monitoring the Disposition and Development Agreement (DDA) with Centre Street Lofts, LLC (the Lee Group) for this mixed use development, comprised of 4 residential levels over one level of retail (65 feet in height) that will offer: 1, 2 bedrooms and live work space floor plans); 20,500 square feet of ground floor retail; an interactive public art component and 312 parking spaces of which 40 are not code required and will be available to the public. The average size of the loft units will be 1,100 square feet. Arquitectonica is the project architect and PCL is the general contractor. Construction began March 2005 and is anticipated to be completed in Nov. 2006. In Sept. 2004, the Agency entered into a DDA with CIM San Pedro LP (CIM California Urban Real Estate Fund) for development of Centre Street Lofts on H2, a vacant 51,000 square feet parcel owned by the Agency. The DDA was assigned to Centre Street Lofts, LLC (The Lee Group) in February 2005. The H2 parcel was conveyed in May 2005. Agency and City gap financing totaling $4.551 million has been expended as follows: CDBG funds ($1,310,556) for HUD eligible pre-development costs; LADOT Special Parking Revenue ($960,000) for design and construction of the 40 public parking spaces; $2.2 million from the Agency.

Developer: Centre Street Lofts, LLC (Lee Group).
Project Cost: $45 million.
FY07 Milestones:

- 1st Qtr: Monitor construction, payment of prevailing wage.
- 2nd Qtr: Construction completed. Monitor leasing of ground floor retail space.
- 3rd Qtr: Monitor residential condominium sales and ground floor leasing.
- 4th Qtr: Monitor residential condominium sales and ground floor leasing.

Redevelopment Goal: To permit the return of Project area land to economic use and new construction; and to provide choice for a variety of new ownership housing opportunities.
Address: 666 South Centre Street.
Council District: 15.
PAC/CAC: Pacific Corridor Community Advisory Committee.
Neighborhood Council: Central San Pedro.
Funding Source: Beacon Street Housing Trust Funds.

AB1290 Work Program (BS2990)

Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill 1290. The legislation provides a tax sharing mechanism for those taxing entities eligible to share in Agency tax increment generated by individual project areas. One of the taxing entities is the City of Los Angeles. In a City Council action adopted on October 14, 2003 the Agency was directed to retain tax increment that would otherwise be transferred to the City. These funds are generated on an annual basis and will be used at the discretion of the council offices having jurisdiction over the affected project areas. The AB1290 funds will be spent on existing Agency work objectives or other activities in the council districts deemed consistent with the removal of slums and blight, the creation of quality jobs, and the provision of infrastructure improvements and affordable housing.

Port of Los Angeles Charter High School (BS3000)

Project Description: The site is known as CRA Parcel D, which is 72,744 s.f. in area improved with a two-story office and parking structure formerly occupied by Evergreen Marine Shipping Company. The Port of Los Angeles acquired the property in 2004 and is seeking a Minor Variation to the Beacon Street Redevelopment Plan to permit institutional uses on land-designated commercial. Parcel D is deed restricted for commercial use until 2014. The Port of Los Angeles Charter School is an independently operated, nonsectarian public school dedicated to providing students with a challenging curriculum focusing on maritime trade and international business. There are currently over 100 students enrolled on a temporary basis with a faculty of 7 teachers and a principal who will partner with local businesses and organizations to gain learning opportunities. Agency activities include entering into an Owner Participation Agreement (OPA) with Port of Los Angeles for a deed and land use modification.

Developer: Port of Los Angeles.

Project Cost: Unknown, no Agency funds are being requested.

FY07 Milestones:

- 1st Qtr: Seek Board and Council approval of the OPA.
- 2nd Qtr: CRA to sign off on Final Certificate of Occupancy.
- 3rd Qtr: Project completed.

Redevelopment Goal: The provision of land for needed public facilities within a proposed Civic Center area.

Address: 250 W. 5th Street (formerly the Evergreen Maritime Terminal Offices).

Council District: 15.

PAC/CAC: Pacific Corridor Community Advisory Committee.

Neighborhood Council: Central San Pedro.

Funding Source: Beacon Street tax increment for preparation and monitoring the OPA.

Public Art Program (BS6130)

Project Description: Staffing to oversee developer compliance with the CRA/LA Art Policy, management of CRA/LA-Initiated and Cultural Trust Fund Projects, and technical support for project area arts and cultural activities. In accordance with the Agency and City Council approved Art Policy, developers who are assisted by the Agency must dedicate 1% of development cost for art. Staff monitors compliance with the Policy and approvals of developer Art Plans, monitors Beacon Street Cultural Trust Funds, and guides the Citizens Advisory Committee through initiation of projects supported by the Beacon Street Cultural Trust Funds. Significant FY07 projects include possible improvements to the Warner Grand Theater.
Developer: Various.
FY07 Milestone: Installation of Centre Street Lofts robot and initiation of Port connectors.
Project Cost: To be based on availability of funds (Restricted Funds).
Redevelopment Goal: To support aesthetic enhancements and cultural facilities which strengthen and enhance the image and identity of the community.
Address: Project-Wide.
Council District: CD15.
Neighborhood Council: Central San Pedro and Wilmington.
Funding Source: Beacon Street Cultural Trust Funds.

Cultural Arts and Entertainment District (BS6600)

Project Description: In August 2005, the Pacific Corridor Community Advisory Committee recommended the establishment of an Arts, Cultural and Entertainment District Overlay Zone in Downtown San Pedro. Creation of this District will attract and cluster businesses primarily engaged in the arts e.g. art galleries, restaurants with live performances, etc. and offer an array of entertainment venues. Agency activities will include retaining a consultant to establish the boundaries for the District, identify the types of incentives needed to attract these types of businesses, and consider the feasibility in facilitating the entitlement and building regulatory review process with the City. In addition, the Cultural Arts and Entertainment District Overlay Zone will take into consideration the Agency's efforts to promote a Downtown residential living environment and address potential incompatibility issues, such as noise from live entertainment, service truck deliveries, and outdoor dining on the public right of way.
Developer: Agency.
Project Cost: $100,000.
FY07 Milestones:

- 1st Qtr: Prepare scope of services and conduct a competitive solicitation.
- 2nd Qtr: Seek CRA Board and Council approval of selected consultant's contract.
- 3rd Qtr: Solicit community input and identify key elements in attracting ACE type businesses.
- 4th Qtr: Prepare an ACE Plan for CRA Board, PLUM Committee and City Council considerations and adoption.

Redevelopment Goal: The achievement of changes in land use through the development of a new pedestrian connection between the Community Business District and the waterfront.
Address: 6th and 7th Streets between Harbor Boulevard and Pacific Avenue.
Council District: 15.
PAC/CAC: Pacific Corridor Community Advisory Committee.
Neighborhood Council: Central San Pedro.
Funding Source: Beacon Street tax increment.

Project Financing (BS9330)

Agency staff activities associated with administering the Project's financial resources, including short-term and long-term financial planning, and administration and debt repayment of outstanding tax allocation bonds and issuance and administration of debt instruments.

Project General (BS9990)

Agency staff activities associated with general administration to include (1) annual budget preparation with the Council Office, carrying out and monitoring the Annual Work Program and Budget, completing required funding reports; (2) staffing the site office, responding to public inquiries and providing public information; (3) permit review, providing technical assistance when responding to developer inquiries; and (4) joint development and planning efforts with Port of Los Angeles as it relates to peripheral parking, coordinated streetscape and private development opportunity sites along Harbor Boulevard between 3rd and 7th Streets and (6) responding to the Port's "Bridge to 'Breakwater" Waterfront Promenade Environmental Impact Report.

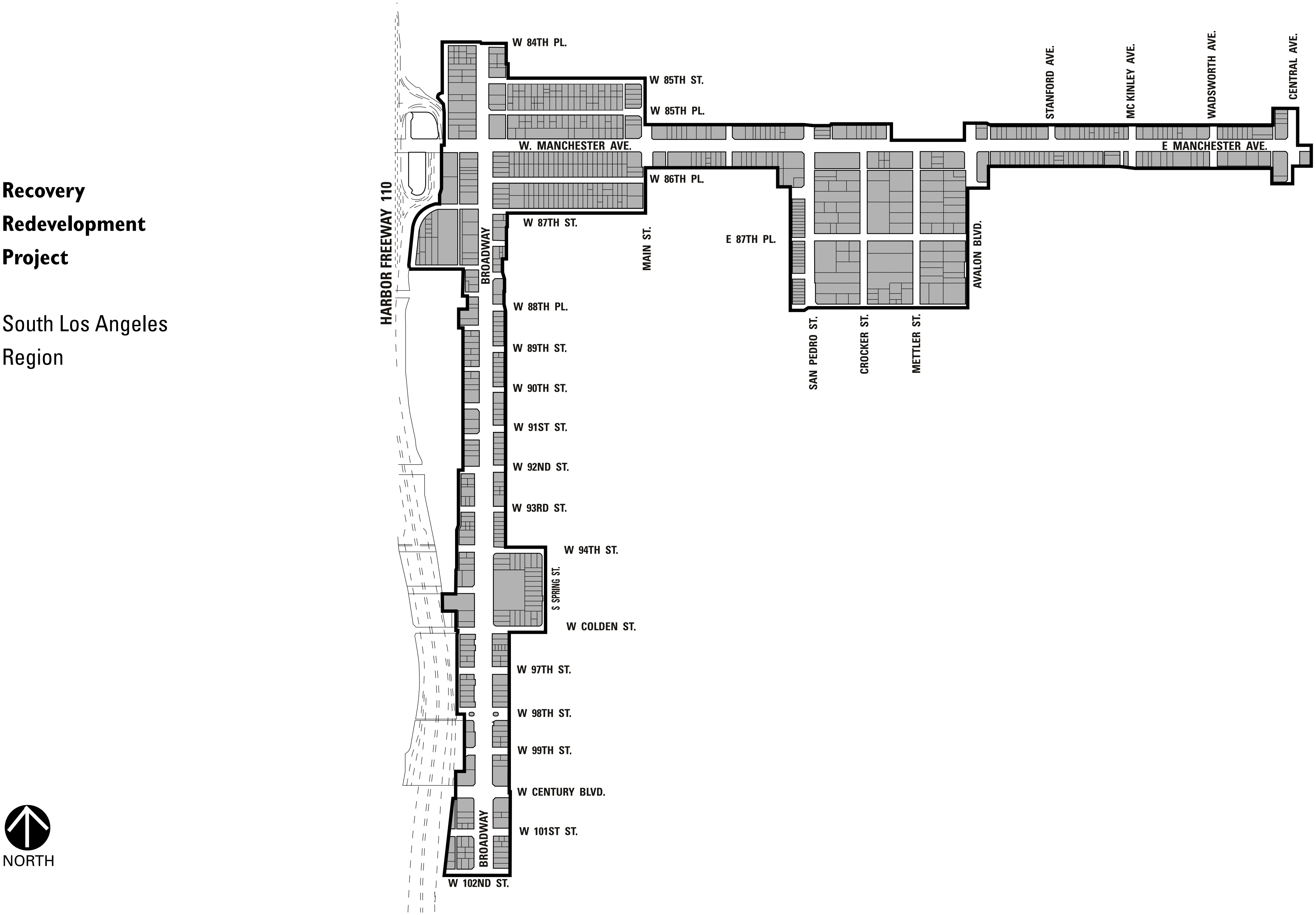
BROADWAY/MANCHESTER RECOVERY REDEVELOPMENT PROJECT

Project Information Sheet

Area	189 acres
Council District(s)	8
Date of Adoption	December 19, 1994
Date(s) of Amendment(s)	October 31, 2003
Project End Date	December 19, 2025
Eminent Domain Expires	December 19, 2006
Tax Increment Cap	None
Tax Increment Received Through FY05	$508,205
Balance to Reach Cap	N/A
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	December 19, 2040
Maximum Bonded Indebtedness	$30,000,000
Debt Establishment Time Limit	December 19, 2014

Recovery Redevelopment Project

South Los Angeles Region



Broadway/Manchester

BROADWAY/MANCHESTER RECOVERY REDEVELOPMENT PROJECT

Summary

The 189-acre Broadway/Manchester Recovery Redevelopment Project is located ten miles south of downtown Los Angeles in Council Districts 8 and 9. The redevelopment plan for the area reflects efforts to eliminate physical and economic blight by establishing a comprehensive redevelopment strategy as a catalyst for community development within the Project Area. Redevelopment activities for this fiscal year are focused on the development of housing by entering into a Disposition and Development Agreement (DDA) with the West Angeles South Broadway Estates LLC to develop 50 market rate town homes on the Agency-owned 94th and Broadway site. In addition the Agency will develop a commercial center at the southwest corner of Broadway and Manchester Avenue and promote quality non-Agency funded private commercial development through enforcement of Design Guidelines in cooperation with other City departments. Agency staff will continue the citizen participation program by holding elections for members of the Community Advisory Committee.

FY 2006-2007 Proposed Work Program

- Enter into a DDA with a developer and Identify funding to obtain site control at Broadway and Manchester Avenue in order to facilitate development of the Broadway/Manchester Commercial Center.
- Enter into a DDA with the West Angeles South Broadway Estates LLC to develop 50 market rate town homes on Agency-owned property at 94th Street and Broadway and commence construction.
- Promote affordable housing development by providing technical support to potential affordable housing developers.
- Provide technical support to private developments to ensure revitalization activities consistent with the plan and established design guidelines.

Background

The Broadway/Manchester Recovery Redevelopment Project was adopted on December 19, 1994. It is located approximately ten miles south of downtown Los Angeles. It is one of several redevelopment projects adopted in response to the civil unrest of 1992. The Project Area generally encompasses the commercial corridors of Broadway between 84th Place and 102nd Street and Manchester Avenue between the Harbor Freeway and Central Avenue. Though the civil disturbance had a devastating impact on the community, the commercial corridors have been in a state of deterioration for several decades. Redevelopment goals are aimed at turning these commercial corridors into viable and thriving centers of economic prosperity, providing the community access to goods and services and employment opportunities. The Agency has proceeded to implement the Plan, to the extent possible, given extremely limited resources.

Conditions at Time of Adoption

At the time of adoption, the Broadway/Manchester Recovery Redevelopment Project Area contained conditions of severe physical and economic distress, particularly physical deterioration of buildings and parcels, and economic stagnation evidenced by depreciated or stagnant property values, impaired investments, abnormally high business vacancies and abnormally low lease rates, and a disproportionate level of crime. The civil disturbances of April 1992 had caused the destruction of several commercial structures near the intersection of Broadway and Manchester Avenue, and a number of other structures were also damaged throughout the Project Area. Approximately 88% of the structures in the Project Area were in need of rehabilitation.

Key Accomplishments through June 30, 2006

Since the establishment of the Redevelopment Plan in 1994, redevelopment activities have proceeded, even though the project has yet to generate any significant tax increment flow. Agency activities have been focused on the development of Agency-owned parcel at 94th Street and Broadway, which included the development of the Joseph Lee, Jr. Senior Housing Project for 48 units and Colden Oaks Family Housing for 36 units. In FY05 the Agency issued a RFP for market rate housing on the remaining 2.7 acres and in FY06 the Agency entered into an Exclusive Right to Negotiate (ENA) with the West Angeles South Broadway Estates LLC.

Redevelopment activities have also been targeted on the development of a commercial center at the southwest corner of Broadway and Manchester Avenue. The Agency released Statements of Interest (SOIs) in FY06 and received responses from two property owners, Christians Community Center and Infinity Redevelopment, LLC. The Agency then issued a Request for Proposals to these property owners and each submitted proposals that were evaluated by staff and a panel comprised of outside evaluators with expertise in development. The panel selected Infinity Redevelopment, LLC. Staff will recommend to the Agency Board that the Agency be authorized to enter into an Exclusive Negotiation Agreement (ENA) with Infinity Redevelopment, LLC to negotiate the development of a 235,000 square foot commercial shopping center.

2005-2006 Work Program Accomplishments

Objective	**Status**
MC1470 Broadway Site Development	The Agency entered into an ENA with the West Angeles South Broadway Estates LLC for the development of 50 market rate town homes on the remaining 2.7 acres of Agency-owned property at 94th Street and Broadway
MC2100 Broadway/Manchester Commercial Center	The Agency released Statements of Interest (SOI) on November 17, 2005. The last day to submit SOI responses was January 5, 2006. A Request for Proposals was released to the 2 responding property owners wishing to develop with the Agency. Christians Community Church and Infinity Redevelopment, LLC. Staff compiled a panel consisting of staff and external participants with expertise in development and finance. The panel reviewed the proposals and interviewed the applicants. Staff anticipates going to the Board to request the authorization to Enter into an Exclusive Negotiation Agreement (ENA) with the applicant recommended by the panel, Infinity Redevelopment, LLC on or about April 20, 2006.

Five Year Goals

Identified below are the goals and objectives in the Broadway/Manchester Recovery Redevelopment Plan, which serve as the primary foundation for developing the Annual Budget and Work Program with input and guidance from the Broadway/Manchester Community Advisory Committee ("BMCAC"):

- To encourage the cooperation and participation of residents, business persons, public agencies and community organizations in the revitalization of the area.
- To retain by means of rehabilitation as many existing residences and businesses as possible.
- To remove impediments of land assembly and development through acquisition and reparcelization of land into reasonably sized and shaped parcels served by an improved street system and improved public facilities.
- To control unplanned growth by guiding new development to meet the needs of the community as reflected in the Redevelopment Plan and Annual Work Program.
- To eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate, and redevelop the Project Area in accordance with the Redevelopment Plan and Annual Work Program.
- To achieve an environment reflecting a high level of concern for architectural, landscape, and urban design principles appropriate to the objectives of the Redevelopment Plan.
- To encourage the preservation of historical monuments, landmarks and buildings.
- To encourage the preservation and the enhancement of the varied and distinctive character of the community and to promote the development of the community as a cultural center.
- To make provisions for housing as is required to satisfy the needs and desires of the various age, income, and ethnic groups of the community, maximizing the opportunity for individual choices.
- To alleviate overcrowded, substandard housing conditions and to promote the development of a sufficient number of affordable housing units for low- and moderate-income households.
- To promote the economic well being of Broadway/Manchester by encouraging the diversification of its commercial base and of employment opportunities.

- To encourage the development of an industrial environment which positively relates to adjacent land uses and to upgrade and stabilize existing industrial uses.

- To provide opportunities for industrial firms to locate their operations in an attractive, safe and economically sound environment in accordance with the Redevelopment Plan and Annual Work Programs.

- To provide a basis for the location and programming of public service facilities and utilities, including but not limited to, libraries, senior citizen centers, youth centers, cultural centers, parks and recreation facilities, and to coordinate the phasing of public facilities with private development.

- To expand open spaces for recreational uses, and to promote the preservation of views, natural character and topography of the community for the enjoyment of both local residents and persons throughout the Los Angeles region.

- To make provisions for a pedestrian and vehicular circulation system coordinated with land uses and densities adequate to accommodate traffic and to encourage the expansion and improvement of public transportation services.

- To improve the visual environment of the community, and in particular, to strengthen and enhance its image and identity.

- To promote the development of local job opportunities.

- To coordinate the revitalization efforts in Broadway/Manchester with other public programs of the City of Los Angeles and the metropolitan area.

Project Objective Activity Descriptions

Broadway Site Development (MC1470)

Project Description: The proposed project at 94th Street and Broadway ("West Angeles Estates on Broadway") will be a new, state-of-the-art residential development that consists of fifty (50) new single-family, detached homes. West Angeles Estates on Broadway will serve as a catalytic development, which will contribute to the revitalization of the South Broadway Corridor. The development would implement the City of Los Angeles' new "town home' ordinance (Ordinance No. 176354) allowing for the development of small, fee simple estate lots for detached single family homeownership opportunities. This project will be developed on a vacant 2.7-acre site that has been owned by the Agency for over 18 years and is adjacent to two Agency housing developments, the Joseph Lee, Jr. Senior Housing and Colden Oaks, family housing project.
Developer: The West Angeles South Broadway Estates LLC
Project Cost: $14 Million
FY07 Milestones: Enter into a Disposition and Development Agreement with the developer and commence construction. The proposed DDA will include the purchase price of $3 Million for the land; 33% deposited upon DDA execution and 67% upon conveyance of Agency-owned land. It should be noted that since the original site was purchased with Bunker Hill Low & Moderate Income Housing Trust Funds that the $3 Million purchase price will be returned to Bunker Hill for that use and allocated for affordable housing in or immediately surrounding the Broadway/Manchester Recovery Redevelopment project area.
Redevelopment Goal: Provide housing choices that increase the supply and improve the quality of housing for all income and age groups, especially for persons with low- and moderate-incomes and to increase commercial opportunities along the Broadway Corridor.
Address: Southeast corner of 94th Street and Broadway.
Council District: 8.
PAC/CAC: Neighborhood Council: Broadway/Manchester CAC, Southeast Neighborhood Council.
Funding Source: Bunker Hill Low & Moderate Income Housing Trust Funds.

Response to Housing Opportunities (MC1990)

Project Description: Provide funds for new housing objectives or incurred costs in developing affordable housing. As part of the ongoing redevelopment process and in line with the Agency's commitment to provide affordable housing opportunities, staff will be providing technical support to potential affordable housing developers. This support will include identification and evaluation of potential housing development sites, assistance in identifying and seeking both Agency and non-Agency housing development funds. Agency staff will review residential building permit applications or proposals per CEQA. Staff will also undertake toxic assessments on newly proposed development sites, if required. All new housing development objectives will begin in this objective until the Agency has entered into a commitment for housing funds.
Developer: To be determined.
Project Cost: To be determined.
FY07 Milestones: Meet with developers on unsolicited housing proposals.
Redevelopment Goal: Provide housing choices that increase the supply and improve the quality of housing for all income and age groups, especially for persons with low- and moderate-incomes, as well as home ownership opportunities that meet the needs of the resident population.
Address: Project wide.
Council District: 8/9.
PAC/CAC; Neighborhood Council: Broadway/Manchester CAC, Southeast Neighborhood Council.
Funding Source: Housing Trust Funds.

Broadway/Manchester Commercial Center (MC2100)

Project Description: Development of a 235,000 square foot commercial shopping center at the southwest corner of Broadway and Manchester Avenue with Target as an anchor tenant and including a grocery store, drug store, and sit down family restaurant. In FY07 staff will negotiate the Disposition and Development Agreement, complete appraisals, monitor the CEQA process, assist with acquisition and relocation of the existing site and identify funds and other City contributions to reduce the Project gap.
Developer: Infinity Redevelopment, LLC.
Project Cost: $115,000,000.
FY07 Milestones: Execute the DDA, complete the CEQA process, complete the acquisition and relocation process, and complete the MOU with LADOT.
Redevelopment Goal: Increase the supply and improve the quality of commercial/retail shopping opportunities for area residents and promote the development of a variety of commercial retail outlets to respond to the severe shortage of such opportunities in the vicinity of the project area.
Address: Southwest corner of Broadway and Manchester Avenue.
Council District: 8.
PAC/CAC; Neighborhood Council: Broadway/Manchester CAC, Southeast Neighborhood Council.
Funding Source: Tax Increment, Bunker Hill Program Income.

AB1290 Work Program (MC2990)

Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill 1290. The legislation provides a tax sharing mechanism for those taxing entities eligible to share in Agency tax increment generated by individual project areas. One of the taxing entities is the City of Los Angeles. In a City Council action adopted on October 14, 2003 the Agency was directed to retain tax increment that would otherwise be transferred to the City. These funds are generated on an annual basis and will be used at the discretion of the council offices having jurisdiction over the affected project areas. The AB1290 funds will be spent on existing Agency work objectives or other activities in the council districts deemed consistent with the removal of slums and blight, the creation of quality jobs, and the provision of infrastructure improvements and affordable housing.

Response to Development Opportunities (MC6990)

Project Description: Agency staff review of unsolicited development proposals, building permits and liquor licenses for consistency with the Redevelopment Plan and Design Guidelines. The Redevelopment Plan sets forth certain review authority for development activity within the project area. This ongoing objective identifies and reserves staff time for meeting the Agency's technical review responsibilities under the Plan. Activities include meeting with developers and property owners regarding developments, providing technical assistance, and preparation of participation agreements as required by the Redevelopment Plan.
Developer: Various.
Project Cost: N/A.
FY07 Milestones: Meet with developers on unsolicited commercial/mixed-use development proposals.
Redevelopment Goal: Provide for well-planned community uses, facilities, pedestrian and vehicular circulation and adequate parking.
Address: Project Wide.
Council District: 8/9.
PAC/CAC; Neighborhood Council: Broadway/Manchester CAC, Southeast Neighborhood Council.
Funding Source: Tax Increment.

Project Financing (MC9330)

Agency staff will administer the project's financial resources and expenditures, including short and long term financial planning, bond issuance, administration and repayment of any debt service obligations, analysis of financial alternatives, and cash management.

Project General (MC9990)

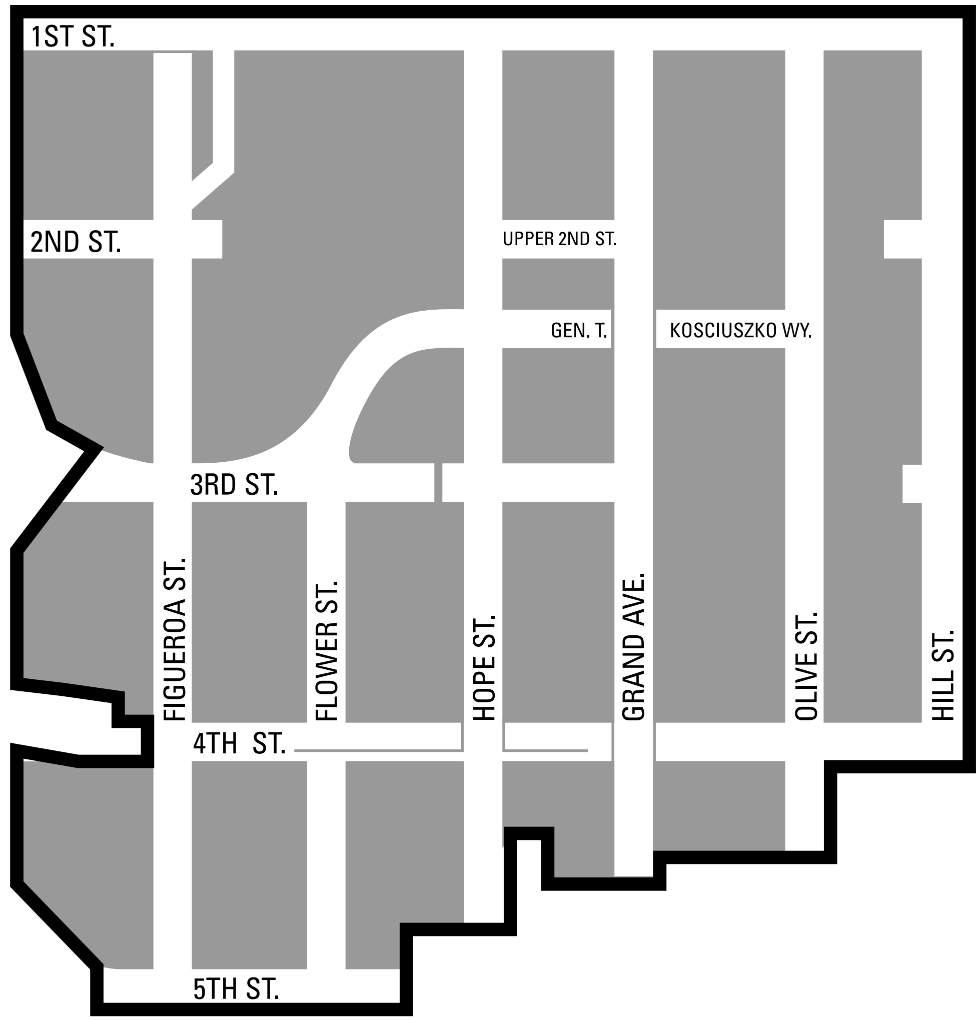
This objective provides for general administration of the Project's on-going activities, providing public information, responding to inquiries, meeting public notification requirements, legal services, along with CEQA and permits review process.

BUNKER HILL REDEVELOPMENT PROJECT
Project Information Sheet

Area	133 acres
Council District(s)	9
Date of Adoption	March 31, 1959
Date(s) of Amendment(s)	January 12, 1968 June 25, 1970 December 17, 1986 December 20, 1994 November 21, 2003
Project End Date	January 1, 2010
Eminent Domain Expires	December 17, 1998
Tax Increment Cap	$2,500,000,000
Tax Increment Received Through FY05	$618,457,597
Balance to Reach Cap	$1,881,542,403
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	January 1, 2020
Maximum Bonded Indebtedness	None
Debt Establishment Time Limit	N/A

Redevelopment Project

Downtown Region



Bunker Hill

BUNKER HILL REDEVELOPMENT PROJECT

Summary

Bunker Hill is the Agency's oldest active redevelopment project. It replaced an aging, deteriorated but predominantly residential enclave in the northwest quadrant of downtown Los Angeles with a mix of modern office, residential, hotel and civic uses and boasts most of downtown's signature skyline buildings and institutional icons. Current activities in Bunker Hill focus on the following major endeavors: a) development of the Grand Avenue project and supporting the work of the City/County Joint Powers Authority (JPA) to facilitate this multi-phased development of four publicly-owned sites into housing, commercial, hotel and retail uses and the accompanying re-design of Grand Avenue and the Civic Center Mall; b) completion a major transportation linkage by constructing Upper Second Street between Grand Ave and Olive St; c) installation of improvements at Angels Knoll in the plaza adjacent to the MTA portal and finalize plans for possible future improvements to the open space area; d) completion of the expansion of the Colburn School of Performing Arts, and e) finalization of an amendment to the Bunker Hill Design for Development for the purpose of increasing density and defining the course of the Bunker Hill Redevelopment Project for the next 20 years.

FY 2006-2007 Proposed Work Program

- Complete the amendment of the Bunker Hill Design for Development, including environmental impact report, traffic and urban design studies; and density allocation and undertake public input.
- Begin development activities for phase I of the Grand Avenue development on the County owned Parcel Q with retail, hotel, residential including 100 units of affordable rental housing, parking and improvements to the Civic Center Mall. Continue planning and predevelopment activities for the remaining three phases on Agency and County owned properties.
- Assist the Grand Avenue Committee with the design of improvements to Grand Avenue; facilitate the necessary staff work and consultant support towards the improvements in conjunction with the JPA development proposals.
- Initiate and complete construction of Upper Second Street.
- Construct Angels Knoll Plaza improvements.
- Monitor development of Colburn School Phase II.
- Complete the construction of the canopy for the California Plaza watercourt.
- Provide ongoing maintenance and lease and agreement monitoring related to Agency owned sites and sites with Agency agreements.

Background

The 133-acre Bunker Hill Redevelopment Project is bounded by First Street on the north, Hill Street on the east, Fifth Street on the south and the Harbor Freeway on the west. Following acquisition and site clearance in the 1950s, the area was re-subdivided into 25 larger development sites and a new street system was constructed to overcome the steep topography and to connect the hilltop with the adjacent "flatlands". By the end of 1998, construction had occurred on all but six of the 25 sites, of which four are owned by the Agency while the remaining two are owned by the County of Los Angeles. The varied commercial, office and residential developments on Bunker Hill have changed the skyline of downtown Los Angeles, distinguishing the area as one of the most vital, dynamic and prestigious sections of the city.

Conditions at Time of Adoption

From the 1920's through the time of urban renewal plan adoption in the late 1950's, Bunker Hill deteriorated from a prestigious residential district to an aging, hilly pocket of downtown filled with rooming houses, residential hotels, and run-down corner stores. More than four out of five dwelling units were deemed by the City Health Department in 1950 to be extremely dilapidated, substandard, or in poor condition. The difficult topography of the area and its irregularly shaped lots caused it to be bypassed by development occurring on the adjacent flatlands. Meanwhile, the district's squalor and crime discouraged recycling of the existing housing stock. Extensive studies conducted by the City through the 1950's concluded that a rearrangement of the topography and a realignment of the street and circulation systems would be necessary to begin correcting the prevailing blighted conditions.

Key Accomplishments through June 30, 2006

The topography of Bunker Hill has been rearranged, the street and circulation systems realigned, and several new developments completed. To date, there has been 14.2 million square feet of building development, of which 11.4 million square feet are commercial and approximately 2.7 million square feet residential (3,255 dwelling units), along with notable public and institutional facilities such as the Museum of Contemporary Art (MOCA), the Walt Disney Concert Hall, and the Colburn School of Performing Arts. In addition to improvements within the Bunker Hill project itself, Bunker Hill project funds amounting to over $370 million have been used to assist in the construction and rehabilitation of more than 24,000 dwelling units for very low-, low- and moderate-income individuals and families throughout the City of Los Angeles.

2005-2006 Work Program Accomplishments

Objective	Status
BH1050 Grand Avenue JPA	The Related Companies was selected as the designated developer for the Joint Powers Authority's (JPA) Grand Avenue project. This multi-phased project includes the development of the four Agency and County owned parcels, redevelopment of the Civic Mall into a Civic Park and improvements to the streetscape of Grand Avenue from Fifth Street to Cesar Chavez Avenue. Preparation of required environmental documents pursuant to CEQA and negotiation of the Disposition and Development Agreement (DDA) ground leases and related documents and preparation of Phase I development plans were undertaken.
BH1070 Colburn Phase II	Development activities were started on the Agency approved construction of a 170-bed dormitory and additional performance and rehearsal space on Agency owned land.
BH3010 Second Street Connection	Construction drawings were completed for the construction of the Upper Second Street roadway between Grand Avenue and Olive Street, including the revision of design to include structural support to protect the tunnel underneath, and final construction plans were initiated. CRA secured an MTA Call for Project award of $2,044,000 for this project.
BH3130 Angels Knoll	Final design for the Metro Plaza and open space renovation were completed and plans submitted for plan check review. Construction is anticipated to begin in Fall 2006.
BH3140 California Plaza Shade Project	The Agency, using an MTA grant, completed design for the construction of a shade canopy at the Watercourt. Construction is anticipated to begin in Summer 2006.
BH6030 Design for Development	The Environmental Impact Report to determine issues relating to the Design for Development for possible increase in project area development density and development guidelines was completed in FY06. The DFD will be considered for approval by the Agency Board in FY 07.
BH6130 Third Street Tunnel	The Agency has secured permits for construction of the art enhancement at the tunnel entrance. Fabrication is underway.

Five Year Goals

The FY2006-FY2011 Five-Year Implementation Plan for the Bunker Hill Redevelopment Project Area contains the following goals:

- Implement Phase I of the Grand Avenue Development scope which provides for the development of a 16 acre public park and up to 440 units of market rate housing, 100 units of affordable housing, 350,000 square feet of retail and entertainment uses and a hotel.
- Complete the construction of Colburn School Phase II with 170 residential dormitory units and additional rehearsal and auditorium space.
- Construct the shade and awning elements for the California Plaza open space.
- Complete design and construction of Upper Second Street between Olive Street and Upper Grand Avenue.
- Design and begin implementation of a streetscape enhancement plan for Grand Avenue, First Street and Second Street.
- Complete the revised Bunker Hill Design for Development (DFD) and, based on the DFD, increase the allowable density from a current 5:1 FAR to 6:1 FAR and allocate the available density for new development.
- Prepare and issue a Request for Proposals (RFP) for development of an office building on the Agency owned Y-1 Site at 4th and Olive Streets.
- Complete fabrication and installation of the Buster Simpson Third Street tunnel art project.
- Create and staff a Grand Avenue Partnership and assessment district.

Project Objective Activity Descriptions

Angelus Plaza (BH1040)

Project Description: Monitoring operation of 1,093-unit senior citizen housing complex and accompanying senior citizens' center and related facilities.
Developer: Retirement Housing Foundation.
Project Cost: $25,600 per year.
FY07 Milestone: Ongoing monitoring of activities and of operating budget.
Redevelopment Goal: To increase the availability of affordable senior housing and services to the senior community.
Address: West side of Hill Street and east side of Olive Street between Second and Third Streets.
Council District: 9.
PAC/CAC: None.
Neighborhood Council: Downtown Los Angeles.
Funding Source: Bunker Hill Tax Increment.

Grand Avenue JPA (BH1050)

Project Description: Phased development of the mixed-use Grand Avenue project in conjunction with the Grand Avenue Joint Powers Authority (JPA) on two Agency owned and two County owned parcels. Phase I construction activities on County owned Parcel Q will begin in winter 2006 and will consist of retail, hotel, residential including 100 affordable units, parking and improvement to the Civic Center Mall. It is estimated that the project will create 971 person years of employment.
Developer: Related Companies.
Project Cost: $1,000,000,000 (total).
FY07 Milestone: Execute development agreement for Phase1 and begin construction.
Redevelopment Goal: Creation of a plan of land use of greater benefit to the people of the entire Los Angeles metropolitan area; provision of facilities in large demand for modern, convenient and efficient living accommodations for downtown employees; provision of commercial facilities of a high-type of institutional, professional and business use.
Address: South side of First Street between Grand Avenue and Hill Street and West side of Grand Avenue between Second and Third Streets.
Council District: 9.
PAC/CAC: None.
Neighborhood Council: Downtown Los Angeles.
Funding Source: Bunker Hill Tax Increment, Bunker Hill Low and Moderate Income Housing Funds, Bunker Hill Bond Proceeds and private financing.

Colburn School Phase II (BH1070)

Project Description: Construction of 170 bed dormitory along with additional performance and rehearsal space. It is estimated that the project will create 431 person years of employment.
Developer: Colburn School of Performing Arts.
Project Cost: $80,000,000.
FY07 Milestone: Completion of construction.
Redevelopment Goal: Creation of a plan of land use of greater benefit to the people of the entire Los Angeles metropolitan area.
Address: Agency parcel east of existing school building.
Council District: 9.
PAC/CAC: None.
Neighborhood Council: Downtown Los Angeles.
Funding Source: Bunker Hill Tax Increment and private funds.

Convention Center Hotel Corporation Agreement (BH1960)

Project Description: As part of the Convention Hotel financing, a Cooperation Agreement was executed between the City of Los Angeles and the Agency that provides for the allocation of $4,000,000 in Bunker Hill Low and Moderate Income Housing Funds to be placed into this objective. These funds are to be expended for specific housing projects through the City's Affordable Housing Trust Fund, in exchange for $4,000,000 in City General Fund Revenues to be spent to assist the construction of public improvements related to the development of the Convention Hotel. These funds will be remitted to the Los Angeles Housing Department (LAHD) on demand following procedures established by the Master Cooperation Agreement between the Agency and the LAHD executed March 2005.
Developer: Agency.
Project Cost: $4,000,000
FY07 Milestone: Remit funds to LAHD on demand.
Address: LA Live Site (see objective CT2300).
Council District: 9.
PAC/CAC: None.
Neighborhood Council: Downtown Los Angeles.
Funding Source: Bunker Hill Housing Trust Funds.

Response to Housing Opportunities (BH1990)

Project Description: Set aside of housing funds for future housing projects.
Developer: To be determined.
Project Cost: To be determined.
FY07 Milestone: None. Future year only.
Address: To be determined.
Council District: 9
PAC/CAC: None.
Neighborhood Council: Downtown Los Angeles.
Funding Source: Bunker Hill Housing Trust Funds.

California Plaza –Parcel Y-1 Development (BH2050)

Project Description: Development of the Agency's 2.5 acre Parcel Y-1 site commonly referred to as Angel's Knoll through a Request for Proposal (RFP) process.
Developer: To be determined.
Project Cost: To be determined.
FY07 Milestone Preparation and issuance of an RFP depending on market conditions for office demand.
Redevelopment Goal: Elimination of poor, substandard and extremely substandard dwelling units and rooming houses in substandard obsolete and outmoded residential structures; removal of unsightly conditions having a depressing effect on property values in the heart of the City; creation of a plan of land use of greater benefit to the people of the entire Los Angeles metropolitan area; provision of facilities in large demand for modern, convenient and efficient living accommodations for downtown employees; provision of commercial facilities of a high-type of institutional, professional and business use.
Address: Site bounded by Olive, 4th, Hill and Angel's Flight.
Council District: 9.
PAC/CAC: None.
Neighborhood Council: Downtown Los Angeles.
Funding Source: Bunker Hill Tax Increment and private funds.

AB1290 Work Program (BH2990)

Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill 1290. The legislation provides a tax sharing mechanism for those taxing entities eligible to share in Agency tax increment generated by individual project areas. One of the taxing entities is the City of Los Angeles. In a City Council action adopted on October 14, 2003 the Agency was directed to retain tax increment that would otherwise be transferred to the City. These funds are generated on an annual basis and will be used at the discretion of the council offices having jurisdiction over the affected project areas. The AB1290 funds will be spent on existing Agency work objectives or other activities in the council districts deemed consistent with the removal of slums and blight, the creation of quality jobs, and the provision of infrastructure improvements and affordable housing.

Second Street Connection (BH3010)

Project Description: Construction of new street and sidewalk. It is estimated that the project construction will create 27 person years of employment.
Developer: Agency.
Project Cost: $5,000,000.
FY07 Milestone: Complete the construction bid package, advertise for bids, and start construction.
Redevelopment Goal: Correction of street inadequacies regarding narrowness, steepness, congestion, lack of traffic-carrying capacity, and poor location or routing.
Address: Right of way between Upper Grand Avenue and Olive Street.
Council District: 9.
PAC/CAC: None.
Neighborhood Council: Downtown Los Angeles.
Funding Source: Bunker Hill Tax Increment, Caltrans, and MTA funds.

Grand Avenue Streetscape (BH3090)

Project Description: Oversight of pedestrian enhancements to Upper Grand Avenue (including parking management and access plans for Lower Grand Avenue) and development of Civic Center Park, as it relates to the JPA Grand Avenue Project (see objective BH1050). It is anticipated that the project construction will create 205 person years of employment.
Developer: Grand Avenue Partnership.
Project Cost: $50,000,000 (total)
FY07 Milestone: Complete design of pedestrian enhancements and civic center park in conjunction with mixed use development on County and Agency parcels (see BH1050).
Redevelopment Goal: Creation of a plan of land use of greater benefit to the people of the entire Los Angeles metropolitan area; provision of streetscape and park facilities to serve visitors, residents, employees, and those doing business in downtown Los Angeles.
Address: Portions of Grand Avenue between Temple and 5th Streets and redesign of existing Civic Center Park.
Council District: 9.
PAC/CAC: None.
Neighborhood Council: Downtown Los Angeles.
Funding Source: Bunker Hill Tax Increment, State grant, and private funds.

Project Wide Maintenance (BH3110)

Project Description: Maintenance of Agency owned properties in Bunker Hill, some of which are open landscaped spaces.
Developer: Agency.
Project Cost: $337,000 in FY07. Amount determined annually based on projected need.
FY07 Milestone: Undertake and complete appropriate property management and maintenance on a regular schedule of performance and respond to specific problem needs as they arise.
Redevelopment Goal: Creation of a plan of land use of greater benefit to the people of the entire Los Angeles metropolitan area; provision of facilities in large demand for modern, convenient and efficient living accommodations for downtown employees.
Address: Entire project area.
Council District: 9.
PAC/CAC: None.
Neighborhood Council: Downtown Los Angeles.
Funding Source: Bunker Hill Tax Increment.

Angels Knoll Plaza (BH3130)

Project Description: Installation of temporary improvements consisting of physical enhancements and landscaping on the Agency-owned Parcel Y-1 at the corner of 4th and Hill Streets pending issuance of an RFP and acceptance of a development proposal. Phase I will provide a pedestrian/visitor plaza adjacent to Angel's Flight and the 4th and Hill Street Metro Red Line Station. Phase II will connecting this space with the upper knoll and providing direct access to California Plaza. The project also contains a public art piece at the lower plaza adjacent to Angel's Flight Railway. It is anticipated that the project construction will create 5 person years of employment.
Developer: Agency.
Project Cost: $1,300,000 (total)
FY07 Milestone: Begin and complete construction of the plaza linking the Metro Rail portal and Angle's Flight.
Redevelopment Goal: Provision of facilities in large demand for modern, convenient and efficient living accommodations for downtown employees.
Address: North side of Fourth Street, between Hill and Olive Streets.
Council District: 9.
PAC/CAC: None.
Neighborhood Council: Downtown Los Angeles.
Funding Source: Bunker Hill Tax Increment, MTA, Proposition C match.

California Plaza Shade Project (BH3140)

Project Description: A new canopy shade for the Grand Performances summer performance series at the California Plaza Water Court. The Agency's partner in this project, Grand Performances, Inc., is a nonprofit organization that programs and manages the Grand Performances summer performance series, which brings artists, musicians and performers from all over the world to Downtown Los Angeles for free daytime and evening performances during the summer months, which contributes towards the vision of a 24-hour live-work-play community in Downtown Los Angeles, serves to promote tourism and recognition of the Downtown area and as a tool for the area's overall economic development. The canopy shade will enhance the performance experience by increasing the venue's visual and aesthetic appeal. The project will create 3 design and construction jobs related to building and installing the canopy shade.
Developer: Agency.
Project Cost: $407,000.
FY07 Milestone: Complete design, fabrication and installation of canopy.
Redevelopment Goal: Creation of a plan of land use of greater benefit to the people of the entire Los Angeles metropolitan area; provision of facilities in large demand for modern, convenient and efficient living accommodations for downtown employees.
Address: California Plaza Amphitheater at the Water Court.
Council District: 9.
PAC/CAC: None.
Neighborhood Council: Downtown Los Angeles.
Funding Source: Bunker Hill Tax Increment, Proposition K grant.

Downtown Cultural Tourism (BH4960)

Project Description: Develop and implement programs in consultation with area stakeholders to promote cultural tourism in downtown Los Angeles and to attract visitors to downtown Los Angeles to experience cultural attractions, including overnight stays at downtown hotels. Objective includes funds to: (1) assist in developing, printing, and distributing promotional material in partnership with downtown stakeholders; and (2) expansion of public WiFi in accordance with the Bunker Hill 5 Year Implementation Plan in Bunker Hill, Financial District, the Historic Core, and South Park. The ExperienceLA WiFi entry page will be used to create a sense of place and for promotional purposes.

Site: N.A.

Developer: To be determined.

Project Cost: Approximately $300,000

FY07 Milestones: With the advent of a Convention Center Hotel in 2008, and several other new hotels being proposed, the goal is to work with downtown stakeholders to create an abbreviated small guidebook promoting downtown cultural destinations for distribution by LA, Inc. and to enhance the visitor experience to provide funding for the expansion of public WiFi Internet access in downtown LA leveraging the Agency's investment at ExperienceLA WiFi at Pershing Square. Specific milestones are to:

(1) Partner with a major guidebook publisher using their content to develop, print, and distribute a mini-guidebook promoting downtown Los Angeles hotels and cultural-related destinations.
(2) Work with the City of Los Angeles Information Technology Agency, Department of Water and Power, LA, Inc. – The Los Angeles Convention and Visitors Bureau, the Los Angeles Department of Recreation and Parks, and other downtown stakeholders to expand public WiFi Internet access to promote cultural tourism and to encourage visitors and downtown workers to stroll, shop, and spend communicating with the many mobile WiFi-enabled devices entering the marketplace.
(3) Use proposed CRA funds to leverage contributions from other downtown stakeholders.
(4) Prepare an evaluation plan for implementation in FY 08 to determine the effectiveness of these expenditures.

Address: N.A.

Council District: 9 and 14

PAC/CAC; Neighborhood Council: Currently coordinating with Downtown and Historic Core BIDs. Will coordinate with the City Center PAC and DLANC Arts and Culture Committee.

Funding Source: Bunker Hill Tax Increment and/or Program Income with additional support to be requested from Downtown BID, LA, Inc. and other downtown stakeholders.

Design for Development (BH6030)

Project Description: Complete amendment of Design for Development and CEQA review of the proposed amendment. The Bunker Hill Design for Development provides standards for physical development of the project area pursuant to the redevelopment plan and the Five Year Implementation Plan. The Design for Development will evaluate the feasibility of increasing the Floor Area Ratio (FAR) in the Project Area from an overall average of 5:1 to 6:1 resulting in an additional four million square feet of development capacity.
Developer: Agency.
Project Cost: $83,000.
FY07 Milestone: Complete Design for Development.
Redevelopment Goal: Creation of a plan of land use of greater benefit to the people of the entire Los Angeles metropolitan area; provision of facilities in large demand for modern, convenient and efficient living accommodations for downtown employees.
Address: Entire project area.
Council District: 9.
PAC/CAC: None.
Neighborhood Council: Downtown Los Angeles.
Funding Source: Bunker Hill Tax Increment.

Public Art Program (BH6130)

Project Description: Staffing to oversee developer compliance with the CRA/LA Art Policy, management of CRA/LA-Initiated and Cultural Trust Fund Projects, and technical support for project area arts and cultural activities.
Developer: Various.
Project Cost: To be based on availability of funds over time. $40,400 budgeted in FY07.
FY07 Milestone: Monitor ongoing art projects and art components of other projects; the most significant current project is the Buster Simpson art installation at the entrance to the Third Street Tunnel, which will be under construction in FY07.
Redevelopment Goal: Creation of a plan of land use of greater benefit to the people of the entire Los Angeles metropolitan area.
Address: Project-wide.
Council District: 9
PAC/CAC: None.
Neighborhood Council: Downtown Los Angeles.
Funding Source: Bunker Hill Tax Increment.

Hill Street Avenida (BH6140)

Project Description: Staff review and oversight of a City funded streetscape enhancement program for Hill Street.
Developer: City of Los Angeles Department of Transportation.
Project Cost: Staff monitoring only, $21,800 in FY07.
FY07 Milestone: Monitor continuing City installation of improvements.
Redevelopment Goal: Creation of a plan of land use of greater benefit to the people of the entire Los Angeles metropolitan area.
Address: Hill Street from Temple Street to 12th Street.
Council District: 9
PAC/CAC: None.
Neighborhood Council: Downtown Los Angeles.
Funding Source: Bunker Hill Tax Increment.

Response to Development Opportunities (BH6990)

This objective allocates staff and certain consultant resources for the review of plans, and other tasks involved with the facilitation of development throughout the project area.

Project Financing (BH9330)

Agency staff will administer the Project's financial resources and expenditures, including managing debt service obligations. State law mandates these activities.

Project General (BH9990)

Agency staff will administer the Project's ongoing activities, including paying for the available staff and technical support, including legal services; providing public information and general administration functions. State law mandates these activities.

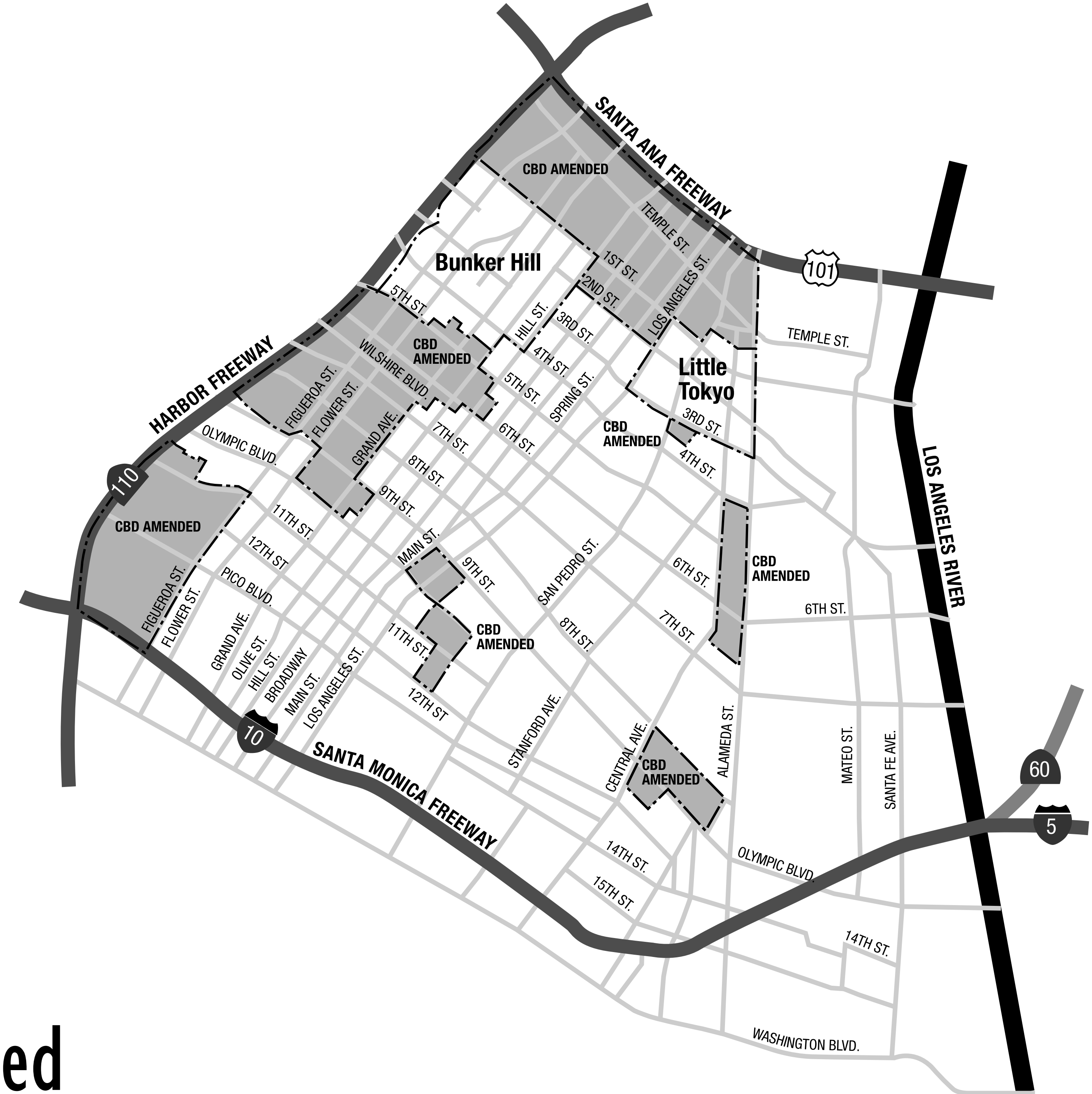
CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT

Project Information Sheet

Area	537.9 acres (amended) (1,549 acres original)
Council District(s)	9 & 14
Date of Adoption	July 18, 1975
Date(s) of Amendment(s)	December 17, 1986 December 20, 1994 May 1, 2002
Project End Date	July 18, 2010
Eminent Domain Expires	December 17, 1998
Tax Increment Cap	$750,000,000
Tax Increment Received Through FY05	$750,000,000
Balance to Reach Cap	$0
Annual Tax Increment Cap	$75,000,000
Last Date for Receipt of Tax Increment	July 18, 2020
Maximum Bonded Indebtedness	None
Debt Establishment Time Limit	January 1, 2004

Redevelopment Project

Downtown Region



NORTH

CBD Amended

CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT

Summary

The Central Business District (CBD) Redevelopment Project reached its $750,000,000 tax increment cap in November 2000. In May 2002, the City Council and Agency Board of Commissioners amended the CBD Project Area detaching those areas which continue to evidence blight. The major areas remaining within the CBD Project include the Civic Center, Financial District and the Los Angeles Convention Center. The FY07 work program reflects the work objectives remaining in the amended Project Area. In the Civic Center, the Agency will continue to staff the Civic Center Authority and to monitor plans for the development of new public facilities and open space. In the Financial District and South Park, the Agency will continue to monitor the implementation of approved projects including the construction of the CIM Group/Lee Group project at Ninth and Flower Streets involving the development of a full service Ralphs supermarket and 260 units of loft-style housing units as well as the development of the Metropolis Mixed Use project. The Convention Center area is looking at expansion and adjacent developments. Project wide policies are also a major initiative including parking policy; utilization of floor area in new developments; design and signage standards.

FY 2006-2007 Proposed Work Program

- Monitor construction of the Market @ Ninth and Flower (50,000 SF supermarket and 265 units of housing) and approval of the remaining Flower/Hope Village developments.
- Monitor existing Agency-approved development agreements such as Metropolis and 777 Tower Phase III.
- Provide technical assistance for the adaptive reuse of vacant buildings into housing or new commercial uses.
- Prepare and seek City approval of a new Downtown Parking Management Ordinance.
- Seek approval of new Housing, Development and Transfer of Floor Area policies.

Background

The originally 1,549-acre CBD Redevelopment Project, adopted on July 18, 1975, was amended by City Council and the Agency Board of Commissioners on May 1, 2002. The original Redevelopment Project had several geographic sub-areas (Central City East, Financial Core, Historic Core and South Park) with specific revitalization issues and development needs. Of these sub-areas, only the Financial Core, Civic Center and portions of South Park remain in the CBD. The remaining sub-areas have been incorporated into the City Center Redevelopment Project Area and the Central Industrial Redevelopment Project Area.

Conditions at Time of Adoption

The Central Business District had shown signs of deterioration and blight since the 1950's and was first studied for possible redevelopment during the 1960's.

Central City East

The Central City East area was characterized by a significant number of substandard Single Room Occupancy (SRO) hotels intermixed with a variety of industrial and warehouse structures in varying states of occupancy and condition. During the period when plan adoption was pending, and in the years preceding plan adoption, private owners, faced with increased City code enforcement, had demolished several thousand SRO units. In 1976, the Citizens Advisory Committee Report on the Central Business District Redevelopment Project stated that "the highest priority shall be a comprehensive solution to the Skid Row problem," and included as a priority recommendation that "the human dimension in the redevelopment of Skid Row strongly suggests that the first step should be that of providing decent housing."

Financial Core

Despite the growing success of the neighboring Bunker Hill Redevelopment Project, the area south of Fifth Street showed little economic development. Businesses were leaving and the area's key buildings of architectural merit were being abandoned and demolished.

Historic Core

The Broadway retail district was experiencing the loss of national retailers, while the adjacent Spring Street area was experiencing the departure of office tenants. Building obsolescence, lack of parking and deteriorated public facilities contributed to the area's blighted condition.

South Park

At the time of Plan adoption, only three major structures were less than fifty years old: Occidental (now SBC) Tower, the Convention Center and the Holiday Inn. More than 90% of the remaining structures were built prior to 1950; a majority of these were unreinforced masonry structures built prior to 1930. Many historic structures had been demolished or were threatened with demolition to make room for commercial parking lots. All of the existing housing stock, occupied by low-income families and individuals, was substandard and more than 90% seismically deficient. The lack of adequate facilities and programs for juveniles contributed to street crime and gang activities.

Key Accomplishments through June 30, 2006

<u>Central City East</u>

- The SRO Housing Corporation (SROHC), created by the Agency in 1983 to implement Agency housing goals in the area, has purchased 24 hotels containing over 2,100 SRO units and maintains two Agency developed parks which serve the community. Other non-profits such as Skid Row Housing Trust and Catholic Charities have rehabilitated additional hotels. Recently completed initiatives include the Downtown Drop-In Center, modeled after a successful facility in San Diego, and a grass roots effort by residents and property owners, working with the City Planning Department, to abate nuisance properties such as liquor stores and the remaining, poorly managed SRO hotels with a record of prostitution and drug activities.

- In response to the significant homeless population in Central City East, the Agency assisted with the development of emergency shelter facilities by providing funding for the operation and maintenance of beds in a variety of shelters. Funding for shelter beds since FY97 has been provided through the Los Angeles Homeless Services Authority (LAHSA), a joint City and County agency providing support for homeless service organizations throughout Los Angeles County, although the Agency has recently supported the provision of shelter beds by augmenting the budget for the City's emergency winter shelter program.

<u>Financial Core</u>

- The private sector has developed over 10 million square feet of office and retail space in the Financial Core, which represents hundreds of millions of dollars in construction. In addition, 1,800 hotel rooms have been modernized and several historic buildings have been rehabilitated.

- Major commercial projects with active Owner Participation Agreements with the Agency include Ernst and Young (Citicorp) Plaza (Phase III), Metropolis, Pershing Square Center at 5th and Olive Streets and the Halekulani Hotel planned for the northeast corner of Eighth and Figueroa Streets.

- The Agency approved a Figueroa Corridor Economic Development Strategy, which addressed development opportunities and improved linkages along Figueroa Street, connecting the Financial Core with USC and the entertainment and cultural resources of Exposition Park to the south and Dodger Stadium to the north. During FY00, the Los Angeles Department of Transportation, with funding provided by the Metropolitan Transportation Authority, initiated the construction of major street improvements including landscaped medians and special pedestrian crosswalks between Exposition Boulevard in the Hoover Project Area and Fifth Street in the CBD Financial Core.

Historic Core

- The 1,274-space Broadway Spring Center, completed in 1989, provides off-street parking for the Ronald Reagan State Office Building, completed in 1990, and the Junipero Serra State Building (former Broadway Department Store), completed in 1999, and for customers of Broadway retail stores and historic adaptive reuse buildings. The Eastside Parking Facility at Sixth and Main Streets, completed in August 1990, provides 800 spaces for buildings on Sixth, Spring and Main Streets. The Biddy Mason Park, "a vest pocket" park linking Broadway and Spring Streets, was completed in 1992.

- Several historic buildings were renovated including the Homer Laughlin, Bradbury and Banks-Huntley Buildings, which have been seismically upgraded to meet current codes. All of the work was performed in conformance with the Secretary of the Interior's standards for historic buildings. Additionally, Grand Central Market, Los Angeles' premiere public market since its opening in 1917, was renovated, reflecting the appearance the market had in the 1930's. The upper floors of the market and the adjacent Metropolitan Water District Building, at Third Street and Broadway, were converted into 121 units of housing and the facades were cleaned and restored to their former glory. A 500-space parking structure was constructed to serve residents and Grand Central Market customers.

- Starting in FY99, the Agency assisted the City (Department of Transportation and the Bureau of Public Works) with the reconstruction of the roadway along Broadway including the installation of improved pedestrian amenities and crosswalks. This effort reinforces other major street improvements in Downtown including the construction of the Hill Street Avenida improvements.

- In FY99, the Agency was instrumental in facilitating the adoption of a new City ordinance to streamline the process for developers seeking approvals for the adaptive reuse of vacant historic buildings into live/work housing. Additionally, the Agency worked with the Departments of Planning and Cultural Affairs to modify the Mills Act ordinance to provide property tax relief to developers seeking approval of adaptive reuse for historic building projects. Towards that end, the Agency facilitated the approval of the “Old Bank District” project and is providing assistance in the form of adaptive re-use grants for additional conversion projects, forerunner to hundreds of privately financed residential conversions in subsequent years.

- In FY04, the Agency, in conjunction with the Community Development Department and the Los Angeles Housing Department, completed a study of the parking needs of the Historic Core and identified several pilot projects that could be undertaken to support the revitalization of the Broadway theater district. Additionally, the agencies are working on business attraction programs to support the needs of the growing downtown residential population. During the last quarter of FY04, the Agency entered into a contract with Wilbur Smith and Associates to study downtown parking patterns, mass transit trends and evolving parking demands to create a new city parking policy.

- In FY05 the Los Angeles Conservancy began a façade improvement program along Broadway and the NBG program funded a number of façade improvements that began construction. New residents in the adaptive reuse buildings helped create opportunities for new retail in the area. Along with the Community Development Department, a retail attraction program was initiated.

South Park

- Since 1985, the Agency has funded the rehabilitation of several older apartment buildings and single room occupancy residential hotels. To date, approximately 800 existing apartment units have been rehabilitated. Major rehabilitation projects include the Young Apartments, Villa Metropolitano Apartments (Moore Hall), Hope Manor, and the adaptive reuse of the former NCR office building into affordable housing units (TELACU Plaza) and Villa Esperanza into senior housing.

- Construction was completed on the 200-unit Skyline condominiums in 1985, the 270-unit Metropolitan Apartments in 1989, and the 192-unit Renaissance Tower in 1995. Located adjacent to Renaissance Tower and on Grand Hope Park, the Fashion Institute of Design and Merchandising was completed in August 1990. The 2.5-acre Grand Hope Park, designed by Lawrence Halprin, was completed in 1994. An association of property owners currently maintains the Park with funding provided by them and the Agency. During FY98 and FY99, the Agency initiated the acquisition of property for more open space at the northwest and southeast corners of Venice Boulevard and Hope Street for the construction of a Neighborhood Park and community center to serve the families and senior citizens that live adjacent to the California Hospital Medical Center. Venice Hope Park is now completed and being managed by California Hospital. The Agency and the Hospital are currently applying for additional funds to complete the development of the recreation center.

- In 1998, the Parkside Apartments, located at Ninth Street and Grand Avenue, was completed. This five-story apartment building contains 87 units of affordable family housing project and includes a day care center operated by the Los Angeles Unified School District and an after-school-tutoring program for the school-age residents of the building sponsored by the University of Southern California.

- Acquisition of land for additional housing on the block bounded by Olympic Boulevard, Hope Street, Eleventh Street and Flower Street was completed in 1993 along with a master plan concept for the block. The first development within the block was the adaptive reuse of the historic NCR building by TELACU into 40 units of affordable housing for the physically handicapped; construction of this project was completed in FY93. The second phase of development was the construction of Villa Flores, a 75-unit apartment complex for senior citizens completed in 1998. Construction on Phase III, the 64-unit Hope Village was completed and in Phase IV, the construction of 264 units of market rate, loft style apartments, in FY06.

- In 1993, a major expansion of the Los Angeles Convention Center was completed with the assistance of the Agency. The Agency was responsible for the acquisition of property for the expansion and the relocation of the residents and businesses affected by the project. The new facility, designed by I. M. Pei & Partners in association with Gruen Associates, includes 685,000 square feet of exhibit space, 65 meeting rooms, 26,500 square feet of special events space, spacious lobbies, restaurant and food courts, and 6,200 parking spaces.

- A major project completed in 1999 is the Staples Center Arena, the home for the Lakers, Kings and Clippers. The 20,000-seat sports and entertainment facility is located at the southwest corner of Figueroa and Eleventh Streets, immediately adjacent to the Convention Center. The Agency was responsible for the preparation and approval of the EIR for the project, the review of plans and specifications, and the acquisition of more than 20 acres of property adjacent to the Arena, which involved the relocation of 130 families and 30 businesses. The land acquired by the Agency, used initially for surface parking for the Arena, is now being developed into LA live, which is planned to include a major convention hotel and entertainment and retail center. The development of the convention hotel is expected to require significant public financial assistance.

- Commercial projects completed in South Park include the International Tower at 888 S. Figueroa Street, Chase Plaza at Grand Avenue and Eighth Street, Manulife Tower at Figueroa and Ninth Streets and the 801 Tower at Eighth and Figueroa Streets. In addition, the Home Savings peripheral parking site acquisition and conveyance was completed; and the OPA for the Metropolis Project was approved by City Council.

- In FY04 Flower Street Lofts completed construction of the first major condominium project in South Park. Its success has encouraged other developers to move condominium projects forward. Currently, there are several other condominium projects in the planning stage. Mercy Housing began construction on a family housing project located at Grand Avenue and Venice Boulevard at the end of 2003. This project includes 62 affordable units of housing as well as a childcare center. In addition, the Eisner Pediatric Center expanded its facility with assistance from the Agency.

2005-2006 Work Program Accomplishments

Objective		**Status**
Civic Center		
CB2100	Civic Center Authority	Ongoing staff activities related to implementing Civic Center Master plan.
CB3200	Our Lady of the Angels Cathedral	Pursuant to the OPA, the Agency continued to monitor the public art component. The Cathedral opened in September 2002.
Financial Core		
FC2150	Development Agreements	Staff monitored approved development agreements and completed amendments required to extent the Schedule of Performance for the various projects. Proposed changes to scopes of development were reviewed.
Historic Core		
HC6990	Adaptive Re-use and Mills Act Ordinances	Staff assisted several developers in using incentives existing under these ordinances for the reuse of under-utilized vacant buildings primarily in the Downtown Historic and Financial Core.
HC3020	State Office Building Construction	Staff continued to provide technical assistance for the new CalTrans District Seven headquarters, which began construction in FY03 and was completed in early FY05.
HC6990	4^{th} and Main Mixed Use Development	Staff assisted developers in design and environmental review of mixed use project that bridges the toy district to the historic core.

South Park

SP2180	Downtown Supermarket	Staff processed approval of the DDA for the development of a full service supermarket with 260 units of loft-style housing and worked with developers to move project forward to construction and monitored construction as well as lease up of affordable units in the Gas Co. Lofts.

Five Year Goals

- Implement the Civic Center master plan and create synergies with the County, State and Federal jurisdictions to improve their properties.
- Continued work with Social Service and Housing providers to address issues of Homelessness, affordable housing, and economic displacement.
- Continue to monitor the implementation of major commercial developments including Metropolis, Ernst and Young (Citicorp) Plaza, and Halekulani Hotel.
- Facilitate the development of an additional of market rate housing in the Financial District and South Park to achieve a balance in the proportion of market and affordable units.
- Provide continued technical assistance to Business Improvement Districts and developers seeking approval of adaptive reuse projects.
- Continue implementation of public art projects funded by the Downtown Cultural Trust Fund.

Project Objective Activity Descriptions

Civic Center Master Plan (CB2100)

Project Description: In 1996, a Civic Center Plan was approved setting forth development priorities, joint use opportunities, development guidelines and streetscape standards. The plan addresses linkages to adjacent districts including Historic Core, Bunker Hill, Chinatown, Olvera Street, Union Station and Little Tokyo, and the development of additional governmental facilities. Recently, focus has been on assisting CalTrans with the completion of the new District 7 Headquarters. The Agency will also assist plans for the conversion of the old CalTrans site into a public civic square and police facility, work to support the creation of new courthouses and civic spaces and to provide ongoing staff and technical support for the development of other public facilities.
Developer: City of Los Angeles; State of California; County of Los Angeles.
Project Costs: $500,000,000 (capital facility funds; local, State, federal grants).
FY07 Milestone: The implementation of the Civic Center Facilities Enhancement Plan including design and construction for the police facilities and grounds. Civic Center Park and proposed reuses of the Parker Center site; the Metro jail; new courthouses and county facilities.
Redevelopment Goal: Adaptive reuse of existing buildings; creating new facilities as required, maintaining and enhancing the Civic Center in downtown Los Angeles and its significant employment base.
Address: Hollywood Freeway (North); San Pedro Street (East); Figueroa Street (West); Second Street (South).
Council District: 9, 14.
PAC/CAC; Neighborhood Council: City Center; Downtown Los Angeles Neighborhood Council.
Funding Source: Municipal Bond.

Downtown Parking Management Ordinance Implementation Project (CB6030)

Project Description: As the dynamics of transportation and downtown change, there is a need to review the downtown parking policy to reframe the requirements that will lead to a well balanced urban center. The Agency contracted with Wilbur Smith and Associates to develop a Downtown Parking Policy Framework and an implementing Parking Management Ordinance to succeed the Agency's current Peripheral Parking Policy. The study encompasses Little Tokyo, Chinatown, Pico Union, Bunker Hill and Civic Center concerns as well as Central Business District issues.
Developer: Agency in cooperation with City of Los Angeles Department of City Planning and Department of Transportation.
Project Cost: $870,700.
FY07 Milestones: Hold third Community Workshop on Parking; Finalize Recommendations; Draft Ordinances; Initiate approval process. Initiate Downtown Parking Database project and implement demonstration project of Advanced Pay Station Technology.
Redevelopment Goal: To promote new, cost-effective, sustainable development Downtown; and to preserve and enhance the overall competitiveness of Downtown as a regional destination by continued containment of local street congestion.
Address: Bernard Street (North); Wall, San Julian, San Pedro and Alameda Streets (East); Harbor Freeway (West); Santa Monica Freeway, Pico Boulevard, Olympic Boulevard, 7th Street (South).
Council District: 1, 9, 14.
PAC/CAC; Neighborhood Council: City Center; Downtown Los Angeles Neighborhood Council.
Funding Source: Federal Transit Administration.

Public Art Program (CB6130)

Project Description: Staffing to oversee developer compliance with the CRA/LA Art Policy, management of CRA/LA-Initiated and Cultural Trust Fund Projects, and technical support for project area arts and cultural activities. In accordance with the Agency and City Council approved Art Policy, developers who are assisted by the Agency must dedicate 1% of development cost for art. Staff monitors compliance with the Policy and approvals of developer Art Plans, monitors various Downtown Cultural Trust Funds, guides the Downtown Art Advisory Panel through initiation of projects supported by Downtown Cultural Trust Funds. Significant FY07 projects include reviewing feasibility of a public art project at the Santa Fe Art Colony and the Fashion District and the relocation of Mark Lere's Staples Center Artwork to the University of Southern California.
Developer: Various.
Project Costs: To be based on availability of funds (Restricted Funds).
Redevelopment Goal: To support aesthetic enhancements and cultural facilities which strengthen and enhance the image and identity of the community.
Address: Various locations throughout the Downtown area.
Council District: 9, 14.
PAC/CAC; Neighborhood Council: City Center; Downtown Los Angeles Neighborhood Council.
Funding Source: Downtown Cultural Trust Funds.

Response to Development Opportunities (CB6990)

Project Description: Daily inquiries are made by developers, the Mayor's office, Council offices and property owners regarding land uses, entitlements, zoning, code and design standards. This objective provides funding for staff to respond to these inquiries, to pursue development. This objective provides Agency technical assistance to property owners, developers and others regarding inquiries related to development opportunities in CBD or environmental clearance review.
Developer: Various.
Project Cost: Staff costs only.
Redevelopment Goal: Facilitation of development; elimination of blight.
Address: Project Wide.
Council District: 9, 14.
PAC/CAC; Neighborhood Council: City Center; Downtown Los Angeles Neighborhood Council.
Funding Source: General Revenue.

Project Financing (CB9330)

This objective provides for Agency staff to administer the Project's financial resources and expenditures, including short and long term financial planning, issuance, administration and repayment of debt service obligations; analysis of financing alternatives; and cash management.

City Center/Central Industrial Plan Amendment (CB9390)

Project Description: The Central Business District Plan's power of eminent domain expired on December 17, 1998. In order to carry out the Agency's mission in the CBD, assemblage of properties for private development opportunities is critical. Staff completed a CBD plan amendment and new plan adoption in the City Center and Central Industrial areas in May 2002. The amendment, along with the adoption of the City Center and Central Industrial Redevelopment Projects, has been subject to legal challenge. This objective provides for consultant and staff analysis to complete an amendment of the CBD Redevelopment Plan detaching areas that require continued redevelopment, and to resolve litigation against the plans. See also Objective CI6000 in the Central Industrial Redevelopment Project.
Developer: Agency.
Project Cost: $200,000.
Redevelopment Goal: Assembly of property to facilitate development; elimination of blight.
Address: Project Wide.
FY07 Milestones: Complete Amendment/litigation and invigorate project activities.
Council District: 9, 14
PAC/CAC; Neighborhood Council: City Center; Downtown Los Angeles Neighborhood Council.
Funding Source: General Revenue.

Project General (CB9990)

This objective provides for miscellaneous technical, legal and administrative services needed for the operation of the project which are not covered by project objectives, including community outreach and community service subsidies.

Citi Corp Plaza – Phase III (FC2010)

Project Description: The Agency continues to have obligations with regard this previously executed development agreement. The Agency's obligations include overseeing environmental review; design review; and assessing proposed change of scope of development.
Developer: Maguire Properties.
Project Cost: Private sector financing; CRA provides staff costs only.
Redevelopment Goal: Facilitation of development; elimination of blight.
Address: 8th Street and S. Figueroa Street.
FY07 Milestones: Agency staff monitoring for previously executed OPA, review updated Environmental studies, scope of development, design.
Council District: 9
PAC/CAC; Neighborhood Council: City Center; Downtown Los Angeles Neighborhood Council.
Funding Source: General Revenue.

Commercial Development Agreements (FC2150)

Project Description: The Agency continues to have obligations with regard to previously executed development agreements such as Ernst and Young (Citicorp Plaza), (see objective FC2010), Pershing Square Center, Halekulani Hotel and Metropolis (see objective SP2020). The Agency's obligations include overseeing environmental review; assembly of parcels; facilitating City approvals and assistance with securing financing.
Developer: Various.
Project Cost: Private sector financing; CRA provides staff costs only.
Redevelopment Goal: Facilitation of development; elimination of blight; adaptive reuse of existing buildings.
Address: Financial Core (8th Street, Hill Street, 5th Street, Harbor Freeway).
FY07 Milestones: Agency staff monitoring for previously executed OPA's and DDA's for commercial and mixed-use projects in the Financial Core
Council District: 9
PAC/CAC; Neighborhood Council: City Center; Downtown Los Angeles Neighborhood Council.
Funding Source: General Revenue.

Metropolis/City Center Development (SP2020)

Project Description: Development of 2.1 million square feet of residential/retail/commercial space in South Park. Under the terms of the DDA, the Agency is obliged to provide assistance to the developer for the assemblage of property for the project. The Developer acquired more than 85% of the land required and the Agency has acquired the remaining parcels; the final parcel was acquired by the Agency through the use of eminent domain initiated in 1998. The Developer has paid for all legal and land acquisition expenses and direct Agency labor costs associated with land acquisition activities. Construction is planned in phases.
Developer: City Center Development Corp.
Project Cost: $400,000,000; Agency is reimbursed for direct staff cost and land acquisition costs.
Redevelopment Goal: Development of residential, commercial, and retail which furthers the revitalization of Downtown.
Address: Area bounded by Eighth Street, Francisco Street, Harbor Freeway and Ninth Street.
FY07 Milestones: Development of Art Plan; Review Design, Begin Construction on Phase I.
Council District: 9.
PAC/CAC; Neighborhood Council: City Center; Downtown Los Angeles Neighborhood Council.
Funding Source: Private.

South Park Supermarket (SP2180)

Project Description: Development of a full service supermarket to serve the growing Downtown residential community. The CIM Group and the Agency jointly acquired the property bounded by 8th, Flower, 9th and Hope Streets. The Agency acquired the portion of the site designated for the supermarket to reduce carry costs for the project until the start of construction, thus reducing the amount of gap assistance required. This Project involves development of a 50,000 square foot full service supermarket with subterranean parking, approximately 260 units of loft-style apartment condominiums over the market and approximately 10,000 square feet of neighborhood-serving retail uses facing Flower and Hope Streets. The supermarket will face 9th Street and parking for the housing will be built mid-block partly utilizing an existing building. In late FY01, the Agency approved an Exclusive Negotiation Agreement with Shuwa Investment Corporation to facilitate the development on property in the vicinity of 8th and Hope Streets. CIM Group purchased the site from Shuwa, with Agency participation, and assumed the Exclusive Agreement. During FY03, Agency and the City approved the DDA for the project and renovation of the existing Gas Company building into loft-style housing (not a part of this objective) began. Construction on this project commenced in April 2005. The construction of this facility will generate 1,376 construction jobs and 107 permanent jobs.
Developer: CIM/Market at 9th and Flower and 9th Street Market Lofts.
Project Cost: $110,000,000; Agency participation $12,000,000 already expended.
Redevelopment Goal: To continue the development of a full range of housing in downtown, which would support efforts to create a 24-hour downtown with complementary retail, restaurant and entertainment uses.
Address: The southern half of the City block bounded by 8th, Flower, 9th and Hope Streets.
FY07 Milestones: Monitor Construction of Market; condominiums with associated parking and Rent up of Gas Co. Lofts; sales of condominiums and completion of Market.
Council District: 9
PAC/CAC; Neighborhood Council: City Center; Downtown Los Angeles Neighborhood Council.
Funding Source: Private: Tax Increment; Housing Trust Fund.

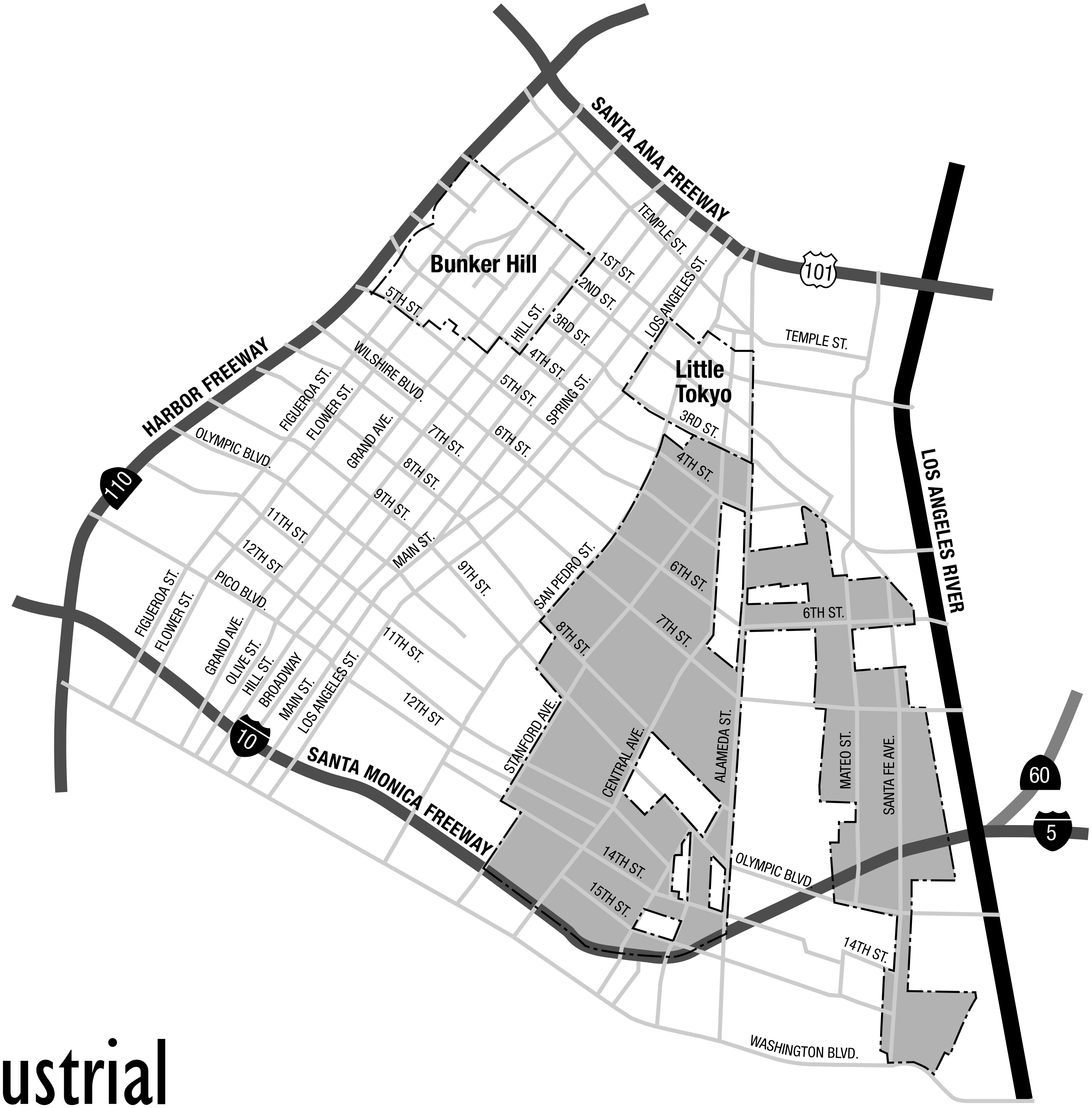
CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT

Project Information Sheet

Area	738 acres
Council District(s)	9 & 14
Date of Adoption	November 15, 2002
Date(s) of Amendment(s)	None
Project End Date	November 15, 2032
Eminent Domain Expires	November 15, 2014
Tax Increment Cap	N/A
Tax Increment Received Through FY05	N/A
Balance to Reach Cap	N/A
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	November 15, 2047
Maximum Bonded Indebtedness	$155,000,000
Debt Establishment Time Limit	November 15, 2022

Redevelopment Project

Downtown Region



NORTH

Central Industrial

CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT

Summary

The Central Industrial Redevelopment Project was adopted on November 15, 2002. A lawsuit challenging the Redevelopment Plan was filed on January 13, 2003. In September 2003, the Courts declared the ordinance adopting the Central Industrial redevelopment plan to be invalid. An appeal was filed on November 6, 2003, and heard on January 11, 2005. A ruling was made by the Supreme Court on March 17, 2006. The ruling found in favor of the City and the CRA. Establishment of the project area followed an extensive study and citizen participation effort to understand project area characteristics and the underlying causes of documented blight and economic disinvestments. The Central Industrial Project Area is zoned industrial and is predominantly industrial and commercial manufacturing in character with a limited commercial presence. The area has an established artist-in-residence district, new market-rate residential loft developments and single room occupancy hotels serving residents of Skid Row. The FY07 program includes preparation of development guidelines and establishing a work program based on expected receipt of tax increment.

FY 2006-2007 Proposed Work Program

- Prepare development strategy and design guidelines.
- Initiate a Housing Trust Fund.
- Undertake a rail abandonment study.
- Identify industrial and residential/conversion development opportunities.
- Coordinate the Mayor's office, City Council office and City Planning on guidelines and policies of residential conversions of existing industrial buildings.

Background

The Central Industrial Redevelopment Project, located east of the Downtown commercial center, is an irregularly-shaped area covering approximately 738 acres and is generally bounded by Third Street on the north, Los Angeles River on the east, Washington Boulevard on the south and San Pedro Street and Stanford Avenue on the west. The Redevelopment Plan was adopted by the Los Angeles City Council on November 15, 2002.

Conditions at the Time of Adoption

- Abandoned rail lines, substandard streets that do not support truck movement and project wide circulation problems.
- Poorly sized, deteriorated and obsolete industrial and commercial structures.
- Vacant land, mainly in irregular shaped or improperly sized parcels.
- Land with buildings that are deteriorated or need substantial rehabilitation.
- Underutilized industrial and commercial properties.
- Deteriorated residential properties.

Key Accomplishments through June 30, 2006

Preparation of all legally mandated documents, including the Environmental Impact Report, required pursuant to State Law for the establishment of a redevelopment project area and adoption of the Central Industrial Redevelopment Plan was completed on November 15, 2002. Filing of all legal documents pertaining to the validation action and appeal was completed following the initiation of post-adoption litigation. A transportation survey to identify areas of needed transportation improvements for trucking was initiated and completed. Review of proposed industrial projects and conversion of industrial buildings for residential use with the appropriate findings of variation from the Redevelopment Plan are on going.

Five Year Goals

- Prepare and implement a program for the rehabilitation of industrial buildings, acquisition of industrial buildings that are in dilapidated condition.
- Implement a business assistance and attraction program.
- Relocate the Downtown Women's Center
- Conduct toxic studies of land and structures and implement a remediation program.
- Prepare project wide design guidelines.
- Create new affordable and workforce housing.
- Undertake studies to determine rail abandonment, truck circulation, re-construction of streets, installation of curbs, gutters and lighting.
- Identify sites and construct improvements to create pocket parks for residents and employees.

Project Objective Activity Project Descriptions

Downtown Women's Center (CI1200)

Project Description: Downtown Women's Center is moving their operations to another site. This objective is designed to assist Downtown Women's Center (DWC) with their relocation.
Developer: Downtown Women's Center.
Project Cost: $2,075,000.
FY07 Milestones: Identify a site, enter into an agreement with DWC to provide funding and identify developer's responsibilities. Work with DWC and architect on design improvements for new facility.
Redevelopment Goal: Provide community services to meet and serve the special needs of all stakeholders of the Project Area.
Address: To be determined.
Council District: 9, 14
PAC/CAC; Neighborhood Council: Central Industrial Citizens Advisory Committee; Historic Cultural Neighborhood Council (HCNC), Downtown Los Angeles Neighborhood Council (DLANC).
Funding Source: Bunker Hill Program Income.

New Housing Opportunities (CI1950)

Project Description: Identify projects and respond to new housing opportunities for funding under the 25% set-aside low and moderate income Housing Trust fund. This is an on-going multi-year objective.
Developer: Various.
Project Cost: $55,000.
FY07 Milestones: Identify project and respond to new housing opportunities.
Redevelopment Goal: Assist in the development of affordable housing in the project area with priority on adaptive reuse buildings that are not suitable for industrial purposes..
Council District: 9, 14
PAC/CAC; Neighborhood Council: Central Industrial Citizens Advisory Committee; HCNC, DLANC.
Funding Source: Bunker Hill Replacement Housing Trust.

SRO Monitoring (CI2000)

Project Description: This objective provides for Agency staff to monitor SRO projects and coordinate with SRO providers on dealing with issues ranging from proposals to acquire and rehabilitate new projects to responding to the impact of welfare reform legislation and assistance with support facilities. Staff will monitor SRO projects pursuant to previously executed agreements in the former Central City East area including completion of SRO projects under construction, and support facilities assistance in Central Industrial Area.
Developer: Various.
Project Cost: $39,600.
FY07 Milestones: Monitor SRO projects and amend agreements where necessary.
Redevelopment Goal: Provide community services to meet and serve the special needs of all stakeholders of the Project Area.
Address: Project-wide.
Council District: 9, 14
PAC/CAC; Neighborhood Council: Central Industrial Citizens Advisory Committee; HCNC, DLANC.
Funding Source: Bunker Hill Program Income.

Design for Development Guidelines (CI6010)

Project Description: Preparation of project-wide design guidelines.
Developer: N/A
Project Cost: $39,600.
FY07 Milestones: Retain consultant(s) to gather data information and provide draft development guidelines. Review draft guidelines through community workshops. Obtain CRA board approval and all necessary approvals.
Redevelopment Goal: Elimination and prevention of the spread of blight.
Address: Project-wide.
Council District: 9, 14
PAC/CAC; Neighborhood Council: Central Industrial Citizens Advisory Committee; HCNC, DLANC.
Funding Source: Bunker Hill Program Income.

Response to Development Opportunities (CI6990)

This objective allocates resources and staffing necessary for the review and approval of building permits, compliance with the redevelopment plan and CEQA guidelines as well as working with developers on projects that are not currently in the work program. Funds are provided for economic feasibility studies and analysis, real estate and planning studies where needed to respond to development proposals.

Project General (CI9990)

This objective provides technical, legal and administrative services, permit review, development opportunity review needed for the operation of the project which are not covered by project objectives, including community outreach, CAC and neighborhood council meetings, public notification requirements, public information, responding to inquiries from developers, property owners and non-profit organizations; consultant services for planning and updating traffic studies; preparation of design guidelines; and, preparation of a development strategy; and a business assistance program.

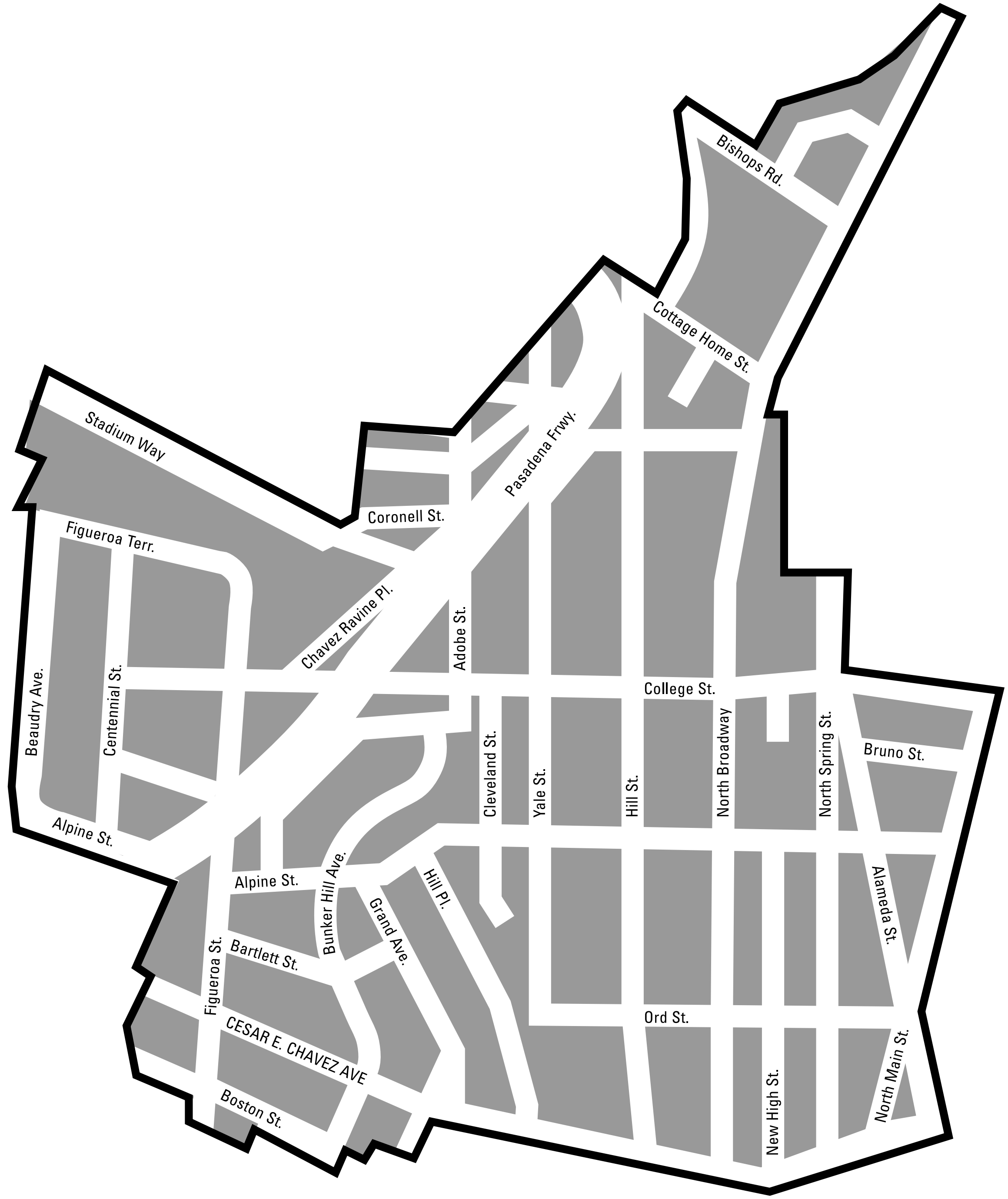
CHINATOWN REDEVELOPMENT PROJECT

Project Information Sheet

Area	303 acres
Council District(s)	1 & 9
Date of Adoption	January 23, 1980
Date(s) of Amendment(s)	December 20, 1994 September 26, 2001 October 31, 2003
Project End Date	January 23, 2021
Eminent Domain Expires	January 23, 1992
Tax Increment Cap	$230,000,000
Tax Increment Received Through FY05	$59,220,827
Balance to Reach Cap	$170,779,173
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	January 23, 2031
Maximum Bonded Indebtedness	$82,000,000
Debt Establishment Time Limit	January 1, 2014

Redevelopment Project

Downtown Region



Chinatown

CHINATOWN REDEVELOPMENT PROJECT

Summary

The FY07 Work Program and Budget reflects increased project activities as the lawsuit filed by the County of Los Angeles challenging the Chinatown Redevelopment Plan Amendment was finally resolved on May 6, 2004, thus enabling the release of prior fiscal years' tax increment revenues that had been reserved for bond debt service and the receipt of tax increment revenues in excess of the original Plan's $57.3 million tax increment cap.

A Work Program has been developed which repays Chinatown borrowing from Agency discretionary funds while instigating and continuing programs envisioned at the time of the Plan Amendment adoption. These include the development of affordable new family housing; development of the long anticipated Cultural and Community Center and Intermodal facility in conjunction with the City of Los Angeles; the Commercial Incentives Loan Program and Business Improvement Program targeting improvements to facades and buildings in the commercial core.

FY 2006-2007 Proposed Work Program

- Monitor and complete construction on Yale Terrace affordable rental housing.
- Monitor design and construction on Orsini II market rate apartment initiated by private sector.
- Finalize design and begin construction for the 3rd Round Commercial Incentives Loan Program.
- Begin construction of Intermodal Facility and the Cultural Plaza.
- Provide technical assistance and administer BEDI grant and HUD Section 108 loan to the Pacific Alliance Medical Center.
- Develop a Master Plan for Chinatown Project Area including adjacent properties along Spring Street and linkages to Grand Avenue and Olvera Street.
- Support marketing efforts in conjunction with community organizations.
- Interface with the BID program.
- Provide technical assistance for private sector initiated housing developments.
- Initiate a Pedestrian and Way finding Improvements in conjunction with Council and City offices utilizing funding from the MTA Call for Projects in conjunction with the Gold Line Station.
- Seek proposals and negotiate development agreement(s) for new commercial developments adjacent to the Gold Line Station in conjunction with the BEDI and HUD 108 funding approvals and other project-wide sites.

Background

The Chinatown Redevelopment Project, located north of the Downtown Civic Center, covers 303 acres and is generally bounded by the Pasadena Freeway on the north, North Broadway and North Main Street on the east, Cesar E. Chavez Avenue and the Santa Ana Freeway on the south and Beaudry Avenue on the west. The Redevelopment Plan was adopted by the Los Angeles City Council on January 23, 1980 to eliminate blight, stimulate the development of affordable housing and maintain the area's prominence as the focal point of commerce and culture for the Chinese population of Southern California, and amended on September 19, 2001. Other important redevelopment goals are to encourage historic preservation, expand recreational and institutional uses, enhance the area's image and promote economic development.

Conditions at Time of Adoption

Studies leading to the adoption of the Chinatown Redevelopment Project found the following conditions of blight:

- Physical deterioration of a significant portion of the existing housing stock.
- Serious overcrowding due to an insufficient stock of affordable housing for senior citizens and lower income groups.
- Insufficient open space and recreational/cultural opportunities, which partially contributed to the existence of juvenile crime and gang activities.
- Deteriorating commercial and manufacturing areas with a corresponding loss of economic strength.
- Incompatible juxtaposition of industrial, residential and commercial uses resulting in the intrusion of one land use upon others.
- Narrow streets and inadequate circulation patterns.
- Unemployment due to a combination of language barriers and insufficient employment opportunities in the community.

Key Accomplishments through June 30, 2006

The Chinatown Redevelopment Project has completed twenty-six years of activity with fourteen years remaining before the Redevelopment Plan expires. However, the project effectively reached its tax increment spending cap for new programs and projects at the end of FY00. The balance of tax increment received was then applied towards debt service, pending an amendment to the redevelopment plan. The Plan Amendment, approved on September 19, 2001, had been challenged by the County of Los Angeles. On May 6, 2004, judgment in the Chinatown validation action was entered declaring the First Amendment to the Redevelopment Plan to be legal and valid.

The Agency, through the Chinatown Redevelopment Plan, has proposed the construction, over the project's forty-year life span, of 1,023 new affordable housing units, and the rehabilitation of 627 existing units. Since 1980, the Agency has assisted in the completion of nine housing projects containing 1,259 units, of which 896 are affordable units (496 very low income, 262 low income and 138 moderate income). These units were constructed with $13,900,000 in Agency assistance. The 896 affordable units represent 87% of the 1,023 units proposed to be constructed. During this same time period, the Agency also completed rehabilitation of 246 dwelling units using $1,950,810 of Agency funds. This represents 39% of the total 627 units to be rehabilitated, with 381 units targeted to be completed by the year 2015.

The Agency has assisted in the construction of 35,000 square feet and the remodeling of 12,650 square feet of recreational and institutional space using $3,600,000 of Agency funds. Expansion of these institutional facilities provided a new multipurpose room and an 8,600 square foot gymnasium for Alpine Recreation Center, four new classrooms for Castelar Elementary School, eight beds for Kaiser Mental Health Center, and a Community Police Service Center that offers Chinese translation services to non-English speaking persons in reporting crimes directly to the Los Angeles Police Department.

The Agency provided approximately $4,500,000 for design and construction of the 420-space Bamboo Plaza public parking structure located above the 82,500 square foot Bamboo Plaza retail center.

The Agency has also completed a variety of public improvements that have enhanced pedestrian safety or eased traffic congestion. Approximately $2,629,800 of Agency funds were spent to upgrade street lighting, install traffic safety improvements, plant approximately 150 trees, install bilingual street signs, and repair existing or construct new sidewalks, curbs and gutters in both the residential and commercial areas of Chinatown. In the area of historic preservation, the Agency has assisted Chinatown Central and West Plazas, both eligible for listing in the National Register of Historic Places, in completing a number of refurbishments that included spending approximately $750,000 to replace aging sewer lines and to install decorative street lighting and landscaping.

From 1985 to 1987, the Agency administered a Commercial Rehabilitation Loan Program geared to renovating commercial buildings located in the historic districts or containing residential units. The Agency assisted 10 commercial buildings with 18 businesses, expending approximately $794,000 for seismic and other building and safety code repairs. The program was changed in 1997 to the Chinatown Commercial Incentives Program to provide a more comprehensive economic development assistance program for commercial areas, which continue to show signs of physical deterioration and lack of new investment. Facade and building loans are provided on a dollar-for-dollar matching basis up to a maximum Agency contribution of $250,000. $1,200,000 was expended to complete renovation of 17 projects for a total investment of $2,400,000 in FY00. A second round of the program was initiated in FY01. $1,500,000 has been loaned to 17 projects for a total investment of $3,000,000. All of these projects have been completed since end of March 2004. In November 2005, a 3rd round of the Commercial Incentives Program was advertised. 15 commercial matching loans/grants totaling $1.5 million were recommended for funding in January 2006.

The Agency has also entered into three OPAs and one DDA for the development of approximately 208,700 square feet of commercial space. Chinatown Medical and Professional office building, completed in 1984, provided a major pharmacy, space for physicians and health care specialists and employment opportunities for area residents. Buena Vista offers a 20-unit mixed-use housing development with retail space on North Broadway. These projects did not receive Agency financial assistance. Bamboo Plaza was completed in 1989 and is a major catalyst in revitalizing the northern end of Chinatown's commercial core. Grand Plaza, located on Grand Avenue, was designed to provide a full service supermarket and retail uses to serve Chinatown and the Downtown areas. Variations to the Redevelopment Plan were provided to allow expansion of the First Chinese Baptist Church by 29,400 square feet and construction of the new 14,500 square foot Chinatown Branch Library, a 101-unit low-income family housing, and a 300-unit market rate Orsini Apartments. A $1,500,000 CIERLP loan was provided to reconstruct a 15,000-square foot building with a 10,000-square foot parking garage known as Jade Pavilion.

2005-2006 Work Program Accomplishments

Objective	Status
CH1100 Yale Terrace Family Housing	A housing site was purchased at 716-734 Yale Street by the Agency. An RFP was issued for development of 55 units of affordable large family housing. Nine proposals were received. In FY05 the Agency entered into an Exclusive Right to Negotiate with ADI, Inc., the developer. The developer was awarded for a $15 million State Low Income Tax Credit. In November 2005, the Agency executed a Disposition and Development and Loan Agreement with Yale Terrace Apartments, L. P. for the sale of the Yale Street site for $3.05 million, and a $1.945 million construction gap loan. Construction began in March 2006, and is expected to be completed in Fall 2007.
CH2000 Commercial Business Assistance program	17 2nd Round business commercial projects received matching diminishing business loans/grants were completed in FY04. Another 17 business commercial projects – 1st Round - were completed with Agency incentive loans in FY01. The impact of these improvements spurred private investment and a demand for the continuation of a 3rd round of the program. In February 2006, 15 applications were received, and 15 commercial building loans / grants totaling $1.5 million were recommended for funding.
CH3120 Cultural Plaza	Development negotiations amongst the developer, Chief Legislative Analyst, Council District One, Department of Transportation (DOT), Metropolitan Transportation Authority (MTA) and the Agency have been underway for a mixed-use housing, commercial, cultural plaza and intermodal center on the former Little Joe's site centrally located in the commercial core and adjacent to the Gold Line Station.

Five Year Goals

The FY2001–FY2006 Five-Year Implementation Plan for the Chinatown Redevelopment Project focuses on the following goals:

- Provide a balanced work program for businesses and residents in the Project Area.
- Address the overall economic decline evidenced by increasing vacant retail space, business failures, loss of jobs and businesses to other areas, declining property values, graffiti and vandalism.
- Provide financial incentives to businesses in the commercial core for expanding and retaining of businesses, creating jobs, strengthening the area's tax base, and bringing commercial structures into compliance with current building codes and retail practices.
- Facilitate the development of new rental housing with an emphasis on two- and three-bedroom units, along with childcare facilities affordable to low- and very low-income families.
- Facilitate the development of a cultural and community center to provide performance, educational and exhibition space to attract large numbers of visitors to the Project Area.
- Provide recreational space, safe and secure parking at affordable rates, and plan for future developments that are environmentally sensitive to the needs of residents and businesses

Project Objective Activity Descriptions

Affordable Housing (CH1080)

Project Description: Staff, working in conjunction with the Chinatown Community Advisory Committee (CCAC), will review proposals for development of low- and moderate- income housing and provide technical and financial assistance when appropriate.
Developer: Not applicable.
Project Cost: Approximately $40,000.
FY07 Milestones: On-going.
Redevelopment Goal: Alleviate overcrowded, substandard housing conditions, and promote development of a sufficient number of low- and moderate-income large family housing units and senior housing.
Address: Project-wide.
Council District: 1
PAC/CAC; Neighborhood Council: Chinatown Community Advisory Committee; Historic Cultural Neighborhood Council.
Funding Source: Chinatown Tax Increment.

Yale Terrace Family Housing (CH1100)

Project Description: In August 2000, the Agency purchased the Yale site to be developed as affordable large family housing with supportive services. In December 2004, an RFP was issued in solicitation of a development team to construct 55 units of large family affordable rental housing and a social services enrichment program on the site. 9 proposals were received. Advanced Development & Investment, Inc. (ADI) was selected to enter into an Exclusive Right to Negotiate Agreement (ENA) with the Agency. A Disposition and Development Agreement (DDA) was approved in September 2005 for the development of 37 four-bedroom and 18 three-bedroom single-story and townhouses units, and a 10,000 sq. ft. of enhanced social services facility. Construction began in March 2006 and is expected to be completed in Fall 2007. The project is creating approximately 85.8 person years of construction jobs and 5 full time permanent jobs.
Developer: Yale Terrace Apartments, L.P.
Project: Cost: Approximately $25,287,310.
FY07 Milestones: Monitor project construction.
Redevelopment Goal: Alleviate overcrowded, substandard housing conditions, and promote development of a sufficient number of low- and moderate-income large family housing units.
Address: 716-734 Yale Street.
Council District: 1.
PAC/CAC; Neighborhood Council: Chinatown Community Advisory Committee; Historic Cultural Neighborhood Council.
Funding Source: $1.945 Million Chinatown Housing Trust Fund; $14.966 Million. State low income tax credits; $1.75 Million. Los Angeles Housing Dept. Gap Loan; $1.028 Million City of Industry Gap Loan

Orsini IIA, IIB and III (CH1200)

Project Description: Orsini IIA is a development of a five-story, 566 unit luxury apartment complex over approximately 27,000 sq. ft. of commercial space located on the southeast corner of Cesar Chavez Avenue and Figueroa Street. Adjacent to Orsini IIA, Orsini IIB contains approximately 200 residential rental units and 13,000 sq. ft. of retail space. Orsini III is a proposed development of approx. 300 luxury rental units, and 15,000 sq. ft. of commercial retail space located on the northeast corner of Cesar Chavez Avenue and Figueroa Street.
Developer: G.H. Palmer.
Project Costs: $78 million.
FY07 Milestones: To finalize pedestrian bridge and landscape design; begin construction for Orsini II, and to initiate design review for Orsini III.
Redevelopment Goal: Provide housing opportunities for all income levels and attract new consumers for retail.
Address. Southeast and northeast corners of Cesar Chavez Avenue and Figueroa Street.
Council District: 1
PAC/CAC; Neighborhood Council: Chinatown Community Advisory Committee; Historic Cultural Neighborhood Council.
Funding Source: Private funding.

Gateway Chinatown Mixed-use Development (CH1210)

Project Description: Gateway Chinatown is a mixed-use development consisting of 280 condominium units over 20,000 sq. ft. of ground floor retail space along with 636 parking spaces. Unit mix will include 90 studios, 106 one-bedroom, and 84 two-bedroom units.
Developer: Equity Residential.
Project Costs: $80 million.
FY07 Milestones: Begin design review and seek Board approval on residential use on land designated commercial.
Redevelopment Goal: Provide housing and home ownership opportunities for all income levels and attract new consumer for the retail areas.
Address. 639 North Broadway.
Council District: 1.
PAC/CAC; Neighborhood Council: Chinatown Community Advisory Committee; Historic Cultural Neighborhood Council.
Funding Source: Private funding.

Grandview Terrace (CH1220)

Project Description: The proposed mixed-use development will include a condominium component with approx. 42 “loft style” units, and 24,000 sq. ft. of retail, restaurant and office space.
Developer: Ling’s Property, Inc.
Project Costs: To be determined.
FY07 Milestones: To conclude design review, seek Board approval on residential use on commercial zoned land and begin construction.
Redevelopment Goal: Provide housing and home ownership for all income levels and various professions of the community, create jobs and attract new consumers for the retail area.
Address. 901 West College Street.
Council District: 1.
PAC/CAC; Neighborhood Council: Chinatown Community Advisory Committee; Historic Cultural Neighborhood Council.
Funding Source: Private funding.

Capitol Mill at the Cornfield (CH1230)

Project Description: Proposed development consists of four parcels, two of which are in the Chinatown project area. Parcel A is a three-story, six-level parking structure with ground floor retail located at the southeast corner of N. Alameda Street and College Street, totaling approx. 185,000 sq.ft. and 646 parking spaces. Parcel B is a mixed-use adaptive reuse of the historic Capitol Milling building at 1231 N. Spring Street, with approx. 42,000 sq.ft. of commercial space and a portion of the combined total of 399 rental units for Parcels B and C.
Developer: S. & R. Partners.
Project Costs: To be determined.
FY07 Milestones: To initiate Agency and community design review and discussion process.
Redevelopment Goal: Provide housing and home ownership opportunities for all income levels, attract new consumer for the retail areas, Improve the economic viability of the industrial area and address the economic stagnation and disinvestments by eliminating blighting conditions, visually enhance the area and promote the economic well being of Chinatown.
Address. 1231 North Spring Street
Council District: 1
PAC/CAC; Neighborhood Council: Chinatown Community Advisory Committee; Historic Cultural Neighborhood Council.
Funding Source: Private funding.

Blossom Plaza Affordability (CH1300)

Project Description: The Mixed use development includes 169 residential condominiums. This objective focuses on an Inclusionary housing requirement which would create or subsidize 20% or 35 units to make them affordable for 55 years.
Developer: Bond Chinatown Ventures LLC.
Project Costs: $80 million.
FY07 Milestones: Arrange financing; approve plans; begin construction; monitor construction.
Redevelopment Goal: Alleviate overcrowded, substandard housing conditions, and promote development of a sufficient number of low- and moderate-income large family housing units.
Address. 900 North Broadway.
Council District: 1
PAC/CAC; Neighborhood Council: Chinatown Community Advisory Committee; Historic Cultural Neighborhood Council.
Funding Source: Housing Trust Funds; Developer funds.

City Affordable Housing Trust Fund (CH1901)

This objective is a place-holder for annual deposits into the additional five percent housing set-aside attributable to the City's Affordable Housing Trust Fund. As projects are identified through the LAHD funding application process, funds may be transferred to new objectives, or to LAHD. No labor is to be assigned to this objective; labor for required budget activity is to be carried under the appropriate "1990" objective.

Commercial Incentives Loans (CH2000)

Project Description: To continue the 3rd Round Commercial Incentives Loans Program to fund a total of 15 grants (of up to $25,000) and diminishing loans (of up to $125,000) per property owner and/or tenant on a dollar-for-dollar matching basis, to fund facade and signage improvements and building rehabilitation, including expansion of existing structures or new construction in the Chinatown commercial core. This program is creating approximately 18.2 person years of construction jobs and 20 full time permanent jobs.
Developer: Property owners and tenants.
Project Cost: $3,000,000.
FY07 Milestones: To complete design review and monitor construction.
Redevelopment Goal: Address economic stagnation and disinvestments by eliminating blighting conditions, visually enhance the area and promote the economic well being of Chinatown.
Address: Chinatown commercial core.
Council District: 1.
PAC/CAC; Neighborhood Council: Chinatown Community Advisory Committee; Historic Cultural Neighborhood Council.
Funding Source: Chinatown Tax Increment; $1,500,000 matching funds from property owners and tenants.

Business Improvement Program (CH2010)

Project Description: To improve the visual attractiveness of businesses along the off grid streets by simplifying signage and improving facades. The Chinatown community grew up over a period of several decades. There are many different size buildings, storefronts with varying architecture and years of construction. Over time there have been many different stores and the building signage and facades have become worn and confusing. This Objective looks to help clean the look of the buildings and assist in the improvement of the facades. The goal would be to create an attractive pedestrian experience adjacent to the Gold Line Station as well as a linkage between sections of the community.
Developer: Property Owners and Tenants.
Project Cost: $588,000.
FY07 Milestones: Identify and negotiate with one or more local non-profit entities to enter into a Letter of Agreement to provide the improvements.
Redevelopment Goal: Address economic stagnation and disinvestments by eliminating blighting conditions, visually enhance the area and promote the economic well being of Chinatown.
Address: Historic Chinatown Business District.
Council District: 1.
PAC/CAC; Neighborhood Council: Chinatown Community Advisory Committee; Historic Cultural Neighborhood Council.
Funding Source: Chinatown Tax Increments.

Bamboo Plaza Public Parking Garage (CH2050)

Project Description: Operate and maintain the Agency owned 420 space public parking structure. Since FY86, the Agency has sought ways to provide affordable public parking to the area as a means of economic revitalization. In October 1987, the Agency entered into an Owner Participation Agreement (OPA) with Jack and Betty Lee (JBL) for the development of a public parking facility. The Lees owned the land and privately financed the retail component of this development. The Agency owns the parking structure and provided $4,500,000 for its design and construction. On May 15, 1989, the Agency entered into a 30-year Air Space Lease with JBL. The Agency paid $100,000 annually for the first five years, followed by annual rental increases between 3% to 6% according to the Consumer Price Index and pays the operator and certain maintenance costs. Every 5 years, the Agency selects a parking operator. In FY04, a new parking contractor selection process was initiated. No additional construction and permanent jobs will be created through this ongoing project.
Developer: Central Parking System, parking operator under contract with the Agency.
Project Cost: Approximately $500,000 per year in lease and operating costs.
FY07 Milestones: Complete selection and maintain oversight of new parking contractor, make annual air space lease quarterly payments, share in common area expenses, and work with building owner to improve building.
Redevelopment Goal: Provide safe and secure parking at affordable rates. Provide a pedestrian and vehicular circulation system coordinated with land uses and densities and adequate enough to accommodate traffic; to encourage the expansion and improvement of public transportation services.
Address: 988 North Hill Street.
Council District: 1.
PAC/CAC; Neighborhood Council: Chinatown Community Advisory Committee; Historic Cultural Neighborhood Council.
Funding Source: Income from Parking Structure.

Façade Improvement Program (CH2300)

Project Description: Improvement of business facades including relighting of original neon and signs for the businesses within one designated block in Chinatown. Design will be undertaken by one architectural firm and improvements will be constructed by one contracting team.
Developer: Property owners/tenants.
Project Cost: $500,000.
FY07 Milestones: Design program, obtain approvals, and select architectural firm for the design of façade improvements.
Redevelopment Goal: Improve the economic viability of businesses.
Address: Commercial core.
Council District: 1.
PAC/CAC; Neighborhood Council: Chinatown Community Advisory Committee; Historic Cultural Neighborhood Council.
Funding Source: Chinatown Tax Increment.

Blossom Plaza (CH3120)

Project Description: Facilitate the development of a cultural plaza as part of an Intermodal Facility comprised of a public parking facility and pedestrian linkage to the Chinatown Gold Line Station, As a Metro station intermodal joint development project, a key component will include a 617-space subterranean public parking garage. Blossom Plaza will be a multi-story complex, including 223 residential condominiums over approximately 40,000 sq. ft. of commercial space, and a 27,000 sq. ft. outdoor community and cultural plaza that will promote tourism and stimulate business for the Project Area. The Intermodal facility will be developed by the City of Los Angeles in conjunction with the CRA. This project will create 467 person years of construction jobs and 100 full time permanent jobs.

Developer: Bond Chinatown Ventures LLC, developer for the mixed-use retail and housing component.

Project Cost: $80,000,000 ($1,215,400 Agency funds plus other public and private financial resources to be determined based on project scope). The cost of the parking facility is $15 million.

FY07 Milestones: Complete negotiation and begin construction.

Redevelopment Goal: Encourage the preservation and the enhancement of the varied and distinctive character of the community, and promote the development of the community as a cultural center.

Address: 900 North Broadway (former Little Joe's site adjacent to the Gold Line Station).

Council District: 1.

PAC/CAC; Neighborhood Council: Chinatown Community Advisory Committee; Historic Cultural Neighborhood Council.

Funding Source: Community Development Block Grant, Los Angeles Department of Transportation, Federal Transportation Agency, Parking Revenue, City of Los Angeles bond proceeds, community fundraising.

Chinatown Linkages (CH3200)

Project Description: Proposed improvements include streetscape enhancement throughout the Chinatown commercial core, including enhanced crosswalks at signalized intersections, street trees, street furniture, street and pedestrian lights, enhanced sidewalks, and other amenities, plus street reconstruction, diagonal parking and sidewalk widening on select street segments.

Developer: CD1, Bureau of Street Services and various City Departments.

Project Costs: $3,500,000.

FY07 Milestones: To conclude community participation process, begin survey work / preliminary design, and complete construction.

Redevelopment Goal: Improve vehicular circulation and pedestrian safety. Improve the visual environment of the community and strengthen its image and identity.

Address. Primarily Ord, Alpine, and College Streets between Yale and Alameda Streets.

Council District: 1.

PAC/CAC; Neighborhood Council: Chinatown Community Advisory Committee; Historic Cultural Neighborhood Council.

Funding Source: Private funding.

Chinatown / North Industrial Master Plan (CH6000)

Project Description: To develop a master plan for the transit oriented district surrounding the Goldline station, including adjacent commercial corridors, historic Chinatown and the adjacent industrial area. The Master Plan is intended to guide and facilitate community economic development with emphasis on transit and a pedestrian-oriented district that achieves state's and city's multiple goals of improved air quality, improved working and living environments, open space, brownfileds clean up, community economic revitalization, job creation, new mixed use housing developments and adaptive reuse of older existing structures and industrial properties.
Developer: To be determined.
Project Cost: $500,000.
FY07 Milestones: To begin working with City staff, community and consultants to develop the Master Plan.
Redevelopment Goal: To achieve an environment reflecting a high level of concern for architectural, landscape, economic and urban design principles appropriate to the objectives of the Redevelopment Plan.
Address: Chinatown Project area and adjacent Industrial area.
Council District: 1.
PAC/CAC; Neighborhood Council: Chinatown Community Advisory Committee; Historic Cultural Neighborhood Council.
Funding Source: Chinatown Tax Increment.

Response to Development Opportunities (CH6990)

Project Description: In order to carry out Redevelopment Plan objectives and to insure conformance with appropriate municipal building and planning requirements, staff reviews all permit applications for CEQA clearance as well as reviewing and responding to development proposals. Funds are reserved to respond to developer requests, review permit applications, conduct analyses of planning, financial, real estate and environmental issues related to such proposals, and monitor projects which do not require Agency agreements. This object also includes litigation that is brought against the CRA and the City in relation to projects that have not been approved.
Developer: Various.
Project Cost: $350,000.
FY07 Milestones: This is an ongoing objective to meet the requirements of the Redevelopment Plan.
Redevelopment Goal: Control unplanned growth by guiding new development to meet the needs of the community as reflected in this Redevelopment Plan and the Annual Work Program.
Address: Project wide.
Council District: 1.
PAC/CAC; Neighborhood Council: Chinatown Community Advisory Committee; Historic Cultural Neighborhood Council.
Funding Source: Chinatown Tax Increment.

Project Financing (CH9330)

Staff will administer the Project's financial resources and expenditures, including short and long-term financial planning; issuance, administration and repayment of any debt service obligations; analysis of financing alternatives; and cash management.

CAC/Citizens Participation (CH9910)

This objective allocates resources and staffing necessary for the functioning of the Chinatown Community Advisory Committee (CCAC). Agency support includes providing secretarial and community affairs support, mass mailing public notices, materials, public relations/marketing materials, translations both verbal and written, annual appreciation events, and staff support for the CCAC and its sub-committees. The Council office appoints the CCAC.

Project General (CH9990)

Agency staff, administration of the Project's ongoing activities, Plan amendment legal challenge, bilingual community outreach efforts beyond that provided to the CCAC, providing public information, responding to inquiries, meeting public notification requirements, legal services, community events, marketing and promotional efforts. Due to the uncertainty of the Chinatown funding availability, during FY05 this includes the majority of staff time allocated to Chinatown.

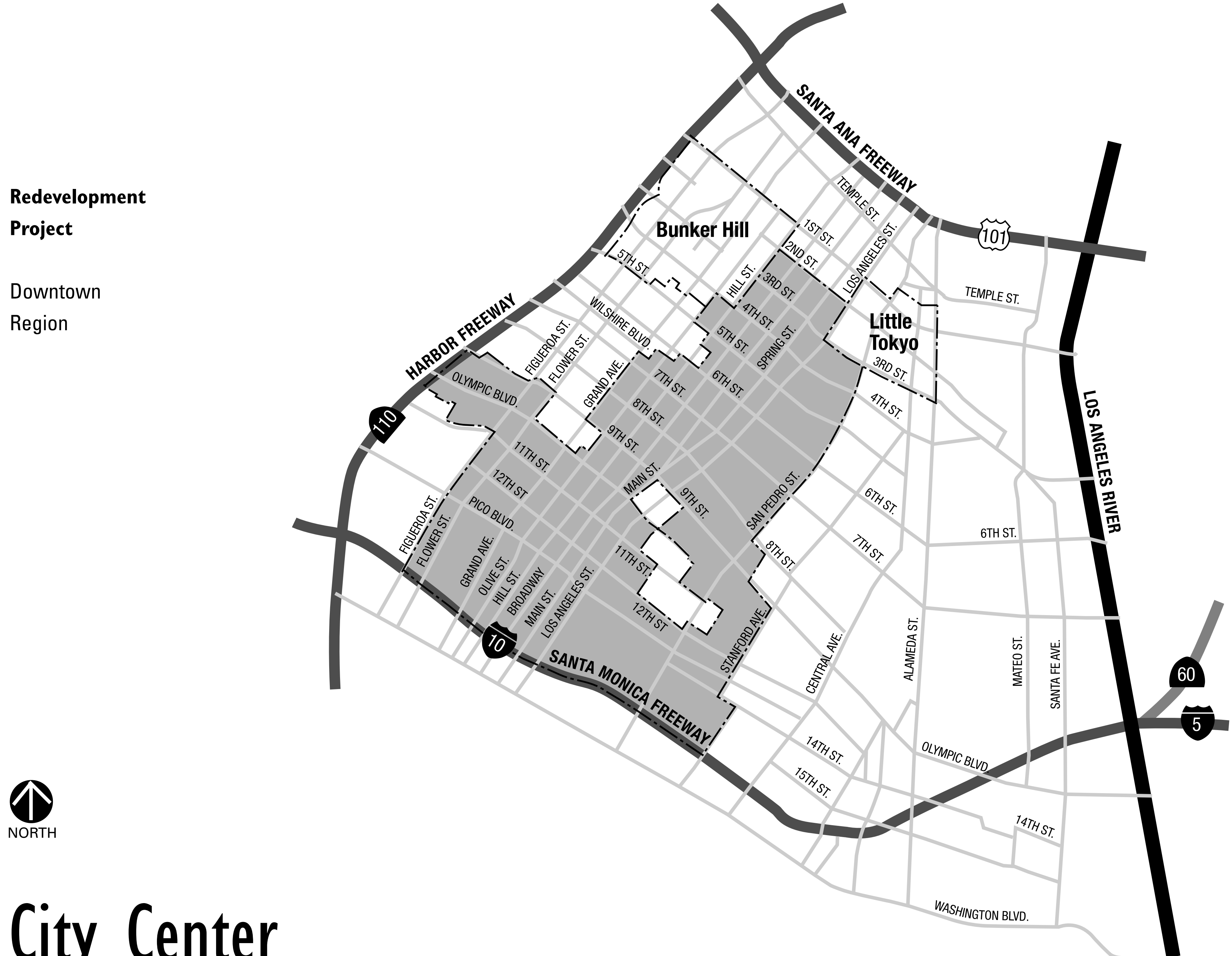
CITY CENTER REDEVELOPMENT PROJECT

Project Information Sheet

Area	879.5 acres
Council District(s)	9
Date of Adoption	May 15, 2002
Date(s) of Amendment(s)	None
Project End Date	May 15, 2032
Eminent Domain Expires	May 15, 2014
Tax Increment Cap	N/A
Tax Increment Received Through FY05	N/A
Balance to Reach Cap	N/A
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	May 15, 2047
Maximum Bonded Indebtedness	$1,099,000,000
Debt Establishment Time Limit	May 15, 2022

Redevelopment Project

Downtown Region



City Center

CITY CENTER REDEVELOPMENT PROJECT

Summary

The City Council established the City Center Redevelopment Project on May 15, 2002. The 879 acre project is generally bounded by Second and Third Streets to the north; San Pedro Street, Stanford Avenue and Griffith Avenue to the east; I-10 Freeway to the south; and Figueroa Street and the I-110 Freeway to the west. The project area incorporates three major sub-areas within the downtown Los Angeles area. These include: the Historic Downtown Sub-area; South Park Sub-area; and the City Markets Sub-area. The project area is comprised of portions of the former Central Business District (CBD) Redevelopment Project area, which was amended on May 1, 2002 allowing these areas to become part of the City Center Project Area as well as additional areas. The Amended Central Business District Redevelopment Project area, consisting of remaining portions of that Project, is carried in this budget under “Central Business District”. Several objectives listed here are objectives that were initiated under the CBD Project and have been carried over into City Center.

Background

The City Council and the Agency Board of Commissioners established the City Center Redevelopment Project on May 8, 2002. A number of the objectives listed here are objectives that were initiated under the CBD Project and are now being implemented under City Center.

Section 33352 (c) of the Community Redevelopment Law of the State of California ("CRL") requires that every redevelopment plan submitted by the Agency to the City Council be accompanied by an implementation plan which describes the specific goals and objectives of the Agency for the proposed Project Area, the specific projects proposed by the Agency, including a program of actions and expenditures proposed to be made within the first five years of the plan, and a description of how these projects will improve or alleviate the physical and economic conditions causing blight found within the Project Area ("Implementation Plan").

A five-year work program was established by the Project Area Committee to address the wide variety of blight in the project area. Several new objectives are being initiated in FY07 to address issues of importance. A number of the work objectives listed here were initiated in the CBD Redevelopment Project and are being funded with a Finding of Benefit for that Project Area. The City Center Redevelopment Project area is not expected to generate tax increment resources until settlement of litigation brought against the Redevelopment Plan is resolved.

Although progress has been made toward eliminating blight in the former CBD Project Area, recent surveys indicate significant blight remained in the areas incorporated into the new redevelopment project areas. Numerous old and obsolete structures, a lack of sites for business expansion and major new development, substandard and overcrowded housing, a shortage of affordable housing, small and oddly shaped parcels, complex and sometimes absent ownership entities that complicate or stifle revitalization and redevelopment of the area, and other conditions of blight prevail.

Condition at Time of Adoption

Historic Downtown Sub-area – The Historic Downtown Sub-area includes major portions of Main Street, Spring Street and Broadway. The portions of these streets between First Street and Eighth Street were developed as the City's original downtown. Many of the buildings along these streets were constructed between 1900 and 1930, when Spring Street housed many of the banking and financial institutions in Los Angeles and Broadway was a main shopping destination. However, by the 1970's, retail activity had declined in the area, as major retailers had followed area residents to the suburbs. Similarly, the financial core of the City began to migrate to the west with the development of modern high-rise office buildings. Business activity has also become more dispersed throughout the greater Los Angeles Area. As a result, business activity in the area declined and vacancies soared, especially in the older office buildings, including ground floor space previously devoted to banking or to retail uses. Due to the high cost of retrofitting the buildings to comply with modern building standards, along with a low demand for the space, many of the upper floors of buildings stood vacant for many years. Broadway evolved into a major Latino discount shopping district, with a relatively low vacancy rate for the ground floor retail space along the street. However, Broadway has been negatively impacted by the problems associated with crime and the presence of a large of homeless population. As a result, many former patrons are now shopping in suburban communities with strong Latino shopping districts such as Huntington Park, Whittier and Montebello.

South Park Sub-area – The South Park Sub-area has a mix of multi-family residential, commercial, industrial and semi-public uses. Major landmark buildings and uses include the California Hospital Medical Center, and the multi-story SBC (formerly Transamerica) office complex. There are also a large number of low-density commercial and industrial properties and parking lots. The South Park area is generally considered an inferior location in Downtown and less desirable locations for businesses associated with the Fashion District located to the east. As a result, the area exhibits high building vacancies and low levels of business activity relative to other parts of Downtown. Property sales prices in the area are also generally lower than those for the City as a whole.

The City Markets Sub-area – At the turn of the century, the area east of what later would become the Historic Downtown Sub-area included a mix of residential, commercial and industrial uses. A portion of this area gradually became a major industrial and manufacturing core, with convenient access to the major rail lines. The area also included a large number of residential hotels, which were ideal for the large number of single and transient workers employed by the railroads and other businesses. Over time, as the demand for industrial space grew, large manufacturers moved out of the area; smaller businesses that were less dependent upon railroad access moved to adjacent and competing cities. The City Markets Sub-area now houses a manufacturing and warehouse sector serving the garment, toy and flower industries. These businesses suffer from an adequate circulation system that can accommodate trucks; lack of available land for expansion; insufficient parking for employees and customers; and a negative image from the large transient and homeless population.

Key Accomplishments through June 30, 2006

2005-2006 Work Program Accomplishments

Objective		Status
CT1020	Grand Avenue Apartments	Completed construction.
CT1030	YWCA Urban Campus	Finalized design, financing and began construction on this 200 unit residential facility including childcare and classrooms for Jobs Corps students and their families.
CT1090	Downtown Housing Opportunities	Provided technical assistance for developers pursuing adaptive reuse projects in these areas. Initiated and continued discussion with City Planning Department on housing development code and Design Guidelines for Downtown.
CT2100	Museum of Neon Art	Continued financial assistance and search for alternative site.
CT2190	Metro Lofts	Monitored construction of 264 Units (20% affordable) new construction housing project.
CT3000	UCLA Building – Adaptive Reuse	Monitored construction of market rate, for-sale condominiums.
CT3020	Grand Hope Park	Continued financial assistance and management of Park.
CT3030	Venice-Hope Community Center	Continued site assemblage for community center and sought additional grant funding. Reconfigured the park to ensure its focus on young families. Worked with California Hospital on programs and activities for these sites.
CT3080	Staples Center	Began implementation activities for LA Live, including approval of the Convention Center Hotel.
CT4100	Broadway Sidewalks Reconstruction	Submitted applications to the MTA for Call for Projects for the third phase of this project. Worked with Department of Public Works to let contract to begin construction on Third and Broadway.
CT6990	Realignment of Venice Boulevard	Submitted applications to the MTA for 2003 Call for Projects. Looked at alignment and acquisition alternatives.
CT9990	Plan Adoption	Continued efforts to resolve litigation.

Specific Goals and Objectives of the Agency for the Project Area

The goals and objectives for the City Center Redevelopment Project are set forth in the Redevelopment Plan as follows:

- To assist in the development of Downtown as a major center in the Los Angeles metropolitan region, within the context of the Los Angeles General Plan as envisioned by the General Plan Framework, Concept Plan, Citywide Plan portions and the Central City Community Plan.
- To create a climate, which will prepare and allow the Central City to accept that share of regional growth and development which is appropriate, and which is economically and functionally attracted to it.
- To organize growth and development, reinforce viable functions, and facilitate the redevelopment, revitalization or rehabilitation of deteriorated or underutilized areas.
- To create a modern, efficient and balanced urban environment for people, including a full range of around-the-clock activities and uses such as recreation and housing.
- To create a symbol of pride and identity which gives Central City a strong image as a major center of the Los Angeles region.
- To facilitate the development of an integrated transportation system which will allow for efficient movement of people and goods into, through and out of the Central City.
- To achieve excellence in design, based on how the Central City is to be used by people, giving emphasis to parks, green spaces, street trees, and places designed for walking and sitting.
- To preserve key landmarks, which highlight the history and unique character of the City, blending old and new in an aesthetic realization of change or growth with distinction, and facilitating the adaptive reuse of structures of architectural, historic or cultural merit.
- To provide a full range of employment opportunities for persons of all income levels.
- To provide high and medium density housing close to employment and available to all ethnic, social and economic groups, and to make an appropriate share of the City's low- and moderate-income housing available to residents of the area.
- To provide the public services and facilities necessary to the solution of the various social, medical and economic problems of Central City residents, especially the Skid Row population
-
- To establish an atmosphere of cooperation among business, special interest groups and public agencies in the implementation of this Plan.
- To support an encourage the development of social services with special consideration given to participating in projects involving community-based organizations that serve runaways, the homeless and senior citizens, and provide child care services and other social services.

Five Year Goals

- Expand retail opportunities on Seventh Street and remediate blighted buildings.
- Apply the Adaptive Reuse Ordinance to the conversion of a minimum of five buildings to live/work housing (primarily in the Historic Core).
- Facilitate the rehabilitation of significant historic properties.
- Secure additional sites and solicit proposals for future housing development in South Park.
- Complete Broadway Streetscape construction.
- Assist community based efforts to eliminate undesirable and incompatible uses in City Markets.
- Monitor and facilitate the redevelopment of the St. Vibiana's site.
- Complete construction of the Venice/Hope Community Center.
- Develop a master plan for the California Hospital Expansion.
- Develop and begin to implement acquisition master plan to assist additional expansion of Eisner Pediatric Medical Center.
- Assist in the implementation of the Staples Center Master Plan, which includes the construction of a Convention Center Hotel.
- Implement a streamlined downtown development code for new housing construction.
- Implement programs that address the needs of the homeless population.
- Pursue opportunities for the development of additional open space downtown.
- Initiate efforts to develop educational facilities to serve the growing downtown residential population, including the YWCA Job Corps and both public and charter elementary and secondary school options.

Project Objective Activity Descriptions

Downtown YWCA/LA Jobs Corp Program (CT1030)

Project Description: This project will provide housing and supportive services for participants in the YWCA's Job Corps program, a school-to-work program that gives low-income youth a chance at a fresh start. In addition to academic and skill development, Job Corps program participants receive room and board, medical and dental care, counseling services, job placement assistance, post-graduation support services, and child care services.
Developer: YWCA of Greater Los Angeles.
Project: $25,000,000.
FY07 Milestone: Assist with the construction of new housing for program participants; monitor construction. Seek EDA funding for Phase II of the project.
Redevelopment Goal: To provide housing, job training and placement opportunities for Project Area's low income residents.
Address: Block bounded by Olympic Boulevard, Broadway, Hill and 11^{th} Streets.
Council District: 9
Neighborhood Council: City Center Project Area Committee; Downtown Los Angeles Neighborhood Council.
Funding Source: Housing Trust Fund; Staples Housing Trust Fund.

901 S. Broadway Apartments (CT1040)

Project Description: This project will provide 17 units affordable to families at 50% Median Income and 65 market rate units through the adaptive re-use of a largely vacant office and warehouse building. This development resulted 287 construction jobs and 4 permanent jobs.
Developer: 901 S. Broadway L. P., whose General Partner is Vista Affordable Housing Corp.
Project Costs: $15,400,905 (Tax Exempt Bonds - $9,736,400; Tax Credit Equity - $2,200,000; LAHD - $2,100,617; Deferred Developer. Fees - $663,888; Agency - $700,000).
FY07 Milestones: Obtain HUD approval, terminate project to allow another developer to complete project.
Redevelopment Goal: Facilitate the rehabilitation of significant historic properties
Address: 901 S. Broadway.
Council District: 9
Neighborhood Council: City Center Project Area Committee; Downtown Los Angeles Neighborhood Council.
Funding Source: Housing Trust Fund.

Downtown Housing Opportunities (CT1090)

Project Description: The Agency has historically acquired property, or assisted others in acquiring property, on which it has facilitated the development of housing and related neighborhood services. In keeping with a major goal for the City Center Redevelopment Plan of creating a balanced residential community, continued acquisition of property is required.
Developer: Unknown.
Project Cost: $75,000,000 (not funded).
FY07 Milestone: Continue working with property owners to initiate, undertake and complete a variety of housing opportunities.
Redevelopment Goal: To provide high and medium density housing close to employment and available to all ethnic, social and economic groups and to make an appropriate share of the City's low and moderate income housing available to residents of the area.
Address: Various.
Council District: 9, 14.
Neighborhood Council: City Center Project Area Committee and Downtown Los Angeles Neighborhood Council.
Funding Sources: Housing Trust Fund.

Morrison Hotel (CT1100)

Project Description: The Morrison Hotel is a 111 unit guest room apartment building that is currently in disrepair. The owners have failed to maintain the development and are currently requesting authorization to rehabilitate the development into a 63 unit apartment hotel. Improvements to the 1914 building need to be done, but the proposed renovations would cause the dislocation of the very low income tenants. This objective is to look at alternatives for funding, acquisition, repair, and replacement of these critical low income units.
Project Cost: $14 million (not funded).
FY07 Milestone: Access alternatives to proposed rehabilitation, seek funding and determine agency/city actions.
Redevelopment Goal: To preserve clean, safe housing for low income individuals providing a choice of housing opportunities in the City Center.
Address: 1246 S. Hope Street.
Council District: 9.
Neighborhood Council: City Center Project Area Committee and Downtown Los Angeles Neighborhood Council.
Funding Source: Housing Trust Fund and other funds not yet identified.

Olympic and City House (CT1200)

Project Description: The Olympic and City House is a two phased project comprising 324 condominium units with 13,000 square feet of ground floor retail. Designed in the beaux arts style the developers are requesting a Transfer of Floor Area to increase the density allowed on the site.
Project Cost: $645 million
FY07 Milestone: Obtain approval of Owner Participation Agreement, design, and begin construction.
Redevelopment Goal: To create a modern, efficient and balanced urban environment for people, including a full range of around-the-clock activities and uses such as recreation and housing
Address: Olympic Boulevard and Grand Boulevard.
Council District: 9.
Neighborhood Council: City Center Project Area Committee and Downtown Los Angeles Neighborhood Council.
Funding Source: Private.

Homeless Reduction Program (CT2000)

Project Description: The Agency is committed to assisting homeless individuals find shelter and appropriate social services, which will eventually lead to a life of self-respect and independence. This objective will provide funds, subject to the resolution of litigation challenging the validity of the City Center Redevelopment Plan, to explore program and facility needs and options to more effectively serve this segment of the Downtown population.
Developer: Unknown.
Project Costs: $150,000,000 over life of project (not funded).
FY07 Milestones: Work with Bring Home LA to develop approaches and programs to assist homeless population find permanent housing and services.
Redevelopment Goal: To provide the public services, supportive housing and facilities necessary to address the needs of the various social, medical and economic problems of Central City residents, especially the Skid Row population; to develop programs that serve the needs of the homeless community and the conflicts that occasionally arise between business and property owners and the homeless community.
Address: Project Wide.
Council District: 9,14
Neighborhood Council: City Center Project Area Committee and Downtown Los Angeles Neighborhood Council.
Funding Source: Housing Trust Fund.

Historic Core Entertainment District (CT2020)

Project Description: The Agency is committed to finding new uses for Broadway's historic theaters. The goal of the Entertainment District, a program initiated by the Mayor's Office, Office of Council District 14 and the Los Angeles Conservancy, is to renovate and convert former cinema theaters into modern entertainment venues. Agency staff will assist this effort by identifying potential users, sources of funding and spearhead the construction of public parking. These actions will result the reuse of historic buildings as well as Development of entertainment related uses throughout the Historic Core.
Developer: Various.
Project Cost: $40,000,000 (not funded).
FY07 Milestones: Review and approve building permits for the historic buildings; assist with the business attraction program, and develop parking plan and seek funding for pedestrian and parking improvements.
Redevelopment Goal: To preserve key landmarks, which highlight the history and unique character of the City, blending old and new in an aesthetic realization of change or growth with distinction, and facilitating the adaptive reuse of structures of architectural, historic or cultural merit.
Address: Broadway between 3rd Street and 9th Street.
Council District: 14.
Neighborhood Council: City Center Project Area Committee and Downtown Los Angeles Neighborhood Council.
Funding Source: Program Income and other sources to be determined.

Broadway Spring Center (CT2030)

Project Description: Broadway Spring Center was completed in the fall of 1989, and provides off-street parking for the Ronald Reagan and Junipero Serra State Office Buildings and for customers using nearby areas of Broadway. Under an agreement with the State of California, the Agency leases parking spaces on a monthly basis, which are subleased to the State for employee parking. Revisions to the development agreement will permit residential development on a portion of the site used for surface parking and modified the calculation of costs and the distribution of revenues. This mixed-use development is comprised of 1,274 parking spaces and ground floor commercial space; potential second phase expansion on adjacent parcel that could include housing.
Developer: Broadway Spring Center.
Project Cost: $150,000 annual parking obligation.
FY07 Milestones: Paying for State parking, requesting reimbursement and monitoring operations, and pursuing the phase two development. Additionally activities include the negotiation of Parking Covenants for the benefit of adjacent adaptive reuse housing projects. Complete Implementation Agreement regarding LA Garage.
Redevelopment Goal: Bolster economic revitalization of the Historic Core area.
Address: Block bounded by Broadway, Third, Fourth and Spring Streets.
Council District: 14.
Neighborhood Council: City Center Project Area Committee and Downtown Los Angeles Neighborhood Council.
Funding Source: State of California parking fees; General Revenue. Phase 2 development will be privately funded.

Grand Central Square (CT2070)

Project Description: Rehabilitation of historic market, conversion of upper floors of two buildings into 121 residential units, conversion of one into 30,000 SF of office space, 500 space garage. In May 1994, the Agency issued tax-exempt bonds in the amount of $42.2 million for the $70 million project.
Developer: Grand Central Square, LTD.
Project Cost: $980,000 annual debt reserve (total annual debt service: $1.7 million; CRA's portion which is included in Bunker Hill debt service - $980,000; MTA's portion - $720,000); labor and annual additional obligation to administer bonds.
FY07 Milestone: Administering and monitoring for compliance of various agreements related to the bond issuance (e.g., Trust Agreement, Operating Agreement, Cooperation Agreement, etc.) among MTA, Bank of America, the developer and Agency
Redevelopment Goal: The renovation and preservation of historic buildings, economic development and housing for mixed income levels.
Address: Northern end of the block bounded by Third, Broadway, Hill and Fourth Streets.
Council District: 14.
Neighborhood Council: City Center PAC, Downtown Los Angeles Neighborhood Council.
Funding Source: Bunker Hill Program Income.

Historic Core Revitalization (CT2080)

Project Description: The Historic Core contains several large concentrations of vacant or underutilized buildings that are architecturally, historically or culturally significant. Broadway and Spring Street are two designated National Register Historic Districts. Activities include assisting with implementation of the Business Improvement Districts; identifying funds for improvement to the pedestrian environment and for attracting alternative ground floor uses; and assisting building owners with securing funds for the renovation of historic buildings. This objective provides for Agency staff assistance for development of specific projects that revitalize the Historic Core area. It is anticipated that the Agency will fund 6 storefront facades, creating 5 full time construction jobs during the year. It is unknown how many jobs this will create, but will assist in attracting new businesses into the vacant stores.
Developer: Various.
Project Cost: $30,000,000 (not funded).
FY07 Milestones: Work with developers of historic buildings on conversions to loft-style or live/work housing, along with assisting in the provision of off-street parking for commercial and residential uses.
Redevelopment Goal: Renovation and rehabilitation of vacant, underutilized historic buildings through adaptive reuse to promote new activity to stimulate retail, economic and housing activities in the Historic Core area.
Address: Broadway, Main and Spring Streets generally bounded by First and Eighth Streets.
Council District: 9, 14.
Neighborhood Council: City Center PAC; Downtown Los Angeles Neighborhood Council.
Funding Source: Bunker Hill Program Income; CDBG.

Museum of Neon Art (CT2100)

Project Description: The Agency provided assistance for a five-year period in the form of a forgivable grant for the continued operation of the Museum of Neon Art (MONA) in South Park. A tenant improvement loan was provided in 1996 for the construction of the tenant space. During FY01, the Agency amended the grant agreement increasing the amount of the grant from $125,000 to $250,000 and extending the term by five years. The Agency will continue to provide technical assistance to MONA to identify and evaluate alternatives for securing a permanent home.
Developer: MONA.
Project Cost: $1.2 million loan to assist with the development of a permanent home (not funded).
FY07 Milestones: Identify a possible new home and explore as to viability and steps taken to move this proposition forward, including identifying funding for improvements required for this transition.
Redevelopment Goal: Providing cultural facilities in redevelopment project areas. Creating opportunities for underutilized properties.
Address: 501 W. Olympic Boulevard (ground floor of the Renaissance Apartment Building adjacent to Grand Hope Park).
Council District: 9
Neighborhood Council: City Center PAC; Downtown Los Angeles Neighborhood Council.
Funding Source: Downtown Cultural Trust Fund.

St. Vibiana (CT2120)

Project Description: The Archdiocese has entered into agreements with Gilmore Associates for the renovation and re-use of the former Cathedral and construction of new residential uses on the site, and with Little Tokyo Service Center for housing and a community gymnasium. Negotiations have taken place with Cal State Los Angeles for a Performing Arts School, with the City for LAPD motor pool and employee parking and the Little Tokyo Branch Library, which was opened in FY06.
Developer: Gilmore Associates.
Project Cost: $50,000,000, non-Agency sources ($5.5 million grant award from the State).
FY07 Milestones: Opening of Performing arts space. Begin construction on proposed 41 story residential tower.
Redevelopment Goal: Preservation of historic structures and adaptive reuse of existing facilities.
Address: Main Street between 2nd and 3rd Streets.
Council District: 9.
Neighborhood Council: City Center Project Area Committee and Little Tokyo Community Development Advisory Committee. Downtown Los Angeles Neighborhood Council and Historic Cultural Neighborhood Council.
Funding Source: State and City funding.

St. Vibiana/Little Tokyo Gym (CT2125)

Project Description: Adjacent to the former St. Vibiana Cathedral is currently a vacant site that will be used for both the development of parking for the proposed Police Department facility at 2nd and Spring Streets and the development of a gymnasium for the Little Tokyo community.
Developer: City of Los Angeles and Little Tokyo Service Center.
Project Costs: To be determined.
FY07 Milestones: Completion of Agreement between City and LTSC; approval of project design.
Redevelopment Goal: Provision of services for the benefit of all members of the downtown community.
Address: Main Street between 2nd and 3rd Streets.
Council District: 9.
Neighborhood Council: City Center Project Area Committee and Little Tokyo Community Development Advisory Committee. Downtown Los Angeles Neighborhood Council and Historic Cultural Neighborhood Council.
Funding Source: State and City funding.

Monitoring Various Agreements (CT2150)

Project Description: The Agency continues to have obligations with regard to previously executed development agreements include Grand Plaza, Skyline, Metropolitan Apartments, Hope Village, Renaissance Tower, Young Apartments, Maguire Thomas Peripheral Parking Garage, Parkside, Villa del Pueblo, Villa Esperanza, Hope Manor, Villa Flores, Eisner Center and Los Angeles Convention Center. This objective provides for staff time to address issues that may arise regarding these projects.
Developer: Various Developers.
Project Cost: Not applicable.
Redevelopment Purpose: Facilitate development activities that eliminate blight; maintenance of previously assisted development projects.
Address: Various locations throughout the Project Area.
Council District: 9, 14.
Neighborhood Council: City Center PAC; Downtown Los Angeles Neighborhood Council.
Funding Source: General Revenue; Program Income; Housing Trust Fund.

Metro Lofts (CT2190)

Project Description: Development of 264-unit, loft style residential building with tax exempt financing; 20% of the units will be made affordable for households with incomes at or below 50% of median income.
Developer: F.C. Metropolitan Lofts (Forest City Properties).
Project Cost: $53,000,000 (tax exempt bond issue, Agency land).
FY07 Milestones: Activities include monitoring leasing and installation of artwork.
Redevelopment Goal: Development of a mixed income residential community to serve the downtown workforce and to address the shortage of housing in the City of Los Angeles.
Address: Eleventh, Flower and Hope Streets.
Council District: 9.
Neighborhood Council: City Center PAC; Downtown Los Angeles Neighborhood Council.
Funding Source: Tax Exempt Multi Family Bonds.

Downtown Open Space Opportunities (CT2200)

Project Description: Identify and create opportunities for open space downtown.
Developer: To be determined.
Project Cost: $100,000,000 (unfounded).
FY07 Milestones: Identify sites, negotiate with developers to create specific open spaces adjacent to proposed projects.
Redevelopment Goal: To achieve excellence in design, based on how the Central City is to be used by people, giving emphasis to parks, green spaces, street trees, and places designed for walking and sitting.
Address: Throughout downtown.
Council District: 9, 14.
Neighborhood Council: City Center Project Area Committee; Downtown Los Angeles Neighborhood Council
Funding Source: N/A

Convention Center Hotel (CT2300)

Project Description: Development of a first class convention center hotel including convention center facilities and 1100 rooms. This development is designed to strengthen the Convention Center business.
Developer: Anschutz Entertainment Group.
Project Cost: $350,000,000 (private financing) $16 million (CRA program income).
FY07 Milestones: Complete financing and design.
Redevelopment Goal: To create a symbol of pride and identity which gives Central City a strong image as a major center of the Los Angeles region.
Address: Olympic Boulevard and Figueroa Street.
Council District: 9.
Neighborhood Council: City Center Project Area Committee; Downtown Los Angeles Neighborhood Council
Funding Source: CRA Program Income and private financing.

LA Sports and Entertainment District Master Plan Developments (CT2400)

Project Description: The development of the Master Plan area includes the Development of LA Live, Figueroa South (648 units) and Central (648 Units); Hanover (156units); FIDM apartments and expansion of school facilities, restaurants, movie theaters and other retail uses.
Developer: Various.
Project Cost: $335,000,000 (private financing).
FY07 Milestones: Monitor construction.
Redevelopment Goal: To create a symbol of pride and identity which gives Central City a strong image as a major center of the Los Angeles region.
Address: Figueroa Street and Olympic Boulevard.
Council District: 9.
Neighborhood Council: City Center Project Area Committee; Downtown Los Angeles Neighborhood Council
Funding Source: Private.

Pershing Square Center (CT2500)

Project Description: The Park Fifth Project is a mixed use residential project containing 2,000,000 square feet of development 1,000 condominiums and 50,000 square feet of retail, across from Pershing Square. This project was first approved in 1985. Now revived with new architecture and financing in place it is ready to begin implementation.
Developer: Park Fifth Associates
Project Cost: $1,300,000,000 (private financing).
FY07 Milestones: Complete environmental studies, Amended and Restated OPA, approve designs, begin construction.
Redevelopment Goal: Provision of a mixed income residential community.
Address: Fourth Hill, Fifth and Olive Streets.
Council District: 9.
Neighborhood Council: City Center Project Area Committee; Downtown Los Angeles Neighborhood Council
Funding Source: Private.

Grand Plaza (CT 2600)

Project Description: This multi phase project anticipates the development of housing and retail adjacent to the retail core of downtown.
Developer: Astani.
Project Cost: $235,000,000 (private financing).
FY07 Milestones: Approve environmental studies, OPA, designs and begin construction.
Redevelopment Goal: To provide high and medium density housing close to employment and available to all ethnic, social and economic groups, and to make an appropriate share of the City's low- and moderate-income housing available to residents of the area
Address: Grand Avenue and Eighth Street.
Council District: 9.
Neighborhood Council: City Center Project Area Committee; Downtown Los Angeles Neighborhood Council.
Funding Source: Private.

UCLA Building – Adaptive Reuse (CT3000)

Project Description: The first phase of development involves converting the former UCLA Extension building into 66 market rate condominiums. The building has been expanded with the construction of three floors built on top of the existing four-story building. The second phase will involve the construction of a new high-rise condominium project on the parking lot adjoining the UCLA building at the southwest corner of 11^{th} and Olive Streets with up to 75 units with parking to serve both phases of development creating 647 construction jobs and 4 permanent jobs.
Developer: Lee Group/CIM Group.
Project Cost: $35,000,000 (private financing).
FY07 Milestones: Monitor leasing.
Redevelopment Goal: Provision of a mixed income residential community.
Address: Eleventh and Olive Streets.
Council District: 9.
Neighborhood Council: City Center Project Area Committee; Downtown Los Angeles Neighborhood Council.
Funding Source: Private.

Grand/Hope Park (CT3020)

Project Description: Under the terms of a lease agreement with Grand Hope Park, Inc., the Agency is obligated to provide for long-term maintenance and operating cost shortfalls. These funds are generated from interest earned on a trust fund established by the Agency for Grand Hope Park, Inc., the non-profit organization responsible for the maintenance of the Park.
Developer: Grand Hope Park, Inc.
Project Cost: $1,109,500 (ongoing $40,000 annual obligation)
FY07 Milestone: Continued maintenance and management of Grand Hope Park.
Redevelopment Goal: Provision of open space to serve residents, employees and visitors in the redevelopment project area.
Address: Hope Street at Ninth Street.
Council District: 9.
Neighborhood Council: City Center PAC; Downtown Los Angeles Neighborhood Council.
Funding Source: South Park Open Space Fees and Grand Hope Park Trust Fund Income.

Venice & Hope Park (CT3025)

Project Description: The Agency acquired three parcels for the development of a park at the northwest corner of Hope Street and Venice Boulevard. Park construction was completed and the park opened in FY02. Improvements to the park were required to maintain its facilities for young families.
Developer: CRA.
Project Cost: $1,600,000.
FY07 Milestone: Transfer oversight of park to a non-Agency party such as California Hospital.
Redevelopment Purpose: Provision of open space and recreational activities.
Address: Venice Boulevard at Hope Street.
Council District: 9.
Neighborhood Council: City Center Project Area Committee; Downtown Los Angeles Neighborhood Council
Funding Source: Proposition K, Open Space fees, Program Income.

Venice & Hope Community Center (CT3030)

Project Description: The Agency acquired three parcels for the development of a recreation center at the southeast corner of Hope Street and Venice Boulevard. Construction of the Community Center is pending the completion of acquisition of adjacent parcels by the Agency and California Hospital Medical Center. Funding was awarded by the State Parks Department and Proposition K.
Developer: California Hospital Foundation and Hope Family Center.
Project Cost: $3,600,000.
FY07 Milestone: Complete Design of Recreation Center. Obtain Permits. Select Contractor. Begin Construction.
Redevelopment Purpose: Provision of open space and recreational activities.
Address: Venice Boulevard at Hope Street.
Council District: 9.
Neighborhood Council: City Center Project Area Committee; Downtown Los Angeles Neighborhood Council.
Funding Source: Proposition 40; Program Income; Quimby Fees; Private donations and grants.

South Park Elementary Charter School/Housing (CT3060)

Project Description: Development of a charter school to meet the needs of South Park residents is a key goal of fostering a mixed-income residential community. It is anticipated that the project will be developed through the formation of a Joint Powers Authority involving the Agency, Los Angeles Unified School District and the City of Los Angeles. The project will include affordable housing and joint use of recreational facilities and outdoor play areas by the school and residents in the community.
Developer: To be determined.
Project Cost: $100,000,000 (not funded).
FY07 Milestone: Create task force empowered to develop Charter School Concept. Take initial steps to locate site. Create Joint Powers Authority.
Context: Redevelopment Purpose: Provision of public facilities to a mixed income residential community.
Address: To be determined.
Council District: 9.
Neighborhood Council: City Center PAC; Downtown Los Angeles Neighborhood Council.
Funding Source: Undetermined.

L.A. Arena (CT3080)

Project Description: Development of the Los Angeles Sports and Entertainment District was designed to be a catalyst for the redevelopment of the South Park neighborhood. It began with the certification of the EIR for Staples Center in June 1997. In October 1997, the City Council approved the Disposition and Development Agreement between the LA Arena Co., the Agency and the City. In December 1997, the Agency initiated the acquisition of properties required for the project and began the process of relocating tenants. The Agency was also responsible for the relocation of the Los Angelitos Children's Center located at Eleventh and Georgia Streets. The construction of the Arena began in March 1998 and the Arena opened in October 1999. By March 1999, the Agency had completed the relocation of 130 low-income families and 34 businesses. During FY99, the Agency provided gap financing for two replacement housing projects, Hope Village Apartments on Agency-owned property in South Park and Grandview Nine in Pico Union. The Agency also completed the relocation of Los Angelitos Children's Center to Parkside Apartments, and provided funding for both an interim and the Bill Cruz Educational Center, a permanent companion childcare center in Pico Union, from project cost savings ($2.5 million). In FY02, the Agency and the City approved a master plan and EIR for the future development of the property acquired by the Agency for Staples Center, which will include the development of a convention center hotel with a 1,200 rooms supported by major entertainment, residential and retail uses. At the end of FY05 the City identified potential sources for approximately $100 million in public subsidy for the convention hotel. This project will result in 2 million construction jobs and 2500 permanent jobs.

Developer: Anchutz Entertainment Group as well as various site developers.

Project Cost: $1 billion.

FY07 Milestone: Complete design review for LA Live and Convention Center Hotel. Negotiate, approve design and entitlements for developments within Master Plan Area. Monitor construction of developments. Monitor compliance with agreements. .

Redevelopment Goal: Eliminate a major concentration of deteriorated structures and undesirable activity adjacent to the Los Angeles Convention Center; provide a major economic stimulus for additional commercial, residential and hotel development to support the Los Angeles Convention Center and plans for the Figueroa Corridor; support redevelopment efforts to create a mixed use community in South Park.

Address: Twenty three acres surrounding Eleventh and Figueroa Streets.

Council District: 9.

Neighborhood Council: City Center PAC; Downtown Los Angeles Neighborhood Council.

Funding Sources: Private: Tax Increment; local, federal funds.

Downtown Open Space Opportunities (CT3090)

Project Description: Create open space downtown to complement the live work environment and continue to provide a variety of opportunities for the residents of the area. This objective focuses on identifying sites for open space and/or creating open space within proposed developments that will serve the area.

Developer: To be determined.

Project Cost: To be determined.

FY07 Milestone: Select site to complement residential development within the South Park neighborhood; Identify potential sites throughout the downtown for future acquisition.

Redevelopment Goal: To create a modern, efficient and balanced urban environment for people including a full range of around the clock activities and uses such as recreation, sports, and entertainment.

Address: Project area.

Council District: 9, 14.

Neighborhood Council: City Center PAC and Downtown Los Angeles Neighborhood Council.

Funding: Private; grants; program income.

Downtown Visitor's Center (CT3100)

Project Description: Create an interactive Visitor's Center that provides information regarding mass transit, directions to restaurants; shopping and other points of interest. In late FY 06, funding was provided to LA, Inc. – The Conventions and Visitors Bureau (LA Inc.) for a public Internet kiosk adjacent to the Wilshire Grand Hotel and for a mobile Internet kiosk in partnership with the Downtown BID. The long term goal is to create an expanded Visitor Center by securing grant funding for the design and construction of a new facility at 7th and Figueroa.
Developer: Agency and LA, Inc. – The Conventions and Visitors Bureau.
Project Cost: $16,700.
FY07 Milestone: Monitor the installed Internet kiosks and seek MTA funding for visitor centers as provided under the 2005 reauthorized federal transportation Act.
Redevelopment Goal: Encourage visitor's downtown and assist in the movement of people throughout the downtown area.
Address: 7th and Figueroa Streets.
Council District: 9.
PAC/CAC; Neighborhood Council: City Center PAC and Downtown Los Angeles Neighborhood Council.
Funding: MTA Call for Projects.

Broadway Sidewalks Reconstruction (CT4100)

Project Description: This multi-phase infrastructure improvement project will repair deteriorated and dangerous public sidewalks and install new streetscape elements on Broadway between 2nd and 5th streets in Downtown Los Angeles. Phase I, which included Broadway from 4th to 5th streets, was completed at the end of FY04. Phase II, focusing on the Grand Central Market and Million Dollar Theatre area, has been fully funded and started construction in April 2006. Phase III of the project, encompassing the unfinished half-block on Broadway from 3rd to 4th Streets, is planned for redesign in FY 07 using funds contained in the reauthorization of the federal transportation program.. Staff is exploring funding opportunities for remaining portion of the sidewalk improvements from 2nd to 3rd Streets. Phase II is expected to create significant construction jobs related to sidewalk repair work.
Developer: Agency/City Department of Public Works.
Project Cost: $10,000,000.
FY07 Milestone: Complete construction for Phase II.
Redevelopment Goal: Improve public infrastructure and bolster economic revitalization of the Historic Core area; remove physical blight.
Address: Broadway between 2nd and 5th Streets.
Council District: 9 and 14.
PAC/CAC; Neighborhood Council: City Center PAC, Downtown Los Angeles Neighborhood Council.
Funding Source: Agency, MTA TE funds, Prop C match, CDBG.

Red Car Circulation Study (CT4200)

Project Description: The Phase 1 Feasibility Study reviewed the possibility for the resurrection of a Red Car trolley system within the downtown area. The purpose is to provide sufficient information to determine possible routes downtown, evaluate costs, benefits, feasibility of the trolley system as well as identify potential funding sources to enable a complete engineering and implementation program to proceed, if found feasible by the decision makers.
Developer: Red Car Advisory Group, Los Angeles Department of Transportation, and CRA.
Project Cost: $60 million to complete.
FY07 Milestone: Engage downtown stakeholders and the public in a discussion of the Phase 1 feasibility study and secure $500,000 in funds for continuation of work.
Redevelopment Goal: To create a balanced urban center that attracts investment, visitors and residents to a vibrant community, and create an integrated transportation system which will allow for the efficient movement of people through the Central City.
Address: Throughout downtown from Staples Center to Chinatown.
Council District, 1, 9, 14.
PAC/CAC; Neighborhood Council: City Center PAC; Chinatown Community Advisory Committee; Downtown Los Angeles Neighborhood Council; Historic Core and Downtown BID's.
Funding: Federal Economic Development Initiative and Bunker Hill Special Revenue Funds.

Pershing Square Public WiFi District (CT4300)

Project Description: CRA, in partnership with the Los Angeles Recreation and Parks and Recreation Department (RAP), Department of Water and Power (DWP), Bureau of Street Lighting (BSL), and the City of Los Angeles Information Technology Agency (ITA) launched the Pershing Square Public WiFi District in April 2005 branded as ExperienceLA WiFi Pershing Square. The purpose of this pilot project is to provide public WiFi access at Pershing Square for the benefit of downtown workers, residents, and visitors. CRA/LA in conjunction with its partners issued an RFP in FY 05 for the selection of a firm to install and operate Pershing Square Public WiFi 24/7. DWP will use this opportunity to understand whether tiered pricing can be supported along with the free service and to determine the viability of obtaining sponsorship income. RAP has indicated that they will cover the costs of operation after the first 2 years. CRA/LA plans to expand the coverage of the WiFi District in FY07 (see BH4960). CD 9 has asked that the knowledge and investment in Pershing Square be leveraged for the benefit of the Council District.
Developer: Verge Wireless (Installation and 24/7 operations, including the cost of bandwidth), DWP (backhaul to One Wilshire), and Civic Resource Group ("entry page" as part of its contract for ExperienceLA.com).
Project Cost: $75,000.
FY07 Milestones: On-going operations, marketing, and expansion of the Pershing Square Public WiFi District. Specific milestones are to:

(1) Coordinate with downtown stakeholders to market the Pershing Square Public WiFi District to increase usage.
(2) Secure sponsorship income and to work with the RAP City Attorney in developing a policy to accept advertising.
(3) Encourage RAP to offer additional supporting services at the Park to increase the number of people using the Park.
(4) Work with the City of LA ITA and CD 9 in identifying additional applications and expanding Pershing Square Public WiFi for the benefit of the Council District.

Redevelopment Goal: To promote awareness of, educate individuals on, and support investment and spending in redevelopment areas.
Address: Pershing Square (Hill, Olive, 5th and 6th Streets).
Council District: 9
PAC/CAC; Neighborhood Council: City Center PAC; Downtown Los Angeles Neighborhood Council.
Funding Sources: $25,000 Program Income; $25,000 for two-year contract with DWP for backhaul services. In-kind contributions from DWP for installation of the fiber infrastructure, and RAP and BSL for use of their facilities.

Planning and Development Guidelines (CT4400)

Project Description: Development of Design Guidelines for signage, housing and commercial development throughout the downtown area. The guidelines would include all requirements for a development downtown, available in one place.
Developer: Agency and LA, Planning Department.
Project Cost: To be determined.
FY07 Milestone: Adoption of Housing and Signage Design for Development and Guidelines by Agency and City.
Redevelopment Goal: To organize growth and development, reinforce viable functions, and facilitate the redevelopment, revitalization or rehabilitation of deteriorated or underutilized areas.
Address: Project wide.
Council District: 9, 14.
PAC/CAC; Neighborhood Council: City Center PAC and Downtown Los Angeles Neighborhood Council.
Funding: Tax Increment.

Fashion District Strategic Plan (CT6000)

Project Description: Development of a Strategic Plan for the Fashion District, that allows for the continued growth of the district addressing issues of parking, the movement of goods and services, the juxtaposition of the industry with encroaching residential development..
Developer: Agency.
Project Cost: To be determined.
FY07 Milestone: Initiate discussions with district representatives, hold planning charette.
Address: City Markets.
Council District: 9, 14.
PAC/CAC; Neighborhood Council: City Center PAC and Downtown Los Angeles Neighborhood Council.
Funding: Tax Increment.

Response to Development Opportunities (CT6990)

Project Description: This objective provides Agency technical assistance to property owners, developers and others regarding inquiries related to development opportunities in City Center, environmental clearance review, or permit reviews and approvals.
Developer: Various.
Project Cost: Approximately $400,000 annually.
Redevelopment Goal: Facilitation of development; elimination of blight.
Address: Project Wide.
Council District: 9
Neighborhood Council: PAC/CAC; Neighborhood Councils: City Center PAC; Downtown Los Angeles Neighborhood Council.
Funding Source: Tax Increment.

Project Financing (CT9330)

This objective provides for Agency staff to administer the Project's financial resources and expenditures, including short and long term financial planning; issuance, administration and repayment of debt service obligations; analysis of financing alternatives; and cash management.

Project General (CT9990)

This objective provides for miscellaneous technical, legal and administrative services needed for the operation of the project which are not covered by project objectives, including community outreach and community service subsidies.

CITY WIDE PROGRAMS

The following pages contain information for six Agency programs which are not linked to a specific redevelopment or revitalization project area.

Brownfields
Disaster Assistance
Feasibility Studies
Housing
Non-Housing

Many of these efforts, for example the Targeted Neighborhood Initiative Program, also contain a project area component. These project area components are included in the individual project area narratives and are not included in the City Wide Programs Budget Schedules or Narratives.

BROWNFIELDS REVITALIZATION PROGRAM

SUMMARY

Over the past nine years, the City has operated an interagency Brownfields Revitalization Program to develop City policies, strategies, and programs designed to help overcome the barriers associated with the redevelopment of “brownfields” in the City of Los Angeles. The City’s Brownfields Program provides professional expertise and funding to assist in removing physical and economic blight that cannot be alleviated by government or private sector action alone, and reinforces overall Agency efforts to engender economic development and private sector investments in vacant and under-utilized areas of the City. The City has been designated a National Brownfields Showcase Community in partnership with the federal government.

The primary goal of the Brownfields Program is to develop strategies that enable the redevelopment of brownfields throughout Los Angeles, particularly those in disadvantaged communities, and to incorporate these strategies into the City’s and Agency’s normal economic development, housing, and community revitalization processes. To fund the Brownfields Revitalization Fund (BRF), the City has allocated $8.052 million in CDBG funds over the past eight-years. The Brownfields Program has also been awarded 21 federal and state grants totaling over $13.9 million and over $73.9 million in project-specific Section 108 Guaranteed Loan funds to support Brownfields projects and programs throughout the City, primarily in Redevelopment Project Areas. These resources provide the necessary support to conduct environmental engineering assessments, remediation plans, community involvement programs, legal and project management support for site cleanup activities, and related development support for brownfields redevelopment activities on a wide range of brownfields sites. CDBG funds have also provided the matching funds for national and state brownfields economic development and job training grants. A key strategy of the Program is to provide early decision-making information to public and private decision makers attempting to revitalize City brownfields sites where business expansion or redevelopment for housing and community-serving uses is being complicated by real or perceived environmental contamination.

The City’s Brownfields Program is a collaborative interdepartmental effort of the Mayor’s Office of Housing and Economic Development (MOHED), Community Redevelopment Agency (CRA), Environmental Affairs Department (EAD), Community Development Department (CDD), and the Office of the Chief Legislative Analyst (CLA). The Program is directed by the Brownfields Executive Team consisting of the Deputy Mayor for Housing and Economic Development, CRA Chief Executive Officer, General Manager of EAD and General Manager of CDD. A Brownfields Resource Team consisting of senior staff from the above organizations, the Office of the CLA, and Federal officials on loan from the US Environmental Protection Agency (EPA) and the US Army Corps of Engineers (ACOE) have provided the day-to-day operations of the Program.

FY 2006-2007 Proposed Work Program

- Provide direct on-call technical assistance to Agency project managers, Mayor's Office, Council Offices, City departments, and private and non-profit developers to address both general and site specific environmental concerns.

- Fund environmental remedial investigations and, in selected cases, conduct environmental cleanup of development sites.

- Provide staff and consultant services for environmental and predevelopment activities on the 20-acre former Crown Coach site in the Central Industrial Redevelopment Project Area.

- Provide staff and consultant services for environmental and predevelopment activities at the 208-acre Goodyear Tract industrial site in the Council District 9 Redevelopment Project area, including support for implementation of a Brownfields Economic Development Grant (BEDI) grant award and companion Section 108 Loan for three development sites in the Tract.

- Fund environmental due diligence activities at the Wilmington Industrial Park in the Los Angeles Harbor Redevelopment Project area, the Brownfields Program's third demonstration site, including support for implementation of a U.S. HUD Brownfields Economic Development (BEDI) grant award and companion Section 108 Loan for two development sites in the Park.

- Fund environmental due diligence activities on development sites using the Brownfields tools provided in the Polanco Redevelopment Act.

Background

"Brownfields" are abandoned, idled or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. Frequently these properties, once the source of jobs and economic benefits to the entire community, lie abandoned for fear of the contamination and the cleanup liability such conditions implies. Instead of reinvesting in the urban core, companies pass over these brownfields sites, where infrastructure and employment pools currently exist, and locate in the pristine "greenfields" outside the core cities. While business can relocate easily, communities cannot. Los Angeles, although perceived by some as a relatively "new" city, has seen tremendous losses of jobs and businesses from the inner city and a growing presence of brownfields typical of those found throughout the country.

Brownfields barriers to redevelopment include expensive remediation costs, liability issues, regulatory duplication and uncertainty, lack of remediation funding, financing uncertainty, and perceived risk of on-going post-remediation costs and liabilities. The result has been a continuing reluctance of the private sector throughout the country to commit to economic reinvestment in previously healthy industrial areas in inner-city neighborhoods. The brownfields problem is particularly complex in the City of Los Angeles because of the large geographic area of the City and the large number of vacant or under-utilized industrial sites, particularly in blighted or economically distressed areas of the City. If the City is to play an effective role in bringing about economic and physical revitalization in inner-city neighborhoods, it must develop effective methods of addressing the barriers to redeveloping brownfields sites, in concert with the private sector and neighborhood residents.

Key Accomplishments through June 30, 2006

- **National Brownfields Showcase Community Designation.** On March 17, 1998 the City of Los Angeles was selected as one of sixteen national Brownfields Showcase Communities. Under this designation the City has established active working relationships with federal agencies participating in the "Brownfields National Partnership Action Agenda", mutually seeking policy and programmatic initiatives to enhance the redevelopment of brownfields sites.

- **Brownfields Revitalization Fund.** Over the last seven years the Mayor and City Council have appropriated $8.052 million in City CDBG funds to finance City brownfields policy and program activities. Additional funds have been committed to the program through a U.S. EPA $400,000 grant, $10.2 million Brownfields Economic Development Initiative (BEDI) Grants and over $73.9 million in companion Section 108 Guaranteed Loans from the U.S. Department of Housing and Urban Development.

- **Brownfields Demonstration Site Program.** The Brownfields Revitalization Program applies Brownfields strategies to specific demonstration sites within the City. To date, three Brownfields Demonstration Sites have been designated by the City Council and Mayor: the former Crown Coach Site in the Alameda industrial corridor, the Goodyear Industrial Tract in South Los Angeles, and the Wilmington Industrial Tract in the Los Angeles Harbor area. The Agency has taken a purchase option for the development of the former Crown Coach Site and has completed environmental studies and received regulatory closure for the upper thirty feet of the site, allowing development to proceed while additional clean up is undertaken. An RFP for development of the site was issued and an Exclusive Right to Negotiate has been awarded to Alameda Produce Market, Inc. The Goodyear Tract has been awarded $1.7 million in Brownfields Economic Development Initiative (BEDI) grant funds and $10.4 million in companion Section 108 Loan Guarantee funds. The Wilmington Industrial Park has been designated as the third Demonstration Site with funding of $350,000 from the Brownfields Revitalization fund, a technical assistance grant from the U.S. Department of Commerce, Economic Development Administration and $1.2 million in BEDI grant and $9.0 million in companion Section 108 Loan funds. Two projects in the Wilmington Industrial Park will receive the BEDI grant and Section 108 Loan funds to assist in project remediation and development.

- **Brownfields Executive Team.** The Brownfields program is directed by an Executive Team consisting of the Deputy Mayor for Housing and Economic Development, the General Manager of the Environmental Affairs Department, the General Manager of the Community Development Department and the Chief Executive Officer of the Community Redevelopment Agency. A Brownfields Resource Team consisting of senior policy staff members from each entity support and staff the Executive Team. Representatives from the U.S. EPA assigned to the City under an Intergovernmental Personnel Act (IPA) Agreement provide program and engineering staff support to support the program (in previous years The U.S. Army Corps of Engineers has also provided a full-time engineering staff member to support the program under an IPA agreement). The Agency has been directed by City Council and the Mayor to act as fiscal agent and program manager for the Brownfields program. The Environmental Affairs Department coordinates the activities of the Brownfields Resource Team.

    - **Brownfields Minority Worker Training Program.** A grant for a Brownfields Minority Worker Training Program in Los Angeles is being implemented through a partnership between the Environmental Affairs Department, Mayor's Office of Housing and Economic Development, the United Brotherhood of Carpenters Health and Safety Fund of North America (UBC), the Hollywood Beautification Team, the Carpenters Educational and Training Institute, the Los Angeles Conservation Corps, Rio Hondo College, and the UCLA Institute of Industrial Relations. These groups are implementing a holistic approach to providing trainees with the skills and support they need to obtain and retain jobs at brownfields redevelopment sites in their communities. The partnership received a grant of $201,000 from the National Institute of Environmental Health Sciences for the first year of the program.

Five Year Goals

- The City's Brownfields program goals for the next five years will be to enhance the City's ability to reclaim under-utilized areas and reinforce other City efforts to return these areas to job-producing, productive uses. Through the selection of several demonstration sites, along with technical and program assistance for other brownfields sites, the City will strengthen partnerships with federal, State, and local agencies involved in environmental assessment and remediation activities and assist City economic development and community organizations to further understand the constraints and challenges presented by brownfields barriers. The ultimate goal is to develop a core of knowledge and expertise throughout City departments and agencies to address brownfields sites, and develop effective strategies to facilitate their return to productive economic use. The Brownfields Program will continue to play an active role in encouraging state and federal agencies to support brownfields programmatic and financial initiatives to revitalize inner-city properties.

- The following objectives are components of the City's Brownfields Revitalization Program, designed to develop the City's overall capacity to identify and apply brownfields fiscal, regulatory, and environmental remediation development tools and to apply them to specific development projects. The City is one of sixteen national Brownfields Showcase Communities.

Project Objective Activity Descriptions

Brownfields - Site Investigations and Assistance (CN3311)

Project Description: This objective will fund in-depth assessments of Brownfields site(s) that have been impacted by environmental concerns. Monies will be used to fund staff and consultant services as well as State regulatory oversight costs. This objective also provides for direct on-call technical assistance to Council Offices, the Mayor's Office of Housing and Economic Development, City departments, and private and non-profit developers to address both general and site specific environmental concerns. This assistance ranges from evaluating alternatives and developing strategies to directly funding consultants conducting site specific environmental due diligence activities. Polanco Redevelopment Act authorities are used where appropriate. Monies can be used to fund both consultant and staff activities.

Developer: Various.

Project Cost: Ongoing program.

FY07 Milestones: Continuation of work program for additional sites.

Redevelopment Goal: Elimination of blighting conditions and development of businesses and jobs through support to the revitalization of specific brownfields sites.

Address: Various.

Council District: Various.

PAC/CAC; Neighborhood Council: Various.

Funding Source: Brownfields Revitalization Fund (CDBG); US EPA grants.

Brownfields - Crown Coach Demonstration Site (CN3320)

Project Description: This objective funds staff and consultant services for a variety of environmental and predevelopment activities on this 26 acre site located near the intersection of Washington Boulevard and Santa Fe Avenue in the Central Industrial Redevelopment Project Area. The Agency holds a Purchase Option with the State of California for 20 of the 26 acres, the site of a former proposed State prison. The City's Brownfields Program has conducted comprehensive site-wide environmental investigations and completed limited soil removal, the first phase of a cleanup program preparing the site for new industrial development. A developer, Alameda Produce Market, Inc., has been selected through an RFP to construct a 1.25 million square foot, $80,000,000 industrial development. Remaining project activities include negotiation of a Development Agreement and preparation of a long-term environmental remediation plan to finish cleaning up remaining deep soil gas contamination below a depth of thirty feet. The deep soil gas remediation program will be integrated with the development construction and phasing. At the completion of all negotiations and CEQA processing, the Agency intends to exercise its Purchase Option and transfer the property to the selected Developer.

Developer: Alameda Produce Market, Inc.

Project Cost: Assessment and cleanup work complete; total development cost approximately $80 million.

FY07 Milestones: Installation of final deep-soil remediation system; design or shallow-soil building protective systems or building engineering controls; initiation of phase one construction (450,000 s.f.)

Redevelopment Goal: Elimination of blighting conditions and development of businesses and jobs through support to the revitalization of specific brownfields sites.

Address: Washington Boulevard and Santa Fe Avenue.

Council District: 14

PAC/CAC; Neighborhood Council: Central Industrial Citizen Advisory Committee; Downtown Los Angeles Neighborhood Council

Funding Source: Brownfields Revitalization Fund (CDBG); developer funds; State of California

Brownfields - Wilmington Industrial Tract Demonstration Site (CN3330)

Project Description: One of the goals of the City's Brownfields program is to apply brownfields strategies to real world sites where redevelopment has been negatively impacted due to environmental concerns. This objective will fund a variety of environmental due diligence activities in the Wilmington Industrial Park, the program's third demonstration site. The project has also received a technical assistance grant from the U.S. Department of Commerce, Economic Development Administration. Monies can be used to fund both consultant and staff activities. Two specific industrial expansion sites – Union Ice and American Soccer – are supported by this objective.
Developer: Union Ice, Inc.; American Soccer, Inc (proposed).
Project Cost: $1.2 million Brownfields Economic Development Initiative (BEDI) grant and $9,400,000 Section 108 Guaranteed Loan funds; $16 million private funds.
FY07 Milestones: Acquisition and remediation of project sites; initiation of construction.
Redevelopment Goal: Elimination of blighting conditions and development of businesses and jobs through support to the revitalization of specific brownfields sites.
Address: E Street between Sanford and McFarland Avenues, Wilmington Industrial Tract, Wilmington.
Council District: 15.
PAC/CAC; Neighborhood Council: Wilmington Industrial Park Advisory Committee; Wilmington Neighborhood Council
Funding Source: Brownfields Revitalization Fund (CDBG); Brownfields Economic Development Initiative (BEDI) grant and Section 108 Guaranteed Loan funds; private owner/developer funds.

Brownfields - Showcase Community Matching Funds (CN3351)

Project Description: This objective allows the City to leverage additional federal and state resources by providing monies for matching funds for grant funding from over 20 federal agencies participating in the Administration's National Brownfields Partnership and Showcase Community Initiative, as well as State of California Brownfields program funds.
Developer: Various.
Project Cost: Ongoing program.
FY07 Milestones: Continuation of work program for additional activities.
Redevelopment Goal: Elimination of blighting conditions and development of businesses and jobs through support to the revitalization of specific brownfields sites.
Address: Various.
Council District: Various.
PAC/CAC; Neighborhood Council: Various.
Funding Source: Brownfields Revitalization Fund (CDBG).

Brownfields – Policy and Program Development Tool Box (CN3361)

Project Description: This objective will fund the development of focused reference and outreach materials to enhance City staff and policy-makers' ability to address environmental impediments to redevelopment activities. These capacity building materials will be used to highlight the brownfields "lessons learned" locally and nationally and to illustrate the utility of these new approaches to advancing the City's economic development programs. Monies can be used for both consultant and staff assistance.
Developer: N/A.
Project Cost: Ongoing program.
Context: This objective is an on-going component of the City's Brownfields Revitalization Program, designed to develop the City's overall capacity to identify and apply brownfields fiscal, regulatory, and environmental remediation development tools and to apply them to specific development projects. The City is one of sixteen national Brownfields Showcase Communities.
Redevelopment Purpose: Elimination of blighting conditions and development of businesses and jobs through support to the revitalization of specific brownfields sites.
PAC/CAC; Neighborhood Council: Various.
Funding Source: Brownfields Revitalization Fund (CDBG).

Brownfields – 4th Demonstration Site: LA Design Center (CN3371)

Project Description: This objective funds staff and consultant services for a variety of environmental and predevelopment activities to assist in the expansion of the retail and manufacturing components of the LA Design Center, and to assist in brownfields assessments and strategic planning for additional sites in the surrounding industrial area.
Developer: Cisco Brothers.
Project Cost: \$1.05 million Brownfields Economic Development Initiative (BEDI) grant and \$6.5 million Section 108 Guaranteed Loan funds; \$23.3 million private funds.
FY07 Milestones: Acquisition and remediation of project site; initiation of construction.
Redevelopment Goal: Elimination of blighting conditions and development of businesses and jobs through support to the revitalization of specific brownfields sites.
Address: Western Avenue south of Slauson Avenue, and industrial parcels to west.
Council District: 8.
PAC/CAC; Neighborhood Council: Western Avenue CAC; Empowerment Congress Central Area Neighborhood Development Council
Funding Source: Brownfields Revitalization Fund (CDBG); Brownfields Economic Development Initiative (BEDI) grant and Section 108 Guaranteed Loan funds; private owner/developer funds.

Brownfields – Small Site Neighborhood Assessment Program (CN3381)

Project Description: This objective will provide brownfields site assessments and other program tools for smaller neighborhood-oriented brownfields sites such as former gas stations, small oil well sites and abandoned lots and, where appropriate, provide assistance with other City departments on planning for interim use until a long-term development is feasible.
Developer: Various.
Project Cost: Ongoing program.
FY07 Milestones: Continuation of work program for additional sites.
Redevelopment Goal: Elimination of blighting conditions and development of businesses and jobs through support to the revitalization of specific brownfields sites.
Address: Various.
Council District: Various.
PAC/CAC; Neighborhood Council: Various.
Funding Source: Brownfields Revitalization Fund (CDBG); US EPA grants; State of California grants.

Also see Project Objective **C92300, Goodyear Industrial Tract**, which is also a Brownfields Demonstration Site.

DISASTER ASSISTANCE
COMMERCIAL AND INDUSTRIAL EARTHQUAKE LOAN PROGRAM

CIERLP - Commercial/Industrial Earthquake Recovery Loan Program (DA2010)

Project Description: The Agency received approximately $26.2 million in special Block Grant funds from HUD to make loans for the rehabilitation or reconstruction of properties damaged in the Northridge Earthquake. This was a "high risk" program to assist applicants who did not have adequate insurance, and did not qualify for a SBA loan or any other assistance programs. The Agency provided 40 loans totaling $25.5 million under this program. One property, located at 5444 Crenshaw Boulevard, was bought by the Agency on December 2002 to avert the loss of the Agency's investment at risk of being lost through a foreclosure sale by the SBA, the lender in first position. Activities in FY05 related to loan closeouts, reporting to CDD quarterly status reports. The Agency originally planned to dispose of the 5444 Crenshaw property, once the building has been secured and various repairs completed. However, due to SBA irregularities in the sale of the property, the property has since reverted back to the original owner. Staff will still need to provide monitoring of the CIERLP Loan portfolio to provide assistance as needed on loan restructurings, servicing, subordinations, collections and miscellaneous issues as these arise.
Developer: N/A.
Project Cost: $102,400.
FY07 Milestones: On going monitoring of the Commercial and Industrial Earthquake Recovery Loan Program
Redevelopment Goal: This is a Citywide Earthquake Recovery Program not funded with Redevelopment Resources. The redevelopment purpose was to eliminate blight created by earthquake damage to commercial buildings, improve the health and safety of the community and create jobs for low-income residents of the area.
Address: Various.
Council District:.Various.
PAC/CAC; Neighborhood Council: N/A.
Funding Source: CRA Special Revenue.

FEASIBILITY STUDIES

Summary

At the direction of the City Council, the Agency evaluates the feasibility of adopting new redevelopment projects in specific communities within the City of Los Angeles, and initiates amendments to existing redevelopment projects to expand a project boundaries, extend the legal use of eminent domain or other limitations and controls, or extend the life of existing redevelopment plans. New project adoptions and amendments to existing redevelopment projects must meet the guidelines and requirements set forth in California Redevelopment Law for plan adoptions.

In addition, the Agency, through a series of studies initiated in FY03, is working to identify broad strategies to encourage new investment within project areas, especially those whose revenue generation is insufficient to implement meaningful work programs. Strategies include: land use and regulatory initiatives, exploration of new sources of funding to leverage tax increment resources, and broader opportunities for partnerships with the nonprofit and for-profit sectors. In FY07, the Agency, in consultation with policymakers and the community, will complete the examination of strategy recommendations initiated in prior years.

FY 2006-2007 Proposed Work Program

- Complete the analysis of options to implement Deficit Project Strategies Study initiated in FY03.
- Complete and begin to implement South Los Angeles Strategic Plan.
- Continue San Pedro Downtown Waterfront Study.
- Complete Artist District Redevelopment Study.
- Initiate Implementation of Resource Generation Strategies For Resource-Limited Project Areas.

Background – Plan Adoptions

The adoption of a new redevelopment project or the amendment of an existing redevelopment project is a multi-task effort requiring the preparation of several technical reports for review and consideration by the Agency, local and State authorities and City Council. Technical efforts and reports include project field surveys and documentation, public notifications, notifications to taxing entities, preparation of a Preliminary Report and a Final Report to City Council, and the preparation of an Environmental Impact Report. A project adoption or amendment is typically an eighteen-month process, and is generally concluded with a project redevelopment plan submitted for consideration and approval by the Agency Board of Commissioners, and a Joint Public Hearing/Meeting of the Agency and the City Council for adoption. During the plan adoption process, Agency staff members work with an appointed or community elected advisory group to identify issues and opportunities.

Conditions at Time of Adoption

N/A.

Key Accomplishments through June 30, 2006

Since 1994, in response to the 1992 Civil Disturbance and the 1994 Northridge Earthquake, the Agency has adopted 13 redevelopment plans, and amended one redevelopment plan (Crenshaw). The 13 plans covered Broadway-Manchester, Council District 9, Crenshaw-Slauson, East Hollywood/Beverly-Normandie, Laurel Canyon Commercial Corridor, Mid-City Corridors, Pacoima-Panorama City, Reseda-Canoga Park, Vermont-Manchester, Watts Corridors, Western-Slauson, Westlake and Wilshire Center-Koreatown. In addition, new redevelopment plans were adopted for Adelante-Eastside, Central Industrial, City Center and Pacific Corridors, and redevelopment plans in Central Business District, Chinatown, Hollywood and Los Angeles Harbor (Wilmington) have been amended. Legal challenges were filed against the Chinatown, Central Business District, City Center, Central Industrial and Hollywood plans and amendments; the Chinatown challenge was resolved in the Agency's favor on May 6, 2004. The other challenges are still pending.

2005-2006 Work Program Accomplishments

Objectives		Status
AD6029	South Los Angeles Strategic Plan	Plan drafted and circulated to Mayor's Economic Development Cabinet and Council District 8 for review.
CB9390 **CI6000** **HW9990**	CT/CI Plan Amendment Plan Adoption Challenge Project General	Pursue and seek to resolve legal challenges. Central Business District, City Center, Central Industrial and Hollywood are pending.
ST6650	Redevelopment Plan Amendment (for **Five** Redevelopment Project Areas)	The Exposition University Park Redevelopment Project Area (RPA), formerly the Hoover - Hoover Expansion RPA, was amended separately under Assembly Bill 2805. As such, the plan amendments are proceeding with five Redevelopment Project Areas (RPAs) as opposed to six. The RPAs include: Broadway/Manchester, Crenshaw, Crenshaw/Slauson, Vermont/Manchester, and Western/Slauson. To determine the feasibility of adding new land to the project areas, a Physical and Economic blight analysis was authorized by the Board of Commissioners on April 6, 2006. Staff is currently working with the lead consultant, GRC Redevelopment Consultants, and the sub-consultants Kane, Ballmer & Berkman and The Lee Andrews Group. Staff is also drafting the Request for Proposal (RFP) for the environmental consultant(s) that will draft the Programmatic EIRs. It is anticipated that the environmental consultant will be selected from the Agency's pre approved list before the end of the 2005-2006 fiscal year.

Five Year Goals

- Complete all proposed new redevelopment plans as determined by the Agency Board and the City Council.
- Complete Wilmington Commercial Corridors Redevelopment Study.
- Complete San Pedro Downtown Waterfront Study.
- Complete implementation of Deficit Project Strategies/Resource Generation Strategies Studies.
- Complete Artist District Redevelopment Study.

Redevelopment Plan Amendment for Five Redevelopment Project Areas (ST6650)

Project Description: The project areas to be considered for plan amendments are Broadway/Manchester, Crenshaw, Crenshaw/Slauson, Vermont/Manchester, and Western/Slauson. The amendment process will consider expanding existing project area boundaries, inclusion of some portions of Exposition Boulevard, merging Broadway/Manchester and Vermont/Manchester into one Redevelopment Project Area (RPA) and merging Crenshaw, Crenshaw/Slauson and Western/Slauson into one RPA.
Developer/Consultant: Blight Analysis Consultant, GRC Redevelopment Consultants; EIR and Plan Amendment Consultants – to be determined.
Project Cost: $2 million.
FY07 Milestones: Complete the Blight Analysis; secure a lead consultant for the Plan Amendment and the Programmatic EIRs.
Redevelopment Goal: Increase development potential and private investment, extend the use of key development tools, and increase the tax increment in these project areas.
Address: South Los Angeles Region.
Council District: 8.
PAC/CAC; Neighborhood Council: Broadway/Manchester CAC, Southeast Neighborhood Council
Funding Source: CRA Special Revenue.

HOUSING
AGENCY ASSISTED HOUSING LOCATED OUTSIDE OF PROJECT AREAS

Summary

The Citywide Housing Program, which facilitates the development of very low- to moderate-income housing outside adopted redevelopment project areas, has been the Agency's primary vehicle for establishing relationships with community-based housing development organizations and for implementing the Agency's commitment to addressing the affordable housing needs of the wider Los Angeles community. This collaborative effort with locally based institutions was often the prelude to the formation of new redevelopment project areas. In addition to the provision of high quality affordable housing for very low- to moderate-income households, the Citywide Housing developments have often provided ancillary facilities such as childcare, education and health care benefiting the neighboring community. Due to diminution of Bunker Hill tax increment, the Citywide Housing Program will concentrate on the completion of the existing "pipeline" projects, and not undertake any new developments until this fiscal limitation is resolved, as well as continuing on-going monitoring obligations.

FY 2006-2007 Proposed Work Program

- Provide Section 8 housing assistance payments for 34 low-income housing projects consisting of 857 units.
- Monitor occupancy standards and physical maintenance on Agency assisted housing projects.
- Monitor all Agency-assisted housing and coordinate the Agency's housing efforts to assure quality control and consistent policy adherence within the context of regionalized housing production.
- Participate with City and County entities in addressing homelessness reduction.

Background

The designation of "Citywide Housing" was created to fund and administer low- and moderate -income housing projects not located in a redevelopment project area. It was created in 1980 when the Agency first adopted a Five Year Housing Program, funded primarily from the Bunker Hill Redevelopment Project, to assist in the construction and rehabilitation of low- and moderate-income housing throughout the City of Los Angeles. Current state legislation permits the Agency, on a voluntary basis, to replace the 7,500 units removed from Bunker Hill on a three-to-one basis and this provision of state law allows for the allocation of Bunker Hill funds for additional housing on a City-wide basis. At various times, other project areas have also contributed funds to housing projects located outside of the project area boundaries. In addition, "Citywide Housing" encompasses Agency wide housing activities not attributable to a particular project area, such as loan monitoring, Section 8 contract administration, policy formulation and inter-governmental coordination.

Conditions at Time of Adoption

N/A.

Key Accomplishments through June 30, 2006

- The Agency has facilitated the production of nearly 29,000 housing units, of which 24,000 are affordable to very low-, low- and moderate-income households, has developed and implemented housing production policies and guidelines and has participated with others, including the Mayor's office, various Council offices and the Los Angeles Homeless Services Authority in developing programs to reduce and ultimately eliminate homelessness in Los Angeles County.

2005-2006 Work Program Accomplishments

Objective		**Status**
CW1047	Disposition of Agency Owned Properties	Agency Board approved disposition of properties at 138-155 W. 87th Street on February 3, 2005. Council approved disposition on March 18, 2005.
CW1070	Section 8 Assistance	Ongoing.
CW1080	Monitoring occupancy standards and physical maintenance	Ongoing.
CW9990	Overall coordination of Agency housing efforts	Ongoing.

Five Year Goals

Due to budget constraints, the Citywide Housing Production Program is currently limited to the completion of existing housing projects, which have been approved by the Agency and City Council, and ongoing monitoring and administration. Additional goals are to update the Agency's Housing Policy, upgrade the Housing Inventory, assist in completing the Bring LA Home Plan To End Homelessness and facilitate quality-housing production in the Agency's seven regions.

Project Objective Activity Descriptions

Reacquired Properties (CW1047)

Project Description: Property management services for Agency-owned properties that are re-acquired through foreclosure. A property management firm is under contract to manage properties while under Agency control. During periods of Agency ownership, Agency staff undertake to inspect properties, correct any code issues that may need to be addressed and seek to transfer the properties to appropriate new owners.
Developer: Agency.
Project Cost: Varies; each property acquisition is based upon appraisal, outstanding loan balance and other means.
FY07 Milestone: Oversee current loan portfolio housing stock to identify potential problem properties; initiate and complete foreclosures if needed; manage any acquired property until disposition.
Redevelopment Goal: To maintain, preserve and expand the supply of housing affordable to families and persons of low- and moderate-income.
Address: Various.
Council District: Various.
PAC/CAC: Various.
Neighborhood Council: Various.
Funding Source: Bunker Hill Housing of Benefit Trust Fund, Bunker Hill Tax Increment.

Section 8 HAP Administration (CW1070)

Project: Description: Administration of federal Housing Assistance Payment (HAP) Contracts for 34 low-income housing projects. The 34 projects contain 857 units.
Developer: Various.
Project Cost: $6,818,800.
FY07 Milestone: Assure proper administration of the contracts, including timely payments, annual property inspections and assurance of compliance with U.S. Department of Housing and Urban Development (HUD) requirements.
Redevelopment Goal: To maintain, preserve and expand the supply of housing affordable to families and persons of low- and moderate-income.
Address: Various.
Council District: Various.
PAC/CAC: Various.
Funding Source: U.S. Department of Housing and Urban Development.

Loan/Bond Monitoring-Low and Moderate Income Housing (CW1080)

Project Description: Review of tenant eligibility, physical condition of rental units, and of management and marketing plans.
Developer: Various.
Project Cost: $1,447,300.
FY07 Milestone: Monitoring and enforcing project affordability by owners and their project management entities to assure eligibility requirements are being met at initial lease-up annually thereafter; physically inspect approximately one-third of the affected housing inventory; ongoing management support.
Redevelopment Goal: To maintain, preserve and expand the supply of housing affordable to families and persons of low- and moderate-income.
Address: Various.
Council District: Various.
PAC/CAC: Various.
Neighborhood Council: Various.
Funding Source: Bunker Hill Replacement Housing Trust Fund; Bunker Hill Housing of Benefit Trust Fund; Bunker Hill Tax Increment.

City Wide Housing Development (CW1470)

Project Description: Collaborative citywide effort to create uniform policies and practices related to the City's Affordable Housing Trust Fund, the Permanent Supportive Housing Trust Fund, the 10 Year Plan to End Homelessness and other housing initiatives.
Developer: None.
Project Cost: $46,300.
FY06 Milestone: Ongoing management an execution of Cooperation Agreements and Sub-agreements with City, County and Stet partners, on various projects
Redevelopment Goal: To maintain, preserve and expand the supply of housing affordable to families and persons of low- and moderate-income.
Address: Various.
Council District: Various.
PAC/CAC: Various.
Neighborhood Council: Various.
Funding Source: Bunker Hill Replacement Housing Trust Fund; Bunker Hill Housing of Benefit Trust Fund; Bunker Hill Tax Increment.

Project General (CW9990)

This objective provides for miscellaneous technical, legal and administrative services needed for the operation of the City Housing function not covered by individual project objectives, including community outreach, community service subsidies, housing policy updates and inter-governmental coordination.

NON-HOUSING

Los Angeles Cultural Tourism WEB (CN4000)

Project Description: CRA, in partnership with the LA Inc. – The Conventions & Visitors Bureau ("LA Inc."), the City of LA Cultural Affairs Department ("CAD"), and the Los Angeles County Metropolitan Transportation Authority ("MTA") are using the Internet to promote public transportation and cultural tourism within ten CRA Redevelopment Project areas. The Web Portal, www.ExperienceLA.com, debuted in July 2003 with the opening of the Metro Gold Line. Incorporated into the ExperienceLA website are redevelopment area neighborhood tours for ten project areas developed by LA Inc. in conjunction with community based groups. The website as of March 2006 is averaging almost 1400 unique visitors per day, compared to 1000 in 2005, and 700 in 2004. The County of Los Angeles Arts Commission ("County Arts Commission") provided initial funding in 2004 to support an online interactive cultural calendar, and in 2005 they provided additional funding for a site redesign that will debut in Spring 2006. Weekly email newsletter promoting cultural events exceed 6,000 per week compared to 5,000 in December 2005 which resulted in increased visitors to a number of CRA sponsored events within our Project areas. An online survey demonstrated that a significant number of web visitors are living and working in Los Angeles. In December 2004, PC Magazine recognized ExperienceLA.com as one of five outstanding national examples of an Online City Guide. In April 2005, ExperienceLA debuted as the entry page for ExperienceLA WiFi at Pershing Square and in April 2006 as the entry page for the City of Los Angeles Public WiFi at the Marvin Braude Civic Center complex in Van Nuys.

Developer: Civic Resource Group (webmaster and content provider); BroadSpire (web hosting).

Project Cost: Approximately $100,000 in FY 07.

FY07 Milestones: FY07 provides for a continuation of on-going content creation, marketing and operations of the web portal, and secure hosting of Web and database servers and needed bandwidth. Specific milestones are to:

(1) Adopt and implement an ExperienceLA sustainability plan by December 31, 2006.
(2) Secure a National Endowment for the Arts grant (or other funding source), so that the City's Cultural Affairs Department and the County Arts Commission can assist CRA/LA stakeholders in marketing their cultural destinations on the Internet.
(3) With the redesigned site, to promote ExperienceLA to mobile devices within CRA project areas, and to manage the entry page and provide content for the ExperienceLA WiFi at Pershing Square and Van Nuys.
(4) With funding from specific CRA project areas, increase promotion of CRA assisted events and update content so that it is current.

Redevelopment Goal: To promote awareness of, educate individuals on, and support investment and spending in redevelopment areas. A condition of the 2001 MTA funding included the following transit objectives to help reduce traffic congestion:

(1) Increase use of the Green Line as an alternate means of getting to and from downtown LA to LAX (and promotion of FlyAway from Union Station in 2006).
(2) Encourage use of public transit at Staples Center events.
(3) Encourage use of public transportation for those attending downtown LA conventions.

Address: www.ExperienceLA.com

Council District: Citywide.

PAC/CAC; Neighborhood Councils: Citywide Project. Most Neighborhood Councils have Arts and Culture Committees.

Funding Sources: Approximately $600,000 since inception: MTA ($284,000 in local funds), City of Los Angeles ($80,000 in Proposition C), County Arts Commission ($200,000 in technology funds), and various CRA project areas. All MTA and City of LA funds are fully spent as of June 30, 2006.

COUNCIL DISTRICT NINE CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT

Project Information Sheet

Area	2,817 acres
Council District(s)	9
Date of Adoption	December 13, 1995
Date(s) of Amendment(s)	October 31, 2003
Project End Date	December 13, 2026
Eminent Domain Expires	December 13, 2007
Tax Increment Cap	None
Tax Increment Received Through FY05	$14,962,816
Balance to Reach Cap	N/A
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	December 13, 2041
Maximum Bonded Indebtedness	$104,000,000
Debt Establishment Time Limit	December 13, 2015

Recovery

Redevelopment

Project

Downtown

Region

Council District 9

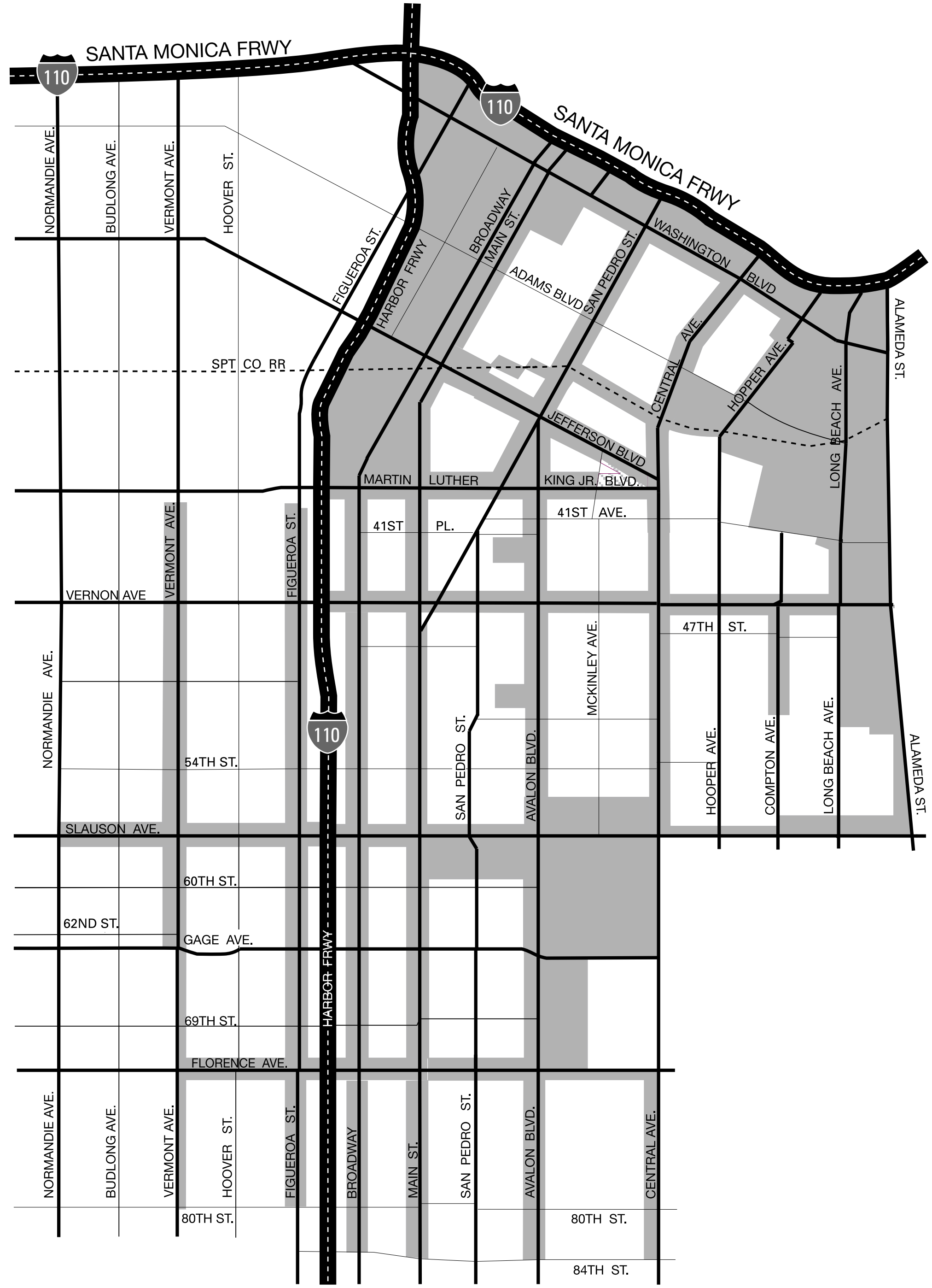
Corridors

South of the

Santa Monica

Freeway

NORTH



Council District 9

COUNCIL DISTRICT NINE CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT

Summary

The Project Area's revitalization strategy focuses on construction of affordable housing opportunities, retention of existing businesses, encouragement of new anchor commercial retail and industrial developments. The objectives to be accomplished during FY07 include: continue site assemblage, acquisition, relocation activities and monitor construction of business expansion opportunities within the Goodyear Tract; complete security system installation and successful BID formation for the Goodyear Tract properties; oversee environmental clean-up and construction phase of the Slauson/Central Neighborhood Shopping Center; begin site assemblage and predevelopment activities for selected retail, mixed use and residential development sites along Central Avenue and Washington Boulevard; participate in the acquisition and development of open space opportunities throughout the Project Area; complete streetscape improvements In the Alameda Corridor industrial area to encourage new industrial development; engage in a community process to develop design guidelines for major commercial corridors in the project area; clean up daily blighting influences of graffiti, vandalism and trash accumulation along major commercial corridors with the Clean and Safe Program; participate in design and construction of the Community Service Center; identify an alternative site for the Vermont Senior Center and begin securing funds for construction and acquisition; continue with implementation of the commercial façade improvement program; continue with acquisition of sites and issue an RFP for affordable homeownership development; begin construction of Central Avenue town homes; provide gap financing for affordable rental housing with a preference for three-to-four bedroom, mixed-use development; and implement housing rehabilitation and silent second programs.

FY 2006-2007 Proposed Work Program

- Complete security system installation and upgrade within the Goodyear Tract.
- Continue efforts to support the expansion of existing businesses in the Goodyear Tract (Brownfield's Economic Development Initiative) and develop long-term plans for business retention and expansion in the tract.
- Oversee the Business Improvement District formation at the Goodyear Tract.
- Complete acquisition and relocation for the Slauson/Central Shopping Center and oversee Center's final design and construction.
- Monitor construction of 29 three-bedroom town homes for ownership.
- Fund and develop open space opportunities throughout the Project Area including parks, playing fields, joint use opportunities and greenways.
- Encourage revitalization of Central Avenue through marketing programs, historic preservation, and development of key opportunity sites for retail, entertainment and housing.
- Develop new affordable homeownership opportunities through silent second programs.
- Select catalytic projects in the Washington Boulevard Study Area and begin predevelopment activities to get projects built.
- Continue with site assemblage/acquisition for Homeownership Properties Program. Issue Request for Proposal to initiate new developments.
- Monitor construction of Community Service Center.
- Continue with implementation of the commercial façade improvement program.
- Develop design guidelines for commercial corridors and industrial areas.
- Initiate update of associated Community Plans for the entire Project Area.

Background

The Recovery Redevelopment Plan for the Council District Nine Corridors South of the Santa Monica Freeway was adopted by the City Council on December 13, 1995. The Project Area covers 2,817 acres and covers commercial and industrial corridors within the area bounded by the Santa Monica Freeway on the north, Alameda Street on the east, Normandie Avenue on the west and 84th Street on the south. Within these boundaries, all major commercial and industrial areas and some residential uses that exist in the major corridors are included. All residentially designated neighborhoods are excluded. High priorities include the development of job-producing projects and the revitalization of major commercial and industrial corridors in the area. Project objectives include job retention and attracting new businesses to the area; industrial area expansion and stabilization; providing consumer retail, shopping and entertainment facilities; providing affordable housing; expanding job training programs; and providing improved transportation and city services.

Conditions at Time of Adoption

Of 7,361 parcels, ninety-two percent needed assistance and were in some state of disrepair. Seventy-one percent of the parcels showed evidence of broken public sidewalks, curbs and gutters. Fifty-nine percent of the parcels demonstrated deferred maintenance in areas of driveways, walkways, ground covered parking/loading areas and fencing. Twenty-seven percent of the parcels had deficient on-site parking. Sixty-three percent of the parcels were served by a public alley and were severely deteriorated. Fifty-eight percent of the parcels had graffiti. The Project Area was plagued with building deterioration and lack of commercial facilities; lack of parking; the presence of incompatible uses; existence of subdivided lots of irregular form and shape and inadequate size for proper use and development and that were in multiple ownership.

Key Accomplishments through June 30, 2006

Major accomplishments have included approval of a U. S. Department of Commerce Economic Development Administration (EDA) grant in the amount of $550,000 for technical assistance activities and $2,600,000 to construct public improvements and revitalize the Goodyear Tract Industrial Park. In addition, a $12,100,000 Brownfields Economic Development Initiative (BEDI) loan and grant was awarded for clean-up of toxic and hazardous waste sites and for expansion of existing businesses and new job creation within the industrial tract. An additional $3,000,000 in Neighborhood Block Grant/Targeted Neighborhood Initiative funds (NBG/TNI) was provided through Community Development Block Grant (CDBG) allocations for revitalization activities within the Central Avenue Historic District. These activities included the completion of the street lighting upgrades; installation of banners and signage; conceptual designs for a Walk of Fame and other public improvements; property acquisition for a community service center; historic rehabilitation of the Ralph Bunche House; and tree planting. In addition, a Development and Disposition Agreement was executed for the development of the Slauson/Central Shopping Center, acquisition was begun, and establishment of a Business Improvement District has been initiated in the Goodyear Tract. Construction of streetscape improvements around the Alameda Corridor has led to the citing of a new 128,448 square foot state of the art industrial building to the area. In addition, the Agency has funded the development of 97 affordable rental units serving very low and extremely low income families. The increase in the issuance of building permits by the Agency since the adoption of the Redevelopment Plan in 1995 has been substantial; an average of thirty (40) permits are processed per month, an 85% increase since adoption.

2005-2006 Work Program Accomplishments

Objective		Status
C91010	Housing Rehabilitation Program	Adopted guidelines and executed agreement with Enterprise Home Ownership Partners, Inc. for a housing rehabilitation and first-time homebuyer program, which is anticipated to produce 5 new homeownership units each year.
C91204	Central Avenue Townhomes	Completed site plan and financing plan review. Approved and executed a new Predevelopment Loan Agreement in the amount of $1,825,111.
C91300	Homeownership Properties Acq/RFP	Identified priority sites and ordered appraisals on targeted sites. Closed escrow on one site and made offers on 2 others.
C91950	New Housing Initiatives	Completed design review and provided $2.45 M construction loan to develop 85 units of affordable housing.
C91960	Broadway Village II	Provided construction and permanent loan to Beyond Shelter, Inc. for 50 units of affordable rental housing located at Broadway and 51st. Streets Construction completed in April 2006.
C92010	Goodyear Industrial Tract	Completed initial system installation and hired contractor to implement system upgrades.
C92120	Slauson/Central Retail Plaza	Acquisition of parcels and relocation activities initiated. Proceeds from the approved BEDI grant/loan are being used for costs associated with acquisition and clean up.
C92150	Commercial Façade	Completed a marketing campaign for program along Central Avenue and have received multiple applications for the Façade Improvement Program. Initiated conceptual designs and processed two loan agreements.
C92300	BR Goodyear Site	Continued testing for contamination and developing toxic reports for General Electric site. PEOA for General Electric site was approved by DTSC and General Electric has agreed to voluntary acquisition.
C92310	BR-Calko Steel Expansion	Staff provided owner/operators with construction design assistance and have approved Calko Steel for BEDI grant and associated Section 108 Loan.
C92310	BR- United Alloys	Provided owner/operators with assistance in finding a new site for company's expansion efforts.
C92400	Fairmount Tires	Staff provided owner/operators with potential sites for business expansion.
C92500	BID Formation & Security Program	Worked with BID Steering Team to assess previous year's BID effort and assist in initiating a new management plan that addressed property owner concerns. Engaged in a successful petition drive and will complete balloting before the end of the fiscal year.

C92700	Vermont Senior Center	Identified provider and source for operating funds. Completed a conceptual program study, and a project feasibility study that shows minimum site size and gap financing needs.
C92760	Retail/Entertainment Use Attraction	Outreached to targeted commercial developers and retailers to solicit interest in the Project Area. Worked with Developers of two large neighborhood-serving retail centers and two smaller centers on tenant selection. Able to bring in three new food establishments, a prominent café/coffee retailer and women's clothing retailers.
C92770	Washington Retail Center RFP	Completed Opportunity Sites Library and marketing materials. Held dinner event at ICSC to market vision for Washington Boulevard. Sent Statements of Interest to all property owners in the Study Area and prepared Request for Proposal for release. Applied for a $250,000 planning grant to develop vision for Washington Boulevard streetscape.
C92780	City Front Place	Provided design input and marketing survey assistance for construction of 136 new luxury condominiums above neighborhood-serving retail on the Washington Boulevard Corridor.
C93130	Clean & Safe Program	Project wide program for the removal of graffiti and sidewalk clean up ongoing. This year, at least 500,000 linear feet of sidewalks were cleaned and 10,000 bags of trash were emptied along the business corridors. Crews cleaned over 700,000 square feet of graffiti from "hot spot" areas and 7 clean-ups of vacant lots or streets were conducted. The program also provides jobs and job training for 20 youth.
C93650	48th Street Public Improvement	Coordinated design and construction of street and sidewalk improvements along 48th Street between Alameda Avenue and Long Beach Boulevard.
C96000	Strategic Plan	Completed a Housing and Retail Market Study for the Project Area providing critical information to attract new businesses and investment into the area. Completed an Action Plan for the revitalization of Central Avenue, a study for Historical Designation of Central Avenue and concepts for retail attraction.
C96100	Design Guidelines	Released Request for Proposal to hire consultant team to develop design standards for the commercial corridors in the Project Area. Expanded Downtown Housing Ordinance to include properties along Washington Boulevard and Figueroa Street and received agreement from Planning Department to begin amendments to the South and Southeast Community Plans.

C93620 Community Service Center		Secured funding sources for design and construction. Completed agreement for site transfer to City's General Service Department, and worked towards completion of project design.
C96990 Response to Development Opportunities		Staff reviewed/responded to new industrial/commercial developments; conducted CEQA reviews; developed an Action Plan for Central Avenue, and provided technical assistance to developers/community.
C99910 CAC/Citizen Participation		Increased active membership on 29-member CAC and developed series of trainings for members of the CAC and community on the purpose and goals of redevelopment. Sponsored five events in the community reaching thousands of community members with information about the Project Area.

Five Year Goals

The FY2000-2005 Five-Year Implementation Plan for the Council District Nine South of the Santa Monica Freeway Recovery Redevelopment Project Area focused on the following goals:

- Commercial and Economic Development. Striving to improve the economic health of the CD9 Project Area, assist in the achievement of a balanced business base and remove blight found in the condition of commercial buildings and vacant properties within the business and industrial districts.

- Public Improvements. Making strides to improve the public environment in the CD9 Project Area. The highest priorities are to improve the physical appearance of the main commercial corridors, build on the cultural heritage of the area and provide more public space for recreation and learning. The public improvements coupled with the other economic development projects are intended to stimulate consumer sales and private investment along commercial corridors, and improve safety and infrastructure. Additional general goals to be addressed by the program include constructing and improving recreational facilities, parking facilities and other public facilities.

- Affordable Housing Development. Utilization of the "20% Housing Set-Aside" funds to conserve and enhance the quality of residential neighborhoods and provide increased opportunities for mixed-use development that improves the interface between business districts and adjacent residential areas. The Program's general goals include increasing, improving, and preserving low- and moderate-income housing; implementing the redevelopment law's inclusionary housing requirements; addressing special housing needs of seniors, disabled and large families; creating homeownership opportunities; and housing for a range of income levels.

Project Objective Activity Descriptions

Housing Rehabilitation Program (C91010)

Project Description: In collaboration with Enterprise Home Ownership Partners, Incorporated, the Redevelopment Agency staff will provide silent second mortgage loans to subsidize the sales price of newly rehabilitated and new construction single-family homes, duplexes and four-plexes which will be sold to very low, low and moderate-income first-time homebuyers. During the Plan approval process blight findings demonstrated that the existing housing stock was aging and in disrepair. In order to stabilize neighborhoods and offer homeownership opportunities, in FY05 the Agency staff developed the concept of utilizing a housing rehabilitation program to assist developers in the process of purchasing rundown properties and fixing them up for sale to individuals and families that meet the Agency's income restrictions. Agency staff has implemented an Agreement for three years starting in January 2005, with Enterprise Home Ownership Partners, which will enable qualified families to purchase houses in the project area. It is anticipated that these funds will be able to assist at least five families to become first time homebuyers.
Developer: Enterprise Home Ownership Partners, Inc.
Project Cost: $255,000 in Agency costs for silent second mortgage loans.
FY07 Milestones: Approximately five loan agreements for home ownership will be entered into during the fiscal year.
Redevelopment Goal: Create ownership opportunities for low-income families; provide housing for all income levels.
Address: Multiple sites in the CD9 Project Area or in close proximity.
Council District: 8 and 9.
PAC/CAC; Neighborhood Council: CD9 Project Area Community Advisory Committee; Vermont Harbor Neighborhood Council; Vernon Main Neighborhood Council; Southeast Central Avenue Neighborhood Council; Central Alameda Neighborhood Council; Community & Neighbors for 9th District Unity Neighborhood Council.
Funding Source: Housing Trust Fund.

Central Avenue Townhomes (C91204)

Project Description: The Agency is working with a nonprofit housing developer, Concerned Citizens of South Central Los Angeles ("Concerned Citizens"), to provide three and four bedroom townhomes located on Central Avenue between 46th and 53rd Streets for sale to low-income families. In FY96, the Agency entered into a predevelopment loan agreement with the developer, Concerned Citizens. Since that time, the four parcels for the project have been acquired and in FY 06 the design and financing of the project was finalized. This objective is expected to be completed in FY07 and will include the construction of 29 affordable townhomes.
Developer: Concerned Citizens of South Central Los Angeles
Project Cost: $13,200,000 (total cost to complete); approximately $3,200,000 from Agency
FY07 Milestones:
- Complete entitlements and full construction plans.
- Convert acquisition and predevelopment loan to a construction loan.
- Oversee construction of townhomes.

Redevelopment Goal: Create ownership opportunities for low-income families; provide housing for all income levels.
Address: Four sites located on Central Avenue between 46th and 53rd Streets.
Council District: 9.
PAC/CAC; Neighborhood Council: CD9 Project Area Community Advisory Committee; Central Alameda Neighborhood Council; Vernon Main Neighborhood Council
Funding Source: Housing Trust Funds and Tax Increment.

Homeownership Properties Acquisition / RFP (C91300)

Project Description: This Project was developed in FY05, to create new affordable homeownership opportunities and catalytic, new developments along targeted corridors. The Agency will acquire two to four sites for development and select a developer(s) through an RFP process. The Agency will target sites of .75 acres to 1 acre, as well as identified nuisance properties, and anticipates building 15 to 20 new homes per acre. The homes will be developed as either detached single family, townhomes, or condominiums, but all must be for-sale and affordable to low- and moderate-income families. During FY06, staff began the acquisition process through appraisals, researching ownership and making offers. The Agency has closed escrow on one site. Assuming that the number of new homes developed will range from 30 – 60, and assuming construction costs of $225,000 per home, this project will generate 42 – 262 person years of construction jobs. This is an average of 153 person years of construction jobs.

Developer: Unknown at this time.

Project Cost: Depending on the ownership model, project costs are estimated at $11 million to $17 million for each site. The Agency has appropriated $5 million for acquisition costs.

FY07 Milestones:

- Complete acquisition of targeted sites
- Secure Board approval to release RFP, and release RFP
- Select developers and enter into ENAs
- Pursue planning actions, as needed, to prepare sites

Redevelopment Goal: Create ownership opportunities for low-income families; provide housing for all income levels.

Address: Unknown.

Council District: 8 and 9.

PAC/CAC; Neighborhood Council: CD9 Project Area Community Advisory Committee; Vermont Harbor Neighborhood Council; Vernon Main Neighborhood Council; Southeast Central Avenue Neighborhood Council; Central Alameda Neighborhood Council; Community & Neighbors for 9th District Unity Neighborhood Council .

Funding Source: Housing Trust Fund.

Central Village Apartments (C91350)

Project Description: 85 units of affordable multifamily rental housing to be built above 46,000 square feet of retail space. The Agency provided $2.45 million for the housing, and is not participating in the retail portion of the project. The Project will also include a 2,400 sq. ft. recreation room and 6,750 sq. ft. of common open space. The unit mix includes one to three bedroom apartments serving very low and extremely low-income families. The commercial tenant mix has not yet been selected but construction will begin in FY06 and is expected to be completed sometime in FY08.
Developer: Beyond Shelter Housing Development Corporation.
Project Cost: Housing - $20.99 million, Commercial - $12.62 million; $2.45 million in housing trust funds has been committed
FY07 Milestones:

- Groundbreaking event.
- Monitor construction.

Redevelopment Goal: Provide housing for all income levels.
Address: 2000 S. Central Avenue.
Council District: 9.
PAC/CAC; Neighborhood Council: CD9 Project Area Community Advisory Committee; Vermont Harbor Neighborhood Council; Vernon Main Neighborhood Council; Southeast Central Avenue Neighborhood Council; Central Alameda Neighborhood Council; Community & Neighbors for 9th District Unity Neighborhood Council.
Funding Source: Bunker Hill Housing Trust Funds.

29th Street Crossings (C91400)

Project Description: 29th Street Crossings is a proposed three-phased affordable housing development that will include both rental and ownership units. The project is located on 29th Street near San Pedro Street and is proposed as infill residential on a block that is currently a mix of industrial and residential uses. The project will include environmental remediation of the existing industrial properties.
Developer: 29th Street Crossings.
Project Cost: $30 million; Agency anticipates provide a predevelopment loan for $2,000,000.
FY07 Milestones:

- Enter into predevelopment loan agreement.
- Environmental investigation and creation of a remediation plan for industrial properties under Polanco Act

Redevelopment Goal: Create ownership opportunities for low-income families; provide housing for all income levels.
Address: 29th Street between San Pedro and Griffith Streets.
Council District: 9.
PAC/CAC; Neighborhood Council: CD9 Project Area Community Advisory Committee; Vernon Main Neighborhood Council.
Funding Source: Bunker Hill Housing Trust Fund.

City Affordable Housing Trust Fund (C91901)

This objective is a placeholder for annual deposits into the additional five percent housing set-aside attributable to the City's Affordable Housing Trust Fund. As projects are identified through the LAHD funding application process, funds may be transferred to new objectives, or to LAHD. No labor is to be assigned to this objective; labor for required budget activity is to be carried under the appropriate "1990" objective.

New Housing Initiatives (C91950)

Project Description: Development of affordable multi-family or single-family housing. In FY01 and FY05, the Agency issued a bond, with 20% of the proceeds allocated to affordable housing assistance to developers for land write-downs, interest reduction and rent subsidies. A portion of the bond proceeds have been placed into this objective until projects are selected. During FY05, the Agency used a portion of these funds to provide a loan for Broadway Village II (now Objective C91960) and intends to utilize the funds during FY07 to assist in the development of affordable mixed-use, rental projects in and along major commercial corridors in the Project Area.
Developer: Unknown.
Project Cost: To be determined.
FY07 Milestones:

- Actively search for projects that meet the criteria for this objective and review projects that may be submitted to the Agency.
- If a project cannot be identified, Agency may distribute a Notice of Funds Available.
- Enter into construction or permanent loan agreements with affordable housing developers.

Redevelopment Goal: Create ownership opportunities for low-income families; provide housing for all income levels.
Address: Scattered sites within the project area.
Council District: 8 and 9.
PAC/CAC; Neighborhood Council: CD9 Project Area Community Advisory Committee; Vermont Harbor Neighborhood Council; Vernon Main Neighborhood Council; Southeast Central Avenue Neighborhood Council; Central Alameda Neighborhood Council; Community & Neighbors for 9th District Unity Neighborhood Council.
Funding Source: Housing Trust Fund.

Goodyear Industrial Tract (C92010)

Project Description: The Goodyear Industrial Tract is a 208-acre industrial site occupied by light manufacturing firms, recycling related companies, import/export firms, and wholesalers. In 1996, the Agency prepared and submitted grant applications to the Department of Commerce Economic Development Administration (EDA) and was awarded a technical assistance grant for $550,000 and a $2,600,000 grant to construct public improvements and revitalize the Industrial Tract. During FY97-01 the Agency worked with the community to design the system and begin work with the existing property owners to form a Business Improvement District. From FY03 to FY05 Agency staff oversaw construction of the public improvements. During FY06 and FY07, the Agency will contract for additional improvements to enhance the security system and ensure it is operational through a maintenance contract.
Developer: CRA/LA.
Project Cost: $3,778,000 total. Appropriation for FY07 is $554,700.
FY07 Milestones:

- Do agreement with contractor for additional work.
- Oversee construction, monitor and test system.
- Prepare agreement to release ownership of system to the Business Improvement District.

Redevelopment Goal: Business expansion/creation of new businesses; job retention and generation; industrial area stabilization and expansion; and public infrastructure repair and cleanup.
Address: Central Avenue on the east, Slauson Avenue on the north, Avalon Boulevard on the west and Florence Avenue on the south.
Council District: 9.
PAC/CAC; Neighborhood Council: CD9 Project Area Community Advisory Committee; Community & Neighbors for 9th Dist Unity Neighborhood Council.
Funding Source: EDA Grant and Tax increment.

Slauson/Central Retail Plaza (C92120)

Project Description: The Agency received approval for a BEDI grant in the total amount of $1.7 million from the Department of Housing and Urban Development (HUD) and a matching Section 108 Loan in the total amount of $10.4 million to clean-up brownfields properties and promote revitalization of the Goodyear Industrial Tract. One of the projects the Agency prioritized was the construction of a neighborhood-serving retail center that would provide groceries and basic goods to the surrounding residential neighborhoods. In FY99, Agency staff issued a Request for Proposal (RFP) and selected a developer; the Agency entered into an Exclusive Negotiation Agreement (ENA) in FY00; and in FY04, a DDA was approved and staff prepared to begin site assemblage/acquisition activities. In FY06, the Agency neared completion of site acquisition and Phase II/CEQA/NEPA environmental reports; coordinated Section 108 loan activities; and began relocation and site clean-up activities. In FY07, we expect to be under construction. This objective is expected to be completed in FY08. This project is anticipated to provide 150 construction jobs and 248 permanent, living wage jobs for the Project Area.

Developer: Central Slauson, LLC (Concerned Citizens of South Central Los Angeles and Regency Realty Group, Inc).

Project Cost: $21 million; $7,658,000 in BEDI/Section 108 loan and up to $1.1 million in future tax increment.

FY07 Milestones:

- Complete site acquisition and tenant relocation.
- Oversee completion of environmental contamination investigation and implementation of remediation plan.
- Complete final transactional agreement for land transfer.
- Oversee tenant selection and final design drawings.

Redevelopment Goal: Business expansion/creation of new businesses; job generation; Industrial area stabilization; consumer retail, shopping and entertainment outlets; public infrastructure repair and cleanup.

Address: Southwest corner of Slauson and Central Avenues (Goodyear Industrial Tract).

Council District: 9.

PAC/CAC; Neighborhood Council: CD9 Project Area Community Advisory Committee; Community & Neighbors for 9th District Unity Neighborhood Council.

Funding Source: Section 108 Loan, BEDI Grant, Tax increment.

Commercial Façade (C92150)

Project Description: To strengthen the commercial opportunities to businesses along the commercial corridors, funds will be made available to businesses wishing to participate in a commercial façade program. The Façade Improvement Program will offer loans that range from $25,000 to $150,000 and an additional grant for architectural assistance. The program will be implemented in the target areas selected by both staff and the Agency's Community Advisory Committee. In FY 05, administrative guidelines were drafted and approved. In addition, as part of the strategic focus on Central Avenue, Staff targeted Central Avenue for the first round of funding. In FY06, the program was marketed to Central Avenue businesses and the Agency received and processed multiple applications. In FY07, the first improvement projects will be completed and Staff will work to generate more applications, both on Central Avenue and on the other targeted corridors. If businesses take advantage of all annual funding allocated, the renovations will create 1 person year of construction jobs. Without sites identified, permanent employment numbers cannot be provided at this time.

Developer: Not applicable.

Project Cost: Agency allocation for FY07 is $587,600.

FY07 Milestones:

- Continue marketing campaign to generate additional applications.
- Oversee selection of projects and their design and construction.
- Develop loan agreements and monitor construction on funded improvements.
- Complete projects for first round of applicants.

Redevelopment Goal: Retention and stabilization of existing commercial businesses within the project area by providing financial assistance to the property owners and businesses and elimination of blight.

Address: Targeted corridors include Central Avenue, Washington Boulevard, Broadway, and Vermont Avenue.

Council District: 9.

PAC/CAC; Neighborhood Council: CD9 Project Area Community Advisory Committee; Vermont Harbor Neighborhood Council; Southeast Central Avenue Neighborhood Council; Vernon Main Neighborhood Council.

Funding Source: Tax increment.

Brownfields - American Apparel Expansion (C92200)

Project Description: This project will assist American Apparel, one of the fastest growing clothing companies in the nation to expand its knit business. The company currently employs 5,000 skilled sewers, knitters, dyers, designers and salespersons. This project will help the company expand its knitting facility from 48,000 square feet to 200,000 square feet thereby increasing knitting production from 40,000 pounds of fabric daily to 70,000 pounds. The site will also host a research lab for American Apparel. In FY06, the Agency identified the project and site for expansion, coordinated with CDD regarding the Section 108 loans and worked with American Apparel to identify any environmental contamination issues on the expansion site. In FY07, the Agency anticipates achieving site control and construction of all improvements. American Apparel currently employs 45 and plans to employ 110 after the expansion. In addition, the project will create 33 person years of construction jobs and 46 person years of employment in the manufacturing industry.

Developer: Eschagian Family Trust Properties.

Project Cost: Approximately $8 million; Section 108 Loan $2.5 million, $300,000 BEDI grant and $500,000 Tax Increment.

FY07 Milestones:

- Assist with the determination of remediation needs for identified site.
- Enter into a DDA with Developer to use Section 108 and tax increment funds to purchase and rehabilitate the site.
- Complete rehabilitation and move business on premise.

Redevelopment Goal: Elimination of blighting conditions, remediation and redevelopment of a brownfields site; Business expansion/creation of new businesses; job retention and generation; industrial area stabilization and expansion; public infrastructure repair and cleanup.

Address: 1020 E. 59th Street.

Council District: 9.

PAC/CAC; Neighborhood Council: C9 Project Area Citizen Advisory Committee; Community & Neighbors for 9th District Unity Neighborhood Council.

Funding Source: Section 108 loan, BEDI Grant and Tax Increment.

Central Avenue Opportunity Sites (C92210)

Project Description: Central Avenue has been the historic commercial and cultural center for South Central Los Angeles since its heyday during the Jazz Era in the 1930's and 40's. Today the portion of Central Avenue that cuts through the Project Area is still a bustle of activity but the diverse uses along the street tend to be incompatible and many of the commercial storefronts are vacant and underutilized. This objective is intended to implement the Central Avenue Action Plan by creating neighborhood retail, civic and residential projects on 3-5 sites along Central Avenue. In FY06 Agency staff worked with a consultant to determine the interest of targeted property owners, in either redeveloping their sites or selling their sites to interested developers. Catalytic sites have been identified and in FY07 the Agency will work with developers to initiate development concepts, acquire sites, and construct projects.
Developer: Various, TBD.
Project Costs: TBD.
FY07 Milestones:

- Generate at least 2 new projects for Central Avenue, either private or public/private partnerships.
- Enter into ENA's as appropriate.
- Assist in land assemblage and acquisition.

Redevelopment Goal: Business expansion/creation of new businesses; job generation; consumer retail, shopping and entertainment outlets; public infrastructure repair and cleanup, provide housing for families of all income levels, remove blight.
Address: Central Avenue, between Washington Boulevard and Vernon Avenue.
Council District: 9
PAC/CAC: Neighborhood Council: CD9 Project Area Community Advisory Committee; Vermont Harbor Neighborhood Council; Vernon Main Neighborhood Council; Southeast Central Avenue Neighborhood Council; Central Alameda Neighborhood Council; Community & Neighbors for 9th District Unity Neighborhood Council
Funding Source: Tax Increment and private funding

Brownfields - Goodyear Site (C92300)

Project Description: This objective funds the staff and consultant services for a variety of environmental and predevelopment activities at the Goodyear Brownfields Demonstration site, including support to the City's $12.1 million Brownfields Economic Development Initiative Program (BEDI). Brownfields Revitalization Fund activities range from conducting comprehensive site wide investigations and removal actions to funding State oversight costs and legal and technical assistance provided by Agency staff. The BEDI loan and grant funds will be used to clean up toxic and hazardous waste and underwrite new and expanded business development at three sites within the Goodyear Tract including Slauson/Central Shopping Center (C92120), General Electric (C92310) and United Alloys (C92320).
Developer: Central Slauson, LLC; Calko Steel (proposed); United Alloys (proposed).
Project Cost: $353,500.
FY07 Milestones:

- Slauson Central: complete remediation and site clean-up.
- GE Site: completion of contaminated soil removal and installation and initial operation of deep soil gas vapor extraction system.
- United Alloys: to be determined.

Redevelopment Goal: Elimination of blighting conditions and development of businesses and jobs through industrial area stabilization and expansion and support to the revitalization of specific Brownfields sites.
Address: Six-acre corner of Slauson and Central Avenues (Slauson Central Shopping Center); 6900 Stanford Avenue (GE Site). United Alloys (to be determined). All located in the Goodyear Industrial Tract.
Council District: 9.
PAC/CAC; Neighborhood Council: C9 Project Area Citizen Advisory Committee; Community & Neighbors for 9th District Unity Neighborhood Council.
Funding Source: Brownfields Revitalization Fund (CDBG) and Tax Increment.

Brownfields - Calko Steel (C92310)

Project Description: This project involves the remediation and redevelopment of a two-acre site in the Goodyear Industrial Tract. The site is a 95,000 square foot vacant lot at 6900 Stanford and is currently owned by General Electric ("GE"). The Agency is working with GE and State regulatory agencies to clean up the site and transfer it to Calko Steel, a successful manufacturer of ornamental tubing, base plates and other sheet metal products, who is looking to expand their production capacity. The redevelopment of this site will help them expand their manufacturing and warehousing and create additional office space. BEDI grant and Section 108 funds will be used for site acquisition. In FY05, the Agency coordinated with GE to continue environmental testing, appraise the site to determine an acquisition price, and coordinated with DTSC to develop a remediation plan. In FY06, the PEOA agreement was finalized, the shallow soils testing was completed and the deep soils testing began, and the Community Development Department completed a review of the proposed 108 loan for Calko Steel. The plant expansion will generate approximately 60 full-time jobs on site. In addition, the project will create 25 person years of construction jobs.

Developer: Calko Steel, Inc.

Project Cost: Total project cost: $6,500,000; Agency will provide a Section 108 Loan for approximately $1,600,000 for Phase.

FY07 Milestones:

- Continue to support preparation and adoption of a remediation plan for GE site.
- Enter into purchase agreement for the GE site and complete acquisition.
- Enter into a DDA with Calko Steel to transfer ownership of the site, commit Section 108 loan funds, specify conditions for repayment of the loan, and cover any other land use issues or covenants.
- Complete design review of Calko Steel and begin remediation work and construction.

Redevelopment Goal: Elimination of blighting conditions, remediation and redevelopment of a brownfields, Business expansion/creation of new businesses; job retention and generation; industrial area stabilization and expansion; public infrastructure repair and cleanup.

Address: 6900 Stanford Avenue.

Council District: 9.

PAC/CAC; Neighborhood Council: C9 Project Area Citizen Advisory Committee; Community & Neighbors for 9th District Unity Neighborhood Council.

Funding Source: Section 108 Loan, BEDI grant.

Figueroa/Washington Auto Row (C92410)

Project Description: This objective provides funding to assist in promoting the auto row located at the intersection of Figueroa Street and Washington Boulevard, through streetscape improvements, signage and assistance with business expansion and retention. The original Report to Council for the CD9 Redevelopment Plan discusses the lack of commercial services in the community. As most Cities grew their downtown dealerships closed and moved out to the suburbs. Los Angeles' Downtown dealerships are one of the few remaining urban auto centers in the nation. The dealerships serve the residents living and working in and around Los Angeles' urban core and draw people to Downtown. Promoting the Auto Row ensures that services and amenities remain accessible and available to residents of the Project Area. The Agency does not have construction costs for these projects at this time and cannot determine the number of construction or permanent jobs that will be created.

Developer: Not currently identified.

Project Cost: To Be Determined.

FY07 Milestones:

- Market area to new car dealerships and auto-related businesses.
- Work with existing businesses to develop a signage and streetscape plan.
- Develop OPA or DDA agreements as necessary.

Redevelopment Goal: Job generation through attraction of new employers; Business expansion and creation of new businesses through public and private funding and business development activities; Creation of consumer retail, shopping and entertainment outlets in the community; and marketing and promotion of the area's attributes and desirability.

Address: To be determined.

Council District: 9.

PAC/CAC; Neighborhood Council: CD9 Project Area Community Advisory Committee; Vermont Harbor Neighborhood Council; Vernon Main Neighborhood Council; Southeast Central Avenue Neighborhood Council; Central Alameda Neighborhood Council; Community & Neighbors for 9th District Unity Neighborhood Council.

Funding Source: Tax Increment.

BID Formation and Security Program (C92500)

Project Description: The Goodyear Industrial Tract is the largest contiguous and self-contained industrial site in the City of Los Angeles, consisting of 208 acres, 281 industrial parcels owned by 157 property owners, upon which 120 businesses are currently operating. In 1997, the Agency received approval for a grant in the total amount of $2.7 million from the Department of Commerce Economic Development Administration (EDA) for technical assistance and for the construction of public improvements and revitalization of the Goodyear Industrial Tract (see C92010). With the grant funds the Agency was able to develop and install a security system for the entire tract. The grant required that a BID be established to oversee the maintenance of this system and in FY04, a steering team was established to oversee the creation of the BID and they developed a management plan and collected petitions for the BID vote. In FY05, the BID did not pass by a small margin. Agency staff worked with the Steering Team during FY05 to reevaluate the BID effort and revise the management plan in order to initiate a new BID effort. In FY06, the new BID effort will go to a vote. If approved, in FY07 Agency staff will ensure that the security system is operating at full capacity and will transfer responsibilities for the system to the BID management.

Developer: Approximately 150 property owners in the Goodyear Tract.

Project Cost: $71,600.

FY07 Milestones:

- Provide technical assistance to create BID management structure and procure contracts for service.
- Make legally required upgrades to system.
- Transfer ownership of system to BID management.

Redevelopment Goal: Business expansion/creation of new business; job retention and generation; industrial area stabilization and expansion; public infrastructure repair and clean up.

Address: Central Avenue on the east, Slauson Avenue on the north, Avalon Boulevard on the west and Florence Avenue on the south.

Council District: 9.

PAC/CAC; Neighborhood Council: CD9 Project Area Citizen Advisory Committee; Community & Neighbors for 9th District Unity Neighborhood Council.

Funding Source: Tax Increment.

Vermont Square Senior Center (C92700)

Project Description: This project will acquire a site for the development of a new multi-generational/multi-purpose center. The development maybe structured as a mixed-use development that includes housing. The community organized to request the acquisition and rehabilitation of a vacant commercial property next door to a community garden, however another party has acquired that site. In FY03, the Agency Board approved authorization to purchase the targeted site, however prior to purchasing the site, Agency staff were charged with finding an operator as well as construction and operating funds. In FY 05 and FY06, the Agency applied for CDBG funds and Federal Appropriations to finance the rehabilitation of the site, and worked with Councilmember Perry's office to identify an operator for the site. In FY06, a provider was identified, along with operating funds from the Department of Aging, however no construction funds were identified. The Agency hired an architect to complete a conceptual design program and to estimate the cost of the proposed development. A non-profit housing developer studied the feasibility of the project and recommended a minimum site size and gap financing needs. It is unclear at this point the number of construction jobs this project would generate.
Developer: To be determined.
Project Cost: $1,100,000 in Agency funds.
FY07 Milestones:

- Work with a developer to identify a site.
- Provide acquisition funding to the identified developer.

Redevelopment Goal: Elimination of blight, provision of additional community space.
Address: TBD.
Council District: 8 and 9.
PAC/CAC; Neighborhood Council: CD9 Project Area Citizen Advisory Committee; Vermont Harbor Neighborhood Council.
Funding Source: Tax increment, other sources to be determined.

Washington Retail Center RFP (C92770)

Project Description: This objective provides funding to begin a strategic look at developing certain blocks centered around Washington Boulevard for large-scale retail, mixed use and high-density residential uses. With its proximity to downtown, access to both the 10 and 110 freeways, and ability to pull consumers from the incredibly dense south Los Angeles neighborhoods, the transit-oriented corridor along Washington Boulevard has the potential to be developed with more urban and intensive commercial and residential uses which would bring additional jobs, services and housing to serve all income levels in this underserved Project Area. During FY06, the Agency completed several studies of the area, began to market the area to developers, sent Statement of Interest letters to the property owners, and released an RFP for development proposals. In FY07 the Agency will select projects to invest in and begin predevelopment activities. The Agency does not have construction costs for these projects at this time and cannot determine the number of construction or permanent jobs that will be created.

Developer: Unknown.

Project Cost: Currently unknown; Agency FY 07 allocation and $1,588,600.

FY07 Milestones:

- Receive responses to RFP and select Developer(s).
- Secure authority to enter into ENAs with selected Developer(s).
- Negotiate with the selected Developer(s) and enter into DDA(s).

Redevelopment Goal: Job generation through attraction of new employers; Business expansion and creation of new businesses through public and private funding and business development activities; Creation of consumer retail, shopping and entertainment outlets in the community; and marketing and promotion of the area's attributes and desirability.

Address: To be determined.

Council District: 9.

PAC/CAC; Neighborhood Council: CD9 Project Area Community Advisory Committee; Southeast Central Avenue Neighborhood Council; Vernon / Main Neighborhood Council.

Funding Source: Tax Increment,

AB1290 Work Program (C92990)

Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill 1290. The legislation provides a tax sharing mechanism for those taxing entities eligible to share in Agency tax increment generated by individual project areas. One of the taxing entities is the City of Los Angeles. In a City Council action adopted on October 14, 2003 the Agency was directed to retain tax increment that would otherwise be transferred to the City. These funds are generated on an annual basis and will be used at the discretion of the council offices having jurisdiction over the affected project areas. AB1290 funds *are currently allocated as a repayment stream for the Section 108 Loan associated with the Slauson Central Retail Center Project. Any additional AB1290 funds* will be spent on existing Agency work objectives or other activities in the council districts deemed consistent with the removal of slums and blight, the creation of quality jobs, and the provision of infrastructure improvements and affordable housing.

Clean and Safe Program (C93130)

Project Description: The Operation Clean Sweep (OCS) program enhances the City's existing graffiti zero tolerance program in the CD9 project area by providing clean-up services which include: sidewalk cleaning to remove pedestrian litter, litter removal from walkways, curbs, gutters, planter areas, removal of rubbish from trash receptacles, and graffiti removal. Sidewalk steam cleaning services are routinely provided along the four key commercial corridors of the Project area (Central Avenue, San Pedro Street, Vermont Avenue and Broadway). In 1997 a beautification program was implemented to help stabilize the area and improve the business environment. Operation Clean Sweep (OCS) administers the program. In 2002, the Board and City Council authorized the amendment to the Cooperation Agreement with Department of Public Works, Operation Clean Sweep (OCS) to extend the contract for a four-year period and not to exceed $250,000 per year, subject to the annual availability of funds. The contract will expire in FY06. In FY07, the Agency will renew the contract and focus efforts on eliminating dumping as well as alley cleaning. This objective is ongoing. This program provides full-time employment for a crew of eight and job training opportunities for a minimum of 15 youth each year.

Developer: Los Angeles Conservation Corps., Inc.

Project Cost: $250,000.

FY07 Milestones:

- Renew contract for services.
- Evaluate program and provider for continued service.
- Ensure graffiti clean up seven days a week and street cleaning six days a week.

Redevelopment Goal: To remove blight and enhance the aesthetics of the Council District Nine Corridors Project and to encourage business retention, new business investment and community pride.

Address: Project-area wide.

Council District: 8 and 9.

PAC/CAC; Neighborhood Council: CD9 Project Area Community Advisory Committee; Vermont Harbor Neighborhood Council; Vernon Main Neighborhood Council; Southeast Central Avenue Neighborhood Council; Central Alameda Neighborhood Council; Community & Neighbors for 9th District Unity Neighborhood Council.

Funding Source: Tax Increment.

Central Avenue Streetscape (C93200)

Project Description: In FY06, the CRA was awarded $1,656,000 for streetscape improvements along Central Avenue between Washington Boulevard and Vernon Avenue. The Agency then applied for a $250,000 Caltrans Planning Grant to fund a community-based design and visioning process to develop a cohesive and comprehensive streetscape for Central Avenue, and also a Prop C matching grant to increase the funds for improvements. If the Agency is successful in receiving additional grant funds, the community-based design process to develop the streetscape plan and an estimate of total costs to implement the plan will begin in FY07. The Agency will identify additional funds for the improvements and will seek other grant funding sources.

Developer: CRA/LA.

Project Cost: TBD, estimated at $4,000,000.

FY07 Milestones:

- Successfully receive additional grant funds.
- Begin community-based design process.
- Identify and apply for additional funds to implement a more comprehensive streetscape plan.

Redevelopment Goal: Public infrastructure repair, replacement and maintenance, and to remove blight and enhance the aesthetics of the Council District Nine Corridors Project and to encourage business retention, new business investment and community pride.

Address: Central Avenue, between Washington Boulevard and Vernon Avenue.

Council District: 9.

PAC/CAC; Neighborhood Council: CD9 Project Area Community Advisory Committee; Vermont Harbor Neighborhood Council; Vernon Main Neighborhood Council; Southeast Central Avenue Neighborhood Council; Central Alameda Neighborhood Council; Community & Neighbors for 9th District Unity Neighborhood Council.

Funding Source: SAFETEA-LU funds, Caltrans (potentially), Prop C (potentially), Tax Increment.

Challengers Track and Field (C93210)

Project Description: In FY06, the CRA was approached by Challengers Boys and Girls Club for funds to assist in the acquisition and construction of a track and field area near their existing campus for use by youth and families in the surrounding neighborhood. The Project Area's youth population continues to grow and there is very little available park and recreation areas available. This track and field area will promote healthy and active play. If all funds are in place, it is anticipated that construction will begin in FY07.

Developer: Challengers Boys and Girls Club.

Project Cost: Estimated at $4,000,000; Agency contribution is $600,000.

FY07 Milestones:

- Enter into easement agreement.
- Monitor and complete construction.

Redevelopment Goal: Expand community facilities including parks and open space.

Address: Vermont Avenue.

Council District: 9.

PAC/CAC; Neighborhood Council: CD9 Project Area Community Advisory Committee; Vermont Harbor Neighborhood Council; Vernon Main Neighborhood Council; Southeast Central Avenue Neighborhood Council; Central Alameda Neighborhood Council; Community & Neighbors for 9th District Unity Neighborhood Council.

Funding Source: Grant funds, Tax Increment.

Historic Preservation Angelus Funeral Home (C93220)

Project Description: Assist with the identification and securing of funds for the rehabilitation of the historic Angelus Funeral Home, to be used as a new childcare facility and community health clinic. The Community Enhancement Corporation (CEC) has secured a long-term lease agreement for the Angelus Funeral Home, a property designed by Paul Williams and designated as an historic landmark. CEC will provide a licensed childcare facility, offering parenting and adult education classes, and will develop a community health clinic that will screen and treat the conditions related to youth-onset diabetes. In FY06, the Agency assisted CEC with an application for $245,000 to the California Cultural and Historic Endowment (CCHE) for planning and design work associated with rehabilitating the facility. In FY07, the Agency will assist with the continued predevelopment activities for the site, and will apply for a construction grant from CCHE.

Developer: Community Enhancement Corporation (CEC)

Project Cost: TBD.

FY07 Milestones:

- Secure CCHE Planning Grant.
- Begin entitlements work and environmental work.
- Develop schematic design.
- Apply for CCHE construction grant

Redevelopment Goal: Preserve and promote the cultural heritage, create community facilities.

Address: 1010 East Jefferson Boulevard.

Council District: 9.

PAC/CAC; Neighborhood Council: CD9 Project Area Community Advisory Committee; Vermont Harbor Neighborhood Council; Vernon Main Neighborhood Council; Southeast Central Avenue Neighborhood Council; Central Alameda Neighborhood Council; Community & Neighbors for 9th District Unity Neighborhood Council

Funding Source: CCHE Grant Funds, Tax Increment.

Community Service Center (C93620)

Project Description: The Constituent Service Center was part of the Targeted Neighborhood Initiative program and the Agency was selected as the lead-operating agency. Beginning in FY98, the Agency worked jointly with participating City departments in formulating an action plan, priorities and milestones, in consultation with the Mayor's Office, Council District 9 Office and the community. In FY01, Agency staff finalized the identification and selection of a site. In FY02, Agency staff began site assemblage/acquisition, which was completed in FY04. Relocation and site clearance was completed in FY05. In FY06, the Agency participated in design review and began the process of transferring the site to the City for construction and long-term ownership and maintenance. Agency staff will remain involved in monitoring design and construction of the site. This project will create 88 person years of construction jobs and 20-40 permanent jobs.

Developer: CRA/LA and General Services Department.

Project Cost: Approximately $12,500,000.

FY07 Milestones:

- Complete transfer of property to City of Los Angeles.
- Participate in design review and preparation for construction.
- Monitor construction.

Redevelopment Goal: To expand community facilities and increase City services to the Project Area.

Address: 4323 South Central Avenue.

Council District: 9.

PAC/CAC; Neighborhood Council: CD9 Project Area Community Advisory Committee; Vermont Harbor Neighborhood Council; Vernon Main Neighborhood Council; Southeast Central Avenue Neighborhood Council; Central Alameda Neighborhood Council; Community & Neighbors for 9th District Unity Neighborhood Council.

Funding Source: MICLA funds; Targeted Neighborhood Initiative (TNI) funds; tax increment.

48th Place Public Improvement (C93650)

Project Description: This objective provides funding to construct street and sidewalk improvements along 48th Place to encourage growth of industrial businesses along the street. There are a number of development opportunities on underutilized parcels located in this industrial area that could potentially provide numerous jobs and new business enterprises. However, the street is in a state of disrepair that makes high levels of truck traffic very difficult and causes flooding during the rainy season. With the Agency's commitment to improve this street, staff believes that new businesses will be willing to locate on current for-sale properties along the street. This particular stretch of the Project Area's industrial sites are in direct competition with the City of Vernon, which has already implemented road and sidewalk improvements in their industrial area. In FY06, the Agency secured scopes of work and cost estimates from the City's Department of Public Works and General Services Departments, increased the project budget, and began the concrete sidewalk work. The Agency also applied for a Federal earmark to fund the improvements. The project is being recommended to Congress for funding, and the Agency will know the funding status in the Fall of 2006.

Developer: CRA/LA.

Project Cost: $1,149,000.

FY07 Milestones:

- Secure Federal funds to offset increased costs of public improvements.
- Complete all improvements.

Redevelopment Goal: Improved transportation services through planning and implementation; Industrial area stabilization and expansion through development incentives; job generation by attracting new employers; and public infrastructure repair, replacement and maintenance.

Address: 48th Street between Long Beach Boulevard and Alameda Corridor.

Council District: 9.

PAC/CAC; Neighborhood Council: CD9 Project Area Community Advisory Committee; Central Alameda Neighborhood Council.

Funding Source: Tax Increment, Federal funds.

Strategic Plan (C96000)

Project Description: This objective provides funding to help establish polices, plans and priorities for future development throughout the CD9 Project Area, including analysis of project/development potential, analysis of zoning or community plan changes necessary to achieve the highest and best use development within certain geographical areas, and proposed amendments or updates to the existing community plans such as the creation of overlay zoning and specific plans for certain development sites.
Developer: CRA/LA.
Project Cost: $106,000.
FY07 Milestones:

- Meet with City Planning to determine timeline for zoning/community plan changes.
- Develop concept for best approach to achieve planning changes necessary to meet goals of the strategic plan (including Plan Amendments, if necessary).

Redevelopment Goal: Provide for implementation of the overall goals of the Redevelopment Plan including land use controls, density criteria, planning methods, and urban design guidelines.
Address: Project-area wide.
Council District: 8 and 9.
PAC/CAC; Neighborhood Council: CD9 Project Area Community Advisory Committee; Vermont Harbor Neighborhood Council; Vernon Main Neighborhood Council; Southeast Central Avenue Neighborhood Council; Central Alameda Neighborhood Council; Community & Neighbors for 9th District Unity Neighborhood Council.
Funding Source: Tax Increment.

Design Guidelines (C96100)

Project Description: This objective provides funding for the creation of design guidelines for new development and major rehabilitation projects within the Project Area. The design guidelines will also look at over-concentration of uses and appropriate locations for specific land use designations within C-2 zones along the commercial corridors, providing clarity for future development of the Project Area.
Developer: CRA/LA.
Project Cost: $150,000.
FY07 Milestones:

- Contract with selected consultant team.
- Begin community meetings, outreach and research to create a draft of the guidelines by the end of the fiscal year.

Redevelopment Goal: Provide for implementation of the overall goals of the Redevelopment Plan including land use controls, density criteria, planning methods, and urban design guidelines.
Address: Project-area wide.
Council District: 8 and 9.
PAC/CAC; Neighborhood Council: CD9 Project Area Community Advisory Committee; Vermont Harbor Neighborhood Council; Vernon Main Neighborhood Council; Southeast Central Avenue Neighborhood Council; Central Alameda Neighborhood Council; Community & Neighbors for 9th District Unity Neighborhood Council.
Funding Source: Tax Increment.

Response to Development Opportunities (C96990)

Project Description: This objective provides funding for staff to respond to inquiries and proposed projects from elected and appointed officials, property owners, developers and others. Staff are also assigned to pursue development opportunities throughout the project area and to handle mandated permit and CEQA reviews. In addition, staff are working with LAUSD on their site selection for Phase III schools and other critical planning, transportation and development efforts that impact the area. This objective covers staff time and consultant costs related to assisting developers and others regarding inquiries related to development opportunities not covered by specific objectives.
Developer: Various.
Project Cost: $450,000.
FY07 Milestones:

- Review permits for consistency with Redevelopment Plan.
- Complete market studies and solicit interest from specific retailers/restaurants.
- Develop opportunity sites library for solicitation of developers and retailers.
- Provide feedback to LAUSD on site selection and relocation issues.

Redevelopment Goal: Provide for implementation of the overall goals of the Redevelopment Plan including land use controls, density criteria, planning methods, and urban design guidelines.
Address: Project-area wide.
Council District: 8 and 9.
PAC/CAC; Neighborhood Council: CD9 Project Area Community Advisory Committee; Vermont Harbor Neighborhood Council; Vernon Main Neighborhood Council; Southeast Central Avenue Neighborhood Council; Central Alameda Neighborhood Council; Community & Neighbors for 9th District Unity Neighborhood Council.
Funding Source: Tax Increment.

Project Financing (C99330)

Agency staff will administer the Project's financial resources and expenditures, including managing debt service obligations. State law mandates these activities.

CAC/Citizens Participation (C99910)

Project Description: This objective allocates resources and staffing necessary for the functioning of the Council District 9 Community Advisory Committee (CAC). Agency support includes providing secretarial and community affairs support, mass mailing public notices, materials, public relations/marketing materials, translations both verbal and written, annual appreciation events, and staff support for the CAC and its sub-committees. In FY05, Agency staff hosted training for all CAC members on their roles and relationship to the Agency. In FY07, the staff will work with the Council office to renew appointments to the 29-member CAC.
Developer: Not applicable.
Project Cost: $44,000.
FY07 Milestones:

- Renew and add members to update CAC membership.
- Offer training to new member as necessary.
- Host at least seven meetings with CAC members during the fiscal year.
- Keep CAC members up-to-date on important developments and events in the Project Area.

Redevelopment Goal: Provide opportunity for community input into all projects, programs and policy decisions developed to meet the redevelopment goals of the CD9 Project Area's Redevelopment Plan.
Address: Project-area wide.
Council District: 8 and 9.
PAC/CAC; Neighborhood Council: CD9 Project Area Community Advisory Committee; Vermont Harbor Neighborhood Council; Vernon Main Neighborhood Council; Southeast Central Avenue Neighborhood Council; Central Alameda Neighborhood Council; Community & Neighbors for 9th District Unity Neighborhood Council.
Funding Source: Tax Increment.

Project General (C99990)

Agency staff will administer the Project's ongoing activities, including management, budgeting, submittal of all State-required reports, oversight and implementation of proposed projects, community outreach/citizen participation exclusive of the CAC, development of marketing materials, provision of public information and response to inquiries from developers, property owners and others.

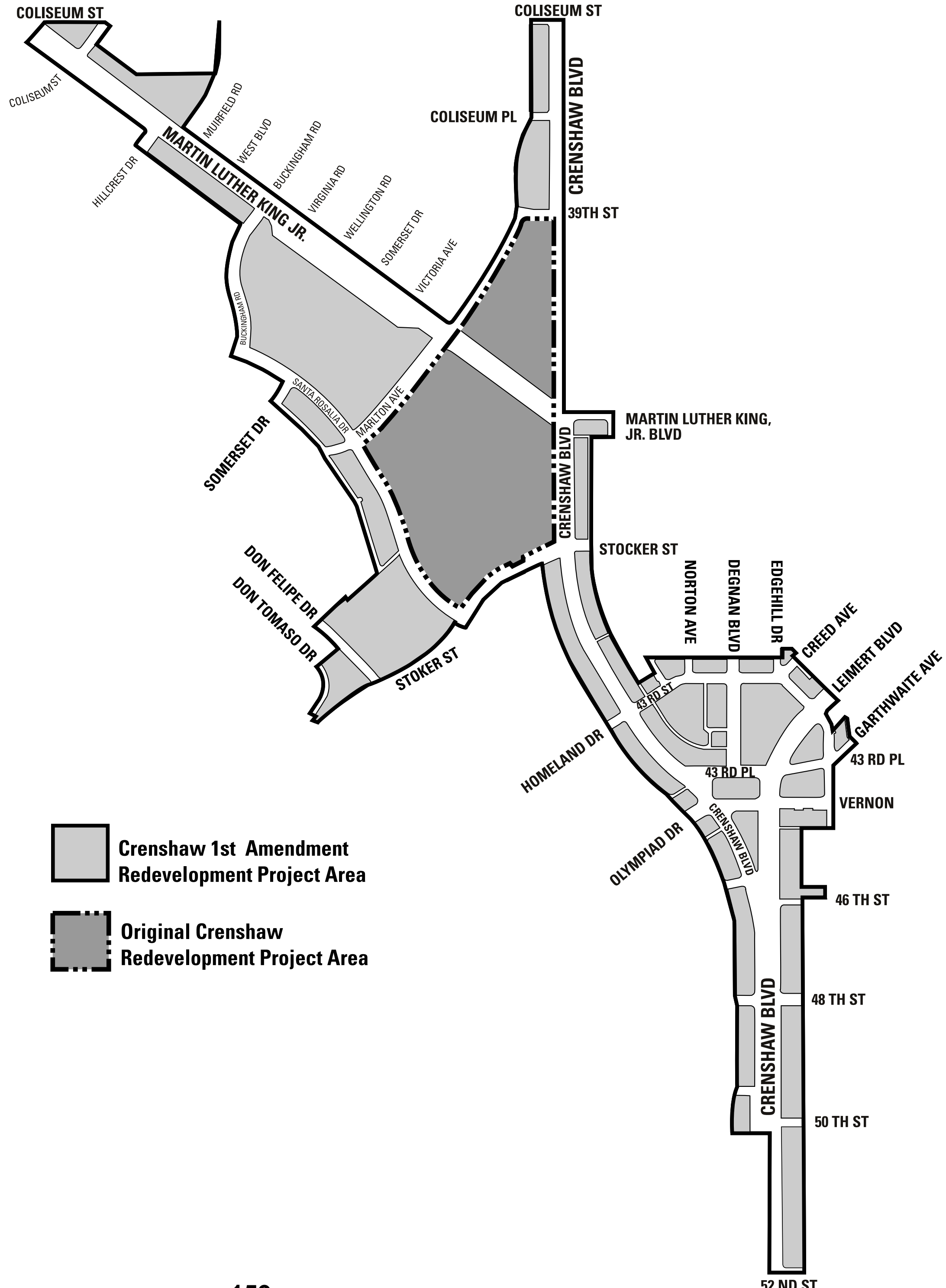
CRENSHAW REDEVELOPMENT PROJECT

Project Information Sheet

Area	54 acres (original) 150 acres (amended)
Council District(s)	8
Date of Adoption	May 9, 1984
Date(s) of Amendment(s)	December 6, 1994 December 20, 1994 October 31, 2003
Project End Date	May 9, 2025 (original) May 9, 2025 (amended)
Eminent Domain Expires	May 9, 1996 (original) December 6, 2006 (amended)
Tax Increment Cap	$95,000,000
Tax Increment Received Through FY05	$7,536,270
Balance to Reach Cap	$87,463,730
Annual Tax Increment Cap	$500,000 (original)
Last Date for Receipt of Tax Increment	May 9, 2035 (original) May 9, 2035 (amended)
Maximum Bonded Indebtedness	$48,000,000
Debt Establishment Time Limit	May 9, 2004 (original) May 9, 2035 (amended)

Redevelopment Project

South Los Angeles Region



Crenshaw

CRENSHAW REDEVELOPMENT PROJECT

Summary

The thrust of the upcoming year's program will be the implementation of the Marlton Square Mixed-Use Development located in Santa Barbara Plaza, adjacent to the Baldwin Hills Crenshaw Plaza: Monitoring the pre-development and loan agreement with the Developer (Capital Vision Equities) for the Phase I Senior Housing component (Buckingham Place); Implementing separate Implementation Agreements for the single family, condominium and retail phases of the Marlton Square development (approved in FY05 and executed in FY06). Other area emphasis will be placed in the Leimert Park Village area including completion of the Leimert Park Village Master Plan and Market Feasibility Study. In addition, responding to development opportunities, such as possible mixed-use developments in Leimert Park Village and along Crenshaw Boulevard, will be pursued. Another focus will be an expanded streetscape program to provide enhanced public improvements for the Leimert Park Village area, as well as the installation of the area Sankofa Passage (Walk of Fame) that is part of the Phase II streetscape improvements. As appropriate, assisting the City's Community Development Department (CDD) and Cultural Affairs Department (CAD) with the revitalization of the Leimert Theater/Vision Complex in Leimert Park Village, and best relating it to the proposed area Master Plan improvements, will also be undertaken.

FY 2006-2007 Proposed Work Program

- Monitor the Phase 1 Buckingham Place Senior Housing construction through closeout.
- Monitor implementation of Marlton Square Phase 2 Single Family Homes.
- Monitor implementation of the Phase 3 Condominium development in of Marlton Square.
- Monitor implementation of the Phase 4 Retail development in of Marlton Square.
- Complete the Leimert Park Village Master Plan and Economic Feasibility Study.
- Prepare an RFP for sale of City-owned parking lots in Leimert Park Village.
- Encourage and respond to commercial and mixed-use opportunities along Crenshaw Boulevard and in Leimert Park Village.
- Assist the City in the revitalization of the Vision Complex by assisting the Community Development and Cultural Affairs Departments in issuing an RFP for the commercial building.
- Assist in the planning and renovations planned, as well as the monitoring of overall operations of the Baldwin Hills Crenshaw Plaza.
- Seek funds for a comprehensive Façade Grant Program for the Crenshaw Boulevard Corridor.
- Seek funds for a second phase of commercial façade and streetscape programs for the Leimert Park Village area.

Background

The original Crenshaw Redevelopment Project (54 acres) was adopted in 1984 for the purpose of redeveloping the former Crenshaw Shopping Center. The new Baldwin Hills Crenshaw Plaza was completed in 1988 and contains approximately 933,000 square feet of retail space. The Magic Johnson Theaters and its parking structure were later added to the center and completed in 1995.

The Amended Crenshaw Redevelopment Project consists of the Baldwin Hills Crenshaw Plaza, the Santa Barbara Plaza site, the Crenshaw and Martin Luther King, Jr. Boulevard corridors, as well as the Leimert Park Village area, comprising a total of 152 acres. This area is located approximately 8 miles south of downtown, midway between the San Diego and Harbor Freeways, and south of the Santa Monica Freeway in south Los Angeles. The Crenshaw Redevelopment Plan was amended in late 1994, in response to the 1992 civil disturbances.

Conditions at Time of Adoption

The former Crenshaw Shopping Center was built in 1947 and was showing significant signs of deterioration. The center consisted of 23 interconnected buildings and 13 freestanding structures, containing 860,000 gross square feet. The buildings were obsolete, under-utilized and in need of repair. Two major department stores, The Broadway (later Macy's) and May Company (now Robinson's May) were the major anchor department stores. Public improvements, including a substandard and outdated circulation system, were inadequate.

The civil disturbance of April 1992 caused damage to 19 properties in the Expansion Project Area and emphasized a need for assistance. Of the 250 buildings in the expansion area, 58 (23%) had significant vacancies. Many parcels were small and irregular. Many buildings were obsolete, under-utilized and in need of repair. The Santa Barbara Plaza shopping center was in a state of disrepair, economic and physical decline and accompanying deterioration. Crime was also a major factor in the center. Public improvements, including a substandard and outdated circulation system, were inadequate. These conditions led to the adoption of the Amended Crenshaw Redevelopment Project in 1994.

Key Accomplishments through June 30, 2006

- The original Crenshaw Redevelopment Project Area has been completed, with the redevelopment of the Baldwin Hills Crenshaw Plaza, the Magic Johnson Theaters and the theater's subsequent expansion. Following the acquisition of the site, the relocation of tenants and the demolition of the buildings, construction began. The two major department stores, The Broadway (later Macy's, now WalMart) and May Company (now Robinson's May, to become Macy's) were retained as a part of the center, and a third department store, Sears, was built as a third anchor to the new two level mall. The center contains 933,000 square feet, has created an estimated 1,100 permanent jobs and was completed in 1988. The Macy's store left the center and WalMart has replaced it in the existing space. The new WalMart store was completed in FY03.

- Since the establishment of the Amended Crenshaw Redevelopment Project Area, the Agency embarked on the selection of a developer for the proposed Santa Barbara Plaza retail shopping center. This center, like the former adjacent Crenshaw Center, was in need of redevelopment. A Developer was identified and a DDA was negotiated in FY00 for the development. That DDA was not executed and negotiations were terminated. As a result, a new Developer was solicited and Capital Vision Equities was selected in FY02 for exclusive negotiations with the Agency. In FY05 negotiations for the Santa Barbara Plaza/Marlton Square Development were concluded with the execution of Implementation Agreements for the development. Commencement of construction of Buckingham Place Senior Housing Development also occurred in FY05. Marlton Square mixed-use development includes 180 affordable Senior Housing Units, 140 market-rate single-family homes, 150 market-rate condominium units and 119,000 square feet of retail. All development agreements were executed in FY06 for the mixed-use development. FY07 will include the start of the single-family and condominium construction. The completion of the Phase 1 Senior Housing and the acquisition and relocation of the retail properties for Marlton Square will also occur in FY07. In addition to the Santa Barbara Plaza area negotiations, other areas along Crenshaw Boulevard, Martin Luther King, Jr. Boulevard and within the Leimert Park Village area are included as major priorities for the area's improvement. These efforts include commercial façade and streetscape improvements within the Leimert Park Village area. Both the facade and streetscape program improvements started activity in FY02. The façade program improvements were completed in FY03 and the streetscape improvements in FY05.

2005-2006 Work Program Accomplishments

Objective		Status
CR2010	Baldwin Hills Crenshaw Plaza.	Review sale of Baldwin Hills Crenshaw Plaza initiated and completed in FY06.
CR2140	Implementation of the redevelopment of Santa Barbara Plaza into a revitalized shopping center.	Negotiations had been under way from 1997 to 2000 on a development agreement with an initial developer for Santa Barbara Plaza retail development adjacent to the Baldwin Hills Crenshaw Plaza. Exclusive negotiations were since terminated and a new developer was selected in FY02 for negotiations. Negotiations with Capital Vision Equities resulted in a Marlton Square Agreement for the Santa Barbara Plaza site. The Phase 1 Senior Housing component started implementation with demolition in FY04 and construction in FY05. Implementation Agreements for Phase 2 Single Family Housing, Phase 3 Condos and Phase 4 Retail were approved by the Agency in FY05.
CR3020	Continuation of streetscape program.	Program implementation of streetscape guidelines and construction documents began in FY03. Construction commenced and were completed in FY06.
CR6000	Leimert Park Village Master Plan.	Creation of LPV Master Plan objective initiated in FY06, consultants selected and Master Plan prepared.

Five Year Goals

- Implement Buckingham Place Senior Housing Development as Phase I of the Marlton Square mixed-use development through monitoring of agreement and construction activities.

- Assist implementation of the Marlton Square Phase 2 Single Family Homes Development through monitoring of acquisition, relocation and construction.

- Assist implementation of the Marlton Square Phase 3 Condominium Development through monitoring of acquisition, relocation and construction.

- Assist implementation of the Marlton Square Phase 4 Retail Development through monitoring of acquisition, relocation and construction.

- Implement a Leimert Park Village Master Plan and Market Feasibility Study.

- Revitalize the Vision Complex facility through a cooperative effort with the City (Cultural Affairs Department) and Agency.

- Completion of Phase 1 streetscape program by implementing the Sankofa Passage walk of fame with plaques, banner, etc.

- Assist with the implementation of the Crenshaw Boulevard and Leimert Park Village Business Improvement District to be established with assistance of council office.

- Establish a Phase 2 streetscape program to provide additional improvements including an expansion of the Sankofa Passage Walk of Fame in the Leimert Park Village.

- Encourage Mixed-Use Development within the Leimert Park Village area.

- Implement a Phase II expansion of the Commercial Façade Program to provide additional improvements to business storefronts in the Leimert Park Village.

- Plan, fund and implement a comprehensive Commercial Façade Grant Program for the Crenshaw Boulevard Corridor between Stocker Street and Vernon Avenue.

Project Objective Activity Descriptions

Buckingham Place Senior Housing (CR1050)

Project Description: Senior Housing development of 180 affordable housing units as Phase I of the Marlton Square mixed-use development at Santa Barbara Plaza. The Project consists of 180 units located on a 2.6 acre-site, 35 will be 2-bedroom and 45 will be 1-bedroom. The 2-bedrooms are roughly 820 square feet; 1-bedroom will be roughly 535 square feet. Parking will include 90 spaces, in addition to 10 guest parking spaces. Project construction started in FY05, first unit's completion is projected for end of FY06. Total development completion is FY07. Agency staff will monitor the project's construction and compliance requirements. Staff will also oversee relocation efforts by the Developer. Estimated construction jobs to be created is 156.
Developer: Buckingham Place Senior Housing, L.P.
Project Cost: $66,000 in FY07 for Agency staff.
FY07 Milestones: Monitoring of construction.
Redevelopment Goal: To eliminate and prevent the spread of blight.
Address: 3-acre portion of Santa Barbara Plaza (see CR2140).
Council District: 8.
PAC/CAC; Neighborhood Council: CAC/Empowerment Congress West Area NDC.
Funding Source: Housing Trust, Bunker Hill Housing Trust, Tax Increment, Agency Special Revenue.

Response to Housing Opportunities (CR1990)

Project Description: Set aside of housing funds for future housing projects.
Developer: To be determined.
Project Cost: $245,000 budgeted in FY07.
FY07 Milestones: Responding to housing opportunities.
Redevelopment Goal: Provision of affordable housing.
Address: To be determined.
Council District: 8.
PAC/CAC; Neighborhood Council: CAC/Empowerment Congress West Area NDC.
Funding Source: Housing Trust Fund.

Crenshaw Shopping Center Phase I (CR2010)

Project Description: Assisting the center's new ownership (Capri Capital in FY06) and any proposed improvements and renovations. Also on-going monitoring of mall operations and maintenance, and future retail opportunities in the project area. The Agency will continue to monitor the Baldwin Hills Crenshaw Plaza and oversee the installation of proposed retail establishments, as well as the mall finances as needed. This on-going objective is to protect the City's investment in the Baldwin Hills Crenshaw Plaza and its changing but on-going relationship with the mall owner. Work with mall owner to improve the Robinson-May facilities.
Developer: Capri Capital. (owner).
Project Cost: $5,000 for staff.
FY07 Milestones: On-going monitoring.
Redevelopment Goal: To eliminate and prevent the spread of blight and deterioration.
Address: Southwest corner of Martin Luther King, Jr. and Crenshaw Boulevards.
Council District: 8.
PAC/CAC; Neighborhood Council: CAC/Empowerment Congress West Area NDC.
Funding Source: Program Income

Marlton Square (CR2140)

Project Description: A major mixed-use development (Marlton Square) with a retail shopping center of approximately 119,000 square feet, including anchor tenants and a variety of retail tenants and restaurants, public improvements for the site as well as a public parking structure. In addition, the development proposes to have a Single Family Residential and Condominium Residential component. Phase 1 of Marlton Square has started (FY03) with Buckingham Place Senior Housing (CR1050). Phase 2 (single-family homes), Phase 3 (condominiums) and Phase 4 (retail shops) are the focus of this objective. The site is the 22-acre Santa Barbara Plaza, which has suffered from deterioration and obsolescence. A key community goal has been the revitalization of the center. Exclusive negotiations on Santa Barbara Plaza DDA commenced in FY01 with developer, Capitol Vision Equities. The development is located adjacent to the Baldwin Hills Crenshaw Plaza shopping mall. 1,017 construction jobs are to be created, and 238 permanent jobs.
Developer: Capital Vision Equities with the Lee Group for single family housing and condominium uses, and LNR as the Retail Developer.
Project Cost: Estimated at $164 million; Agency budget reflects only Agency staff labor and needed grant funds.
FY07 Milestones: Enforce Implementation Agreements, monitor property acquisition, and relocation by the developer and oversee commencement of construction single–family and condominiums. Oversee acquisition and relocation activities for the retail properties to be acquired in FY07.
Redevelopment Goal: Elimination of blight by facilitating the redevelopment of the major commercial development site in Marlton Square.
Address: 19 acres bounded by Martin Luther King, Jr. Boulevard to the north, Marlton Avenue to the east, Santa Rosalia Drive to the south and Buckingham Road to the west. This excludes the 3-acre site for Buckingham Place Senior Housing in Marlton Square.
Council District: 8.
PAC/CAC; Neighborhood Council: CAC/ Empowerment Congress West Area NDC
Funding Source: Tax Increment, Site Specific Tax Revenue, Program Income (Agency Staff).

Leimert Park Village Façade (CR2150)

Project Description: Seek funds for a second phase of the Leimert Park Village Commercial Façade Improvement Program. This would provide additional storefront improvements within the unique Leimert Park Village Center and assist in attracting new businesses to revitalize the area, as well as additional foot-traffic to boost the economic activity in the area. The initial phase improved approximately 30 business storefronts. The second phase could improve an additional 25. Estimate of 5 construction jobs created.
Developer: Agency
Project Cost: $2,000 in FY07 (staff only).
FY07 Milestones: Seek funds and initiate program.
Redevelopment Goal: To enhance the business environment by upgrading the physical appearance of storefront and signage.
Address: Leimert Park Village.
Council District: 8.
PAC/CAC; Neighborhood Council: CAC/ Empowerment Congress West Area NDC.
Funding Source: To be determined.

AB1290 Work Program (CR2990)

Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill 1290. The legislation provides a tax sharing mechanism for those taxing entities eligible to share in Agency tax increment generated by individual project areas. One of the taxing entities is the City of Los Angeles. In a City Council action adopted on October 14, 2003 the Agency was directed to retain tax increment that would otherwise be transferred to the City. These funds are generated on an annual basis and will be used at the discretion of the council offices having jurisdiction over the affected project areas. The AB1290 funds will be spent on existing Agency work objectives or other activities in the council districts deemed consistent with the removal of slums and blight, the creation of quality jobs, and the provision of infrastructure improvements and affordable housing.

Public Improvements (CR3020)

Project Description: Streetscape public improvements for the Leimert Park Village area. Also, the completion of the Sankofa Passage (walk of fame) with preparation and installation of plaques, banners, etc. in Leimert Park Village. Monitoring the implementation of the Business Improvement District (BID) for the Crenshaw area. An estimated $250,000 would be needed for approximately 20-25 façades. The Leimert Park Village was in need of upgraded streetscape and landscaping elements, which was implemented and is being continued from FY04 and defines the scope and selects the location for public improvements with a primary focus within the Leimert Park Village area. The design and construction of these improvements are nearly completed. The goal was to secure a design consultant, establish design guidelines and to provide the construction of the streetscape public improvements. 5 construction jobs created.
Developer: Agency.
Project Cost: $250,000 estimated; $25,000 for improvements and $12,000 (staff) in FY07.
FY07 Milestones: To seek funds and establish program.
Redevelopment Goal: Prevent the deterioration of existing area public improvements by providing new streetscape elements within the project area.
Address: The Leimert Park Village area is bounded by Crenshaw Boulevard, 43rd Street, Leimert Boulevard and 43rd Place.
Council District: 8.
PAC/CAC; Neighborhood Council: CAC/Empowerment Congress West Area NDC.
Funding Source: To be determined.

Leimert Park Village Master Plan (CR6000)

Project Description: The Master Plan and Market Feasibility Study for Leimert Park Village will be created by an Agency consultant team, which will determine the appropriate growth of the Leimert Park Village area's activity center. The Master Plan will focus on those unique cultural area characteristics, such as the existing Vision Theater and open space, as well as viable and desirable future development of underutilized uses into assets that will enhance and provide an emphasis on the area's regional attractiveness. The financial feasibility of future development/improvements in the area will also play a key role in establishing the Master Plan product.
Developer: Agency.
Project Cost: Staff only in FY07.
FY07 Milestones: Completion of Master Plan and formation of Design for Development for Agency action.
Redevelopment Goal: Prevent the deterioration of existing area public improvements by providing new streetscape elements within the project area.
Address: The Leimert Park Village Master Plan area is bounded by Crenshaw Boulevard, 43rd Street and Leimert Boulevard.
Council District: 8.
PAC/CAC; Neighborhood Council: CAC/ Empowerment Congress West Area NDC.
Funding Source: Agency Program Income.

Response to Development Opportunities (CR6990)

Project Description: Review of commercial, mixed use and housing development proposals, review of building permit applications and CEQA reviews. Agency staff needs to respond to requests for CEQA reviews, permit applications and developer proposals on an ongoing basis. This objective provides development proposal review and assistance. This is an on-going effort.
Developer: Various, to be identified.
Project Cost: (Staff only).
FY07 Milestones: Ongoing objective.
Redevelopment Goal: Elimination of blight by providing development assistance.
Address: Various locations within project area.
Council District: 8.
PAC/CAC; Neighborhood Council: CAC/ Empowerment Congress West Area NDC.
Funding Source: Special Revenue.

Project Financing (CR9330)

This objective provides for the administration of the project's financial resources including short and long term financial planning, issuance, administration and repayment of debt, analysis of financial alternatives and cash management. This objective is on going.

CAC/Citizens Participation (CR9910)

This objective allocates resources and staffing necessary for the operation of the Crenshaw Citizens Advisory Committees. Agency support includes providing secretarial support, mass mailings public notices, materials, holding annual elections and staff support for the CAC, CAC meetings and its sub-committees. The Crenshaw CAC consists of both elected members and Council Office appointees.

Project General (CR9990)

This objective provides for miscellaneous technical, legal and administrative services for the operation of the site office. Certain Agency administrative and site office support services are needed for the implementation of the redevelopment plan. This objective provides needed support for administrative and site office efforts. This objective also allocates resources and staffing necessary for the operation of the Amended Crenshaw Community Advisory Committee (CAC). Agency support includes providing secretarial support, mass mailing public notices, materials, holding annual elections and staff support for the CAC and its sub-committees. The Crenshaw CAC consists of both elected and Council Office appointed members. This is an on-going, required administrative objective.

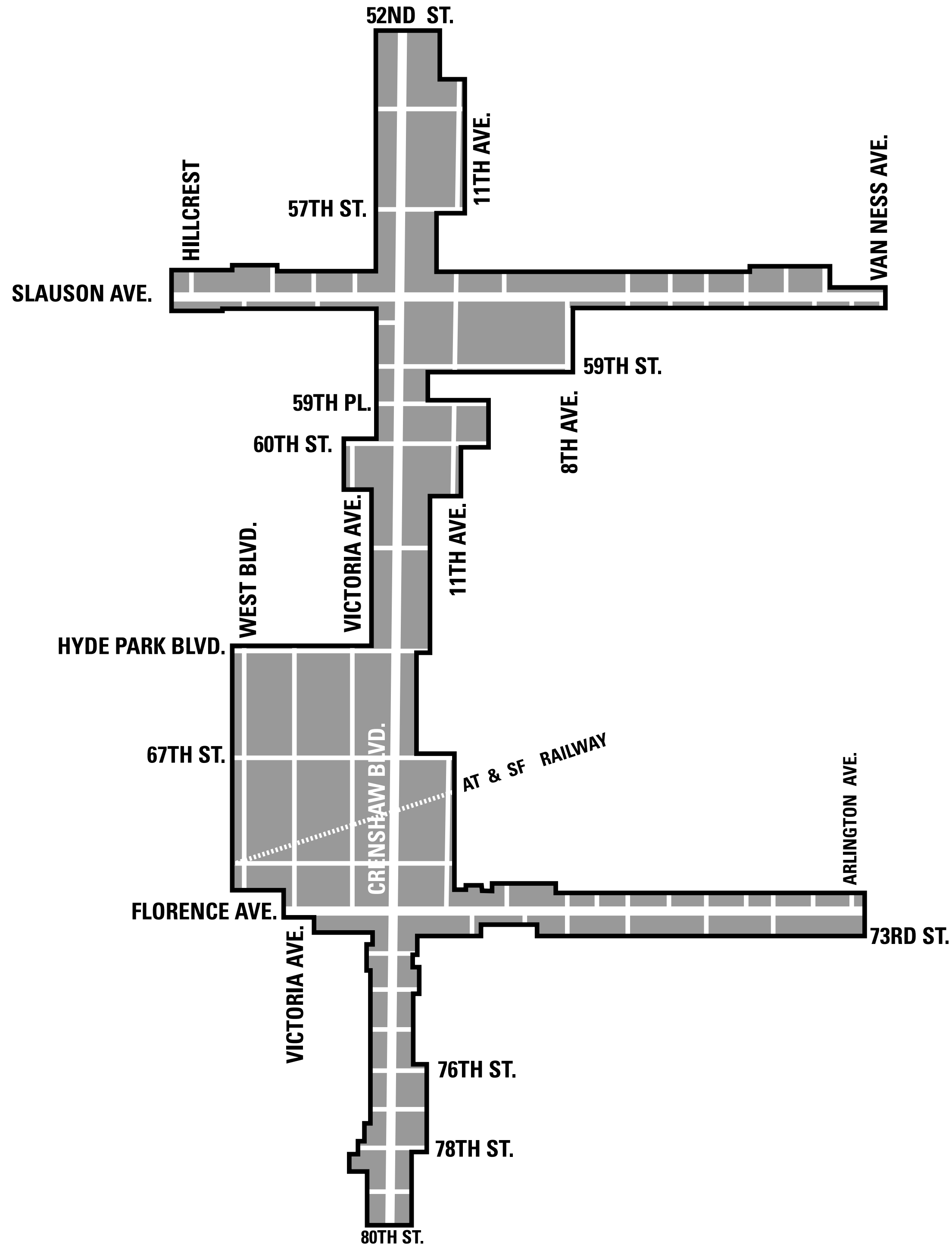
CRENSHAW/SLAUSON RECOVERY REDEVELOPMENT PROJECT

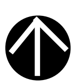
Project Information Sheet

Area	262 acres
Council District(s)	6
Date of Adoption	October 10, 1995
Date(s) of Amendment(s)	October 31, 2003
Project End Date	October 10, 2026
Eminent Domain Expires	October 10, 2007
Tax Increment Cap	None
Tax Increment Received Through FY05	$2,105,217
Balance to Reach Cap	N/A
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	October 10, 2041
Maximum Bonded Indebtedness	$20,000,000
Debt Establishment Time Limit	October 10, 2015

Recovery Redevelopment Project

South Los Angeles Region





Crenshaw/Slauson

CRENSHAW/SLAUSON RECOVERY REDEVELOPMENT PROJECT

Summary

The industrial area located west of Crenshaw Boulevard will also become a focus for economic development opportunities. The Crenshaw/Slauson program will focus on encouraging reinvestment, providing support for new housing initiatives and commercial façade and public improvements and leveraging additional funds from the private sector and other public agencies.

FY 2006–2007 Proposed Work Program

- Prepare a Feasibility Study for development of the Highest and Best Use in the Industrial Master Plan Area between Crenshaw Boulevard, Florence Avenue, Hyde Park Boulevard and West Boulevard.
- Depending on the outcome of the Feasibility Study and Industrial Master Plan study, prepare a Design For Development for the Master Plan Area between Crenshaw Boulevard, Florence Avenue, Hyde Park Boulevard and West Boulevard.
- Initiate new housing developments along the various corridors.
- Organize and initiate commercial façade and streetscape programs along Crenshaw Boulevard, Slauson Avenue and the other major thoroughfares.
- Address needed improvements at retail shopping area near Crenshaw Boulevard and Slauson Avenue.
- Implement economic development strategies to provide employment opportunities for local residents.
- Establish an economic development strategy for the industrial area northwest of Crenshaw Boulevard and Florence Avenue.
- Establish a Streetscape Public Improvement Program for Florence Avenue.

Background

The 262-acre Crenshaw/Slauson project is located approximately seven miles southwest of downtown Los Angeles. This area is within the southern portion of the Crenshaw Boulevard corridor and the area’s older retail core, which is characterized by physical deterioration, economic stagnation and social decay. These conditions of urban blight are so prevalent and long standing that it is not reasonable to expect that private sector market forces and/or government actions acting alone can bring about economic revitalization without redevelopment.

Conditions at Time of Adoption

The Crenshaw/Slauson area was characterized by decaying infrastructure, rundown and abandoned businesses such as vacant former auto dealership sites, and lack of adequate parking. The 1992 Civil Disturbance exacerbated these conditions and led to more job losses while discouraging business investment.

Key Accomplishments through June 30, 2006

Since the project's inception, a commercial façade and streetscape program have been designed and constructed, a new commercial building constructed at 52nd Street and Crenshaw Boulevard, a retail/office building at 5640 Crenshaw Boulevard was rehabilitated as part of the earthquake recovery loan program and a grant was provided to the Helpers For The Homeless & Hungry, a social service agency. Also the design and construction work on the Phase I, Phase II and Phase III of the Commercial Façade Program has been completed in the Crenshaw Boulevard Corridor. Construction on Phase III was completed in FY04. Phase IV Façade Program started with consultant selection in late FY04. In FY05 the Phase IV Façade Program architect was selected, designs completed, City and Design Review Board approvals accomplished. Selection of a contractor is anticipated in early FY07, followed by construction. The Industrial Master Plan was initiated and completion of the Master Plan occurred in FY06.

2005-2006 Work Program Accomplishments

Objective		Status
CS1959	New Housing Initiatives	Provide housing review and assistance for Morgan Place Senior Housing development.
CS2010	Develop commercial face improvement program	Completed selection of a program consultant, architectural consultant, as well as completion of design work. Construction is expected to begin in late FY06 and into FY07.
CS2100	Prepare Industrial Area Master Plan	Master Plan completed in FY06.
CS3000	Establish a streetscape and Public Improvement	Initial planning stages.
CS9990	Assist in developing new residential and Commercial uses.	Monitored the completion of new buildings in project area.

Five Year Goals

- Prepare and implement new strategies for development in the Industrial Master Plan area.
- Investigate new housing initiatives.
- Complete commercial façade Phase IV program, for Crenshaw Boulevard and Slauson Avenue.
- Establish streetscape program for Crenshaw Boulevard.
- Initiate new phases for façade and public improvement streetscape programs.
- Investigate potential to improve industrial area west of Crenshaw Boulevard and north of Florence Avenue.

Project Objective Activity Descriptions

New Housing Initiatives (CS1950)

Project Description: Provide review and assistance for Morgan Place Senior Housing development. Establish an infill housing program within the project area to encourage new and rehabilitated housing. An initial focus will be along Florence Avenue between Van Ness Avenue and Crenshaw Boulevard. CRA staff monitoring of residential building permits and expediting closeout activities for previously completed projects, and toxic surveys of potential housing sites as necessary. State law requires that a minimum of 20% of tax increment be set aside for affordable housing projects. These funds are accumulated until there are sufficient funds to undertake a project.
Developer: Agency.
Project Cost: $685,000 in FY07, and $643,000 in FY08 future year.
FY07 Milestones: Establish program.
Redevelopment Goal: Creation of new affordable housing.
Address: Project wide.
Council District: 8.
PAC/CAC; Neighborhood Council: CAC; Park Mesa Heights Community Council.
Funding Source: Housing Trust.

Commercial Façade & Signage (CS2010)

Project Description: Continue Façade Improvement program as Phase IV to renovate commercial storefronts along the major corridors of the project area. A key component of the redevelopment program is to make physical improvements that will induce business investment and attract customers. The lack of quality retail outlets was one of the factors leading to the 1992 civil disturbance. This objective provides technical assistance and construction funds for commercial rehabilitation and façade improvements. CS2610 funds will supplement this objective to provide additional construction work for this effort. Phase I and Phase II were completed in FY03 and Phase III in FY04. A fourth phase was initiated in FY05. 5 construction jobs created.
Developer: Agency.
Project Cost: $488,000 estimated; in FY07.
FY07 Milestones: Approve final façade designs, solicit contractor, award contract and monitor construction.
Redevelopment Goal: To enhance the business environment by upgrading the physical appearance of storefront and signage.
Address: Project wide.
Council District: 8.
PAC/CAC; Neighborhood Council: CAC; Park Mesa Heights Community Council.
Funding Source: CDBG.

Industrial Master Plan (CS2100)

Project Description: This objective provided for the creation of an Industrial Master Plan for the area located between Crenshaw Boulevard, Florence Avenue, West Boulevard and Hyde Park Street. The master plan consultant provided an analysis of existing conditions, area constraints and opportunities and final recommendations to implement improvements in the industrial area pending future implementation funds. In FY07, the completed master plan will be used to create a Design for Development to assist in future development of the planned areas.
Developer: To be determined.
Project Cost: $4,800 (staff only).
FY07 Milestones: Preparation of Design for Development and seeking area developers.
Redevelopment Goal: Elimination of blight.
Address: Master Plan area-wide.
Council District: 8
PAC/CAC; Neighborhood Council: CAC; Park Mesa Heights Community Council
Funding Source: CDBG

Commercial Façade and Public Improvements – TNI (CS2610)

Project Description: Closeout of Façade Improvement program which provided for commercial rehabilitation and façade improvements, along with monitoring public improvements being implemented by the City. This program focuses on providing a close out of the existing TNI funded Façade improvement program that was undertaken in parallel with a City public improvement program. The scope parallels that of Objective CS2010, and will supplement the Phase IV façade program funds. Agency staff will monitor the consultant's progress.
Developer: Agency.
Project Cost: $226,000 for construction closeout and consultant monitoring.
FY07 Milestones: Completion of construction.
Redevelopment Goal: To enhance the business environment by upgrading the physical appearance of storefront and signage.
Address: Crenshaw Boulevard for Façades and Industrial area west of Crenshaw Boulevard for Master Plan.
Council District: 8.
PAC/CAC; Neighborhood Council: CAC; Park Mesa Heights Community Council.
Funding Source: TNI/CDBG.

AB1290 Work Program (CS2990)

Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill 1290. The legislation provides a tax sharing mechanism for those taxing entities eligible to share in Agency tax increment generated by individual project areas. One of the taxing entities is the City of Los Angeles. In a City Council action adopted on October 14, 2003 the Agency was directed to retain tax increment that would otherwise be transferred to the City. These funds are generated on an annual basis and will be used at the discretion of the council offices having jurisdiction over the affected project areas. The AB1290 funds will be spent on existing Agency work objectives or other activities in the council districts deemed consistent with the removal of slums and blight, the creation of quality jobs, and the provision of infrastructure improvements and affordable housing.

Public Improvements (CS3000)

Project Description: Establish a Phase II Streetscape Program within the project area with a focus along Florence Avenue between Crenshaw Boulevard. and Van Ness Avenue. In FY05 the initial phase of the streetscape program improvements was completed with a focus of streetscape enhancements along Western Avenue between Slauson and Florence Avenues. This will be a continuation of streetscape activities focusing on Florence Avenue, which is attracting private development. 5 construction jobs created.
Developer: Agency.
Project Cost: $7,200 (staff only).
FY07 Milestones: Establish the streetscape program, hire a design consultant to prepare a design plan.
Redevelopment Goal: To prevent the deterioration of existing public improvements by providing new streetscape elements within the project area.
Address: Project area-wide with initial focus on Florence Avenue between Crenshaw Boulevard and Van Ness Avenue.
Council District: 8.
PAC/CAC; Neighborhood Council: CAC; Park Mesa Heights Community Council.
Funding Source: Tax Increment.

Industrial Feasibility Studies (CS6000)

Project Description: Provide staff and consultant expenses for conducting a feasibility study for the industrial area within the Crenshaw/Slauson project area. The area's industrial core is less than viable and is surrounded with a variety of residential uses. The feasibility study will evaluate the existing industrial uses and test the feasibility of increasing residential opportunities in the area. It will also build on the recently completed Industrial Master Plan completed for the area in FY06. Results of study will enable staff to better determine the long-term future use of the area.
Developer: N/A.
Project Cost: $164,000.
FY07 Milestones: Establish scope of work; select consultant; conduct study.
Redevelopment Goal: Eliminate blight and encourage economic development for the area.
Address: Various.
Council District: 8.
PAC/CAC; Neighborhood Council: CAC; Park Mesa Heights Community Council.
Funding Sources: CRA Special Revenue.

Response to Development Opportunities (CS6990)

Project Description: Review of commercial, mixed use and housing development proposals, review of building permit applications and CEQA reviews. Agency staff needs to respond to requests for CEQA reviews, permit applications and developer proposals on an ongoing basis. This objective provides development proposal review and assistance. This is an on-going effort.
Developer: Various, to be identified.
Project Cost: (Staff only)
FY07 Milestones: Ongoing objective.
Redevelopment Goal: Elimination of blight by providing development assistance.
Address: Various locations within project area.
Council District: 8.
PAC/CAC; Neighborhood Council: CAC; Empowerment Congress Central Area Neighborhood Development Council
Funding Source: CRA Special Revenue.

Project Financing (CS9330)

Provides for administration of project financial resources, including short and long term financial planning, issuance, administration and repayment of debt; analysis of financial alternatives and cash management.

CAC/Citizens Participation (CS9910)

This objective allocates resources and staffing necessary for the operation of the Crenshaw Slauson Citizens Advisory Committees. Agency support includes providing secretarial support, mass mailings public notices, materials, holding annual elections and staff support for the CAC, CAC meetings and its sub-committees. The Crenshaw/Slauson CAC consists of both elected members and Council Office appointees.

Project General (CS9990)

This objective provides for Agency staff to administer the Project's ongoing activities, including maintaining a site office, meeting public notification requirements, providing public information and responding to inquiries from developers, property owners and others. State law mandates these activities.

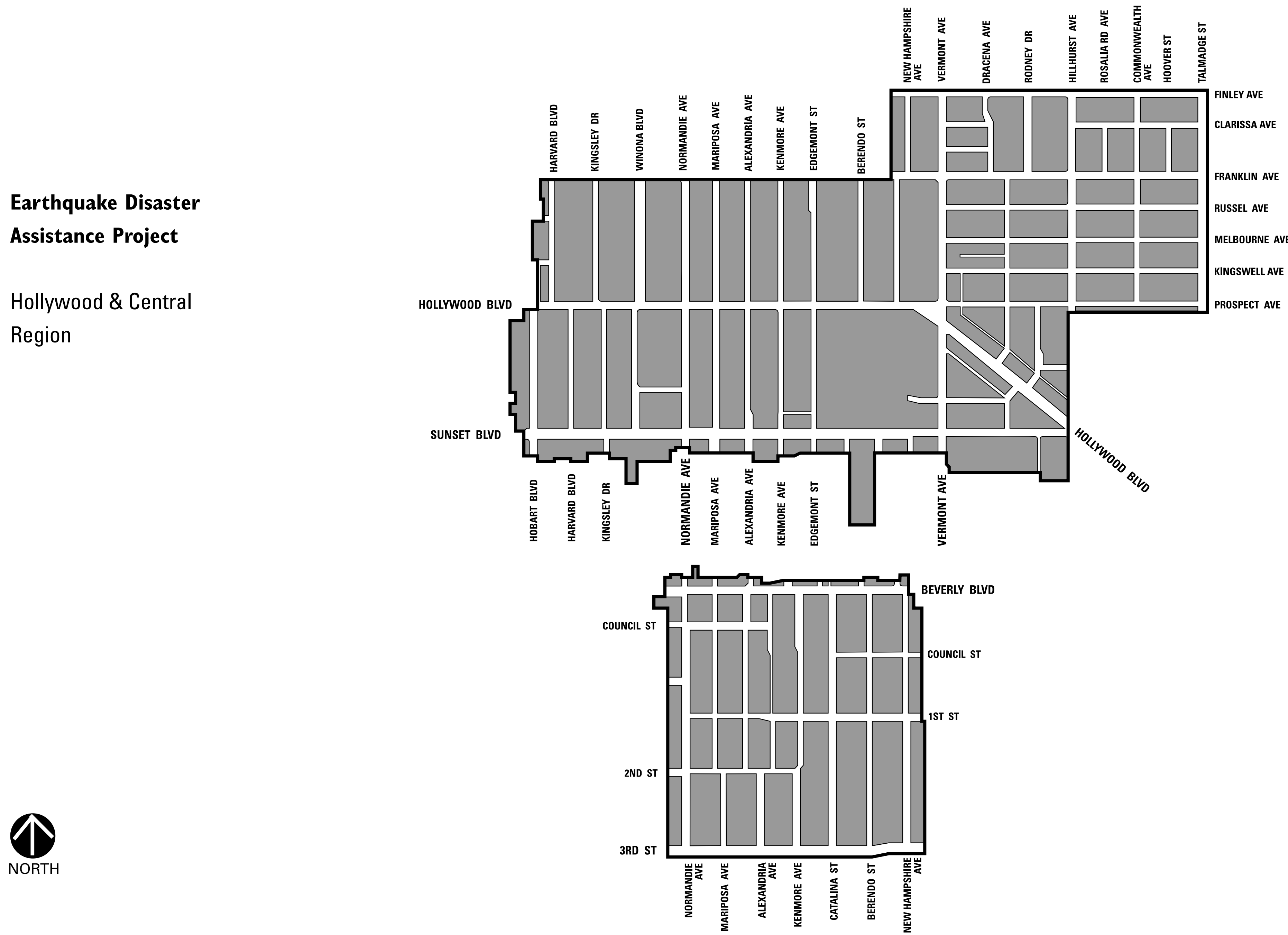
EAST HOLLYWOOD/BEVERLY-NORMANDIE
EARTHQUAKE DISASTER ASSISTANCE PROJECT

Project Information Sheet

Area	656 acres
Council District(s)	4 & 13
Date of Adoption	December 14, 1994
Date(s) of Amendment(s)	November 21, 2003
Project End Date	December 14, 2010
Eminent Domain Expires	December 14, 2006
Tax Increment Cap	None
Tax Increment Received Through FY05	$6,927,882
Balance to Reach Cap	N/A
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	December 14, 2040
Maximum Bonded Indebtedness	$54,050,000
Debt Establishment Time Limit	December 14, 2009

Earthquake Disaster Assistance Project

Hollywood & Central Region



East Hollywood/Beverly-Normandie

EAST HOLLYWOOD/BEVERLY-NORMANDIE EARTHQUAKE DISASTER ASSISTANCE PROJECT

Summary

The East Hollywood Project Area work objectives include funds for major streetscape improvement projects along the one-mile stretch of Hollywood Boulevard between Western and Vermont Avenues. The East Hollywood streetscape program actually includes two: the East Hollywood Streetscape Project, which begins on the west at Western Avenue and the Barnsdall Transit-Oriented District Project, which originates on the east, at the intersection of Hollywood Boulevard and Vermont Avenue. Both projects, though separate, will be integrated and both will be fully underway with the design, permitting, and community participation completed in FY06 and construction scheduled to begin in FY07.

The East Hollywood Project Area also includes other significant projects such as the Vermont Mixed-Use parking structure that will include ground floor retail, parking, and affordable housing in an area of the project area with acute parking issues. Additionally, Agency staff members are aggressively pursuing a creative approach to homeownership in the project area that will turn renters into buyers by implementing a cooperative conversion model in the affordable housing context. Further, Agency staff members will implement a comprehensive economic development study and strategic plan in the Beverly/Virgil area of the project area.

FY 2006-2007 Proposed Work Program

- Complete design, environmental review, permitting, construction bids and selection of contractor for the East Hollywood Streetscape Program. This includes both the East Hollywood Streetscape and the Barnsdall Transit-Oriented District Projects.
- Carry out an economic development study and develop a strategic plan for the Beverly/Virgil area of the project area.
- Continue implementation of the homeownership program by initiating coop-conversion projects in the project area.
- Begin feasibility analysis, financial structure, community participation and support for the Vermont Ave Mixed-Use Parking structure.
- Identify and acquire site for Permanent Housing with Supportive Services for homeless person/families from the community.
- Assist in the repair, restoration and/or demolition of earthquake damaged residential and commercial buildings.

Background

The East Hollywood/Beverly-Normandie Earthquake Disaster Assistance Project is located approximately four miles west of Downtown and one block east of the Hollywood Redevelopment Project Area. It consists of two noncontiguous areas totaling 656 acres. The East Hollywood portion of the project area is approximately 464 acres bounded by Hobart Boulevard on the west, Franklin and Finley Avenues on the north, Talmadge and Hillhurst Streets on the east, and both sides of Sunset Boulevard and Prospect Avenue on the south. It is a diverse community with an intense concentration of hospital facilities, notably Kaiser Permanente and Children’s Hospital of Los Angeles, located along Sunset Boulevard.

The 11.4-acre Barnsdall Park, situated on a hilltop site, is a focal point of the community. High-density apartments and neighborhood retail uses predominate along Hollywood Boulevard. This area includes a portion of the Los Feliz Village Commercial District, which contains neighboring middle-income residences, and a Metro Rail Red Line station at Vermont Avenue and Sunset Boulevard.

The Beverly-Normandie area of the project area is approximately 192 acres in size bordered by Beverly Boulevard on the north, New Hampshire Avenue on the east, Third Street on the south, and Normandie Avenue on the west. This portion of the project area contains a mixture of neighborhood retail and various ethnic businesses and grocery stores, which serve the densely populated multi-family residential district.

The goals of the Redevelopment Plan are: to aid in the repair, restoration and/or demolition of earthquake damaged residential and commercial buildings; support the reconstruction and re-occupancy of the damaged commercial centers; and encourage the return of consumer and resident confidence within these areas.

Conditions at Time of Adoption

The January 1994 Northridge Earthquake caused substantial property damage in the East Hollywood/Beverly-Normandie Project area: Over $10.9 million in structural damage to approximately 327 multi-family sites, and $2.6 million in structural damage to 39 commercial sites occurred. In total, including public facilities, 509 buildings (commercial, multi-family residential, and public facilities) were affected, resulting in an estimated $15.5 million in total damages.

Barnsdall Park, the only City of LA-owned Park serving the project area, sustained significant earthquake damage in 1994. The National Register of Historic Places lists many of Barnsdall's buildings including some designed by world-renowned American architect Frank Lloyd Wright.

Key Accomplishments through June 30, 2006

In May 1997, the Agency received a CIERLP loan for $550,000 to assist in the acquisition and rehabilitation of the Don Carlos building located at Harvard Boulevard and Hollywood Boulevard. The Don Carlos provides newly renovated space for 11 businesses on the ground level and 32 rental units for seniors on the upper two floors. The total costs for the project, which was completed in the 2nd quarter FY02, amounted to $1,850,000.

In July 1999, the MTA Board of Directors, through its Call for Projects Program, approved funding for the Barnsdall Park Transit-Oriented District streetscape project. In September 1999, the MTA informed all agencies that these funds were contingent and could be reprogrammed for bus capital or operating purposes. Funding for this project was made available in FY02. The Agency executed a letter of agreement with the MTA in September 2003 to facilitate the funding of the design and construction for this project.

In February 2004, the East Hollywood Streetscape Advisory Committee was established with representation from the Thai, Armenian and Salvadoran communities. This committee assisted the Agency with design and implementation of the East Hollywood Streetscape Program.

In December 2005, the Agency approved a Finding of Benefit from the East Hollywood Housing Opportunities objective which funds were appropriated and expended to develop dwelling units for low-income and/or moderate-income persons outside the project area. Such funds in the amount of $2,499,200 provided financial assistance to Los Angeles Housing Partnership for the predevelopment loan and acquisition of affordable housing at Bronson Courts Apartments located at 1227-1239 North Bronson Avenue in the Hollywood Redevelopment Project Area. This highly leveraged project will replace current overcrowded and severely blighted housing with 32 units of well-designed and modern housing.

In December 2005, Agency staff identified Los Feliz as the targeted area between Vermont Avenue, Hollywood Boulevard on the south and Franklin Avenue on the north to develop public parking for retail and housing uses on Vermont Avenue. Staff has begun negotiating one site with United States Postal Services (USPS) and has hired a consultant to carry out parking demand study.

2005-2006 Work Program Accomplishments

Objective		Status
EB1990	Bronson Courts Apartments	Provided financial assistance for the predevelopment loan and acquisition of 32 units of affordable housing located at 1227-39 North Bronson Avenue.
EB3000	Transit-Oriented District Streetscape Improvements	Architect selected. Schematic plans approximately 30% complete. Met with stakeholder groups and Council District staff.
EB3100	East Hollywood Streetscape Program	Architect selected. Schematic plans approximated 50% complete. Met with stakeholder groups and City of LA staff.
EB3200	Vermont Parking Mixed-Use	Identified site location, in negotiations with USPS, and hired a consultant to carry out parking demand study.

Five-Year Goals

The East Hollywood/Beverly Normandie Project Area was established in response to the January 1994 Northridge Earthquake. The Redevelopment Plan for this project and its attendant Five-Year Implementation Plan were adopted by the Los Angeles City Council on December 14, 1994. The goals of these plans are to: aid in the repair, restoration, and/or demolition of earthquake damaged residential and commercial buildings; support the reconstruction and re-occupancy of the damaged commercial centers; and encourage the return of consumer and resident confidence within the project area.

The Agency intends to implement the above goals using the following projects, programs, and policies:

- Rehabilitate areas in need of maintenance, repair, restoration, demolition, or replacement as a result of the earthquake.
- Promote sound development and rehabilitation of earthquake-stricken areas.
- Repair, replace, reconstruct or construct infrastructure, including, public improvements, facilities, and utilities.
- Encourage initiatives that enhance property tax-increment revenue and employment opportunities.
- Provide housing and supportive services for homeless individual(s) and/or families.

Project Objective Activity Descriptions

Supportive Housing (EB1020)

Project Description: Development of permanent housing and supportive housing services for formerly homeless families and individuals.
Project Cost: TBD.
FY07 Milestones: Identify and acquire site or issue NOPA for proposals. Issue RFQ/RFP for development and social services provider team.
Redevelopment Goal: Provide affordable housing and supportive services.
Address: Project Wide.
Council District: 4, 13.
PAC/CAC/Neighborhood Council: No PAC or CAC/Hollywood United Neighborhood Council.
Funding Source(s): Housing Trust Funds.

Vermont Housing (EB1030)

Project Description: Development of affordable housing within the Vermont Parking Mixed-Use work objective (EB3200).
Project Cost: Approximately $20 million, currently $3.3 million in FY07 budget.
FY07 Milestones: Develop 2/3 feasible designs for the project. Negotiate lease with USPS, determine financial structure. Obtain community participation and support on project.
Redevelopment Goal: Provide affordable housing and leverage financing for the Vermont Parking Structure Project.
Address: Vermont Avenue between Franklin Avenue on the north and Hollywood Boulevard on the south.
Council District: 4.
PAC/CAC/Neighborhood Council: No PAC or CAC/Greater Griffith Park Neighborhood Council and the Hollywood United Neighborhood Council.
Funding Source(s): Housing Trust Funds.

Housing Rehabilitation (EB1050)

This objective is a placeholder allocating $727,000 of Housing Trust funds for the Fiscal Year 08 budget. This objective will assist residential property owners by providing a matching grant for the repairs, retrofitting, and/or demolition of damaged buildings bringing economic recovery efforts to the communities damaged by the earthquake.

City Affordable Housing Trust Fund (EB1901)

This objective is a placeholder for annual deposits into the additional five percent housing set-aside attributable to the City's Affordable Housing Trust Fund. As projects are identified through the LAHD funding application process, funds may be transferred to new objectives, or to LAHD. No labor is to be assigned to this objective; labor for required budget activity is to be carried under the appropriate "1990" objective.

Response to Housing Opportunities (EB1990)

Project Description: Provides funds to pursue Agency housing objectives.
Project Cost: More than $4 million is expected to be available through FY10.
FY07 Milestones: Begin at least 1 multi-family affordable housing development project and 1 coop conversion project.
Redevelopment Goal: Increase the supply, and improve the quality of, affordable housing for all age and household sizes throughout the project area, and increase homeownership opportunities among residents of the project area to help stabilize neighborhoods.
Address: Project Wide.
Council District: 4, 13.
PAC/CAC/Neighborhood Council: No PAC or CAC; Neighborhood Councils are: Greater Griffith Park Neighborhood Council, Hollywood United Neighborhood Council, and Wilshire Center Koreatown Neighborhood Council.
Funding Source(s): Housing Trust Fund, Housing Bond Proceeds, and other resources to be determined.

Economic Development Opportunities (EB2700)

Project Description: Agency response to development and programmatic opportunities with an emphasis on those projects that increase tax increment revenue and employment opportunities.
Project Cost: More than $5 million expected to be available through FY10.
FY07 Milestones: Identify and implement catalytic economic development projects.
Redevelopment Goal: To eliminate blight by assisting catalytic projects that creates jobs, sales and property taxes, and serves to improve and stabilize neighborhoods.
Address: Project Wide.
Council District: 4, 13.
PAC/CAC/Neighborhood Council: No PAC or CAC; Neighborhood Councils are: Greater Griffith Park Neighborhood Council, Hollywood United Neighborhood Council, and Wilshire Center Koreatown Neighborhood Council.
Funding Source(s): Tax Increment, Bond Proceeds, and other resources to be determined.

AB1290 Work Program (EB2990)

Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill 1290. The legislation provides a tax-sharing mechanism for those taxing entities eligible to share in Agency tax increment generated by individual project areas. One of the taxing entities is the City of Los Angeles. In a City Council action adopted on October 14, 2003, the Agency was directed to retain tax increment that would otherwise be transferred to the City. These funds are generated on an annual basis and will be used at the discretion of the council offices having jurisdiction over the affected project areas. The AB1290 funds will be spent on existing Agency work objectives or other activities in the council districts deemed consistent with the removal of blight, the creation of quality jobs, and the provision of infrastructure improvements and affordable housing.

Barnsdall Transit Oriented District Public Improvements (EB3000)

Project Description: Implementation of streetscape improvements to enhance the pedestrian environment and link together bus and rail transit systems.
Project Cost: $852,000; $300,000 Agency funds.
FY07 Milestones: Continue public participation process, complete design, and commence entitlement process.
Address: Vermont Avenue between Sunset Boulevard on the south and Hollywood Boulevard/Prospect Avenue on the north.
Redevelopment Goal: To repair, restore, and improve public infrastructure that will encourage economic development and will link neighborhoods with public transportation.
Council District: 4.
PAC/CAC/Neighborhood Council: No PAC or CAC; Greater Griffith Park Neighborhood Council.
Funding Source(s): MTA funds, Tax increment, and Bond Proceeds.

East Hollywood Streetscape Program (EB3100)

Project Description: Implementation of streetscape improvements to enhance the pedestrian environment and create a sense of place and Community on Hollywood Boulevard between Western and Normandie Avenues.
Project Cost: $1.1 million (est.)
FY07 Milestones: Complete design and permitting processes; continue public participation process. Start bidding process. Select contractor.
Redevelopment Goal: To repair, restore, and improve public infrastructure that will encourage economic development and job creation.
Address: Hollywood Boulevard from Vermont on the east to Western Ave on the west.
Council District: 4, 13
PAC/CAC/Neighborhood Council: No PAC or CAC; Neighborhood Councils are: Greater Griffith Park Neighborhood Council, Hollywood United Neighborhood Council.
Funding Source(s): Tax increment, Bond Proceeds, and other resources to be determined.

Vermont Parking Mixed-Use (EB3200)

Project Description: An Agency-assisted project to locate a site to develop a mixed-use parking structure to include public parking, ground floor retail, and affordable housing (ES1030).
Project Cost: $9,000,000; currently $4.5 million in FY07 budget.
FY07 Milestones: Evaluate feasibility and financial structure of project. Obtain community participation and support for the project.
Redevelopment Goal: Implement projects that provide public benefit, economic development, improve and stabilize neighborhoods, and increase the supply of affordable housing.
Address: Los Feliz Village is targeted – Vermont Ave between Hollywood Boulevard on the south and Franklin Avenue on the north.
Council District: 4.
PAC/CAC/Neighborhood Council: No PAC or CAC; Greater Griffith Park is the neighborhood council.
Funding Source(s): Tax increment, bond proceeds, and other resources to be determined.

Commercial Rehabilitation Program (EB3300)

This objective is a placeholder allocating $604,000 for the Fiscal Year 08 budget. This objective will assist commercial, property owners and public facilities by providing a matching grant for the repairs, retrofitting, and/or demolition of damaged buildings bringing economic recovery efforts to the communities damaged by the earthquake.

Beverly Virgil Economic Development Strategy (EB6000)

Project Description: An Agency initiative to study and analyze the Beverly/Virgil area of the project area. The objective is to draft and adopt an economic development strategic plan for the area that will mitigate blight, retain and expand some of the light-industrial land uses in the area, and create jobs. This objective is also budgeted in a joint effort with the Wilshire Center Koreatown Redevelopment Project Area.
Project Cost: More than $300,000 is budgeted.
FY07 Milestones: Begin developing economic development strategic plan.
Redevelopment Goal: To eliminate blight, generate sales and property taxes, stabilize neighborhoods, and create jobs.
Address: Beverly Virgil portion of the project area - bordered by Beverly Boulevard on the north, New Hampshire Avenue on the east, Third Street on the south, and Normandie Avenue on the west.
Council District: 4, 10.
PAC/CAC/Neighborhood Council: CAC – Wilshire Center Koreatown; Neighborhood Council - Wilshire Center Koreatown.
Funding Source(s): Tax increment.

Response to Development Opportunities (EB6990)

Project Description: Agency response to development and programmatic opportunities with an emphasis on those projects that increase tax increment revenue and employment opportunities.
Project Cost: More than $6 million expected to be available through FY10.
FY07 Milestones: Identify and begin one catalytic redevelopment project.
Redevelopment Goal: To eliminate blight by assisting catalytic projects that create jobs, sales and property taxes, and serve to improve and stabilize neighborhoods.
Address: Project Wide.
Council District: 13, 4.
PAC/CAC/Neighborhood Council: No PAC or CAC; Neighborhood Councils are: Greater Griffith Park Neighborhood Council, Hollywood United Neighborhood Council, and Wilshire Center Koreatown Neighborhood Council.
Funding Source(s): Tax increment, bond proceeds, and other resources to be determined.

Project Financing (EB9330)

Initially, the East Hollywood/Beverly Normandie Project Area did not generate any tax increment due to the decline in property values caused by the damage from the Northridge Earthquake. The Agency had to be resourceful and seek other funds such as Community Development Block Grants for Work Program Objectives. A bank line of credit that financed the initial work program is being repaid annually. However, it is projected that in the next five years, the project will generate over $19 million in tax increment funds that will secure a projected bond issuance of more than $9 million.

Administration of the Project's financial resources includes: the issuance of tax-allocation bonds; short-term and long-term financial planning; the issuance, administration and repayment of debt, and cash management.

Project General (EB9990)

This objective provides for Agency staff to administer the project area's ongoing activities, including maintaining the project-area office, meeting public notification requirements, providing public information, and responding to inquiries from developers, property owners and other community stakeholder groups.

EXPOSITION/UNIVERSITY PARK
(HOOVER/HOOVER EXPANSION REDEVELOPMENT PROJECT)
Project Information Sheet

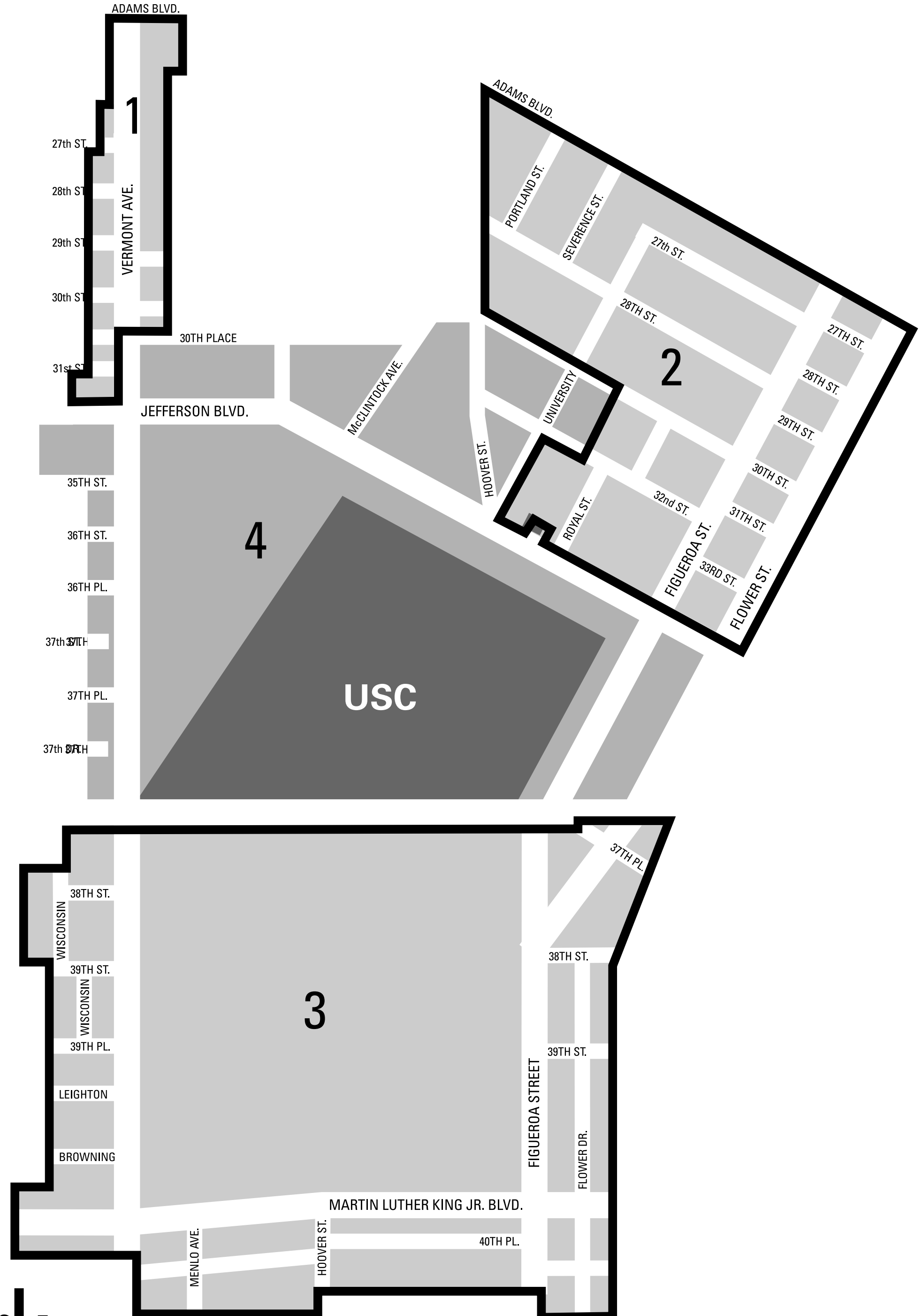
Area	573 acres
Council District(s)	8 & 9
Date of Adoption	January 27, 1966 (HO)
Date(s) of Amendment(s)	February 4, 1971 November 9, 1978 June 17, 1981 May 11, 1983 December 17, 1986 May 12, 1989 (5th amend) December 20, 1994 December 7, 1999 (HO) November 21, 2003 (HO) November 21, 2003 (HE) October 11, 2005
Project End Date	January 1, 2010 (HO) May 11, 2024 (HE) May 12, 2039 (5th amend)
Eminent Domain Expires	December 17, 1998 (HO) May 11, 1995 (HE)
Tax Increment Cap	$75,000,000 (HO) $85,000,000 (HE)
Tax Increment Received Through FY05	$31,513,823
Balance to Reach Cap	$128,486,177 (HO & HE)
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	January 1, 2020 (HO) May 11, 2034 (HE) May 12, 2039 (5th amend)
Maximum Bonded Indebtedness	None (HO) $45,000,000 (HE)
Debt Establishment Time Limit	N/A (HO) N/A (HE) May 12, 2009 (5th amend)

Redevelopment Project

South Los Angeles Region

1,2 & 3 Expansion Areas

4 Original Hoover Project Area



NORTH

Exposition/University Park

EXPOSITION/UNIVERSITY PARK REDEVELOPMENT PROJECT

Summary

The Exposition/University Park Redevelopment Project Area (formerly known as the Hoover and Hoover Expansion Redevelopment Project) is a 574-acre redevelopment project located just southwest of downtown Los Angeles in Council Districts 8 and 9. Originally it was established in 1966 to assist in the retention of the University of Southern California within the City of Los Angeles. The project has subsequently been expanded to cover the Exposition Park area, the Figueroa and Vermont commercial corridors, and the historic Adams Boulevard area. The Redevelopment Plan goals call for the elimination of physical, economic and social blight by the creation of catalytic developments that promote a thriving business environment and enhance the surrounding residential community. Redevelopment activities this fiscal year include both residential and commercial new construction, rehabilitation and public improvements.

On October 11, 2005 the City Council and the Agency Board held a joint public hearing and approved an Ordinance Amending the Hoover Redevelopment Plan. The Amendment did not change the designated land use or development densities for any location within the project area or change its boundaries. The primary purposes of the Amendment was (1) to change the name of the Hoover Redevelopment Project to Exposition/University Park Redevelopment Project; (2) to extend the existing time limits on the effectiveness of the Redevelopment Plan for project area for additional twelve (12) year periods; (3) to extend the existing time limits on the repayment of indebtedness and receipt of property taxes pursuant to the Hoover Redevelopment for additional twelve (12) year periods; (4) to increase the existing limit on the number of tax dollars that may be divided and allocated to the Agency; (5) to increase the limit on the amount of bonded indebtedness that can be outstanding at one time; (6) to amend the text of the Hoover Redevelopment Plan to address the unique characteristics and needs of the Hoover Redevelopment Project Area and to assure the availability of housing for all economic segments of the community; and (7) to extend eminent domain authority for a twelve (12) year period commencing upon the date of adoption of the proposed Amendments. However, due to restrictions placed upon the Amendment by the California State Infrastructure Bank, only the name change would be effective until the Los Angeles Coliseum entered into a fifteen (15) year lease with the National Football League to bring a team from outside the State of California to the Coliseum. Negotiations are currently underway.

FY 2006-2007 Proposed Work Program

- Continue efforts to increase and improve the affordable housing stock through the construction of Vermont Senior Housing (140 units).
- Continue efforts to improve the Figueroa Commercial Corridor by assisting private developer with the Environmental Impact Report for the University Gateway Project, a mixed-use development at the northwest corner of Figueroa and Jefferson Boulevards.
- Continue monitoring the construction of the Galen Center at the southeast corner of Figueroa and Jefferson Boulevards, which will promote increased economic activity and provide jobs.
- Continue cooperative efforts with other public entities in improving the recreational, entertainment, and culturally significant institutions that are located within Exposition Park.
- Promote cultural enhancements through the identification of potential public art opportunities.
- Continue efforts to work in concert with the Los Angeles Coliseum Commission and the City of Los Angeles to attract a National Football League team from outside the State of California and enter into a minimum lease of fifteen (15) years by identifying a portion of the future tax increment for public improvements in Exposition Park.

Background

Exposition/University Park is a 574-acre redevelopment project located just southwest of downtown Los Angeles. The original project, established in 1966, covered 165 acres surrounding the campus of the University of Southern California (USC). It was subsequently expanded in 1983 and again in 1989. The Hoover community is comprised of a culturally and economically diverse population. There are several major educational and cultural institutions located in the area that have a significant impact on the community. These include Exposition Park (California Science Center, California African-American Museum, LA County Natural History Museum and Exposition Park Intergenerational Community Center), USC, and the Shrine Auditorium. The Agency's commitment to addressing the diverse and sometimes conflicting needs of this complex community has been the driving force for revitalization. The Redevelopment Plan sets forth an array of goals aimed at encouraging the retention and development of affordable housing, improvement of neglected community facilities and the promotion of economic development opportunities.

Conditions at Time of Adoption

At the turn of the century, many stately homes and thriving neighborhood shops characterized the project area. However, by the mid-sixties the community had deteriorated. Single-family residences were subdivided and converted into rooming houses and commercial activity was stagnant. Public facilities had become outdated and overloaded. These blighted conditions, together with the goal of deterring USC from relocating outside the city, led to the establishment of the project by the Los Angeles City Council on January 27, 1966. The adopted Plan called for the expansion of USC, development of commercial retail facilities, commercial office space, housing developments and hotel facilities. This required the acquisition of land, demolition of existing but substandard structures, and infrastructure upgrading.

The project boundaries were expanded on May 11, 1983 to include adjacent areas, which had declined both physically and economically. Unlike the original project area, redevelopment in the expanded area was directed at benefiting the existing low- and moderate-income residential populations and would occur only in increments. The project's emphasis at this time was placed on the retention and upgrading of existing structures. Project boundaries were again expanded on May 19, 1989 in order to allow for the development of a community shopping center.

Key Accomplishments through June 30, 2006

- Since project inception, the Agency has assisted in the construction of more than 1,049 residential units for senior citizens, low- and moderate-income families and university students. 168 residential units have been rehabilitated. Construction of the Menlo Historic Homes (senior housing) development was completed in FY01. Construction began on the in FY06 for the 140-unit Vermont Senior Housing development.

- The Agency has assisted in diverse commercial developments that have included the University Village community shopping center, a hotel, the Adams Vermont Shopping Center, and a garden office building. During FY03, the Agency provided financial assistance for the completion of façade improvements to a community shopping center at Martin Luther King, Jr. Boulevard and Vermont Avenue, and for facades at 13 “mom and pop” businesses along the Vermont Avenue commercial corridor. The Agency completed construction of streetscape improvements in front of the historic Shrine Auditorium. Agency staff also continued negotiations with the key owner of property on Figueroa Street regarding the consolidation of the auto dealerships and completed the Environmental Impact Report for the University Gateway Project.

- The Agency has actively improved and maintained the improvements to the infrastructure of the project area, including new street curbs and sidewalks, the planting of street trees and the elimination of utility poles. It has been instrumental in the expansion of the University of Southern California and the development of Hebrew Union College. Redevelopment activities have included the construction of a community library, fire station, post office, and child care facilities. FY05 efforts continued to focus on making Exposition Park a viable center for entertainment, cultural enrichment and an important recreational resource to the community by providing funds for the removal of blighting utility poles.

- In FY06 the Agency prepared the Preliminary Plan, Supplemental EIR and other related documents that were required for the Amendment to the Hoover and Hoover Expansion Redevelopment Plan by the Agency Board and City Council and approval by the State of California Infrastructure Bank.

2005-2006 Work Program Accomplishments

Objective		Status
HE1700	Vermont Avenue Senior Housing – New affordable senior housing.	Construction commenced in the 2nd quarter of FY06.
HO1800	Gilbert Lindsay Manor Housing – Development of 137 units of rental family housing.	Continued monitoring for contract compliance. The Agency is a part of an interagency task force convened by CD9 to address the livability issues in the complex.
HO2090	USC Galen Events Center- Development of an Event Center	Construction began in June 2004 and will be completed by Fall 2006. Staff continued to monitor for contract compliance.
HO2700	University Gateway	The Draft Environmental Impact Report (EIR) was released on January 6, 2006. The Public Comment period began on January 9, 2006 and ended on February 24, 2006. The CRA/LA Board of Commissioners held a public hearing on the Draft EIR on February 2, 2006. Staff is continuing to review the Response to Comments for the Final EIR and negotiating the Acceptance of Agency Conditions Letter with the developer, Urban Partners, LLC. Staff anticipates presenting the Final EIR and the project to the Board for consideration in May 2006.
HO3000	Exposition Park Recreation and Circulation – Coordination of discussions and applications for park circulation and parking improvements.	The Agency provided technical and community support to the Department of Transportation in design of public improvements along Vermont Avenue between Jefferson and Exposition Boulevards (Phase II). The Agency will be working closely with the Bureau of Street Services (BOSS), the lead on Phase III improvements, on Vermont Avenue between the Santa Monica Freeway and Jefferson Boulevard.
HO6140	Approval of the AB 2805 Hoover Plan Amendment and renaming the project area the Exposition/University Park Redevelopment Project	Prepared Preliminary Report and State Report for the City of Los Angeles to submit to the State Infrastructure Bank, which amended the Hoover Redevelopment Plan and renamed the project area to Exposition/University Park in the 2nd quarter of FY06.
HO6990	The Tuscany - Development of $30 million mixed use project	The Agency approved entering into an Acceptance of Agency Conditions Covenant with Conquest Housing for the development of the Tuscany, a $30 million mixed-use project at southeast corner of 37th Place and Figueroa Street in FY04. The project consists of 120 units of market rate housing targeted to students, 15,000 square feet of commercial floor space, 65 surface parking spaces for commercial use and 246 underground parking spaces for residential use. Construction started in August 2004 and will be completed in FY07.

Five Year Goals

Identified below are the goals and objectives in the Exposition/University Park Redevelopment Plan, which serve as the primary foundation for developing the Annual Budget and Work Program with input and guidance from the Exposition/University Park Project Area Committee ("PAC"):

- To encourage the cooperation and participation of residents, property owners, businesspersons, public agencies and community organizations in the revitalization of the area.
- To promote the general welfare of the area in coordination with revitalization by promoting cultural activities, safety, child care facilities, and environmental quality.
- To retain by means of rehabilitation residences and businesses, where appropriate.
- To eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate, and redevelop the Project Area in accordance with the Redevelopment Plan and Annual Work Program.
- To make provisions for housing as is required to satisfy the needs and desires of the various age, income, and ethnic groups of the community, maximizing the opportunity for individual choices.
- To alleviate overcrowded, substandard housing conditions and to promote the development of a sufficient number of affordable housing units for low- and moderate-income households.
- To make provisions, throughout the Project Area, for well-planned community uses, facilities, pedestrian and vehicular circulation, and adequate parking, and public improvements particularly as these relate to Exposition Park.
- To promote coordinated management of Exposition Park with specific attention given to facility use, development, parking, circulation, security and maintenance.
- To implement the City's policy to establish "opportunity areas" to specifically encourage private investment, consistent with the Plan's objectives in housing, commerce and industry.
- To provide a basis for the location and programming of public service facilities and utilities, including but not limited to: libraries, senior citizen centers, youth centers, cultural centers, parks and recreation facilities, and to coordinate the phasing of public facilities with private development. To achieve an environment reflecting a high level of concern for architectural, landscape, and urban design principles appropriate to the objectives of the Redevelopment Plan.
- To encourage a thriving commercial environment that will contribute to neighborhood improvement.
- To coordinate public program activities consistent with the provisions of the Plan between the Agency, the Project Area Committee, the City of Los Angeles, the County of Los Angeles, the State of California, and the United States government.
- To promote compatible development, with consideration to scale, height, material, architectural quality, and site orientation.
- To encourage the preservation of historical monuments, landmarks and buildings.
- To promote the development of commercial uses along Vermont Avenue, that expands the availability of goods and services for residents in the area.

Project Objective Activity Descriptions

Vermont Avenue Senior Housing (HE1700)

Project Description: 96,410-square foot development of 140 units of low-income senior housing.
Developer: Community Resources Talent Development (CRTD), Inc.
Project Cost: $25,100,874, CRA commitment $8,440,872.
FY07 Milestones: Construction completion.
Redevelopment Goals: Elimination of deteriorated properties. Provision of housing for various age, income, and ethnic groups.
Address: Vermont Avenue between 39th Street and 39th Place.
Council District: 8.
PAC/CAC Neighborhood Council: Exposition/University Park PAC; North Area Neighborhood Council.
Funding Source: Exposition/University Park Housing Trust Funds, Tax Increment Funds, Normandie 5 Housing Trust Funds, Vermont Manchester Housing Trust Funds, Crenshaw Housing Funds, HOME Funds, Arena Replacement Housing Funds, Community Development Block Grant (CDBG) Funds. This job will create approximately 60 construction jobs.

City Affordable Housing Trust Fund (HO1901)

This objective is a place-holder for annual deposits into the additional five percent housing set-aside attributable to the City's Affordable Housing Trust Fund. As projects are identified through the LAHD funding application process, funds may be transferred to new objectives, or to LAHD. No labor is to be assigned to this objective; labor for required budget activity is to be carried under the appropriate "1990" objective.

New Housing Initiatives (HO1950)

Project Description: Identification and review of potential new housing developments and/or rehabilitation objectives for future funding. As new housing efforts are established, they will be assigned their own corresponding objective number.
Developer: N/A.
Project Cost: Dependent upon revenue generated.
FY07 Milestones: Redevelopment Law requires that a minimum of 20% of tax increment generated be allocated to the development or substantial rehabilitation of affordable housing. This objective provides staff time to identify future housing developments in order to meet its State Law obligations.
Redevelopment Goal: Provision for housing for various age income and ethnic groups.
Address: Project wide.
Council District: 8/9.
PAC/CAC; Neighborhood Council: Exposition/University Park PAC, North Area Neighborhood Council.
Funding Source: Exposition/University Park Housing Trust Tax Increment.

Commercial Facade and Signage Grant Program (HO2070)

Project Description: Enhancement of the Vermont Avenue Commercial Corridor between Adams and Jefferson Boulevards through a façade improvement grants program. The Vermont Commercial Corridor is comprised of small “mom & pop” commercial establishments that, while viable, are lacking visual unity and present themselves in a less than favorable manner. The businesses along the corridor acknowledge this fact and requested that funds be provided to upgrade the visual presence of the establishments in this area. The program has been underway since FY99.
Developer: To be determined.
FY07 Milestones: Activities will continue with the identification and preparation design for three to five storefront businesses.
Redevelopment Goal: Encourage a thriving commercial environment, which will promote economic revitalization and employment opportunities for the community as well as modern, convenient services.
Address: Vermont Avenue between Adams and Jefferson boulevards.
Council District: 8.
Project Cost: $25,000 per storefront.
PAC/CAC; Neighborhood Council: Exposition/University Park PAC, North Area Neighborhood Council.
Funding Source: Funding Source: Tax Increment, CDBG.

USC Events Center/Galen Center (HO2090)

Project Description: The development includes 10,000-seat men and women’s basketball and volleyball arena. It also includes office space for coaching staff. In addition the facility will include an athletic merchandise shop and USC Sports Hall of Honor. The change from the initial commercial development to academic required an amendment to the Owner Participation Agreement between USC and the Agency that changed the development entity from the for-profit FCA to a non-profit entity USC-CEC, Inc. Construction started in 2004 and will be completed in Fall 2006. This project will create 600 construction jobs and 174 permanent jobs.
Developer: USC.
Project Cost: $100,000,000.
FY07 Milestones: Monitor compliance and construction completion.
Redevelopment Goal: To promote economic growth of the Figueroa Corridor in the Exposition/University Park Redevelopment Project Area.
Address: Southeast corner of Jefferson Boulevard and Figueroa Street.
Council District: 9.
PAC/CAC; Neighborhood Council: Exposition/University Park PAC, North Area Neighborhood Council.
Funding Source: Private, Tax Increment.

University Gateway (HO2700)

Project Description: Mixed-use development with 421 units for USC student housing with 1,210 parking spaces, 770 parking spaces are located on-site and the remaining 440 parking spaces are provided by USC through a covenant agreement. In addition, there will be 70,000 square feet of University related retail, including an approximately 30,000 sq ft USC bookstore, 40,000 sq ft USC health and fitness center. The ground floor commercial space also includes, 7,000 sq ft restaurant, 6,000 sq ft neighborhood serving retail, and an 11,000 sq ft area dedicated to student facilities such as mailboxes, recreation, and laundry rooms. This project will create 500 construction jobs and 170 permanent jobs.
Developer: Urban Partners, LLC.
Project Cost: $140,000,000.
FY07 Milestones: Complete the CEQA process and negotiate the Acceptance of Agency Conditions Letter.
Redevelopment Goal: To promote economic growth of the Figueroa Corridor in the Hoover Redevelopment Project Area.
Address: Northwest corner of Jefferson Boulevard and Figueroa Street.
Council District: 8.
PAC/CAC; Neighborhood Council: Hoover PAC; North Area Neighborhood Council.
Funding Source: Private, Tax Increment.

AB1290 Work Program (HO2990)

Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill 1290. The legislation provides a tax sharing mechanism for those taxing entities eligible to share in Agency tax increment generated by individual project areas. One of the taxing entities is the City of Los Angeles. In a City Council action adopted on October 14, 2003 the Agency was directed to retain tax increment that would otherwise be transferred to the City. These funds are generated on an annual basis and will be used at the discretion of the council offices having jurisdiction over the affected project areas. The AB1290 funds will be spent on existing Agency work objectives or other activities in the council districts deemed consistent with the removal of slums and blight, the creation of quality jobs, and the provision of infrastructure improvements and affordable housing.

Exposition Park Improvements (HO3000)

Project Description: Revitalization efforts within Exposition Park, including the development of recreational facilities; resolution of circulation and parking issues impacting the viability of the park; and the promotion of a thriving park that includes the return of the NFL to a renovated Coliseum. The Fourth Amendment to the Hoover Redevelopment Plan as adopted in 1983 clearly referenced the importance of Exposition Park in the revitalization of the community. In 1985 the Agency undertook the preparation of a master plan for the Park that placed emphasis on the recreational importance of the Park to the community. Though the State and County facilities within the Park did not embrace this master plan, it led to the formulation of a master plan by the State in 1992, which is currently being implemented. Prior activities included: assisting in the monitoring of mitigation measures from the Certified EIR for development activities within the park; participating in formulation and implementation strategies for addressing parking and circulation issues. FY07 activities will include providing technical assistance and assisting in the provision of citizen input on plans to expand the Los Angeles County Museum of Natural History. Staff will also continue to work with the Coliseum Commission on its efforts to obtain a National Football League team and identify public improvements that improve Exposition Park.

Developer: Various institutions and entities in Exposition Park.

FY07 Milestones: Continue support of implementation of Phase II of the Exposition Park Master Plan.

Redevelopment Goal: Promote cooperative efforts with other public entities in the undertaking of improvements to Exposition Park, especially those relating to park circulation and parking.

Address: Exposition Park – Exposition Boulevard (n); King Boulevard (s), Figueroa Street (e), Vermont Avenue (w).

Funding Source: Tax Increment.

Figueroa Corridor Development Opportunities (HO3020)

Project Description: Implementation of the strategic plan of action for the Figueroa Corridor through support of potential development as identified in the implementation strategy. Through a cooperative effort by Central City Association and various businesses and institutions along the Figueroa Corridor, the Agency funded the preparation of the Figueroa Corridor Study. The recommendations from the study have been instrumental in securing MTA funds for beautification improvements of the corridor that include landscape medians along the corridor. The study effort also provided catalytic support for the establishment of a Business Improvement District (BID) south of the Santa Monica Freeway. In FY99 the architectural firm of ZGF undertook the preparation of the Figueroa Study. The study provides a strategic plan of action for the corridor. It outlines opportunities for catalytic developments and the use of public improvements to unify and identify sub-areas along the corridor. Activities in FY02 included the completion of additional landscape medians along Figueroa and aesthetic improvements for the walking path from the Harbor Freeway High Occupancy Vehicle transit station at Exposition Boulevard to Figueroa Street. Discussions with key property owners were commenced in FY03 to explore commercial and residential development opportunities in the area adjacent to USC and the Shrine auditorium. FY07 activities will continue and expand these discussions with the goal of promoting development on the corridor.

Developer: N/A.

Project Cost: Unknown at this time.

FY07 Milestones: Continue discussion with property owners and developers to promote further development on the corridor.

Redevelopment Goal: Encourage a thriving commercial environment, which will promote economic revitalization and employment opportunities for the community as well as modern, convenient services.

Address: Figueroa Street between Adams & Martin Luther King Jr. Boulevards. within the Figueroa Corridor Economic Development Strategy boundaries.

Council District: 8/9.

PAC/CAC; Neighborhood Council: Exposition/University Park PAC; North Area Neighborhood Council.

Funding Source: Tax Increment.

Public Art Program (HO6130)

Project Description: Staffing to oversee developer compliance with the CRA/LA Art Policy, management of CRA/LA-Initiated and Cultural Trust Fund Projects, and technical support for project area arts and cultural activities. In accordance with the Agency and City Council approved Art Policy, all developers entering into a DDA, OPA or other legal agreement with the CRA/LA must dedicate 1% of development cost for art. Staff monitors compliance with the Policy and approvals of developer Art Plans, monitors the Hoover Cultural Trust, guides the Hoover PAC through initiation of projects supported by the Hoover Cultural Trust Fund. FY07 activities include looking at the feasibility of using art as means of bringing identity to the various CRA initiated projects.
Developer: Various.
Project Cost: To be based on availability of funds (Restricted Funds).
FY07 Milestones: Ensure compliance with Arts Policy for any new developments seeking Agency assistance.
Redevelopment Goal: To support aesthetic enhancements and cultural facilities, which strengthen and enhance the image and identity of the community.
Address: Project wide.
Council District: 8/9.
PAC/CAC Neighborhood Council: Hoover PAC, North Area Neighborhood Council.
Funding Source: Hoover Cultural Trust Fund, Tax Increment.

Plan Amendment (HO6140)

Project Description: An amendment of the Hoover redevelopment plan was approved in a joint hearing by the Board and City Council on October 11, 2005 and the project was renamed the Exposition/University Park Redevelopment Project area. The Amendment did not change the designated land use or development densities for any location within the project area or change its boundaries. The primary purposes of the Amendment was (1) to change the name of the Hoover Redevelopment Project to Exposition/University Park Redevelopment Project; (2) to extend the existing time limits on the effectiveness of the Redevelopment Plan for project area for additional twelve (12) year periods; (3) to extend the existing time limits on the repayment of indebtedness and receipt of property taxes pursuant to the Hoover Redevelopment for additional twelve (12) year periods; (4) to increase the existing limit on the number of tax dollars that may be divided and allocated to the Agency; (5) to increase the limit on the amount of bonded indebtedness that can be outstanding at one time; (6) to amend the text of the Hoover Redevelopment Plan to address the unique characteristics and needs of the Hoover Redevelopment Project Area and to assure the availability of housing for all economic segments of the community; and (7) to extend eminent domain authority for a twelve (12) year period commencing upon the date of adoption of the proposed Amendments. However, due to restrictions placed upon the Amendment by the California State Infrastructure Bank, only the name change would be effective until the Los Angeles Coliseum entered into a fifteen (15) year lease with the National Football League to bring a team from outside the State of California to the Coliseum.
Developer: N/A.
Project Cost: To be determined.
FY07 Milestones: Continue efforts to work in concert with the Los Angeles Coliseum Commission and the City of Los Angeles to attract a National Football League team from outside the State of California and enter into a minimum lease of fifteen (15) years by identifying a portion of the future tax increment for public improvements in Exposition Park.
Redevelopment Goal: Elimination of restraints for further redevelopment in the project area.
Address: Project wide.
Council District: 8/9.
PAC/CAC; Neighborhood Council: Exposition/University Park PAC, North Area Neighborhood Council.
Funding Source: Tax Increment.

Response to Development Opportunities (HO6990)

Project Description: Review and response to unsolicited development proposals and the review of building permits and liquor licenses for consistency with the Redevelopment Plan. Monitoring of the Tuscany (formerly known as Conquest Housing) until construction completion in FY07. The Redevelopment Plan sets forth certain review authority for development activity within the project area. This ongoing objective identifies and reserves staff time for meeting the Agency's review responsibilities under the Plan. Activities include meeting with developers and property owners regarding developments, providing technical assistance, and preparation of participation agreements as required by the Redevelopment Plan. In FY04 the Board approved the Agency entering into an Acceptance of Agency Conditions Covenant with Conquest Housing for the development of The Tuscany, a $30 Million mixed-use project at the southeast corner of 37th Place and Figueroa Street in the 2nd quarter of FY04. The project consists of 120 units of market rate housing targeted to students, 15,000 square feet of commercial floor space, 65 surface parking spaces for commercial use and 246 underground parking spaces for residential use. This job has created 70 construction jobs and will create 33 permanent jobs.
Developer: Various.
Project Cost: To be determined.
FY07 Milestones: Review unsolicited development proposals.
Redevelopment Goal: Provide for well-planned community uses, facilities, pedestrian and vehicular circulation and adequate parking.
Address: Project wide.
Council District: 8/9.
PAC/CAC Neighborhood Council: Exposition/University Park PAC, North Area Neighborhood Council.
Funding Source: Tax Increment, General Revenue.

Project Financing (HO9330)

Agency staff will administer the project's financial resources and expenditures, including managing debt service obligations. State law mandates these activities.

PAC/Citizens Participation (HO9910)

This objective allocates resources and staffing necessary for the operation of the Exposition/University Park Project Area Committee (PAC). Agency support includes providing secretarial support, mass mailing of public notices, material, holding annual elections and staff support for the PAC and its subcommittees. The majority of the PAC is elected and two are appointed from the original Hoover Project Area. It is anticipated that the PAC will be terminated and replaced by an elected Community Action Committee (CAC) in FY07.

Project General (HO9990)

This objective provides for Agency staff to administer the Project's ongoing activities, including meeting public notification requirements, providing public information and responding to inquiries from developers, property owners and others. State law mandates these activities.

HOLLYWOOD REDEVELOPMENT PROJECT

Project Information Sheet

Area	1,107 acres
Council District(s)	4 & 13
Date of Adoption	May 7, 1986
Date(s) of Amendment(s)	December 20, 1994 May 20, 2003 October 31, 2003
Project End Date	May 7, 2027
Eminent Domain Expires	May 20, 2015
Tax Increment Cap	$922,452,207
Tax Increment Received Through FY05	$139,499,824
Balance to Reach Cap	$782,952,383
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	May 7, 2037
Maximum Bonded Indebtedness	$307,484,000
Debt Establishment Time Limit	N/A

Redevelopment Project

Hollywood & Central Region

Hollywood

HOLLYWOOD REDEVELOPMENT PROJECT

Summary

In FY07, the Agency will administer development agreements and monitor construction of residential and mixed-use projects that constitute more than $300 million in development value, including the Hollywood and Vine mixed use project, Encore Hall Senior Housing; and will undertake street improvement projects at Hollywood Boulevard and Western Avenue, Santa Monica Boulevard and Western Avenue, and along several segments of Hollywood Boulevard.

During the fiscal year, the Agency will also enter into Disposition and Development Agreements on major mixed-use projects at Hollywood Boulevard and Western Avenue and the Hawthorn Block, which together represent over an additional $300 million in new development. A number of smaller projects will provide additional new housing, retail and office space. A major goal for FY07 is a Disposition and Development Agreement with the Academy of Motion Picture Arts and Sciences for a major museum of film as part of a two-block campus on Vine Street just south of the Agency owned Cinerama Dome Parking Garage.

FY 2006-2007 Proposed Work Program

- Encore Hall – Monitor construction on this project to be completed in FY07.
- Bronson Courts – Monitor construction on the conversion of property located at 1227-1239 N. Bronson Avenue into 32-units, of 100% affordable, multifamily residential project.
- Homeownership Initiative – Enter into a loan agreement for conversion of an existing rental project.
- Gower Supportive Housing – Enter into a Disposition and Development Agreement with a developer/service provider team for the Agency owned site on Gower Street.
- Hollywood and Garfield – Enter into a Disposition and Development Agreement for a transit oriented, mixed use development.
- AMPAS Museum – Work with the Academy of Motion Picture Arts and Sciences to acquire property for a museum.
- Hawthorn Block – Undertake restoration of historic property and approval of a Disposition and Development Agreement for other portions of the block.
- Hollywood & Vine – Property acquisition will be initiated and construction will begin on a mixed-use development focused on MTA-owned property near the southeast corner of Hollywood Boulevard and Vine Street.
- Plans and Studies - The Hollywood Boulevard Urban Design Plan will be updated and a Transportation Improvement and Management Plan will be drafted. A Historic Preservation strategy will be developed.
- Valet and Circulator – Work with the Hollywood Improvement District BID to implement a coordinated evening valet and circulator system between various parking venues.
- Social Needs Obligation – Implement the Hollywood Social Needs Plan, which requires the expenditure of an amount equal to 10% of the cumulative tax increment on qualifying social services.
- Cinerama Dome Entertainment Center Parking – Continue to monitor the operations of the 1,725-space public parking facility adjacent to the commercial development completed in FY02, consisting of rehabilitation of the historic Cinerama Dome theater, a 14-screen stadium-seat multiplex, a health club, and restaurant and retail space.
- Core Industries – Pursue attraction and retention of Hollywood's Core Industries, including Entertainment, Heath Services, Education and Tourism

Background

The 1,107-acre Hollywood Redevelopment Project is located approximately six miles northwest of the Los Angeles Civic Center at the foot of the Hollywood Hills. The project is generally bounded by Franklin Avenue on the north, Serrano Avenue on the east, Santa Monica Boulevard and Fountain Avenue on the south and La Brea Avenue on the west. The Hollywood Redevelopment Plan was adopted by the Los Angeles City Council on May 7, 1986 and amended on May 20, 2003. This plan sets forth an array of goals that include encouraging economic development; promoting and retaining the entertainment industry; revitalizing the historic core; preserving and expanding housing for all income groups; meeting social needs of area residents; providing urban design guidelines; and preserving historically significant structures.

Conditions at Time of Adoption

The Hollywood Redevelopment Project area was found to contain the following conditions of blight:

- Economic stagnation was characterized by a shortage of available industrial space for entertainment related uses and a decline in residential investment, shifting commercial uses, and a shortage of first-class office space.
- Increasing density, including a low-income population that was growing at rates faster than the citywide average; in addition, conditions of high rates of unemployment, overcrowding, and substandard housing were present.
- Over-burdened circulation systems, inadequate public improvements, and insufficient open space existed in the area. According to the Hollywood Circulation Study, the following streets were identified as requiring improvements: Sunset and Santa Monica Boulevards, La Brea, Franklin and Highland Avenues, and Vine Street. A 1981 Parking and Traffic Study identified a shortage of approximately 4,523 parking spaces.
- Old, obsolete, and substandard structures were a blight on the area, including approximately 50 residential units classified as substantially deteriorated and approximately 2,450 units classified as overcrowded. The Agency in 1984 estimated that 380,000 square feet of commercial office space was in need of moderate to heavy rehabilitation, while 1.5 million square feet of retail space was in need of moderate or heavy rehabilitation.
- Irregular parcels which did not meet established planning and zoning standards or economic requirements for development were found throughout the area.
- Fragmented land ownership existed.
- Public classroom space and day care facilities were in short supply.
- Homelessness, especially among youth, was climbing.
- Levels of crime were among the highest in the City.

Key Accomplishments through June 30, 2006

- FY02 through FY06 were significant years for Hollywood with over $900 million in Agency-sponsored developments under construction or completed, at Hollywood & Highland and along the Vine Street and Sunset Boulevard corridors. These developments are intended to anchor the commercial core of Hollywood and promote the revitalization both in the area between these anchor developments and throughout Hollywood. To augment the retail at Hollywood and Highland Project completed in FY02, and to facilitate infill development in its vicinity, an aggressive economic development strategy in the Project Area has included: 1) completion of the Hollywood & Highland project, which includes 1.2 million square feet of development, rehabilitation and expansion of a hotel, a 3,600 seat live-broadcast theater, and a 3,000 space public parking garage; 2) completion of the Pacific Theatres' Cinerama Dome Entertainment Center; 3) completion, pursuant to a DDA with American Cinematheque, of the $12 million rehabilitation of historic Egyptian Theater; 4) completion of the Sunset and Vine mixed use project.

- In addition, negotiations were completed and a Disposition and Development Agreement was executed with Legacy Partners and Gatehouse Capital for the development of the $200 million mixed-use transit oriented project at the northeastern corner of Hollywood Boulevard and Vine Street. This project will consist of a 300 room "W" hotel, 96 condominiums, 262 units of housing including 52 affordable units, and 67,000 square feet of retail space.

- Between 1990 and 2003, the Agency administered several loan/conditional grant programs as part of its commercial rehabilitation efforts, including the Entertainment Industry Loan Program, the Commercial/Historic Loan Program, the Retail Attraction Program and the Hollywood Façade Improvement Program. The Hollywood Redevelopment Project has successfully leveraged a considerable amount of funding from outside Agency sources, such as the Community Development Block Grant Program ($558,000 for the CARE Façade) and MTA ($7,000,000 of Hollywood Construction Impact Program or HCIP), as well as private investment of approximately $800 million in the seventeen years since the Redevelopment Plan was adopted.

- Housing for very low, low and moderate – income households is a mandate under redevelopment law and a goal of the redevelopment plan. Since inception of the plan, the Agency has caused over 900 new affordable housing units to be constructed, and over 260 rehabilitated. Fiscal Year 2006 saw the completion of the 24 unit Palomar Apartments, and commencement of construction on the 102 unit Encore Hall development. The Agency also provided financial assistance on acquisition and a predevelopment loan to Los Angeles Housing Partnership for property located at 1227-1239 North Bronson Avenue. This project will replace current overcrowded and severely blight housing with 32 units of well-designed and modern affordable housing.

- In addition to these commercial, mixed-use and public improvement projects, the Agency has completed over $5 million of streetscape improvements, provided funding for approximately 1,500 units of low- and moderate-income housing, expended $250,000 for graffiti abatement efforts and $1,685,000 to promote community safety by initiating and implementing the first security foot patrol on Hollywood Boulevard, a forerunner to the formation of the Business Improvement District's security program.

2005-2006 Work Program Accomplishments

Objective	Status
HW1050 Encore Hall	Construction commenced on this 102-unit housing development for low and very low-income seniors.
HW1160 Palomar Apartments	Historic restoration and adaptive reuse completed and 24 unit building occupied by very low-income tenants.
HW1220 Views at 270	Construction completed on 55 units of affordable family housing above a 13,000 sq. feet Walgreen's Pharmacy on the northeast corner of Sunset Boulevard & Western Avenue.
HW1400 Gower Supportive Housing	Acquisition of property located at 1720-36 North Gower Street for the development of permanent housing and supportive services for homeless youth.
HW1500 Bronson Courts Apartments	Financial assistance for acquisition and a predevelopment loan completed and 32 units under construction for affordable housing.
HW2320 Hollywood/Garfield	Initiation of CEQA review. Additional property acquired by developer.
HW2380 Hawthorn Block	The Agency entered into an Exclusive Negotiation Agreement for the development of new office, retail and entertainment space.
HW2600 Hollywood & Vine	Litigation over the Agency's CEQA process has been settled, and Design Development is underway.
HW2850 AMPAS Museum	The Agency entered into an Exclusive Negotiation Agreement for the development of a new museum dedicated to the Motion Picture Industry.
HW4850 Valet and Circulator	Launch of the Holly Trolley in Fiscal Year 2006.

Five-Year Goals

Five Year Goals for the Hollywood Redevelopment Project envision an aggressive economic development program that focuses on retaining and expanding core business industries within the project area, as well as promoting goals that improve the economic vitality of the area and provide a variety of housing choices and retail and social services. Agency staff will continue to promote economic development activities which improve the physical and social vitality of Hollywood by upgrading public improvements; providing and improving public parking; assisting affordable housing; promoting mixed use development and stabilizing residential neighborhoods.

- Complete property acquisition and initiate construction for the Hollywood & Vine Project.
- Complete Encore Hall.
- Prepare and implement Santa Monica/Western Focus Plan.
- Evaluate proposals for Hollywood/Garfield and Hawthorn Block, select developers and initiate negotiations.
- Develop and implement projects for the attraction and retention of Hollywood's core industries: entertainment, tourism, health and education.
- Prepare and adopt plans required under the Redevelopment Plan such as the Hollywood Transportation Plan and Hollywood Boulevard District Urban Design Plan.
- Design and construct streetscape and public improvements projects along Hollywood Boulevard, Sunset Boulevard and Santa Monica Boulevard.
- Implement the updated Hollywood Social Needs Plan, which requires the expenditure of an amount equal to 10% of the cumulative tax increment on qualifying social services.

Project Objective Activity Descriptions

Encore Hall (HW1050)

Project Description: 102 units of housing for low-income elderly residents, a 460 space parking structure.
Project Cost: $20.6 million. $7.1 million Agency.
FY07 Milestones: Monitor construction. Completion in FY07.
Redevelopment Goal: To provide a balanced community with affordable housing for various age groups.
Address: Northeast corner of Selma and Ivar Streets.
Council District: 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Central Hollywood Neighborhood Council.
Funding Source(s): Housing Trust Funds.

Homeownership Initiative (HW1170)

Project Description: Conversion of existing rental properties to limited equity cooperatives or condominiums.
Project Cost: Undetermined.
FY07 Milestones: Implement the program. Assist in property acquisition.
Redevelopment Goal: Retain affordable housing and promote ownership.
Address: Various.
Council District: 4, 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Hollywood Central Neighborhood Council, Hollywood United Neighborhood Council, Hollywood Studio District Neighborhood Council in formation.
Funding Source(s): Housing Trust Funds.

Gower Supportive Housing (HW1400)

Project Description: Development of 40 – 60 units of housing for the formerly homeless with supportive services.
Project Cost: To be determined.
FY07 Milestones: Work with community representatives to define program and design the project. Select a developer and enter into an Exclusive Negotiation Agreement. Enter into Cooperation Agreement with LAHD and County of Los Angeles.
Redevelopment Goal: Housing and supportive services for very low-income persons and families.
Address: 1720 – 1736 N. Gower Street.
Council District: 13.
PAC/CAC/Neighborhood Council: No PAC or CAC/Hollywood United Neighborhood Council.
Funding Source(s): Housing Trust Funds.

Bronson Courts (HW1500)

Project Description: Financial assistance to Los Angeles Housing Partnership on acquisition and predevelopment loan of blighted property at 1227 – 1239 North Bronson Avenue to facilitate the development of a 32-unit, 100% affordable, multifamily housing project.
Project Cost: $2.4 million.
FY07 Milestones: Construction compliance.
Redevelopment Goal: Create affordable multifamily housing.
Address: 1227 – 1239 North Bronson Avenue.
Council District: 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Central Hollywood Community Council.
Funding Source(s): Housing Trust Funds.

Historic Preservation Housing (HW1600)

Project Description: Rehabilitation of historic bungalow courts and other historic residential properties in Hollywood.
Project Cost: $40 million. $10 million Agency funding.
FY07 Milestones: Acquisition and predevelopment loans on four properties.
Redevelopment Goal: Very low, low and moderate-income housing. Historic preservation.
Address: 1729 Kingsley, 5612 De Longpre, other sites to be determined.
Council District: 4 and 13.
PAC/CAC/Neighborhood Council: Studio District Neighborhood Council, Greater Griffith Park Neighborhood Council, Hollywood Central Neighborhood Council.
Funding Source(s): Hollywood Housing Trust Funds, Unrestricted Tax Increment.

City Affordable Housing Trust Fund (HW1901)

This objective is a placeholder for annual deposits into the additional five percent housing set-aside attributable to the City's Affordable Housing Trust Fund. As projects are identified through the LAHD funding application process, funds may be transferred to new objectives, or to LAHD. No labor is to be assigned to this objective; labor for required budget activity is to be carried under the appropriate "1990" objective.

Response to Housing Opportunities (HW1990)

Project Description: Funds for new housing objectives or incurred costs prior to Board approval of specific projects.
Project Cost: N/A.
FY07 Milestones: Negotiate and evaluate potential affordable housing projects and programs.
Redevelopment Goal: Very low, low and moderate-income housing.
Address: Project Wide.
Council District: 4, 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Various Neighborhood Councils.
Funding Source(s): Housing Trust Funds.

Core Industries (HW2310)

Project Description: Programs and activities aimed at attraction and retention of the project area's four core industries; Entertainment, Tourism, Health Services and Education.
Project Cost: Undetermined.
FY07 Milestones: Developed marketing plan to retain and attract education and theatre businesses and industry. Evaluate theatre retention RFQs.
Redevelopment Goal: Economic Development.
Address: Various.
Council District: 4, 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Various Neighborhood Councils.
Funding Source(s): Tax increment and Bond Proceeds.

Hollywood and Garfield (HW2320)

Project Description: Redevelopment of a blighted block in the eastern portion of the project area through rehabilitation and adaptive re-use of historic structures, and the construction of new housing and housing oriented mixed use.
Project Cost: $125 million. Agency $12 million.
FY07 Milestones: Complete Environmental Review, enter into a Disposition and Development Agreement. Start of construction in FY'07.
Redevelopment Goal: Elimination of blight. Affordable housing, historic preservation.
Address: Hollywood Boulevard between Western Avenue and Garfield/St. Andrews Place.
Council District: 4, 13.
PAC/CAC/Neighborhood Council: Hollywood United Neighborhood Council.
Funding Source(s): Site specific tax increment and Housing Trust Funds.

Hollywood and Argyle (HW2330)

Project Description: A 9 block mixed use development. Level of Agency involvement has not been determined.
Project Cost: Undetermined.
FY07 Milestones: Reach agreement with developer on various land use issues.
Redevelopment Goal: Eliminate blight. Economic development. Improved land use pattern.
Address: Carlos Avenue to Selma Street, Argyle Street to El Centro Street.
Council District: 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Hollywood Central Neighborhood Council and Hollywood United Neighborhood Council.
Funding Source(s): Undetermined.

Historic Preservation (HW2350)

Project Description: Establishment of a comprehensive historic preservation program for targeted areas, which include land use, density, and financial incentives that assist in the rehabilitation or adaptive reuse of historic resources in Hollywood.
Project Cost: N/A.
FY07 Milestones: Initiate historic survey.
Redevelopment Goal: Historic Preservation.
Address: Project wide.
Council District: 4, 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Hollywood Central Neighborhood Council, Hollywood United Neighborhood Council, Hollywood Studio District Neighborhood Council in formation.
Funding Source(s): Tax Increment.

Hawthorn Block (HW2380)

Project Description: Mixed use, office, retail, and a flexible entertainment related venue. Project also includes an inter-modal transportation center and the restoration of historically significant buildings on Hollywood Boulevard.
Project Cost: $225 million. Agency $12 million.
FY07 Milestones: Begin restoration of historic structure, complete CEQA Review and enter into Disposition and Development Agreement for balance of the project.
Redevelopment Goal: Elimination of blight, economic development, historic preservation.
Address: Hawthorn Boulevard to Hollywood Boulevard between Orange Boulevard and Highland Avenue.
Council District: 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Central Hollywood Community Council.
Funding Source(s): Tax Increment.

Hollywood & Vine (HW2600)

Project Description: Development of an MTA-owned site encompassing most of the block at the southeast corner of Hollywood Boulevard and Vine Street, as well as a four-star 300 rooms “W Hotel”, 40,000 square feet of retail and restaurant space, a grocery store, 250 condominiums for sale and for rental housing of which 20% will be affordable units.
Developers: Legacy Partners, Gatehouse Capital.
Project Cost: $350 million. $6.5 million Agency.
FY07 Milestones: Adopt Art and Signage Plan. Complete acquisition and relocation. Issue tax-exempt multifamily housing revenue bonds. Start construction and monitor.
Redevelopment Goal: Elimination of blight. Economic development.
Address: Southeast corner of Hollywood Boulevard and Vine Street.
Council District: 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Hollywood Central Neighborhood Council.
Funding Source(s): Tax Increment and other resources.

Hollywood Passage Development (HW2750)

Project Description: Rehabilitation of historic office and apartment buildings. Construction of new condominiums, neighborhood serving retail and parking.
Project Cost: To be determined.
FY07 Milestones: Enter into an Owner Participation Agreement.
Redevelopment Goal: Eliminate blight and foster economic development.
Address: Various locations on the south side of Hollywood Boulevard between Western Avenue and St. Andrews Court.
Council District: 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Studio District Neighborhood Council.
Funding Source(s): Tax Increment.

Hollywood Farmers Market (HW2760)

Project Description: Tenant improvements and related costs to create a permanent 7-day per week presence for the Hollywood Farmers Market/ Sustainable Economic Enterprises of Los Angeles nutritional outreach programs.
Project Cost: To be determined.
FY07 Milestones: Construct tenant improvements for “Farmers” Kitchen in the Sunset and Vine project.
Redevelopment Goal: Economic development.
Address: South side of Hollywood Boulevard between Western Avenue and St. Andrews Court.
Council District: 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Central Hollywood Neighborhood Council.
Funding Source(s): Tax Increment.

Hillview Apartments (HW2830)

Project Description: Annual debt service payment to the Los Angeles Housing Department in support of the restored Hillview Apartments.
Project Cost: $14,531,589; Agency $2.4 million.
FY07 Milestones: Completion of construction.
Redevelopment Goal: Historic preservation.
Address: 6531-33 Hollywood Boulevard.
Council District: 13
PAC/CAC/Neighborhood Council: No PAC or CAC. Hollywood United Neighborhood Council.
Funding Source(s): Tax Increment. UDAG Program Income.

AMPAS Museum (HW2850)

Project Description: A new museum dedicated to the Motion Picture Industry consisting of 150,000-250,00 square feet that will include multiple buildings and open-air gathering spaces. The museum will also included exhibition space, a restaurant/café, a retail store, a theater, and amphitheater, and administration and operations space.
Project Cost: $350 million.
FY07 Milestones: Complete Acquisitions, Publish Draft EIR, Negotiate OPA.
Redevelopment Goal: Economic development. Support for the entertainment and tourism industries.
Address: 1313 North Vine Street.
Council District: 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Various Neighborhood Councils.
Funding Source(s): Tax increment and other incentives.

Civic Center Development (HW2860)

Project Description: Master Plan for development of an eight-block area centered on the city owned Civic Center Firefighters Museum.
Project Cost: Undetermined.
FY07 Milestones: Issue Request for Proposals for implementation of Master Plan.
Redevelopment Goal: Improved land use and economic development.
Address: Wilcox Avenue, Fountain Avenue, Vine Street, DeLongpre Street.
Council District: 4, 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Hollywood Central Neighborhood Council.
Funding Source(s): Tax Increment.

Transit Oriented Smart Growth (HW2880)

Project Description: Develop and commence implementation of strategies with walking distance of transit facilities that leverage the public investment made in improving mobility in the community.
Project Cost: Undetermined.
FY07 Milestones: Identify site(s).
Redevelopment Goal: Economic development. Improve the pedestrian environment. Provide a wide variety of mobility models such as district parking, park and ride facilities, car pooling and circulator shuttle bus services.
Address: Project wide.
Council District: 4, 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Various Neighborhood Councils.
Funding Source(s): MTA Grant and other resources.

HCIP – HW Construction Impact Program (HW2990)

Project Description: Commercial rehabilitation grant program.
Project Cost: $9 million – MTA funds.
FY07 Milestones: Approve 2 final grants. Close out work program.
Redevelopment Goal: Economic development.
Address: Project wide.
Council District: 4, 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Various Neighborhood Councils.
Funding Source(s): MTA Grant.

AB1290 Work Program (HW2991)

This objective is a placeholder for annual deposits starting in Fiscal Year 08. Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill 1290. The legislation provides a tax-sharing mechanism for those taxing entities eligible to share in Agency tax increment generated by individual project areas. One of the taxing entities is the City of Los Angeles. In a City Council action adopted on October 14, 2003, the Agency was directed to retain tax increment that would otherwise be transferred to the City. These funds are generated on an annual basis and will be used at the discretion of the council offices having jurisdiction over the affected project areas. The AB1290 funds will be spent on existing Agency work objectives or other activities in the council districts deemed consistent with the removal of blight, the creation of quality jobs, and the provision of infrastructure improvements and affordable housing.

Santa Monica Boulevard Improvements (HW3010)

Project Description: Pedestrian safety improvements at Santa Monica Boulevard and Western Avenue.
Project Cost: Undetermined.
FY07 Milestones: Complete design. Commence construction.
Redevelopment Goal: Improve transportation.
Address: Santa Monica Boulevard and Western Avenue.
Council District: 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Central Hollywood Community Council, Hollywood United.
Funding Source(s): Federal transportation funds.

Hollywood Pedestrian/Transit Crossroads Project (HW3300)

Project Description: Construction and installation of streetscape elements that improve the pedestrian environment and provide amenities for transit riders.
Project Cost: $1,253,300; $250,000 Agency.
FY07 Milestones: Commence construction.
Redevelopment Goal: Improve transit.
Address: Various locations on Hollywood Boulevard.
Council District: 4, 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Various Neighborhood Councils.
Funding Source(s): Federal transportation funds. Tax Increment.

HBT Green Facility (HW3500)

Project Description: Coordination and funding assistance on the construction of a Green Facility for the Hollywood Beautification Team's (HBT) Administrative Building.
Project Cost: $650,000.
FY07 Milestones: Review design/construction development with HBT. Gap funding assistance.
Redevelopment Goal: Community participation. Green Building (LEAP) program development.
Address: 1718 North Cherokee Avenue.
Council District: 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Hollywood Hills West, Central Hollywood Community Council.
Funding Source(s): Tax Increment.

Entertainment District BID (HW3800)

Project Description: Coordination with Business Improvement District.
Project Cost: Undetermined.
FY07 Milestones: Continue coordination with Neighborhood Councils and stakeholders.
Redevelopment Goal: Economic development.
Address: Hollywood Boulevard between La Brea and Vine Street.
Council District: 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Hollywood Central Neighborhood Council and Hollywood United Neighborhood Council
Funding Source(s): Tax Increment.

Sunset Boulevard BID (HW3850)

Project Description: Coordination with Business Improvement District. Financial contribution to Bid on Agency owned property (Cinerama Dome Parking Structure).
Project Cost: $50,633.72 yearly – FY11/12.
FY07 Milestones: Continue coordination to stakeholders.
Redevelopment Goal: Economic development.
Address: Sunset Boulevard.
Council District: 4, 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Central Hollywood Community Council, Hollywood Studio District in formation.
Funding Source(s): Tax Increment.

Metrobike (HW4150)

Project Description: Design and construction of tenant improvement for a bicycle facility to be operated by the Los Angeles Bicycle Coalition.
Project Cost: $349,000.
FY07 Milestones: Complete design. Obtain construction bids. Prepare Conditional Grant Agreement, obtain Agency approval, close and monitor grant.
Redevelopment Goal: Improve pedestrian transportation.
Address: Metro Apartments – southeast corner of Western Avenue and Hollywood Boulevard.
Council District: 13, 4.
PAC/CAC/Neighborhood Council: No PAC or CAC. Hollywood United, Greater Griffith Park and East Hollywood.
Funding Source(s): Tax Increment funds.

Flexcar (HW4250)

Project Description: Financial assistance for up to 10 vehicles for a car sharing services established by Flexcar, Fund up to five additional cars in Fiscal Year 08 if program is effective.
Project Cost: $250,000.
FY07 Milestones: Monitor compliance with contract and the effectiveness of the program on trip and parking reductions.
Redevelopment Goal: Improve pedestrian transportation.
Address: Project Wide.
Council District: 13, 4.
PAC/CAC/Neighborhood Council: No PAC or CAC. Various Neighborhood Councils.
Funding Source(s): Tax Increment funds.

Hollywood Parkade (HW4300)

Project Description: Intermodal Transportation Facility spaces on the north side of Hawthorn Avenue between Orange Drive and Highland Avenue.
Project Cost: $10 million.
FY07 Milestones: Secure site control. Negotiate Development Agreement. Initiate design.
Redevelopment Goal: Improve transportation in support of economic development.
Address: north side of Hawthorn Avenue between Orange Drive and Highland Avenue.
Council District: 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Central Hollywood.
Funding Source(s): State transportation funds.

Transportation Plan Ordinance (HW4500)

Project Description: Preparation of a Mobility Plan to identify transportation and circulation projects and programs to help relieve traffic congestion in major corridors of the Hollywood Project Area Plan Ordinance.
Project Cost: To be determined.
FY07 Milestones: Complete the draft Transportation and Circulation Improvement elements to the Mobility Plan for public review and comment. Complete feasibility study for expanding parking facilities.
Redevelopment Goal: Hollywood Redevelopment Project Plan Ordinance.
Address: Project wide.
Council District: 4, 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Various Neighborhood Councils.
Funding Source(s): Tax Increment.

Cinerama Public Parking (HW4600)

Project Description: Operate the Cinerama parking structure as a CRA asset in accordance with bond requirements to serve the Sunset & Vine District.
Project Cost: N/A
FY07 Milestones: Increase occupancy and revenue.
Redevelopment Goal: Economic Development.
Address: North side of De Longpre Avenue between Ivar Avenue and Vine Street.
Council District: 13
PAC/CAC/Neighborhood Council: No PAC or CAC. Hollywood Central Neighborhood Council.
Funding Source(s): Tax Increment and site-specific program income.

Hollywood Parking Strategy (HW4750)

Project Description: Coordination of public parking resources to facilitate economic development objectives. This objective will be incorporated with the Parking District work objective (HW4992) in Fiscal Year 08.
Project Cost: undetermined.
FY07 Milestones: Memorandum of Understanding with LADOT.
Redevelopment Goal: Economic Development.
Address: Project Wide.
Council District: 4, 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Various Neighborhood Councils.
Funding Source(s): Tax Increment, Parking Revenue.

Valet and Circulator (HW4850)

Project Description: A central valet evening parking system and a circulator bus to serve numerous entertainment clubs. Trolley services implemented in Fiscal Year 06.
Project Cost: undetermined.
FY07 Milestones: Establish circulator bus and central valet system.
Redevelopment Goal: Entertainment and Tourism expansion.
Address: Hollywood Boulevard, Gower Street Sunset Boulevard, La Brea Boulevard.
Council District: 4, 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Various Neighborhood Councils.
Funding Source(s): Tax Increment and Fees from participants.

Parking District (HW4992)

This objective is a placeholder for a dollar amount of $10.990 million starting in Fiscal Year 08 for the implementation of a Parking District in the Hollywood Redevelopment Project and East Hollywood Recovery Project Areas in cooperation with MTA and LADOT. Various task to be implemented a feasibility study, land use analysis, acquisition, design and construction development.

Redevelopment Plan Amendment (HW6010)

Project Description: Resolution of outstanding litigation over plan adoption.
Project Cost: N/A.
FY07 Milestones: Obtain dismissal of appeal.
Redevelopment Goal: N/A.
Address: Project Wide.
Council District: 4, 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Various neighborhood councils.
Funding Source(s): Tax Increment.

Public Art Program (HW6130)

Project Description: Staffing to oversee developer compliance with the CRA/LA Art Policy, management of CRA/LA-Initiated and Cultural Trust Fund Projects, and technical support for project area arts and cultural activities. In accordance with the Agency and City council approved Art Policy, all developers entering into a DDA, OPA or other legal agreement with the CRA/LA must dedicate 1% of development cost for art. Staff monitors compliance with the Policy and approvals of developer Art Plans, monitors the Hollywood Cultural Trust, guides the Hollywood Art Advisory Panel through initiation of projects supported by the Hollywood Cultural Trust Funds.
Project Cost: To be based on availability of funds (Restricted Funds).
FY07 Milestones: Monitor compliance on Arts Retention Project, the Lexington Pocket Park and looking at the feasible of incorporating artists in the design development of streetscape projects.
Redevelopment Goal: To support aesthetic enhancements and cultural facilities which strengthen and enhance the image and identity of the community.
Address: Project wide.
Council District: 4, 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Various neighborhood councils.
Funding Source(s): Hollywood Cultural Trust Fund.

Urban Design Plan Update (HW6300)

Project Description: Refine the final draft Hollywood Boulevard District Urban Design Plan (dated March 1993) for Board approval, Planning Commission comment, and City Council adoption.
Project Cost: $175,000.
FY07 Milestones: Hire consultants and initiate planning.
Redevelopment Goal: Promote sound design and land uses.
Address: Project wide.
Council District: 4, 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Various Neighborhood Councils.
Funding Source(s): Tax Increment.

Social Needs Obligation (HW6400)

Project Description: Implementation of the Hollywood Social Needs Plan, which requires the expenditure of an amount equal to 10% of the cumulative tax increment on qualifying social service activities.
Project Cost: Undetermined.
FY07 Milestones: Continue participation with the Social Needs Advisory Committee. Monitor construction at the Los Angeles Gay & Lesbian Center.
Redevelopment Goal: Meet the social needs requirement of the Hollywood Redevelopment Plan.
Address: Project wide.
Council District: 4, 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Various Neighborhood Councils.
Funding Source(s): Developer contributions and Tax Increment.

Response to Development Opportunities (HW6990)

This objective provides for Agency staff will respond to development opportunities and review building permits, monitor and implement the Creative Signage Ordinance, and provide technical assistance to developers and property owners as part of the ongoing redevelopment process to ensure conformance with appropriate plans and requirements. Potential projects will be identified and evaluated for implementation and developed into individual work program objectives.

Project Financing (HW9330)

Administration of the Project's financial resources includes the issuance of tax allocation bonds, short and long-term financial planning; the issuance, administration and repayment of debt; and cash management.

Community Outreach (HW9920)

This objective allocates resources and staffing necessary for the functioning of the Hollywood Project Area Community Outreach efforts. Agency support includes providing necessary materials to different community organizations, and the general public, responding to inquiries from developers, property owners and residents

Community Benefit Program (HW9930)

Project Description: Funding gap assistance to a community non-profit under the Community Benefit obligation from the Hollywood/Highland UDAG revenues.
Project Cost: $325,000.
FY07 Milestones: Identify non-profits and assist with funding gap. .
Redevelopment Goal: Meet the social needs requirement of the Hollywood Redevelopment Plan and the Hollywood/Highland Community Benefit Obligation.
Address: Project wide.
Council District: 4, 13.
PAC/CAC/Neighborhood Council: No PAC or CAC. Various Neighborhood Councils.
Funding Source(s): CDD – UDAG and other resources.

Project General (HW9990)

This objective provides for Agency staff to administer the Project's ongoing activities including contracting with various consultants for technical and professional services, maintaining a site office, meeting public notification requirements, providing public information and responding to inquiries from developers, property owners and others.

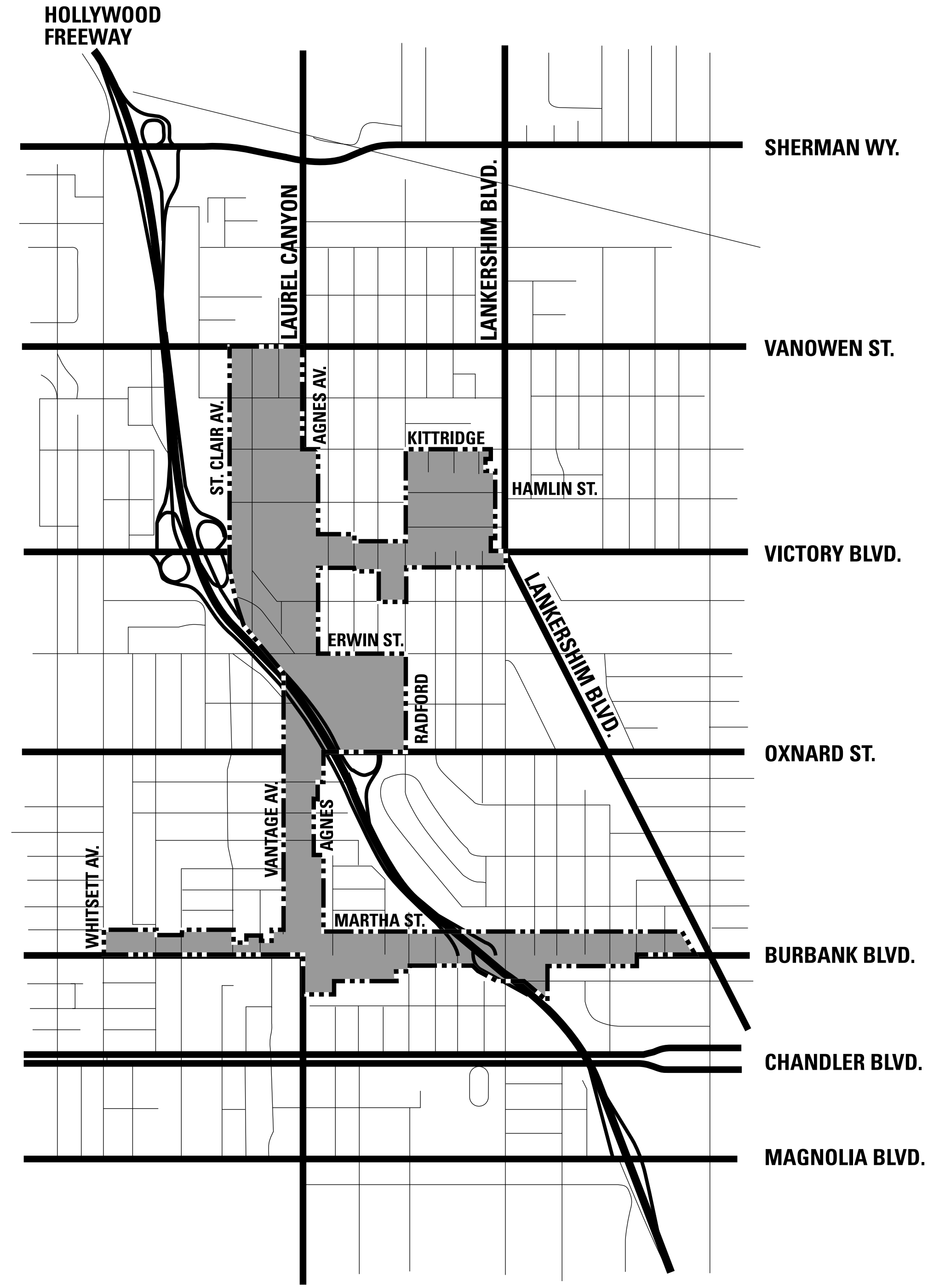
EARTHQUAKE DISASTER ASSISTANCE PROJECT FOR THE LAUREL CANYON COMMERCIAL CORRIDOR

Project Information Sheet

Area	248 acres
Council District(s)	2
Date of Adoption	December 9, 1994
Date(s) of Amendment(s)	October 20, 1999 November 21, 2003
Project End Date	December 9, 2007
Eminent Domain Expires	No Eminent Domain
Tax Increment Cap	None
Tax Increment Received Through FY05	$4,579,813
Balance to Reach Cap	N/A
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	December 9, 2040
Maximum Bonded Indebtedness	$25,000,000
Debt Establishment Time Limit	December 9, 2009

Earthquake Disaster Assistance Project

East Valley Region



Laurel Canyon

LAUREL CANYON COMMERCIAL CORRIDOR
EARTHQUAKE DISASTER ASSISTANCE PROJECT FOR THE LAUREL CANYON COMMERCIAL CORRIDOR

Summary

The Laurel Canyon Earthquake Recovery Project has focused on the revitalization of the Valley Plaza Shopping Center and the improvement of the surrounding streetscape. The shopping center has deteriorated over the years; its design is not conducive to modern retail activity, and its problems were exacerbated by the 1994 Northridge Earthquake. Private rehabilitation efforts alone have not brought about an overall revitalization of the area, leading to a call for a higher level of redevelopment of the site. This year's activities will be focused on negotiating and financing the redevelopment of Valley Plaza with the J.H. Snyder Company.

FY 2006–2007 Proposed Work Program

- Negotiate Agency participation and level of assistance for redevelopment of Valley Plaza Shopping Center, subject to feasibility enter into owner participation agreement.
- Amend Redevelopment Plan to facilitate property acquisition and financing for Valley Plaza redevelopment. Complete legally required documentation, including the Environmental Impact Report and other documentation associated with findings of blight/need for effective redevelopment, project and development financial feasibility and Agency, Planning Commission and City Council approvals.
- Prepare construction drawings for streetscape improvements on Laurel Canyon Boulevard and Victory Boulevard.
- Prepare a commercial revitalization strategy for existing businesses on Laurel Canyon Boulevard and Victory Boulevard for concurrent implementation with the redevelopment of the Valley Plaza Shopping Center site.

Background

The Earthquake Disaster Assistance Redevelopment Project for the Laurel Canyon Corridor is located northwest of the North Hollywood Redevelopment Project, in the east San Fernando Valley. The 248-acre project generally follows Laurel Canyon Boulevard from Burbank Boulevard to Vanowen Street. The Redevelopment Plan was adopted on December 9, 1994. The Plan sets forth a range of goals including the repair and economic recovery of the area from the devastating 1994 Northridge Earthquake.

Conditions at Time of Adoption

The selection of the project area was guided by concentration of damage caused by the January 17, 1994 Earthquake and subsequent aftershocks.

- The Valley Plaza Shopping Center suffered major damage that required reconstruction.
- There was a high concentration of commercial, multifamily residential and public facilities that were severely damaged.
- Financial and technical assistance was necessary to aid the most severely impacted area of CD 2.
- Additional assistance was necessary to assist the project area in recovering from the long-term effects of the earthquake.

Key Accomplishments through June 30, 2006

LC2100	Development of Valley Plaza	Continued negotiations with the J. H. Snyder Company in the redevelopment of Valley Plaza; provided the developer with urban design standards and issues to be addressed in the design to the new development.
LC3000	Valley Plaza Streetscape of the Mid-Town Neighborhood Council.	Completed revised conceptual plans for streetscape improvements upon request.

Five Year Goals

The FY2000–FY2004 Five-Year Implementation Plan for the Earthquake Disaster Assistance Project for Laurel Canyon Commercial Corridor focused on the following goals:

- Provide for and facilitate the repair, restoration, demolition, and/or replacement of property or areas damaged as a result of the 1994 Northridge Earthquake and its subsequent aftershocks.
- Continue to implement economic development activity, commercial revitalization, and streetscape improvements necessary to redevelop the Valley Plaza Shopping Center.
- Amend the Disaster Assistance Plan to provide for the limited use of eminent domain to assemble property within the Valley Plaza Shopping Center site.
- Continue support efforts to improve and create housing (inside and outside of the Project Area), including opportunities for low- and moderate-income households and multi-family housing.

Project Objective Activity Descriptions

City Affordable Housing Trust Fund (LC1901)

This objective is a place-holder for annual deposits into the additional five percent housing set-aside attributable to the City's Affordable Housing Trust Fund. As projects are identified through the LAHD funding application process, funds may be transferred to new objectives, or to LAHD. No labor is to be assigned to this objective; labor for required budget activity is to be carried under the appropriate "1990" objective.

Response to Housing Opportunities (LC1990)

Project Description: Monitor on-going construction, evaluate development proposals and provide technical and financial assistance when appropriate. Negotiate terms of Agency participation to provide secondary financing to eligible low/mod households for the purchase of homes proposed to be built by the J.H. Snyder Company for the redevelopment of the Robinsons/May department store site. Consider applications for funding assistance to rehabilitate low/mod multi-family housing within or adjacent to the project area.
Developer: Subject to negotiations, the J.H. Snyder Co.
Project Cost: Total project cost to be determined; CRA funding commitment of $1,634,000.
FY07 Milestones: Negotiate terms of Agency participation.
Redevelopment Goal: Provide housing opportunities for very low, low, and moderate income households.
Address: Project wide.
Council District: 4.
Neighborhood Council: Mid-Town North Hollywood Neighborhood Council.
Funding Source: Housing Trust Fund.

Development of Valley Plaza Shopping Center (LC2100)

Project Description: Redevelopment of approximately 25 acre regional shopping center including the development of approximately 850,000 square feet of retail space and office space, 5,000 parking spaces, and related streetscape improvements. The proposed project will include major anchor retailer, a new cinema complex, restaurant, specialty retail and parking. The Agency is being asked to provide gap financing and to assist with the assemblage of parcels not under the control of the developer. The developer has secured control of approximately 65% of the site. Included in the scope of the project is the relocation of the portion of Valley Plaza Park located behind the existing shopping center site, adjacent to the 170 Freeway. The project is expected to generate approximately 811 construction jobs and approximately 566, net, new permanent jobs.
Developer: Subject to negotiations, the J. H. Snyder Company.
Project Cost: Total project cost to be determined; CRA funding commitment to be determined.
FY07 Milestones: Approval of new exclusive right to negotiate.
Redevelopment Goal: To revitalize a key commercial corridor and restore the Valley Plaza Shopping Center to full economic viability, and strengthen the vitality of the area and create expanded employment opportunities.
Address: West side of Laurel Canyon Boulevard between Victory Boulevard on the north and Erwin Street on the south.
Council District: 4.
Neighborhood Council: Mid-Town North Hollywood Neighborhood Council.
Funding Source: Tax increment.

Development of Laurel Plaza (LC2150)

Project Description: Development of approximately 1060 units of townhome and condominium for-purchase housing units on the 24 acre Robinsons May Department Store site.
Developer: Subject to negotiations, the J. H. Snyder Company.
Project Cost: Total project cost to be determined. CRA funding commitment to be determined $478,00.
FY07 Milestones: Agreement between J.H. Snyder Company and CRA/LA.
Redevelopment Goal: Support to improve and create housing, including opportunities for low- and moderate-income households and multi-family housing.
Address: Erwin Street on the north, Radford Avenue on the east, Oxnard Street on the south and the 170 Freeway and Laurel Canyon Boulevard on the west, exclusive of an existing school occupying the southeast portion of the site.
Council District: 4.
PAC/CAC: Neighborhood Council: Mid-Town North Hollywood Neighborhood Council.
Funding Source: Developer investment.

Commercial Revitalization Strategy (LC2200)

Project Description: Prepare a strategy to assist existing businesses and competitiveness, provide façade and/or rehabilitation assistance, improved signage, and improve district identity.
Developer: None.
Project Cost: Total project cost to be determined; CRA funding commitment to be determined.
FY07 Milestones: Consultant selection.
Redevelopment Goal: The retention and restoration of a many existing businesses as possible by means of Recovery activities and by encouraging and assisting the cooperation and participation of owners, businesses, non-profit and local development corporations and public agencies in the recovery of the Project Area.
Address: Laurel Canyon Boulevard between Vanowen Street on the north and Oxnard Street on the south, and Victory Boulevard generally between the 170 Freeway on the west and Laurel Canyon on the east.
Council District: 4.
Neighborhood Council: Mid-Town North Hollywood Neighborhood Council.
Funding Source: Tax increment.

AB1290 Work Program (LC2990)

Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill 1290. The legislation provides a tax sharing mechanism for those taxing entities eligible to share in Agency tax increment generated by individual project areas. One of the taxing entities is the City of Los Angeles. In a City Council action adopted on October 14, 2003, the Agency was directed to retain tax increment that would otherwise be transferred to the City. These funds are generated on an annual basis and will be used at the discretion of the council offices having jurisdiction over the affected project areas. The AB1290 funds will be spent on existing Agency work objectives or other activities in the council districts deemed consistent with the removal of slums and blight, the creation of quality jobs, and the provision of infrastructure improvements and affordable housing. In FY05, the Agency and City Council approved $75,000 for LA Family Housing Shelter Program and $125,000 for play ground equipment for Valley Plaza Park.

Valley Plaza Streetscape (LC3000)

Project Description: The Agency is directing the preparation of construction drawings for street and sidewalk improvements along Laurel Canyon Boulevard, Victory Boulevard and Erwin Street. This effort is being done in cooperation with City Departments, Council Office Staff and the Neighborhood Council. The conceptual plans include landscaped medians, new street trees, improved lighting and crosswalks, and new district signage. The Agency is also looking to secure Caltrans approval and funding to improve the landscaping along the 170 Freeway. Implementation will be phased over the next five years with the first phase of improvements to be constructed in conjunction with the redevelopment of Valley Plaza and the Robinsons/May department store site.
Developer: CRA/LA and the City of Los Angeles Bureau of Street Services.
Project Cost: Total project cost to be determined; CRA funding commitment of $525,300.
FY07 Milestones: Preparation of construction drawings.
Redevelopment Goal: To implement streetscape improvements including pedestrian amenities, landscaping, street re-surfacing at selected intersections, pedestrian safety signalization, banners, lighting, signage, median construction and tree planting.
Address: Laurel Canyon Boulevard between Oxnard Street and Vanowen Street, and Victory Boulevard between the 170 Freeway and Laurel Canyon Boulevard.
Council District: 4.
Neighborhood Council: Mid-Town North Hollywood Neighborhood Council.
Funding Source: Tax Increment.

Plan Amendment (LC6000)

Project Description: Amendment of the Earthquake Disaster Assistance Plan for Laurel Canyon Commercial Corridor to allow for the full breadth of redevelopment authority to assemble the Valley Plaza shopping center site. The Agency anticipates a need for authority to assemble certain parcels by direct negotiation or eminent domain. In addition, the term and funding limitations of the plan will need to be extended or increased to provide the necessary financing for the project.
Developer: Agency.
Project Cost: CRA funding commitment of $699,100. (J.H. Snyder Company has agreed to pay for the cost of the Environmental Impact Report.)
FY07 Milestones: Preparation of Environmental Impact Report, blight/effective redevelopment analysis and legally required documentation.
Redevelopment Goal: To enable Valley Plaza redevelopment by amending the Disaster Assistance Plan to provide for the acquisition of property by the Agency and by extending project financing capacity.
Address: Valley Plaza Shopping Center site.
Council District: 4.
Neighborhood Council: Mid-Town North Hollywood Neighborhood Council.
Funding Source: Bond proceeds.

Project Financing (LC9330)

Agency staff will administer the Project's financial resources and expenditures, including managing debt service obligations.

Project General (LC9990)

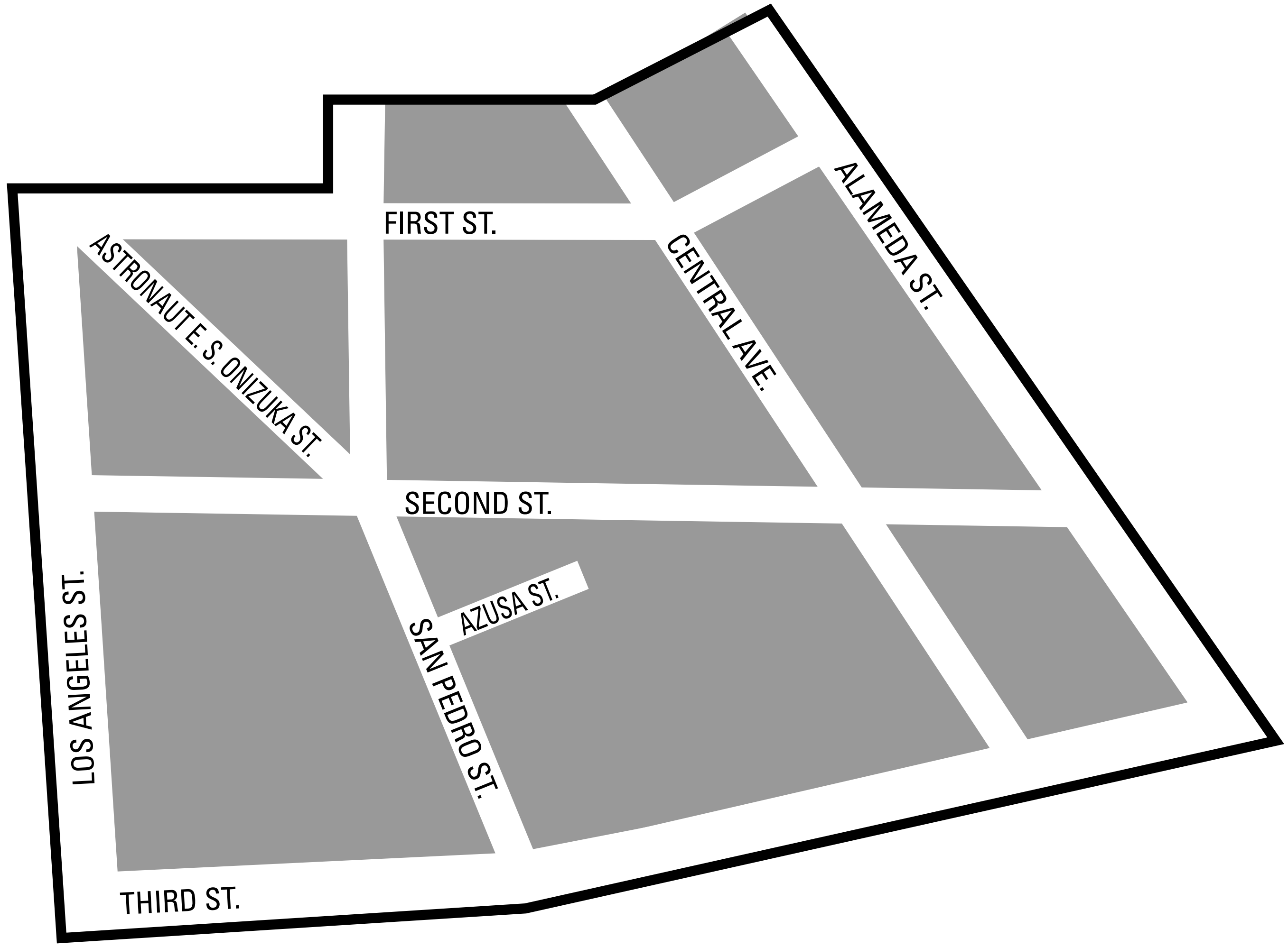
Agency staff administers the Project's ongoing activities, including maintaining a site office, meeting public notification requirements, providing public information, and responding to inquires from developers, property owners and others.

LITTLE TOKYO REDEVELOPMENT PROJECT
Project Information Sheet

Area	67 acres
Council District(s)	9
Date of Adoption	February 24, 1970
Date(s) of Amendment(s)	December 17, 1986 December 20, 1994 December 7, 1999 October 31, 2003
Project End Date	February 24, 2011
Eminent Domain Expires	December 17, 1998
Tax Increment Cap	$300,000,000
Tax Increment Received Through FY05	$50,467,105
Balance to Reach Cap	$249,532,895
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	February 24, 2021
Maximum Bonded Indebtedness	None
Debt Establishment Time Limit	N/A

Redevelopment Project

Downtown Region



NORTH

Little Tokyo

LITTLE TOKYO REDEVELOPMENT PROJECT

Summary

On December 7, 1999, the City Council approved Ordinance No. 172949 which extended the time limitation for the Little Tokyo Redevelopment Project Plan pursuant to Assembly Bill 1342 until February 24, 2011. Key objectives to meet the project's priorities include: completion of the 127-unit Teramachi Seniors Condominium Housing project with ground floor retail in Winter 2006; completion of construction in Fall 2006 of the 2nd and Central mixed use project with 102 market rate units and 26 affordable units, 12,500 square feet of ground floor retail, 160 space parking garage and public art; continuation of the commercial façade improvement program for the First Street Historic District (First Street Historic District was placed on the National Register of Historic Places in 1986); continuation of the Commercial Business Assistance Program consisting of façade grants and building renovation loans for all commercial areas; completion of project-wide design guidelines in-conjunction with the Japantown Cultural Preservation program; development of a portion of the site behind the First Street Historic District adjoining the Japanese American National Museum and the Geffen Museum of Contemporary Art as an Art Park with public parking, open space and arts related space; expansion and renovation of the Japanese American Cultural and Community Center; and negotiations and development of conceptual drawings and plans leading the development of Block 8.

FY 2006-2007 Proposed Work Program

- Continue the Commercial Business Incentive Program for commercial façade grants and commercial building rehabilitation loans; monitor grants and implement Phase IV of program funding and implement a façade paint and awning program targeting the 1st Street Historic District. Work with developer and community to market apartment units and monitor construction of the Hikari (2nd and Central) mixed-use project. Coordinate grand opening activities with Related Company (developer).
- Monitor construction and completion of the Teramachi Senior Citizen condominium housing development. Coordinate grand opening activities with developer.
- Update the master plan for the Central Avenue Art Park and begin implementation activities in-conjunction with the City Bureau of Engineering and the Little Tokyo Partners.
- Negotiate an agreement for the renovation of JACCC.
- Implement Little Tokyo Development and Design Guidelines.
- Work with community groups and stakeholders to implement and monitor programs to improve security, WiFi and marketing strategies.
- Co Work with community groups and business owners to continue the Business Improvement District Program.
- Implement programs for Little Tokyo Art and Cultural Fund.
- Develop concept plans, financial analyses and related studies to develop Block 8. The proposed project is a master-planned, fully integrated mixed-use development, featuring 510 condominium units, 240 apartment units, 50,000 square feet of retail/restaurant uses, open space systems and a 600 public parking structure.
- Interface with the MTA and Gold Line Authority on the extension of the Gold Line into Little Tokyo.
- Issue RFP with City Planning on the development of the City owned Mangrove Estate.

Background

The 67 acre Little Tokyo Redevelopment Project, adopted by the City Council on February 24, 1970, is located southeast of the Los Angeles Civic Center. It is generally bounded by a line parallel to First Street to the north, Alameda Street to the east, Third Street to the south and Los Angeles Street to the west. The mission of the Little Tokyo Redevelopment Project is to reconstruct and preserve a mixed use, full service community that will continue to serve as the cultural, religious, social and commercial center of the Japanese American community in Southern California.

Conditions at Time of Adoption

Of 138 structures, 33% were classified as rehabilitation questionable and 44% as substandard. Many of the structures exhibited serious defects such as deteriorated masonry walls and inadequate fire safety provisions. Residential buildings were juxtaposed with industrial uses and approximately 650 of the 672 existing residential units were substandard, without heat or private bathroom facilities. A large percentage of the population (35%) was over 62 years of age and living on fixed incomes. Obsolete street patterns and railroad lines hindered mobility and development; numerous irregularly shaped parcels did not meet established planning and zoning standards for economic development; obsolete and inferior retail space was scattered throughout the area; there were no hotel rooms for visitors; and community, social, health and recreational uses were lacking.

Key Accomplishments through June 30, 2006

- Forty-seven projects have been completed, which include 92 rehabilitated and 770 newly constructed housing units, 726 of them affordable to very low-, low- and moderate-income residents along with 16 special needs housing units. These units collectively have a development value of $50,000,000. To date approximately 700,000 square feet of commercial space has been completed. Both the Hikari (2nd and Central) development with 128 units of housing including 26 affordable units and the 127-unit Teramachi market rate senior condominium project will be completed by Winter 2006. The 1st Street Historic District building façade program was activated with façades under construction and the Business Assistance Program was approved for implementation by the Board and City Council and seven grants and loans were awarded in FY06 of which two business loans have been completed and funded.

- Other projects completed include: establishment of a BID; re-opening of the Far East Building in the First Street Historic District; the Japanese American Cultural and Community Center, the largest such ethnic center in the United States; Japan American Theater; Japanese American National Museum; Union Center for the Arts, an adaptive re-use of a former church building; a Christian church and Buddhist temple; luxury and business class hotels; regional specialty shopping centers; and retail and office buildings. In addition, the Agency has offered a commercial facade grant program, which has resulted in the rehabilitation of 10 buildings; twenty-nine storefront façade/signage grants and four move-in loans have been funded in the First Street Historic District, added to the National Register of Historic Places in 1986; and construction of the improvements to Central Avenue between First and Second Street was completed.

2005-2006 Work Program Accomplishments

Objective		Status
LT1060	Cal Trans	The Cal Trans headquarters was completed and a $2,000,000 payment for the acquisition of Cal Trans property (on which the Casa Heiwa affordable housing project sits) will be made upon request from Cal Trans.
LT1080	Hikari (2nd and Central) Mixed-Use Housing	The Agency entered into a development agreement in December 2003 with Related Companies for 128 unit mixed-use project including 26 units of affordable housing. Construction started in Spring 2004 and scheduled to be completed in Fall 2006.
LT2150	Business Assistance Program	Twenty-nine storefront façade/signage grants and four move-in loans have been completed. Two business loans have been funded in FY06 A total of seven Commercial and Business Assistance grants and loans were awarded in FY06 of which, two business loans have been completed and funded and six façade grants have been completed and funded.
LT2160	Far East Building	The Far East Building was completed and re-opened in January 2004 and includes a restaurant to be opened in FY06, 16 low-income special needs housing units and a learning center. In FY06, a Commercial Business Assistance loan was approved for the interior restoration of the restaurant facility however, the business owner has chose to decline the loan.
LT2400	Block 8 Mixed-Use	The Related Companies entered escrow to purchase the available portions of Block 8 and negotiations ensued with the Agency for the proposed development of approximately 750 housing units, 50,000 square of retail, 40,000 of open space and public parking for 600 cars. Previously, the Agency retained the firm of RTKL who provided a master plan for Block 8 (Second, Third, Los Angeles and San Pedro Streets) that could accommodate the Little Tokyo Cultural Marketplace, the Teramachi Seniors Housing project, and other mixed-use developments. Teramachi Seniors Housing project commenced construction in Spring 2004 on the Agency approved development of the 127 units senior citizen condominium project at 3rd and San Pedro Street. Completion is scheduled for Winter 2006.
LT2500	Marketing	A marketing program including brochures, banners and sponsoring community events through LTBA and LTCC.
LT2600	Business Improvement District	The Agency provided financial assistance for additional security and marketing for the Business Improvement District in FY 2006 serving all of Little Tokyo.

LT2700	JACCC Rehabilitation and Facility Expansion	Japanese American Cultural and Community Center expansion development was postponed to FY07 pending updated fundraising program and revised scope of development.
LT3110	Central Avenue Art Park	A contract with the Japanese American National Museum, the Museum of Contemporary Art and their design consultant will update the master plan for the Art Park. This project master plan had been on-hold during FY06 pending resolution of the Address for the public safety facilities.
LT6200	Design Guidelines	Preparation of project-wide design guidelines as part of the Japantown Cultural Preservation implementation program and Project Restore's First Street Improvement program was completed in FY06.

FiveYear Goals

- Rehabilitate the remaining single room occupancy (SRO) housing units in various buildings.
- Rehabilitate the remaining buildings in the First Street Historic District and remaining commercial areas.
- Develop Block 8 (bounded by Second, San Pedro, third and Los Angeles Streets) with housing, commercial and public uses serving the neighborhood.
- Develop the Central Avenue Art Park site with public parking, open space and community serving retail, arts-related and cultural uses.
- Renovation to the existing 25-year old Japanese American Cultural and Community Center.
- Completion of project wide design guidelines and a Community Overlay Zone as part of the Japantown Cultural Preservation implementation program and Project Restore's "Calle Primera " project for First Street.
- Support and coordinate activities with the Business Improvement District program.
- Coordinate with the MTA and Gold Line Authority on the extension of the Gold Line through Little Tokyo.
- Coordinate with community groups in implementing a program to improve security and marketing strategies.

Project Objective Activity Project Descriptions

Cal Trans Payment (LT1060)

Project Description: Repayment to Cal Trans for Cal Trans property acquired by the Agency on which Casa Heiwa affordable housing was developed by the Little Tokyo Service Center Community Development Corporation. The repayment obligation, which previously included annual employee parking subsidies, is in effect now that Cal Trans has completed its new District 7 Headquarters facility.
Developer: Cal Trans.
Project Cost: $2,000,700.
FY07 Milestone: Complete payment to Cal Trans and close objective.
Redevelopment Goal: Creation of residential development and provision of housing for families of low- and moderate-income and for seniors.
Address: 100 North Spring Street at the southeast corner of 1st and Spring Streets.
Council District: 9.
PAC/CAC; Neighborhood Council: Little Tokyo Community Development Advisory Committee; Historic Cultural Neighborhood Council (HCNC).
Funding Source: Housing Trust Funds

Second and Central Housing - Hikari (LT1080)

Project Description: Mixed-Use housing and related retail facilities including 102 market rate units, 26 affordable units, 12,500 square feet of retail, 160 space subterranean parking and public art. This development will generate approximately 186 construction jobs (person years) and 25 retail jobs.
Developer: Related Companies.
Project Cost: $32,000,000; $3,200,000 development loan from Agency and land sale for $1,080,000.
FY07 Milestones: Disburse loan funds and complete construction.
Redevelopment Goal: Create market-rate housing and retail uses with a cultural marketplace.
Address: Northwest corner of 2nd Street and Central Avenue
Council District: 9.
PAC/CAC; Neighborhood Council: Little Tokyo Community Development Advisory Committee; HCNC.
Funding Source: Tax Increment, Housing Trust Funds and Bond Funds.

City Affordable Housing Trust Fund (LT1901)

This objective is a place-holder for annual deposits into the additional five percent housing set-aside attributable to the City's Affordable Housing Trust Fund. As projects are identified through the LAHD funding application process, funds may be transferred to new objectives, or to LAHD. No labor is to be assigned to this objective; labor for required budget activity is to be carried under the appropriate "1990" objective.

Response to Housing Opportunities (LT1990)

Project Description: Review building permits, evaluate development proposals and provide technical and financial assistance when appropriate.
Developer: To be determined.
Project Cost: $1,328,200.
FY07 Milestones: Respond to proposals; process permits and undertake CEQA review.
Redevelopment Goal: To make provisions for housing as is required to satisfy the needs and desire of the various age, income and special needs of the community.
Address: Project Wide.
Council District: 9.
PAC/CAC; Neighborhood Council: Little Tokyo Community Development Advisory Committee; HCNC
Funding Source: Housing Trust Fund.

Business Assistance Program (LT2150)

Project Description: Provision of grants up to $25,000 per storefront and matching loans up to $125,000 to property owners and business tenants to fund the commercial building facades and rehabilitation of buildings.
Developer: Property owners and long-term tenants.
Project Cost: $718,200.
FY07 Milestones: Complete construction of four facades in the 1st Street Historic District and begin construction on four grants and loans project-wide. Implement Phase IV of business assistance program.
Project Cost Redevelopment Goal: Assure the presence of economically viable uses in the District, supporting investment in nearby destinations such as the Japanese American National Museum, Geffen Contemporary Museum of Art and Union Center for the Arts.
Address: Project-wide.
Council District: 9.
PAC/CAC; Neighborhood Council: Little Tokyo Community Development Advisory Committee; HCNC.
Funding Source: Tax Increment.

Block 8 (LT2400)

Project Description: Proposed mixed use housing and commercial development with approximately 750 housing units, 50,000 square feet of retail, 40,000 square feet of open space and public parking for 600 automobiles. This development will generate approximately 4,725 construction jobs (person years) and 100 retail jobs.
Developer: The Related Companies
Project Cost: Total $300,000,000; $1,000,000 (proposed) from Agency.
FY07 Milestones: Review development proposal; undertake CEQA review; process Plan variations, if needed; enter into developer negotiations and possible development agreement.
Redevelopment Goal: Expand and strengthen economic activity; assist in making Little Tokyo the pre-eminent cultural center for the Japanese American community in Southern California.
Address: Block bounded by 2nd, San Pedro, 3rd and Los Angeles Streets.
Council District: 9.
PAC/CAC; Neighborhood Council: Little Tokyo Community Development Advisory Committee; HCNC.
Funding Source: Tax Increment.

Business Improvement District (BID) (LT2600)

Project Description: Assistance to the Little Tokyo community in supporting the established merchant based BID.
Developer: Little Tokyo Business Association (LTBA) for security and marketing.
Project Cost: $32,600.
FY07 Milestones: Provide on-going support to the BID and provide assistance in establishing a project-wide WiFi based security system in cooperation with the Little Tokyo Service Center and the DWP.
Redevelopment Goal: Eliminate and prevention of the spread of blight and promotion of investor confidence.
Address: Project Wide.
Council District: 9.
PAC/CAC; Neighborhood Council: Little Tokyo Community Development Advisory Committee; HCNC.
Funding Source: CDBG and Tax Increment.

JACCC Rehabilitation and Facility Expansion (LT2700)

Project Description: Renovation to the existing 25 year Center Building facility and re-construction of portions of the Center Building to gain new leasable square footage.
Developer: Japanese American Cultural and Community Center.
FY07 Milestones: Negotiate loan agreement and begin re-construction.
Project Cost: $10,000,000. Agency funding may include up to a$1,000,000 loan.
Redevelopment Goal: Expand and strengthen economic activity; assist in making Little Tokyo the pre-eminent cultural center for the Japanese American community in Southern California.
Address: 244 S San Pedro Street.
Council District: 9.
PAC/CAC; Neighborhood Council: Little Tokyo Community Development Advisory Committee; HCNC.
Funding Source: Tax Increment and Bond Proceeds.

AB1290 Work Program (LT2990)

Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill 1290. The legislation provides a tax sharing mechanism for those taxing entities eligible to share in Agency tax increment generated by individual project areas. One of the taxing entities is the City of Los Angeles. In a City Council action adopted on October 14, 2003 the Agency was directed to retain tax increment that would otherwise be transferred to the City. These funds are generated on an annual basis and will be used at the discretion of the council offices having jurisdiction over the affected project areas. The AB1290 funds will be spent on existing Agency work objectives or other activities in the council districts deemed consistent with the removal of slums and blight, the creation of quality jobs, and the provision of infrastructure improvements and affordable housing.

Central Avenue Art Park (LT3110)

Project Description: Development of the former First Street North site with open space, arts related spaces and potential pubic parking. The site is owned by the City of Los Angeles and was acquired for a future city office complex and related uses. That plan was subsequently abandoned. Planning for alternate development was initiated by community groups under the guidance of the Museum of Contemporary Art and the Japanese American National Museum.
Developer: Los Angeles Bureau of Engineering.
Project Cost: $30,000,000; $230,000 from Agency (CDBG) previously disbursed and $30,000 (CDBG) funds disbursed in FY06.
FY07Milestones: Complete master plan update; review development plans and review CEQA documents.
Redevelopment Goal: Elimination and prevention of the spread of blight and promotion of investor confidence.
Address: Area generally bounded by Temple Street, Alameda Street, First Street Historic District and Judge John Aiso (San Pedro) Street.
Council District: 9.
PAC/CAC; Neighborhood Council: Little Tokyo Community Development Advisory Committee; HCNC.
Funding Source: CDBG and Tax Increment.

Public Art Program (LT6130)

Project Description: Manage and oversee developer compliance with the CRA/LA Art Policy, management of CRA/LA-Initiated and Cultural Trust Fund Projects, and technical support for project area arts and cultural activities including the refurbishment and installation of the “Harmony” sculpture and possible assistance with development of the proposed Azusa Street cultural improvement.
Developer: Agency.
Project Cost: $59,700.
Redevelopment Goal: To support aesthetic enhancements and cultural facilities which strengthen and enhance the image and identity of the community.
Address: Project-Wide.
Council District: 9.
PAC/CAC; Neighborhood Council: Little Tokyo Community Development Advisory Committee; HCNC.
Funding Source: Cultural Arts Trust Fund.

Response to Development Opportunities (LT6990)

This objective allocates resources and staffing necessary for the review and approval of building permits, compliance with the redevelopment plan and CEQA guidelines as well as working with developers on projects that are not currently in the work program. Funds are provided for economic feasibility studies and analysis, real estate and planning studies where needed to respond to development proposals. This objective will also address participation with Project Restore. This objective is an ongoing program.

Project Financing (LT9330)

Agency staff will administer the Project's financial resources and expenditures, including managing debt service obligations. State law mandates these activities.

CAC/Citizens Participation (LT9910)

This objective allocates resources and staffing necessary for the operation of the Little Tokyo Community Development Advisory Committee (LTCDAC). Agency support includes providing secretarial support, mass mailing public notices, materials, holding annual elections and staff support for the CDAC and its sub-committees. The Mayor appoints the LTCDAC with the concurrence of the Council office.

Project General (LT9990)

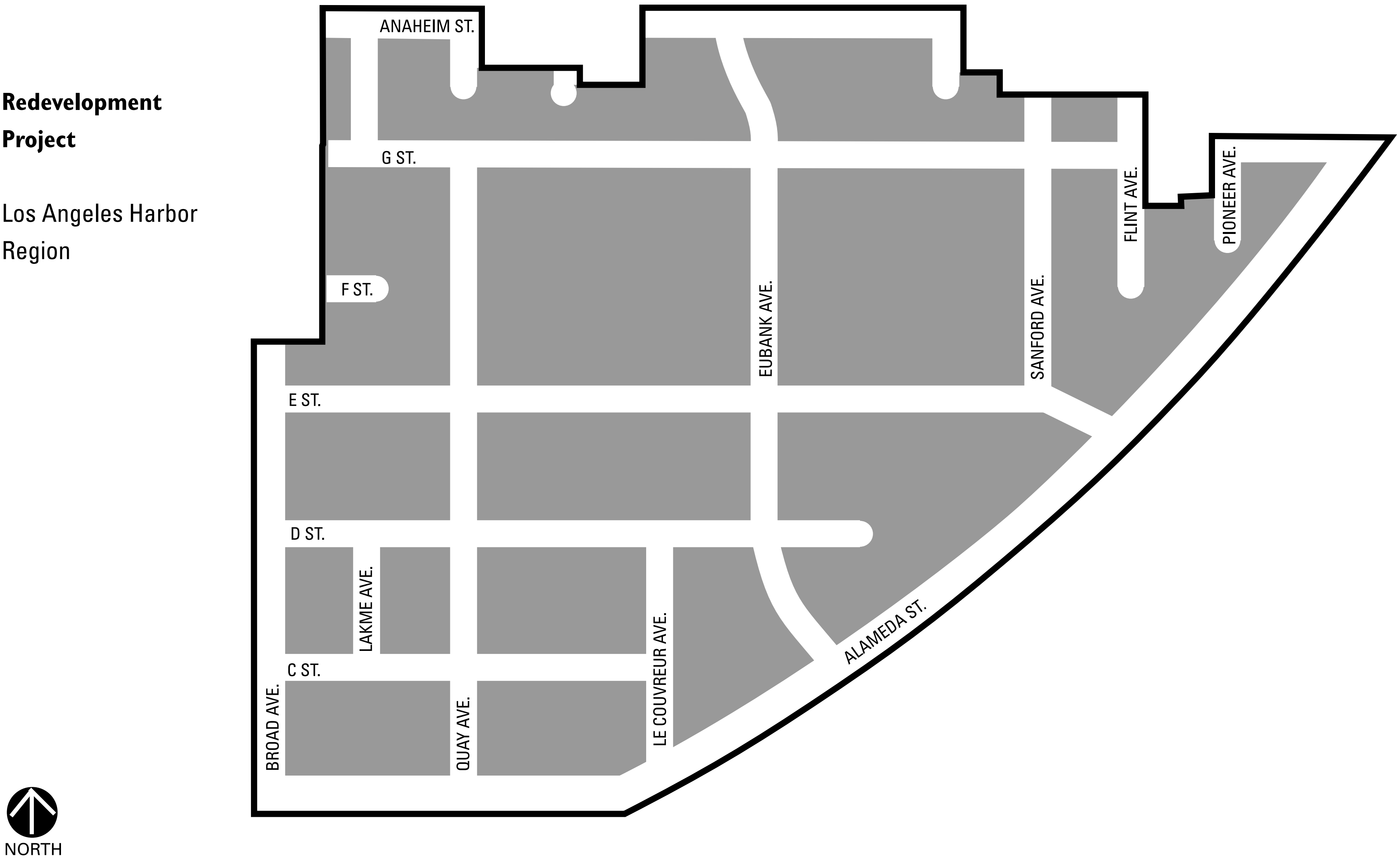
Agency staff administer the Project's ongoing activities, including maintaining a Address office, meeting public notification requirements, providing public information and responding to inquiries from developers, property owners and others. State law mandates these activities.

LOS ANGELES HARBOR INDUSTRIAL CENTER
REDEVELOPMENT PROJECT
Project Information Sheet

Area	232 acres
Council District(s)	15
Date of Adoption	July 18, 1974
Date(s) of Amendment(s)	December 17, 1986 December 22, 1994 August 14, 2002 October 31, 2003
Project End Date	July 18, 2015
Eminent Domain Expires	December 17, 1998
Tax Increment Cap	$125,000,000
Tax Increment Received Through FY05	$22,926,793
Balance to Reach Cap	$102,073,207
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	July 18, 2025
Maximum Bonded Indebtedness	None
Debt Establishment Time Limit	N/A

Redevelopment Project

Los Angeles Harbor Region



L.A. Harbor

LOS ANGELES HARBOR INDUSTRIAL CENTER REDEVELOPMENT PROJECT

Summary

The main emphases for this year will be to (1) enter into an Owner Participation Agreement (OPA) with Union Ice Company, which will facilitate expansion of a longtime Wilmington business and cold storage facility and provide site assembly, relocation services to affected businesses and environmental remediation to properties located in CRA Blocks 26 and 27, identified as Brownfields sites, awarded a $1.26 million (in 2001) HUD Brownfields Economic Development Initiative (BEDI) Grant and $9.4 million in Section 108 Loan Authority; (2) facilitate the development by Habitat for Humanity, South Bay/Long Beach Chapter (Habitat) of 8 single family homes (outside of the Project Area) that will be affordable to very low income, first time home buyers and assist the City in the disposition and development of their L Street and Lecouvreur Avenue surplus property, containing two previously abandoned oil wells; (3) as recommended by the 2003 Economic Adjustment Strategy Report funded by the U.S. Department of Commerce and HUD, improve the overall image of the Project Area, by beautifying its entryways, complete design plans for landscape improvements along Alameda Streets at Eubank Avenue and E Street; (4) implement the BACCES (Buy, Assemble, Clean, Clear, Entitle and Sell) Approach; (5) establish a Business Improvement District to provide a long term funding mechanism to enhance security and increase the level of needed City services; and (6) facilitate the City processing of street and alley vacations that will yield new development, private sector investment and the creation of new jobs. These activities will successfully complete this redevelopment project.

FY 2006-2007 Proposed Work Program

- Assist the City in the disposition and development of their L Street and Lecouvreur Avenue property to Habitat for Humanity for construction of 8 single-family homes, affordable to very low-income families (50% median) and first time buyers. Provide technical assistance to the City to remove any encumbrances to title and monitor the project's design to take into consideration two previously abandoned oil wells on the City property in order to prevent any future build-up of methane gas.

- Enter into an Owner Participation Agreement with Union Ice Company for expansion of their cold storage and warehouse facility at 901 E Street and complete site assembly, relocation, environmental remediation and site clearance assistance in Block 27 utilizing the 2001 federal allocation of $1.26 million in HUD Brownfields Economic Development Initiative (BEDI) Grant and $9.4 million Section 108 Loan Authority awarded to the Project Area.

- Complete design plans to widen the sidewalk on the south side of G Street between Eubank Avenue and Banning Boulevard (adjacent to Juanita's Foods), as a condition of the Lecouvreur Street vacation imposed by the City and monitor completion of the public artwork for Juanita's Foods new administrative office building to be located at John Mendez Baseball Field (Banning Boulevard and Opp Street).

- Complete design plans for landscape improvements to the Wilmington Industrial Park entryways (as recommended in the 2003 Economic Adjustment Strategy Report by Economic and Planning Systems) along Alameda Street at Eubank Avenue and E Street as conceptually designed by AHBE, landscape architect.

- Monitor progress and expansion of various businesses granted Minor Variations to the Redevelopment Plan or support for street and alley vacations, such as Potential Industries, Metropolitan Stevedore and an industrial development at 534 Eubank Avenue, etc.

- Continue to participate in the Wilmington Task Force of City Departments in order to comprehensively and effectively address issues requiring coordination and enforcement by multiple jurisdictions, namely illegal occupation of public alley ways; abandoned disabled vehicles, illegal parking of motor homes; illegal truck parking contributing to traffic congestion and public safety issues; lack of regular maintenance contributing to trash and debris along the Southern Pacific Railroad tracks on Alameda Street and along the Pacific Harbor Line Railroad tracks on McFarland Avenue; and servicing four Q-Star cameras (installed in FY02) to deter illegal dumping.

Background

The Los Angeles Harbor Industrial Center Redevelopment Project, also known as the Wilmington Industrial Park, is located on 232 acres of land in the Wilmington community situated just north of the East Basin of the Los Angeles Harbor. The Project is generally bounded on the north by Anaheim Street, on the east and south by Alameda Street and Harry Bridges Boulevard (formerly B Street), and on the west by Broad Avenue. The Redevelopment Plan was adopted by City Council on July 18, 1974 and amended in August 14, 2002. In keeping with the City General Plan for the development of industrial parks, the key goal is the creation of a healthy, active industrial center with the physical and economic strength to maintain itself. To reach that goal, the primary objective of the Plan is to entice labor-intensive industries into the Project to provide new employment opportunities.

Conditions at Time of Adoption

At the time of adoption, the Project area was characterized by physical and economic blight due to oil extraction activities; an incompatible and unhealthy mix of industrial buildings, residential dwellings, oil extraction equipment, rusting oil storage tanks, automobile junk-yards, boat construction and storage yards; unimproved streets and alleys and junk strewn over vacant land. Hindrances to development included small, residential-sized parcels held in scattered ownership, with a complicated overlay of multiple petroleum rights; environmental deficiencies such as soil toxins; railroad rights of way and obsolete utility and public improvement systems. The under-utilization of land contributed substantially to the economic and social degradation of both the Project area and adjacent portions of the Wilmington community.

Key Accomplishments through June 30, 2006

The redevelopment process has fostered the emergence of a modern industrial park, with arterials and utility systems designed and built to industrial standards, providing a new economic and employment base within the Wilmington community. Redevelopment has equipped the Industrial Park with public improvements valued at nearly $10 million, including new streets, sidewalks, curbs and gutters, storm drains and sewers and relocation of underground utilities along a segment of F Street. These improvements have transformed an underutilized wasteland into industrial headquarters for more than 76 businesses. To date, thirty-four new developments have been completed, encompassing more than 933,000 square feet of floor area. These developments represent a private investment of $41.5 million; a conservatively estimated 1,350 jobs; and associated wages estimated at $33.3 million annually. The LA Harbor Redevelopment Plan was amended on August 14, 2002 to restore the power of eminent domain. An EDA funded Economic Adjustment Strategy for the Wilmington Industrial Park was completed in 2003, as well as completion of the new 108,000 s.f. Union Ice Company office and cold storage warehouse in February 2003. The City implemented an aggressive Pro-Active Code Enforcement and Vehicle Establishment Inspection Programs that has since joined efforts with the Environmental Strike Force Team focusing on businesses committing environmental crimes. The City has paved a number of problem unimproved streets, conducted special Vehicle Sweeps, and installed a number of special parking enforcement signs. In August 2003, the City Council passed an Interim Control Ordinance placing a moratorium on outdoor storage of cargo containers and junkyard uses in the Project Area. This Ordinance became permanent in 2005. In 2003 the City Council also adopted an Ordinance to seize vehicles used for illegal dumping and has since created a special reward program leading to successful prosecution. In 2004 and 2005, the Agency reviewed and supported expansion plans to various businesses: Juanita's Foods, a local canned food manufacturer completed construction on its two story 20,000 s.f. new administrative office building and parking lot in May 2005. Electronic Balancing's rehabilitation of its existing 5,000 s.f. facility and construction of two new buildings – totaling 34,000 s.f. of light manufacturing, warehouse and office space) were completed in April 2006.

2005-2006 Work Program Accomplishments

Objective	Status
LA1020 Development of Affordable Housing	After completing a competitive solicitation process, on February 3, 2005, the Agency selected and recommended to the City to enter into a Purchase and Sale Agreement with Habitat for Humanity to develop 8 single-family homes on surplus City property, located at the southeast corner of L Street and Lecouvreur Avenue. Habitat's proposal provided home ownership affordability to families earning less than 50% median income and offered a 30-year first mortgage of $100,000 at a zero percent interest rate. The three and four bedroom homes, with a two-car garage will be of a craftsman style design on minimum 5,000 s.f. lots. Targhee, an environmental consultant, is a member of the development team. The Agency completed environmental remediation of the site in March 2006. Sale of the City property to Habitat is anticipated to be considered by the City Council by June 2006.
LA2320 Economic Development	In May 2005, Juanita's Foods completed construction on its two story, 20,000 s.f. new administrative office building and parking lot at 528 G Street. Plans are underway to design a memorial sculpture in tribute to John Mendez, local leader in Wilmington, to fulfill Juanita's art obligation for this phase. Juanita's public art obligation for its first phase (54,000 s.f . distribution warehouse) was satisfied in Oct 2004 with the unveiling of the Phineas Banning Statue at Banning's Landing Community Center, created by local artist, Eugene Daub. On August 5, 2004, vacation of Lecouvreur Avenue between F and G Street, which is part of Juanita's parking lot and driveway, was completed. Bureau of Engineering has allowed the Agency to delay completion of widening the G Street sidewalk between Eubank and Banning Boulevard until Juanita's considers a further business expansion.
LA2500/LA2600 Economic Development	In August and December 2005, the Agency and City Council, respectively approved entering into a Cooperative Environmental Remediation Agreement with Menzel Trust, owner of American Soccer Co. and major property owner in the Project Area. Menzel's Sanford property was sold to Union Ice Company in February 2006, which enables Union Ice to expand its cold storage operations to the east. The Agency will environmentally remediate the Sanford property upon demolition by Union Ice of the former warehouse building. American Soccer has plans to purchase a building at 811 G Street (northeast corner of G and McFarland Avenue). that will better consolidate the many facets of their apparel manufacturing business and improve their operational efficiency.

In August and December 2005, the Agency and City Council also authorized the Agency staff to proceed with acquisition, relocation, site clearance, and environmental remediation of Block 27 properties that would facilitate the expansion of Union Ice Company to the west. Updated real estate appraisals for Block 27 properties were completed in February 2006. A contract with CDD obligating a portion of the BEDI and Section 8 funds ($4,165,000) is anticipated to be fully executed in April 2006. OPA negotiations are underway with Union Ice Company to expand their cold storage operations by approximately 85,000 s.f. to include a 37,000 s.f. cold storage warehouse, 4,000 s.f. loading dock, 12,000 s.f. refrigerated truck loading dock, 10,000 s.f. rail loading dock and installation of double rail lines.

LA3000 Code Enforcement Abatement

The Wilmington Task Force of various City departments working together have achieved the following:

LADBS – By June 2006, the PACE program will be winding down having successfully addressed/corrected more than 90% of the Project Area businesses and properties' code violations. PACE inspectors also conducted nighttime parking sweeps with LADOT Parking Enforcement and LAPD to address illegal overnight parking of trucks and recreational vehicles, etc.

LADOT – In February 2004, 15-minute parking signs were posted along Quay Avenue between G and C Streets and in February 2006, along G Street between Quay and Eubank Avenues to address illegal vending and double parking of trucks waiting to be dispatched to the Harbor, causing traffic congestion and safety issues.

Bureau of Street Services (BSS) – By June 2006, additional unimproved streets will be paved through the City's Dust Abatement Program: Banning Boulevard between G and E Streets, Lecouvreur between D and E Streets, F Street between Eubank to McFarland Avenues.

Bureau of Engineering (BOE) – In March 2006, the CRA staff and the Wilmington Industrial Park Advisory Committee (WIPAC) completed a public street plan to advise BOE of which unimproved streets should remain open or closed for traffic circulation to facility BOE processing of street and alley vacations and requests for revocable permits. As a result, revocable permit was revoked for a segment of Quay and Banning near F Street, and F Street between Eubank and McFarland will remain open allowing public access.

Northern American Security Patrol was retained by the Agency in January 2006 to augment the efforts of the Task Force. In March 2006, two incidents of illegal dumping occurred where one individual's vehicle was impounded by LAPD, and the other fled but vehicle information was obtained by North American for investigation by LAPD.

The 2003 Interim Control Ordinance Number 177243 prohibiting open storage of cargo containers and junkyard uses in the Project Area became permanent on February 18, 2006. A special rewards program was added to the October 2003 Ordinance where perpetrator vehicles can be confiscated if used for illegal dumping.

LA9000 Strategic Planning and Implementation of Economic Adjustment Strategy (Wilmington Industrial Park Website)

In June 2004, the Agency launched the new Website for the Wilmington Industrial Park **(www.wilmingtonindustrialpark.org)**, which contains useful information to assess the development impediments of properties in the Project Area. The public is able to view excerpts of SCS Engineers' Phase 1 Environmental Assessment Reports, oil well locations and status; Diaz/Yourman's Engineering Report on geotechnical and subsurface soils conditions, etc. Urban Insight, the website designer has maintained the Website and monitored its usage by the public. In November 2004, Urban Insight created an interactive real estate bulletin board feature, which enables the public to view property for sale, lease or wanted. These listings are submitted by owners, businesses or realtors and posted for 30 days. The Website also includes local Community information and the posting of monthly meeting agendas and minutes of the Wilmington Industrial Park Advisory Committee.

In April 2006, the Agency and the City Brownfields team were recognized with a 2005 Economic Development Promotion Award of Merit for the WIP Website from the California Association of Local Economic Development (CALED). In March 2006, the Website received 6,284 visits with the maps of the Project Area being the most frequently visited pages. Worldwide, the top four geographic areas visiting the Website are from: North America - 2,721 visits, Europe – 400 visits, Oceania – 328 visits, Asia – 196 visits.

Five Year Goals

- Continue to maintain the Wilmington Industrial Park Website that will feature current Agency and City programs for attracting new business; provide an electronic database of parcel information to facilitate developer and Agency due diligence when evaluating property development potential and financial feasibility and include the real estate "bulletin board" feature of active property listings to market sites available for lease, sale or wanted.

- Complete the expansions of Union Ice Company and American Soccer and other business interests for the purpose of creating new jobs in the area and securing the federal BEDI and Section 108 Loan allocations for the Project Area.

- Coordinate with other governmental entities having development jurisdiction in the Park and assist developers with the complex regulatory review process.

- Identify and attract manufacturers to the Park that will export their goods through the Port of Los Angeles.

- Identify key parcels for the City's Brownfields Demonstration Program and participate in their remediation and implement the BACCES (Buy, Assemble, Clean, Clear, Entitle and Sell) approach for further development.

- Prepare a legal template for cost recovery actions in order for the Agency to be fairly compensated when participating in remediation of environmentally contaminated sites.

- Develop and implement a systematic code enforcement program to improve the physical appearance of the Park free from debris, illegal dumping and illegal encroachment of unimproved public streets and alleys.

- Coordinate and support new legislation and City Programs that will help to enhance the project's appearance, e.g. Prohibition on Open Storage and Junkyard Use; Height Limits for Stacking Shipping Containers; Confiscation of Vehicles used in Illegal Dumping, etc.

- Pave unimproved streets needed for traffic circulation pursuant to industrial street standards; facilitate street and alley vacations that will yield new investment, development, and new jobs in the Project Area.

- Dispose of Agency surplus property and convey various corner cut properties to the City of Los Angeles.

- Create new job opportunities and higher wages for Wilmington residents whose average income is 40% of median.

- Identify and participate in the development of new affordable housing outside of the Project Area.

- Beautify and landscape the Alameda edge of the Project Area in order to enhance its image and presence as a successful industrial park.

- Establish a Business Improvement District to enhance security and other City services as a self sustaining program.

Project Objective Activity Descriptions

L and Lecouvreur Affordable Homes (LA1020)

Project Description: Agency activities will involve assisting the City in the disposition of their L Street and Lecouvreur Avenue property to Habitat for Humanity South Bay/Long Beach Chapter for development of 8 single-family homes affordable to very low-income families (50% median) and first time buyers. In February 2005, the Agency approved providing $100,000 of assistance to the City to remove any encumbrances to title and for any unforeseen environmental remediation assistance, due to two previously abandoned oil wells on the City property. CRA remediation of the City site was completed in March 2006. After completing a competitive solicitation process, on February 3, 2005, the Agency selected and recommended to the City to enter into a Purchase and Sale Agreement with Habitat for Humanity. It is anticipated that City Council will authorize sale of the site by June 2006. Habitat's proposal provided home ownership affordability to families earning less than 50% median income and offered a 30-year first mortgage of $100,000 at a zero percent interest rate. The three and four bedroom homes will be of a craftsman style design on minimum 5,000 s.f. lots, with a two-car garage. Targhee, an environmental consultant, is a member of the development team. The 1.36-acre City site has been vacant and non-revenue producing since 1995, when Exxon abandoned its oil wells on the property. The property is zoned R1-1XL-0, a low-density residential land use designation, and thereby permitting only single-family homes.

Developer: Habitat for Humanity South Bay/Long Beach Chapter, a non profit housing developer.

Project Cost: $3 million.

FY07 Milestones:

- 1st Qtr: City conveys property to Developer and records land payment trust deed against the property.
- 2nd Qtr: At the City's request, Agency to review and approve final design plans for the 8 Habitat homes, assist Habitat with securing entitlements, confirm construction funds are in place. Habitat commences construction and City or Agency to monitor construction progress.
- 3rd Qtr: City or Agency to review and approve fair housing marketing plan and "soft second" mortgage selection process. Selected families will provide sweat equity labor during construction.
- 4th Qtr: Developer to complete construction. City or Agency to ensure soft second mortgage trust deed and affordable housing covenants are recorded, upon sale of each unit.

Redevelopment Goal: Provide housing choices that increase the supply and improve the quality of housing for all income and age groups, especially for persons with low and moderate incomes, as well as home ownership opportunities that meet the needs of the resident population.

Address: L Street and Lecouvreur Avenue, southeast corner.

Council District: 15.

PAC/CAC: Wilmington Industrial Park Advisory Committee.

Neighborhood Council: Wilmington.

Funding Source: LA Harbor Housing Trust Funds.

City Affordable Housing Trust Fund (LA1901)

This objective is a placeholder for annual deposits into the additional five percent housing set-aside attributable to the City's Affordable Housing Trust Fund. As projects are identified through the LAHD funding application process, funds may be transferred to new objectives, or to LAHD. No labor is to be assigned to this objective; labor for required budget activity is to be carried under the appropriate "1990" objective.

Response to Housing Opportunities (LA1990)

Project Description: Although residential development is not permitted in the Project Area, LA Harbor Housing Trust Funds have been allocated in the past to facilitate affordable housing projects located outside of the Project Area, namely New Hope Courtyard Apartments in San Pedro, rehabilitation and conversion of the Don SRO Hotel into one bedroom apartments for senior citizens in Wilmington, the Lillian Mobley Family Housing Center in the Watts Corridors Project Area, and in FY06, the development of single family homes at L Street and Lecouvreur Avenue. As funds accumulate from the required Housing Trust Funds set aside, projects may be identified and funded.
Developer: Not Applicable.
Project Cost: Not Applicable.
FY07 Milestones:

- 1st Qtr: Encourage and facilitate affordable housing opportunities in Wilmington.
- 2nd Qtr: Encourage and facilitate affordable housing opportunities in Wilmington.
- 3rd Qtr: Encourage and facilitate affordable housing opportunities in Wilmington.
- 4th Qtr: Encourage and facilitate affordable housing opportunities in Wilmington.

Redevelopment Goal: Provide housing choices that increase the supply and improve the quality of housing for all income and age groups, especially for persons with low and moderate incomes, as well as home ownership opportunities that meet the needs of the resident population.
Address: Various.
Council District: 15.
PAC/CAC: Wilmington Industrial Park Advisory Committee.
Neighborhood Council: Wilmington.
Funding Source: LA Harbor Housing Trust Funds.

Industrial Development – Block 29 (LA2320)

Project Description: Agency staff activities will include completing or monitoring any outstanding conditions remaining in the OPA with Juanita's Foods, LLC (the Developer) namely: (1) Agency widening of G Street sidewalks (south side) between Eubank Street and Banning Boulevard to satisfy a condition imposed by BOE related to the Lecouvreur Street vacation; (2) Public art obligation for the 20,000 s.f. office building to be installed offsite at John Mendez Baseball Field; (3) Agency annual loan repayment to Developer. In May 2005, construction of the 20,000 s.f. two-story administrative office building was completed. In September 1998, the Agency entered into an Owner Participation Agreement with Juanita's Foods, a food processing business located in the Wilmington Industrial Park with plans to expand its Mexican food cannery and distribution operation. In FY98, land acquisition and relocation activities (associated with Block 29) were completed by the Agency. In FY99, the site was cleared, underground utility lines, e.g. a main gas line, were relocated by the Agency; vacation of F Street was completed and contaminated soils were remediated. Construction of a 54,000 square feet new distribution warehouse center was completed in FY00 and ownership of Block 29 was conveyed to Participant.

Developer: Juanita's Foods, LLC.

Project Cost: $50,000 for widening the G Street sidewalks; $14 million overall development cost (to include $8,000,000 investment from Participant and $6 million from Agency).

FY07 Milestones:

- 1st Qtr: Monitor installation of public art work.
- 2nd Qtr: Agency to make annual loan payment to Juanita's.
- 3rd Qtr: Bureau of Street Services to prepare design plans for widening of G Street sidewalks and permit issuance.
- 4th Qtr: Bureau of Street Services to commence construction in coordination with Juanita's future building plans.

Redevelopment Goal: Acquisition and site assembly activities to remove from the industrial park high concentrations of blight. The creation of an industrial park integrated with an active oil field operation, providing a new economic and employment base within the Wilmington community.

Address: 645 N. Eubank Avenue, Wilmington.

Council District: 15.

PAC/CAC: Wilmington Industrial Park Advisory Committee.

Neighborhood Council: Wilmington.

Funding Source: LA Harbor Tax Increment.

Block 26 Environmental Remediation (LA2500)

Project Description: This objective will carry out soils remediation activities pursuant to a Cooperative Environmental Remediation Agreement with Menzel Trust, owner of American Soccer Company, a Wilmington based business, whose Block 26 property at 525 and 529 Sanford Avenue was sold to Union Ice Company in February 2006 in a private transaction (see LA2600). Agency activities will include notifying the oil companies, the historical generators of the contaminated soils to perform the remediation or develop a Remedial Action Plan for State Water Board approval, conducting remediation work under the oversight of the State regulatory authorities to ensure a No Further Action Notice is issued for the property and pursue cost recovery. American Soccer is a major property owner (whose main office and showroom are at 726 Anaheim Street) and a major employer (300 persons during peak season). Acquisition of the Block 26 property enables Union Ice to expand its cold storage operations to the east. The Agency will environmentally remediate the Sanford property upon demolition by Union Ice of the former warehouse building. American Soccer has plans to purchase a building at 811 G Street (northeast corner of G and McFarland Avenue) that will better consolidate the many facets of their apparel manufacturing business and improve their operational efficiency. Menzel/American Soccer moved its warehouse/shipping operations in January 2006 to G Street. New state of the art fabric design and printing equipment will be incorporated into the knitting and fabric dyeing operation. In August and December 2005, the Agency and City Council, respectively approved entering into a Cooperative Environmental Remediation Agreement with Menzel Trust utilizing a portion of the $1.26 million Brownfields Economic Development Initiative (BEDI) Grant and $9.4 million in Section 108 Loan Authority awarded to the Project Area to facilitate the expansions of two Wilmington businesses, Union Ice and American Soccer. American Soccer's label or brand name is SCORE and the Company is an MBE and WBE owned business. The company creates its own designs, markets its product nationally and internationally and supplies uniforms to 80,000 AYSO sports leagues.

Developer: Not Applicable.

Project Cost: $500,000.

FY07 Milestones:

- 1st Qtr: Initiate Polanco Act proceedings with oil companies for remediation and or cost recovery effort.
- 2nd Qtr: Prepare or review Remedial Action Plan for State Water Board approval.
- 3rd Qtr: Conduct remediation.
- 4th Qtr: Complete remediation.

Redevelopment Goal: The creation of an industrial park integrated with an active oil field operation, providing a new economic and employment base within the Wilmington community.

Address: 525 and 529 Sanford Avenue.

Council District: 15.

PAC/CAC: Wilmington Industrial Park Advisory Committee.

Neighborhood Council: Wilmington.

Funding Source: LA Harbor Tax Increment, BEDI and Section 108 Funds.

Union Ice Company Cold Storage Expansion (LA2600)

Project Description: This objective anticipates entering into an Owner Participation Agreement (OPA) with Union Ice Company for the disposition of Block 27 properties, which will facilitate expansion of its public cold storage warehouse facility to the west. Union Ice plans to construct up to 85,000 s.f. of new cold storage operations to include the following: 37,000 s.f. cold storage warehouse; 4,000 s.f. loading dock; 12,000 s.f. refrigerated loading dock; 10,000 s.f. rail loading dock and installation of a rail spur along McFarland. Approximately 100 new jobs will be created. Agency activities will include site assembly of approximately 87,600 s.f. of light industrial designated property, relocation services to approximately 10 businesses, environmental remediation of various properties due to existing or past oil well operations and site clearance. Agency activities completed or underway are as follows:

In October 2004, CEQA and NEPA environmental clearances for the subject expansion (up to 100,000 s.f. of new cold storage and transloading facility, office and food processing space) were completed establishing HUD eligible reimbursable costs for the awarded BEDI Grant ($1.26 million) and Section 108 Loan ($9.4 million). A Mitigated Negative Declaration is pending CRA approval with the subject OPA. Relocation estimates and interviews for approximately 10 businesses were completed by Shober and Associates in October 2004. Litigation guarantees were also received by Chicago Title Co. In February 2006, appraisal information was updated by Pacific Real Estate Consultants (Finnerty) for 87,600 s.f. of property affecting 5 owners. Phase 2 Soils analysis, methane gas testing, etc. were completed for Block 26 and 27 properties by SCS Engineers. Rosenow Spevacek Group (RSG), financial consultants were retained in April 2006 to reconfirm their cost analysis of site specific tax increment to be generated from the proposed expansion site for Agency repayment of the federal Section 108 Loan. Union Ice is a public cold storage warehouse facility and drayage company for fresh fish and food processing tenants. Union Ice has been in business for more than 100 years, of which 40 are in Wilmington. During peak fishing and fruit harvesting seasons, Union Ice and its tenants together employ 200 persons, mainly Wilmington residents. In November 2002, the Agency approved a Minor Variation to the Redevelopment Plan, which enabled Union Ice to relocate to 901 East E Street by reducing the landscaped setback requirements along E and F Streets, which allowed them to maintain a certain volume of cold storage capacity. Union Ice was displaced by the Port; their lease was not renewed in anticipation of the Trans Pacific Container (TRAPAC) Terminal expansion. In February 2003, Union Ice completed construction of its two-story 107,804 s.f. state of the art cold storage warehouse, food processing and administrative office facility. No Agency funds were provided although the Agency assisted BSS to make street improvements to F Street (between McFarland and Sanford Avenues) pursuant to industrial street standards.

Developer: Union Ice Company.

Project Cost: $12 million.

FY07 Milestones:

- 1st Qtr: Make offers to purchase and commence business relocation activities.
- 2nd Qtr: Complete relocation activities. Initiate Polanco Act authority, prepare and seek State Water Board approval of environmental remediation plan for properties.
- 3rd Qtr: Seek CRA Board and Council approval to enter into an OPA with Union Ice Company.
- 4th Qtr: Close escrow. Review Design plans and assist with entitlements for Union Ice expansion project.

Redevelopment Goal: The creation of an industrial park integrated with an active oil field operation, providing a new economic and employment base within the Wilmington community.

Address: east and west of 901 East E Street (Blocks 26 and 27, generally bounded by F Street to the north; Sanford to the east; E Street to the south and McFarland to the west).

Council District: 15.

PAC/CAC: Wilmington Industrial Park Advisory Committee.

Neighborhood Council: Wilmington.

Funding Source: LA Harbor Tax Increment, BEDI and Section 108 Funds.

Buy, Assemble, Clear, Clean, Entitle, and Sell (BACCES) (LA2700)

Project Description: Under the BACCES Approach, the Agency would buy, assemble, clear, clean, entitle and sell land in an effort to spur development in the Project Area, reduce developer uncertainty, saving time and public expenditure. The land for sale would be entitled for a certain scope of development and essentially ready to build. The BACCES concept was presented to the WIPAC in August 2005. The proposed project envisions new construction of a sixteen unit, 175,000 s.f. industrial condominium development with shared loading dock on a 9.3-acre site. Agency activities include preparing relocation and acquisition estimates, Phase II environmental assessment, preparation and issuance of an RFP for the development of the opportunity site. On April 7, 2005, Civic Enterprise Associate, LLC, was retained to conduct a financial comparative analysis for the proposed 9.3-acre site. Opportunity sites along the Alameda boundary are being targeted.
Developer: To be selected through RFP.
Project Cost: Unknown.
FY07 Milestones:

- 1st Qtr: Retain consultants to prepare relocation and acquisition estimates.
- 2nd Qtr: Retain consultant to conduct Phase II environmental assessment.
- 3rd Qtr: Identify funding for acquisition and prepare preliminary scope of development.
- 4th Qtr: Issue Statements of Interest and RFQ for developers of industrial condominium development.

Redevelopment Goal: Development of a comprehensive planning, marketing and real estate development strategy that will attract developer interest, identify and resolve complex surface and subsurface development site issues and promote opportunity sites for development.
Address: Unknown.
Council District: 15.
Neighborhood Council: Wilmington Industrial Park Advisory Committee (WIPAC).
Funding Source: LA Harbor Tax Increment.

AB1290 Work Program (LA2990)

Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill 1290. The legislation provides a tax sharing mechanism for those taxing entities eligible to share in Agency tax increment generated by individual project areas. One of the taxing entities is the City of Los Angeles. In a City Council action adopted on October 14, 2003 the Agency was directed to retain tax increment that would otherwise be transferred to the City. These funds are generated on an annual basis and will be used at the discretion of the council offices having jurisdiction over the affected project areas. The AB1290 funds will be spent on existing Agency work objectives or other activities in the council districts deemed consistent with the removal of slums and blight, the creation of quality jobs, and the provision of infrastructure improvements and affordable housing.

Operation Code Enforcement (LA3000)

Project Description: The Agency will continue participation with the Wilmington Task Force to comprehensively and effectively address issues requiring coordination and enforcement by multiple jurisdictions, namely (1) removal of homeless encampments, illegal occupation of public right of way, illegal use of land and illegal dumping with LAPD, CD15, Bureau of Street Services (BSS) and City Building and Safety (LADBS); (2) removal of abandoned disabled vehicles, illegal food vending and illegal parking of motor homes and other vehicles leading to traffic congestion and public safety issues with LAPD and LADOT Parking Enforcement; and (3) Improve regular maintenance contributing to trash and debris along the Southern Pacific Railroad tracks on Alameda Street and along the Pacific Harbor Line Railroad tracks on McFarland Avenue with railroad operators and Port of Los Angeles.

Agency staff time will continue to: maintain four Q Star Flash Cameras (by Graffiti Control) and review photos with LAPD for prosecution; provide technical assistance to PACE inspectors to correct illegal use of land issues, offer private security patrol service for special circumstances; advocate special legislation to deter homeless encampments and long term parking by recreational vehicles; and establish a Business Improvement District (BID) to address all of the above issues in a self sustaining, long term manner.

Since July 2002, LADBS has conducted Pro-Active Code Enforcement (PACE) and Vehicle Establishment Inspection Programs, (VEIP) which has proven to be effective with accolades and appreciation from the Wilmington Community.

Special legislation has also taken effect:

- The 2003 Interim Control Ordinance Number 177243 prohibiting open storage of cargo containers and junkyard uses in the Project Area, became permanent on February 18, 2006.
- Effective November 29, 2003, the City Council passed Ordinance No. 175,575, whereby vehicles known to be involved in illegal dumping can be seized and forfeited. LAPD is offering cash rewards leading to names and prosecution of persons identified for illegally dumping.

Developer: not applicable. LAPD, Department of Building and Safety, LADOT Parking Enforcement, LADOT Engineering, Bureau of Street Services, Bureau of Engineering are lead code enforcement participants.
Project Cost: Not applicable; funded annually as resources permit.
FY07 Milestones:

- 1st Qtr: Monitor, make regular property site visits and follow-up with corrective actions with appropriate Task Force member (s).
- 2nd Qtr: Monitor, make regular property site visits and follow-up with corrective actions with appropriate Task Force member (s).
- 3rd Qtr: Monitor, make regular property site visits and follow-up with corrective actions with appropriate Task Force member (s).
- 4th Qtr: Monitor, make regular property site visits and follow-up with corrective actions with appropriate Task Force member (s).

Redevelopment Goal: Coordination of public agencies' activities with respect to enforcing laws against illegal dumping.
Address: Project Area wide.
Council District: 15.
PAC/CAC: Wilmington Industrial Park Advisory Committee.
Neighborhood Council: Wilmington.
Funding Source: LA Harbor Tax Increment.

Alameda Landscape and Public Improvements (LA3200)

Project Description: In order to better attract development and private investment, the Agency plans to carry out a recommendation from the 2003 Economic Adjustment Strategy Report (funded by the U.S. Department of Commerce and HUD), which indicated the Project Area lacks presence and its entryways need beautification. Enhanced entry gateways at Eubank and E Streets (two major thoroughfares) to the Wilmington Industrial Park from Alameda Street will visually announce access points to the Project Area. A 2005 conceptual design prepared by AHBE, landscape consultant recommends flowering trees to spatially frame the entries, vertical landmark signs be installed to provide graphic identify for the Project Area. Flowering trees will be planted at each corner of the entry gateways in a manner that motorists' visibility will not be reduced, and in front of the trees lower drought-resistant plants such as cactuses are to be planted in white gravel beds to decorate the area. Plastic sheets such as visqueen shall underlay the gravel to impede the growth of weeds. The scope of work envisions removal of 5,340 s.f. of median, construction of decorative paving and installation of trees and irrigation system. Upon receipt of outside funding, all work will be performed in the public right of way by BSS or Agency contractor.

For FY07 staff intends to pursue funding to complete design plans for landscape improvements at two major entry points: E and Alameda Streets and Eubank Avenue and Alameda Streets. In addition, Agency staff will pursue outside funding to address and correct the poor drainage and flooding that occurs along Alameda between Quay and E Street which lacks a catch basin and storm drain on the west side of Alameda. WIPAC has indicated this to be a major problem during the rainy season, which has not been corrected for the past 20 years.

Developer: Not Applicable.
Project Cost: $825,000.
FY07 Milestones:

- 1st Qtr: Agency to retain BOE or consultant to prepare design plans for landscape improvements and signage for the two entry points
  Consult with Bureau of Engineering, Port of LA and County Flood Control District to resolve poor drainage and flooding problem along Alameda Street between Quay and E Street. Prepare cost estimate and scope of work.
- 2nd Qtr: Upon receipt of outside funding, Agency to prepare construction bid documents for landscaped entry points or enter into Cooperation Agreement with BSS.
  With outside assistance, prepare funding application to correct the poor drainage and flooding problem on Alameda between Quay and E Street.
- 3rd Qtr: Subject to outside funding, Agency or BSS to advertise construction bid contract, award low bid and start construction for landscaped entry points.
  Prepare design plans to correct poor drainage and flooding problem on Alameda between Quay and E Street.
- 4th Qtr: Agency or BSS contractor to complete work for landscaped entry points.
  Prepare construction bid documents to correct poor drainage and flooding problem on Alameda between Quay and E Street.

Redevelopment Goal: The achievement of an environment that will enhance the Park image, upgrade quality of the Project Area and reflect a high level of concern for contemporary architectural and urban design principles for industrial development.
Address: Alameda Street at E and Eubank Avenues; Alameda between Quay and E Street.
Council District: 15.
Neighborhood Council: Wilmington Industrial Park Advisory Committee.
Funding Source: Seeking outside funding.

Response to Development Opportunities (LA6990)

Project Description: Agency activities will include staff review and response to new industrial development opportunities not covered by specific objectives. Activities will include review of permit applications, CEQA clearance and providing technical assistance to developers and property owners seeking Agency discretionary approval and support for public street and alley vacations or revocable permits. For properties containing environmental remediation, staff will coordinate with other public agencies to facilitate the State regulatory review process.

Agency staff will also seek assistance through the City Dust Abatement Program to pave three unimproved streets needed for circulation: Banning Boulevard Between G and E Streets; Lecouvreur Avenue between E and D Streets and F Street between Eubank and McFarland Avenues. Agency involvement may be to provide sidewalk and curb improvements in order to meet industrial street standards for a fully improved street.

Several projects are underway with owner operators wishing to expand their businesses. The Agency and the WIPAC supported Minor Variations to the Redevelopment Plan, vacation of public street or alley with an issuance of revocable permits, e.g. Potential Industries, 701 East E Street, propose 40,000 s.f. new warehouse building, 53 parking spaces and 30 new jobs. Potential Industries and Metropolitan Stevedore's request to vacate McFarland between D and E Street to facilitate their business expansion plans and an industrial development at 534 Eubank Avenue, etc.

Developer: Various.
Project Cost: Varies, no agency funds contemplated.
FY07 Milestones:

- 1st Qtr: Monitor permit applications for CEQA and adherence to Redevelopment Plan.
  Review street and alley vacation applications for recommendation to CD15 and BOE.
  Subject to available funding, augment street improvements with sidewalk and curb.
- 2nd Qtr: Monitor permit applications for CEQA and adherence to Redevelopment Plan.
  Review street and alley vacation applications for recommendation to CD15 and BOE.
  Subject to available funding, augment street improvements with sidewalk and curb.
- 3rd Qtr: Monitor permit applications for CEQA and adherence to Redevelopment Plan.
  Review street and alley vacation applications for recommendation to CD15 and BOE.
  Subject to available funding, augment street improvements with sidewalk and curb.
- 4th Qtr: Monitor permit applications for CEQA and adherence to Redevelopment Plan.
  Review street and alley vacation applications for recommendation to CD15 and BOE.
  Subject to available funding, augment street improvements with sidewalk and curb.

Redevelopment Goal: The creation of an industrial park integrated with an active oil field operation, providing a new economic and employment base within the Wilmington community.
Address: Various.
Council District: 15.
PAC/CAC: Wilmington Industrial Park Advisory Committee.
Neighborhood Council: Wilmington.
Funding Source: LA Harbor Tax Increment.

Wilmington Website and Strategy Implementation (LA9000)

Project Description: This objective will continue to monitor and maintain the Agency's Website for the Wilmington Industrial Park (www.wilmingtonindustrialpark.org) launched in June 2004. The Website is a marketing tool, intended to attract businesses to the Project Area by facilitating "one stop" access to development information. The Website contains select property profile information, e.g. parcel size, oil well status, environmental assessment report, subsurface utility lines, geotechnical and other information compiled from the 2003 Economic Adjustment Strategy prepared by Economic Planning Systems and a qualified team of subconsultants. Data was also provided by the City's Brownfields Program and Bureau of Engineering GIS mapping. The Website received a 2005 Award of Merit for Economic Development Promotion from the California Association of Local Economic Development (CALED). A viewer will be able to retrieve a variety of information and evaluate the development potential of properties and their impediments. Agency activities will include maintaining the Website by Agency consultant, Urban Insight who monitors, on a monthly basis, its growing usage by the public. In November 2004, Urban Insight created an interactive real estate bulletin board feature, which enables the public to view property for sale, lease or wanted. These listings are submitted by owners, businesses or realtors, posted for 30 days and followed up in LA6990. The Website also includes local Community information and the posting of monthly Meeting agendas and minutes of the Wilmington Industrial Park Advisory Committee.
Developer: Not applicable; Urban Insight, website consultant.
Project Cost: $25,000.
FY07 Milestones:

- 1st Qtr: Monitor and maintain the Agency's Website and the Real Estate Bulletin Board feature.
- 2nd Qtr: Monitor and maintain the Agency's Website and the Real Estate Bulletin Board feature.
- 3rd Qtr: Monitor and maintain the Agency's Website and the Real Estate Bulletin Board feature.
- 4th Qtr: Monitor and maintain the Agency's Website and the Real Estate Bulletin Board feature.

Redevelopment Goal: The creation of an industrial park integrated with an active oil field operation, providing a new economic and employment base within the Wilmington community.
Address: Not applicable.
Council District: 15.
PAC/CAC: Wilmington Industrial Park Advisory Committee.
Neighborhood Council: Wilmington.
Funding Source: LA Harbor Tax Increment.

Project Financing (LA9330)

Agency staff activities will include administering the Project's financial resources, including short-term and long-term financial planning, and the possible issuance and administration of debt instruments.

Project General (LA9990)

Agency staff will administer the Project's ongoing activities to include preparing reports, operating and maintaining the site office; responding to public inquires, work program and budget development with the Council Office; and provide administrative and technical support to the Wilmington Industrial Park Advisory Committee (WIPAC) in the preparation of monthly meetings and Sub committee meetings. Maintenance of Agency owned property at 607-611 Pioneer Avenue (APN 7424-024-901) and 500 Block of Sanford (APN 7424-025-900) between E and F Streets will also be included in this objective.

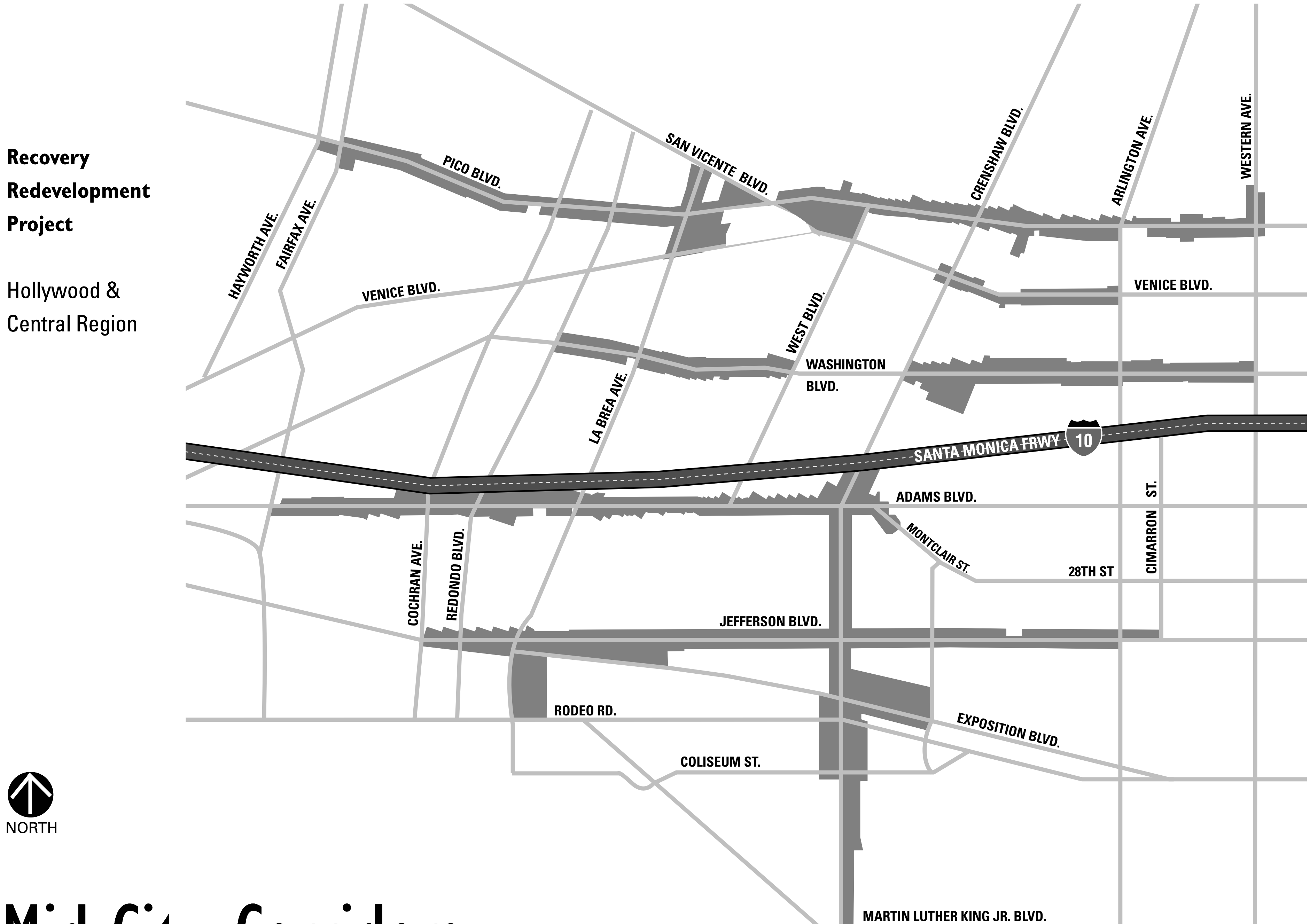
MID-CITY RECOVERY REDEVELOPMENT PROJECT

Project Information Sheet

Area	725 acres
Council District(s)	10
Date of Adoption	May 10, 1996
Date(s) of Amendment(s)	October 31, 2003
Project End Date	May 10, 2027
Eminent Domain Expires	May 10, 2008
Tax Increment Cap	None
Tax Increment Received Through FY05	$7,807,717
Balance to Reach Cap	N/A
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	May 10, 2042
Maximum Bonded Indebtedness	$23,000,000
Debt Establishment Time Limit	May 10, 2016

Recovery Redevelopment Project

Hollywood & Central Region



Mid-City Corridors

MID-CITY CORRIDORS RECOVERY REDEVELOPMENT PROJECT

Summary

The Mid-City Corridors Recovery Redevelopment Project, located in Council District 10, was adopted on May 14, 1996. The 725-acre redevelopment project, west of downtown Los Angeles, consists of five non-contiguous areas, including the commercial corridors along Pico, Venice, Washington, Adams and Jefferson Boulevards generally between Western Avenue and Fairfax Avenue, and Crenshaw Boulevard between the Santa Monica Freeway and Martin Luther King, Jr. Boulevard. The Redevelopment strategy initially focused upon enhancing and cleaning up the physical environment to make it more attractive for businesses and to promote a positive community image. Together with the Targeted Neighborhood Initiative (TNI) public improvements programs focused on Washington Boulevard and the construction of the Nate Holden Performing Arts Center, the goal is to make Washington Boulevard a destination area and a hub for entertainment and shopping. Efforts are also underway to facilitate the development of major commercial projects at Adams Boulevard and La Brea Avenue, at Pico and San Vicente Boulevards, and along Crenshaw Boulevard at the major intersections. The overall goal is to stimulate economic development in the Mid-City community by attracting a variety of commercial retail and entertainment uses.

FY 2006-2007 Proposed Work Program

- Residential Rehabilitation – Monitor rehabilitation through completion of the 91 unit Tuleyn Terrace apartments.
- Pico/Gramercy Housing – Monitor construction through completion of 71 units of affordable housing.
- Adams/La Brea Commercial Development – Negotiate and execute a Disposition and Development Agreement with J.H. Snyder Company and the Los Angeles Community Design Center for the construction of a mixed use commercial and residential project at the northwestern corner of Adams Boulevard and LaBrea Avenue.
- Midtown Plaza –. Execute an Owner Participation Agreement with the CIM Group for the development of a retail center at the intersection of Pico and San Vicente Boulevards.
- Pico Boulevard and Adams Boulevard Commercial Façade Program – monitor the construction through completion of façade improvements.
- Nate Holden Performing Arts Center – Coordinate with Cultural Affairs and other entities in formulating a strategy for a viable performance program at the state-of-the-art 23,300 square foot, 402-seat theater complex on the site of the former Ebony Showcase Theater. This strategy is essential in order to promote private investment around the theater complex.
- Crenshaw Transit Village – Work with the West Angeles Church Economic Development Corporation and the MTA to develop the area around the proposed Exposition line station at Crenshaw Boulevard.
- LaBrea Transit Village – Work with the MTA to develop the area around the proposed LaBrea Exposition line station.
- Response to Development Opportunities – Continue efforts commenced in FY05 to increase development interest in the Mid-City area, especially along Crenshaw, Washington and Pico Boulevards.

Background

The Mid-City Recovery Redevelopment Project is located west of downtown Los Angeles. The project consists of five non-contiguous areas, including the commercial corridors along Pico, Venice, Washington, Adams and Jefferson Boulevards generally between Western Avenue and Fairfax Avenue, and Crenshaw Boulevard between the Santa Monica Freeway and Martin Luther King, Jr. Boulevard. The Redevelopment Plan goals include increasing employment, business and investment opportunities; encouraging the development of social service facilities; attracting private investment and promoting a thriving commercial environment to enhance economic opportunities, in consultation with the Project Area Committee and community members and Council District 10 Office.

Conditions at Time of Adoption

At the time of adoption, the Project Area had suffered the impacts of the April 1992 civil unrest which caused damage to 74 properties in the Project Area emphasizing a need for assistance. Half of those properties suffered more than 50% damage. As revealed in a detailed blight survey conducted by Agency staff in May and June of 1995, the Project Area was found to be in the grip of serious physical and economic blighting conditions. Approximately 87% of the parcels in the Project Area exhibited more than one condition of blight. Almost 84% of the commercial structures and 83% of all residential structures were in need of some measure of repair. The Project Area was further characterized by stagnant property values, low rents, lack of community services and amenities and high unemployment rates. Other conditions of blight present included defective design characteristics; prevalence of incompatible uses such as auto-related uses in close proximity to residential uses, schools and churches; parking and circulation deficiencies; and inadequate or deteriorated public improvements.

Key Accomplishments through June 30, 2006

- Completion and conveyance of the Nate Holden Performing Arts Center. The Agency acquired the former Ebony Showcase Theater complex located at 4708-4722 Washington Boulevard and constructed the Nate Holden Performing Arts Center at this site as a catalyst for private retail and entertainment developments around the theater. Additional funding for the theater included $3.0 million in City Seismic Bond funds and $650,000 in CDBG funds.

- Construction completed by Department of General Services of surface parking lots servicing the Performing Arts Center.

- CIM/Pico, LP completed construction of the MTA Bus Terminal on the proposed Midtown Plaza Development (aka Pico Plaza) site. Midtown Plaza is a proposed commercial development on an 11.9-acre site bounded by Pico Boulevard on the north, West Boulevard on the east, Venice Boulevard on the south and San Vicente Boulevard on the west. The development is proposed to be anchored by two major retail anchors and will include miscellaneous restaurant and retail shops, and public parking, an MTA bus transfer terminal and public parking.

- Construction commenced on 13 facades along Adams Boulevard and 20 facades along Pico Boulevard within the Targeted Neighborhood Initiative Program.

- Efforts to develop a shopping center at Adams Boulevard and La Brea Avenue began anew with the issuance of an RFP and the selection of J.H. Snyder Company and the Los Angeles Community Design Center as the joint developers of the proposed mixed-use project. An Exclusive Right to Negotiate Agreement was executed with the developer in August 2005. Negotiations are underway to identify and finalize project components. Significant community participation was incorporated in the developer selection process.

2005-2006 Work Program Accomplishments

Objective		Status
MD2020	Midtown Plaza (aka Pico Plaza) – 377,000 square feet of commercial retail development on an 11.9 acre site	Construction on the MTA Bus Terminal completed.
MD3060	Nate Holden Performing Arts Center – Construction of a 402-seat state-of-the-art theater complex.	Construction completed in November 2004. Conveyance to Cultural Affairs Department scheduled by June 2006.
MD4100	Nate Holden Performing Arts Center Off-Street Parking – site acquisition and relocation for the development of 120-space parking lot for patrons of the proposed theater.	Department of Transportation and General Services completed construction of surface parking lots to serve the Nate Holden Performing Arts Center.

Five Year Goals

- Stabilization of existing housing through residential rehabilitation and multi-family rental housing programs and provision of additional affordable housing.
- Finalizing project components and deal structure for the Adams/LaBrea mixed-use project and completing construction.
- Continuation of commercial façade and signage programs to improve and enhance commercial street environments.
- Finalizing project components for the Midtown Plaza retail center and completing construction.
- Developing the areas around the Exposition Line train stations at LaBrea Avenue and Crenshaw Boulevard.
- Increasing economic development opportunities in the project area by identifying potential development sites, providing incentives for development of these sites, identifying developer interest, and structuring financing from multiple sources.

Project Objective Activity Descriptions

Residential Rehabilitation (MD1010)

Project Description: Provide low interest loans for rehabilitation of affordable housing units.
Developer: Ward Economic Development Corp.
Project Cost: $24,600.
FY07 Milestones: Monitor rehabilitation through completion of the 91 unit Tuelyn Terrace Apartments.
Redevelopment Goal: Maintain and expand the supply of affordable housing.
Address: 1250 S. Western Avenue.
Council District: 10.
CAC/PAC: Mid City PAC.
Neighborhood Council: United Neighborhood of Historic Arlington Heights.
Funding Source: Housing Trust Funds.

Adams/La Brea Replacement Housing (MD1750)

Project Description: Construction of replacement housing units for units to be removed in order to make way for the development of the proposed Adams/La Brea commercial center.
Developer: To be identified.
Project Cost: $1,203,000.
FY07 Milestones: Identification of development site and selection of developer. Preparation and execution of development agreement.
Redevelopment Goal: To meet replacement housing plan goal and contribution to expansion of affordable housing supply in Los Angeles.
Address: To be determined.
Council District: 10.
PAC/CAC: Mid City PAC.
Neighborhood Council: West Adams Neighborhood Council.
Funding Source: Housing Trust Funds; Housing Trust Series B Bond Proceeds.

Pico/Gramercy Housing (MD1900)

Project Description: Monitor construction and compliance of a 71- unit affordable residential development that includes a community center.
Developer: P.G. Housing Partners, L.P.
Project Cost: $778,000.
FY07 Milestones: Complete construction and lease up.
Redevelopment Goal: Promote the expansion of affordable housing supply in Los Angeles.
Address: 1244 Gramercy Place.
Council District: 10.
PAC/CAC: Mid City PAC.
Neighborhood Council: United Neighborhoods of Arlington Heights Neighborhood Council.
Funding Source: Housing Trust Funds.

City Affordable Housing Trust Fund (MD1901)

This objective is a place-holder for annual deposits into the additional five percent housing set-aside attributable to the City's Affordable Housing Trust Fund. As projects are identified through the LAHD funding application process, funds may be transferred to new objectives, or to LAHD. No labor is to be assigned to this objective; labor for required budget activity is to be carried under the appropriate "1990" objective.

Adams/La Brea Commercial Development (MD2010)

Project Description: Adams La Brea would create a new urban village at a key, yet blighted, commercial corner in south Los Angeles. Specifically, on the north side of Adams Boulevard, Adams La Brea would create a new 150,000 square-foot Costco store and approximately 100,000 square feet of neighborhood-serving retail that would include national retailers such as Circuit City and Home Depot. The commercial portion of the Adams La Brea project is poised to deliver to the community at least 250 living wage jobs and $1.5 million of annual new sales tax revenues. On the south side of Adams Boulevard, Adams La Brea would include the development of between 120 and 150 new residential units including a mix of affordable rental, affordable for-sale, and market-rate for-sale units, in addition to open spaces and community gathering places.
Developer: JH Synder/Los Angeles Community Design Center.
Project Cost: $140,000,000; $461,000 Agency costs.
FY07 Milestones: Complete exclusive negotiations for a development agreement with selected developer undertake the preparation of environmental assessment. Execute Disposition and Development Agreement (DDA).
Redevelopment Goal: To provide much needed commercial and retail services in an under-served area and generate additional employment and business.
Address: Adams Boulevard on the south, Redondo Boulevard on the west, Santa Monica Freeway on the north and La Brea Avenue on the east.
Council District: 10.
PAC/CAC: Mid City PAC.
Neighborhood Council: West Adams Neighborhood Council.
Funding Source: Tax Increment and Program Income. HUD Section 108 funds, property tax increment, and new markets tax credits.

Midtown Plaza (aka Pico Plaza) (MD2020)

Project Description: Development of approximately 377,000 square feet of retail commercial uses including two anchor tenants, a new relocated MTA Bus Terminal, a sit down restaurant, and ancillary retail shops. The Midtown Plaza project redevelops a blighted and underutilized site and provides badly-needed retail services for the Mid City community. The Developer, CIM Group, proposes a 150,000 square-foot Target store on top of an approximately 100,000 square-foot Home Depot store, 20,000 sf of additional retail space (including a sit-down restaurant), a new and modern MTA bus transfer facility, and a 1,060-car parking structure.
Developer: CIM.
Project Cost: $54,000 Agency labor costs.
FY07 Milestones: Execute Owner Participation Agreement and initiate construction Finalize tenants, implement the Owner Participation Agreement.
Redevelopment Goal: Stimulate economic development by providing additional retail and commercial services and improving transit services in the area.
Address: Pico Boulevard on the north, West Boulevard on the east, San Vicente Boulevard on the west and Venice Boulevard on the south.
Council District: 10.
PAC/CAC: Mid City PAC.
Neighborhood Council: Mid City Neighborhood Council.
Funding Source: Bunker Hill Program Income. Site specific tax revenues including HUD Section 108 funds and Agency bond proceeds.

Pico Boulevard (CD-10) Commercial Façade Program (TNI) (MD2660)

Project Description: Construction of 19 facades and repair/replacement of signage for existing commercial buildings along the Pico Boulevard corridor.
Developer: Agency.
Project Cost: $4,400 Agency labor costs.
FY07 Milestones: Monitor completion of facades started in FY05.
Redevelopment Goal: To encourage businesses along Pico Boulevard by improving the physical appearance of the storefronts and signage to enhance the business environment and attract more business patronage to the area.
Address: Various addresses along Pico Boulevard.
Council District: 10.
PAC/CAC: Mid City PAC.
Neighborhood Council: Mid City Neighborhood Council.
Funding Source: CBDG funds.

Adams Boulevard (CD-10) Commercial Façade Program (TNI) (MD2670)

Project Description: Construction of 13 facades and repair/replacement of signage for existing commercial buildings along the Adams Boulevard corridor.
Developer: Agency.
Project Cost: $4,400 Agency labor costs.
FY07 Milestones: Monitor completion of facades started in FY05.
Redevelopment Goal: To encourage businesses along Adams Boulevard by improving the physical appearance of the storefronts and signage to enhance the business environment and attract more business patronage to the area.
Address: Various addresses along Adams Boulevard.
Council District: 10.
PAC/CAC: Mid City PAC.
Neighborhood Council: Mid City Neighborhood Council.
Funding Source: CBDG funds.

Crenshaw Transit Village (MD2700)

Project Description: Development of the area around the proposed Exposition Line Station at Crenshaw Boulevard.
Developer: Various.
Project Cost: $57,400 Agency labor and consultant costs.
FY07 Milestones: Work with West Angeles Economic Development Corporation and MTA to prepare concept plans.
Redevelopment Goal: Blight removal.
Address: Crenshaw Boulevard and Jefferson Boulevard Intersection.
Council District: 10.
PAC/CAC: Mid City PAC.
Neighborhood Council: Mid City Neighborhood Council.
Funding Sources: Tax Increment Funds.

AB1290 Work Program (MD2990)

Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill 1290. The legislation provides a tax sharing mechanism for those taxing entities eligible to share in Agency tax increment generated by individual project areas. One of the taxing entities is the City of Los Angeles. In a City Council action adopted on October 14, 2003 the Agency was directed to retain tax increment that would otherwise be transferred to the City. These funds are generated on an annual basis and will be used at the discretion of the council offices having jurisdiction over the affected project areas. The AB1290 funds will be spent on existing Agency work objectives or other activities in the council districts deemed consistent with the removal of slums and blight, the creation of quality jobs, and the provision of infrastructure improvements and affordable housing.

Washington Boulevard Performing Arts Center (MD3060)

Project Description: Construction of a 402-seat performing arts center consisting of the theater, 1,150 square foot multi-purpose community room, 460 square feet of office space, 2,000 square feet of restaurant space and 1,200 square feet of retail.
Developer: Agency.
Project Cost: $20,400 Agency labor costs.
FY07 Milestones: Coordinate with both public and private sectors to develop a strategy for sustainable performance art activity in the center.
Redevelopment Goal: To provide a much needed cultural and entertainment facility promoting the historical and cultural heritage of the area and stimulating the economic environment along the Washington Boulevard corridor.
Address: 4708-4722 W. Washington Boulevard.
Council District: 10.
PAC/CAC: Mid City PAC.
Neighborhood Council: Mid City Neighborhood Council.
Funding Source: Tax Increment, Seismic Bond Funds, CDBG funds, CIERLP funds.

La Brea Exposition Transit Center (MD4200)

Project Description: Development of the area around the proposed Exposition Line Station.
Developer: Various.
Project Cost: $5,000 Agency consultant costs.
FY07 Milestones: Prepare concept plans for transit station.
Redevelopment Goal: Blight removal.
Address: Crenshaw Boulevard and La Brea Intersection.
Council District: 10.
PAC/CAC: Mid City PAC.
Neighborhood Council: Mid City Neighborhood Council.
Funding Sources: Tax Increment Funds.

Response to Development Opportunities (MD6990)

Agency staff will respond to development opportunities and review non-residential building permits, review development proposals, and provide technical assistance to developers and property owners as part of the ongoing redevelopment process and to ensure conformance with appropriate plans and requirements. Agency will select a consultant to develop the Crenshaw Boulevard Master Plan.

Project Financing (MD9330)

Agency staff will administer the Project's financial resources and expenditures, including managing debt service obligations.

PAC/Citizens Participation (MD9910)

This objective allocates resources and staffing necessary for the operation of the Mid City Project Area Committee (PAC). Agency support includes providing secretarial support, mass mailing public notices, materials, staff support for the PAC and its sub-committees. The PAC elections are held annually to fill vacancies.

Project General (MD9990)

Agency staff will administer the Project's ongoing activities, including maintaining a site office, servicing the Mid-City Recovery Redevelopment Project Area committee, meeting public notification requirements, providing public information and responding to inquiries from developers, property owners and others.

MONTEREY HILLS REDEVELOPMENT PROJECT

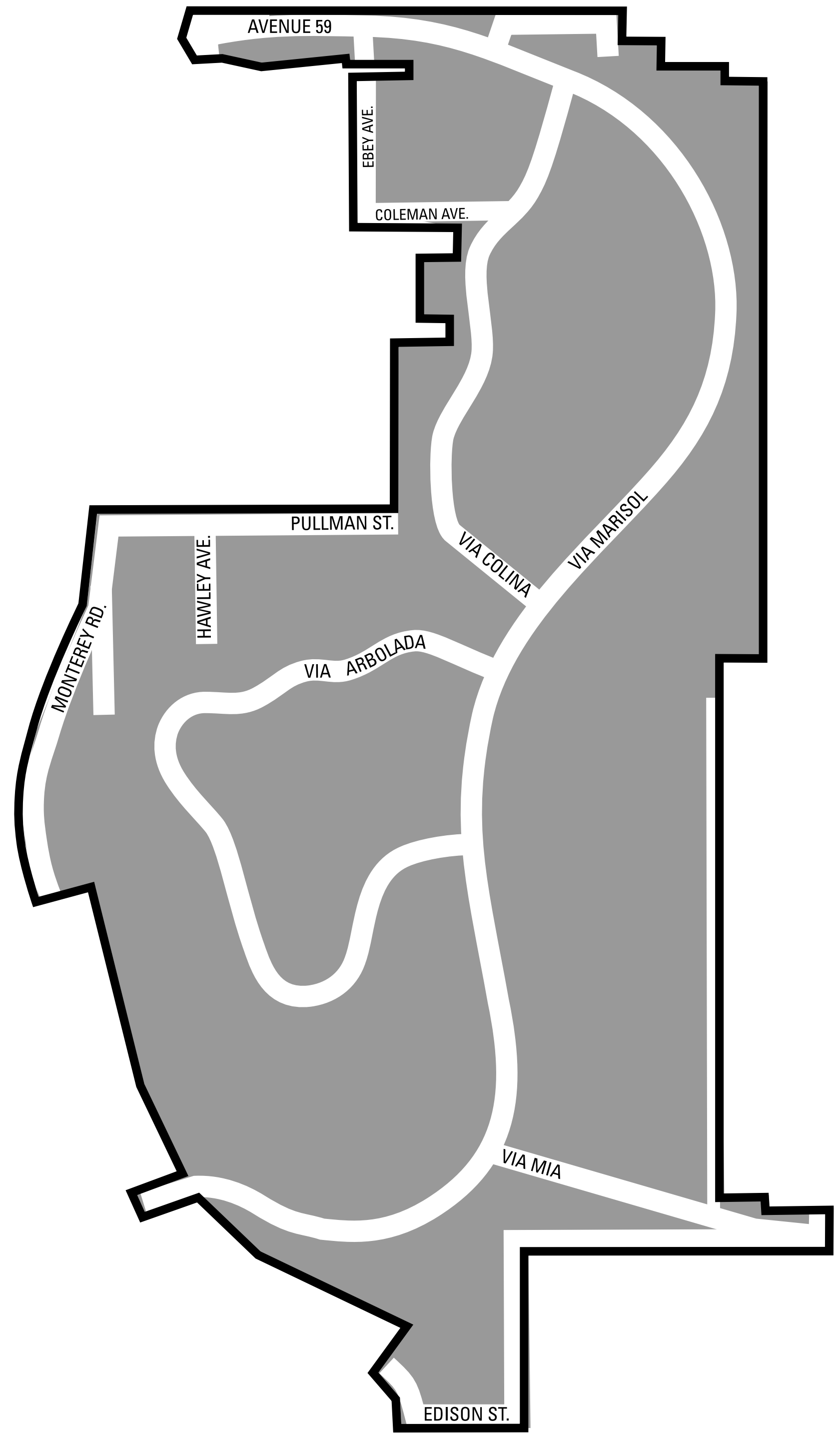
Project Information Sheet

Area	211 acres
Council District(s)	14
Date of Adoption	July 29, 1971
Date(s) of Amendment(s)	December 19, 1986 December 20, 1994 March 3, 1999 November 21, 2003
Project End Date	July 29, 2012
Eminent Domain Expires	December 17, 1998
Tax Increment Cap	$150,000,000
Tax Increment Received Through FY05	$42,922,369
Balance to Reach Cap	$107,077,631
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	July 21, 2022
Maximum Bonded Indebtedness	None
Debt Establishment Time Limit	N/A

Redevelopment Project

Eastside Region

Monterey Hills



MONTEREY HILLS REDEVELOPMENT PROJECT

Summary

The Monterey Hills Project Area is nearing completion of its redevelopment objectives. Over the next five years, activities will complement the goals and objectives of the Project as well as improve the quality of life of its residents and those in surrounding neighborhoods. The planning, reuse and disposition of the remaining undeveloped sites within the Project Area are key efforts. Since most of the Project is developed, continued planning and implementation activities are appropriate to offer additional affordable housing alternatives generally outside of the Project Area through Findings of Benefit. Ongoing maintenance of Agency-owned assets and repairs to infrastructure are crucial to assuring a quality environment for Monterey Hills' residents. However, activities over the remaining period will be to close out its operations and to repay debt previously issued for the Project.

FY 2006-2007 Proposed Work Program

- Continue with the Affordable Housing Program to provide funds for all ranges of affordable housing throughout the Council District and City, as appropriate through findings of benefit.

- Finalize the process to prudently dispose of Agency-owned parcels of land within the Project Area.

- Continue to maintain Agency-owned parcels and monitor weed abatement contract.

- Complete the construction of a water diversion system to include retaining walls for lower part of Parcel “S”.

- Continue monitoring of debt service and provide project general technical services.

Background

The Monterey Hills Redevelopment Project, adopted by City Council on July 29, 1971, is located adjacent to and southwest of South Pasadena and east of the Pasadena Freeway. The 211-acre project is generally bounded by Via Marisol on the north, Collins Avenue on the east, Carnegie Street on the south, and Monterey Road on the west. The principal thrust of the project outlined in the Redevelopment Plan includes the development of a well-planned residential community that provides a variety of housing opportunities for families and individuals from all income levels and the preservation of the physical integrity of the site.

Monterey Hills is a residential redevelopment project. Twenty-one condominium and rental complexes totaling 1,781 units were built in the project area through the mid-1980s. In the late 1980s, some developments experienced varying degrees of soil settlement and certain buildings showed signs of structural distress. Lawsuits filed by homeowner associations against the Agency and others resulted in a Global Settlement Agreement in 1991. Necessary soil, structural and cosmetic repairs are now the responsibility of individual homeowner associations to be paid by the Global Settlement Fund. Subsequent to the Global Settlement, one additional project, the 16-unit Bradley Court Condominiums, was completed. Because of the ground settlement issues, only limited additional development may be carried out in the project area.

Conditions at the Time of Adoption

Prior to the establishment of the redevelopment project, the area was 90% underdeveloped due to its sloping configuration and improperly platted terrain. The entire area had been subdivided in 1902 according to a coordinated grid system with lots and streets laid out at right angles to each other as if the area were flat. Because of the terrain, there was no possible way to develop any significant portion of the area as it was platted. The streets were substandard and in most cases unimproved. Land ownership was extremely complex, precluding private enterprise from assembling the site and resubdividing in a proper manner. Approximately one third of the area was owned by the City of Los Angeles as a result of property tax defaults by former owners. Many structures were obsolete, public utilities were inadequate, there was a lack of usable open space, the value of land and properties was depreciated and private investments were seriously impaired.

Key Accomplishments through June 30, 2006

To date, 1,797 units have been developed, representing approximately 99% of the Redevelopment Plan’s overall housing affordable housing goal. In FY03, Bradley Court, named in honor of former Los Angeles Mayor Tom Bradley, was completed and provided 16 new single family style detached condominiums and is the development most recently completed in the project area. The Plan requires that 15% or 580 of the units be set aside as affordable housing. Of the 1,797 units completed, 570 units are deed and income restricted to very low-, low-, and-moderate-income households: 370 are affordable to very low-income, 111 affordable to low-income, and 89 affordable to moderate-income families; and 40 are owner occupied condominium units income restricted for 30 years with Agency soft second loans. The affordable units include 100 units of rental elderly housing completed by TELACU, which provides affordable housing for very low-income seniors. Through 1990, the Agency conducted project wide investigations of soil and structural conditions. A court mandated Global Statement Agreement became effective in August 1991 with approximately $32 million paid to the litigating homeowners for damages and depreciation of their properties. Settlement proceeds were derived primarily from insurance companies with approximately $2 million paid by the Agency. Utilizing Finding of Benefit procedures, during FY04 the Agency provided housing trust funds for the purchase of land for the 48-unit Vista Monterey Senior Apartments outside the project area, a bridge and permanent loans for the Broadway Plaza Apartments located at 901 S. Broadway in Downtown Los Angeles, as well as funding the Colorado Terrace Senior Apartments located at 2455 Colorado Boulevard in Eagle Rock. Also, funds were made available for a public improvements related to the Pedestrian Safety Enhancement Program.

2005-2006 Work Program Accomplishments

Objective	Status
EA1030 Vista Monterey Senior Apartments	Agency funds were used for the conversion of the land loan to a construction and permanent loan for the Vista Monterey Senior Apartments, which is located at 4651 Huntington Drive North. Construction began in May 2005 and will be completed by September 2006.
MH1090 Colorado Terrace Mixed Use Project	Agency funds were used for a residual receipts construction and permanent loan for the construction of 70-unit senior apartments with approximately 21,000 s.f. of commercial space in the Eagle Rock community. Construction began in June 2005 and will be completed by the first quarter 2007.
MH2010 Disposition of Agency Parcels	Agency staff, assisted by real estate consultants, is developing a plan to guide the disposition of Agency-owned parcels of land throughout the project area. Upon completion in December 2006, and following input from stakeholders, the plan will be presented to the Agency Board in the first quarter 2007.
MH3020 Agency Property Maintenance	Funds were allocated for ongoing maintenance to Agency-owned parcels and open space throughout the Project Area. Each year brush is removed and contained in inaccessible areas prone to fire, as well as debris and runoff contained on the parcels during the wet season.

Five Year Goals

The FY2000–FY2004 Five-Year Implementation Plan for the Monterey Hills Redevelopment Project focus on the following goals:

- Provide for a well-balanced mix of housing types and a range of purchase prices and rental rates to provide a new, in-city community for families of low and moderate and middle income.
- Provide land for needed public and semi-public recreational and open spaces.
- Eliminate certain environmental deficiencies such as the threat of destructive brush and grass fires.
- Develop a disposition plan for remaining Agency-owned land including public improvements planning and implementation.

Work Objective Activity Descriptions

Affordable Housing Program (MH1090)

Project Description: Provide funds for all ranges of affordable housing projects throughout the City, Council District 14 as well as the Project Area.
Developer: To be determined.
Project Cost: $2,102,000 is available from Affordable Housing Trust funds in FY07.
FY07 Milestones: Agency staff will respond to affordable housing project proposals and inquiries.
Redevelopment Goal: The provisions for a well-balanced mix of housing types and a range of purchase prices and rental rates to provide for families of low and moderate incomes.
Address: Project, Council District, and City Wide.
Council District: 14.
PAC/CAC; Neighborhood Council: Monterey Hills Federation of HOAs; Herman Neighborhood Council.
Funding Source: Housing Trust Fund.

City Affordable Housing Trust Fund (MH1901)

This objective is a place-holder for annual deposits into the additional five percent housing set-aside attributable to the City's Affordable Housing Trust Fund. As projects are identified through the LAHD funding application process, funds may be transferred to new objectives, or to LAHD. No labor is to be assigned to this objective; labor for required budget activity is to be carried under the appropriate "1990" objective.

Disposition of Agency Parcels (MH2010)

Project Description: Determine the use and disposition of vacant, Agency-owned parcels A, B, F, G, and S.
Developer: To be determined.
Project Cost: $132,800 is available from Tax Increment funds in FY07.
FY07 Milestones: Agency staff will solicit sale of Agency-owned parcels to interested parties for restricted use prior to the close out of the Project.
Redevelopment Goal: The provision of open space and recreation amenities within the Project Area are a priority for the residents.
Address: Project-Wide.
Council District: 14.
PAC/CAC; Neighborhood Council: Monterey Hills Federation of HOAs; Herman Neighborhood Council.
Funding Source: Tax Increment.

AB1290 Work Program (MH2990)

Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill 1290. The legislation provides a tax sharing mechanism for those taxing entities eligible to share in Agency tax increment generated by individual project areas. One of the taxing entities is the City of Los Angeles. In a City Council action adopted on October 14, 2003 the Agency was directed to retain tax increment that would otherwise be transferred to the City. These funds are generated on an annual basis and will be used at the discretion of the council offices having jurisdiction over the affected project areas. The AB1290 funds will be spent on existing Agency work objectives or other activities in the council districts deemed consistent with the removal of slums and blight, the creation of quality jobs, and the provision of infrastructure improvements and affordable housing.

Agency Property Maintenance (MH3020)

Project Description: As part of the requirements of the Global Settlement and annual maintenance of hillsides for fire prevention, the Agency regularly maintains and makes repairs to its parcels.
Developer: Agency.
Project Cost: $138,700 is available from Tax Increment funds in FY07.
FY07 Milestones: Agency staff will continue to maintain and make repairs to Agency owned parcels until they are sold and disposed of to interested parties at Project close out.
Redevelopment Goal: The elimination of certain environmental deficiencies, including among others, improper and unrealistic street and lot patterns laid out in disregard of the contours and other physical characteristics of the ground; potentially hazardous soil and geologic conditions; inadequate public facilities; the threat of destructive brush and grass fires; and other equally significant environmental deficiencies.
Address: Project Wide
Council District: 14.
PAC/CAC; Neighborhood Council: Monterey Hills Federation of HOAs; Herman Neighborhood Council.
Funding Source: Tax Increment.

Project Wide Beautification (MH3140)

Project Description: Repairing and upgrading perimeter street trees, tree wells, and other related infrastructure, which are located at the entrances to the Project Area.
Developer: Agency.
Project Cost: $751,800 is available from Tax Increment funds in FY07.
FY07 Milestones: Agency staff will hire consultants to design and solicit contractors to install street trees, tree wells and Project identification signs by the end of the fiscal year.
Redevelopment Goal: The provision of up to date and visually pleasing infrastructure to serve the residents of the Project Area.
Address: Project Wide.
Council District: 14.
PAC/CAC; Neighborhood Council: Monterey Hills Federation of HOAs; Herman Neighborhood Council.
Funding Source: Tax Increment.

Project Financing (MH9330)

Agency staff will administer the Project's financial resources and expenditures, including managing debt service obligations.

Project General (MH9990)

Agency staff administer the Project's ongoing activities, including maintaining a site office, providing public information and responding to inquiries from developers, property owners and others. In addition, Agency staff review holding permits, conduct CEQA reviews and undertake other mandatory reviews and approvals.

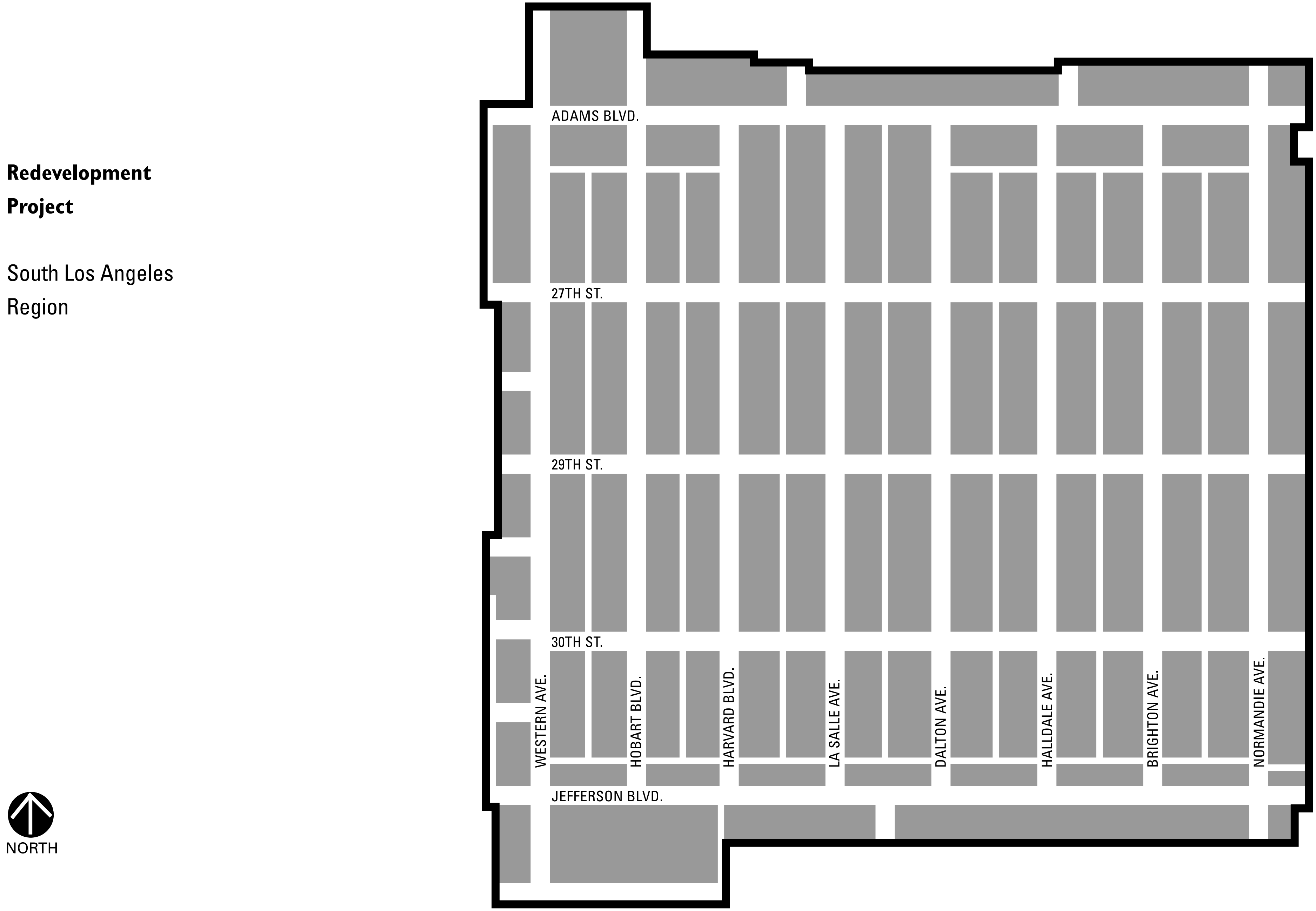
NORMANDIE 5 REDEVELOPMENT PROJECT

Project Information Sheet

Area	210 acres
Council District(s)	8 & 10
Date of Adoption	October 7, 1969
Date(s) of Amendment(s)	January 27, 1982 December 17, 1986 December 20, 1994 March 3, 1999 November 21, 2003
Project End Date	October 7, 2010
Eminent Domain Expires	December 17, 1998
Tax Increment Cap	$65,000,000
Tax Increment Received Through FY05	$26,181,819
Balance to Reach Cap	$38,818,181
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	October 7, 2020
Maximum Bonded Indebtedness	None
Debt Establishment Time Limit	N/A

Redevelopment Project

South Los Angeles Region



Normandie 5

NORMANDIE 5 REDEVELOPMENT PROJECT

Summary

The Normandie 5 Redevelopment Project is a 210-acre redevelopment project area located in Council Districts 8 and 10. The Project was adopted on October 7, 1969 for a life of 40 years. The Redevelopment Plan goals include residential rehabilitation, economic development through business expansion and employment generating activities, and historic preservation. Therefore, the redevelopment strategy focuses on residential and commercial rehabilitation projects, new commercial development and infill housing for low- and moderate-income families. The implementation of this strategy, as covered in the current 5-Year Implementation Plan, will continue through FY07 and is outlined in the project work objectives described below.

FY 2006-2007 Proposed Work Program

- Continue implementation of the Agency's Residential Rehabilitation Loan Program in the Project Area.
- Continue the Commercial Façade & Signage Program, which will provide for continued marketing and construction monitoring of commercial rehabilitation of storefronts throughout the Project Area.
- Respond to development opportunities by providing technical assistance to property owners, developers, investors through review of building permits, performing necessary CEQA review and implementation of Design Guidelines.
- Continue working with FAME on redesign of FAME Renaissance Plaza at the southeast corner of Adams Boulevard and Western Avenue.
- Monitor the Community Pride & Graffiti Abatement Program through the "Operation Clean Sweep" program that calls for the systematic graffiti removal and supplemental clean-up program project area wide along the major commercial corridors and all alleys within the Project area bounded by Adams Boulevard on the north, Jefferson Boulevard on the south, Normandie Avenue on the east, and Western Avenue on the west.
- Work with the Bureau of Street Lighting on lighting for entire Normandie 5 Redevelopment Project Area.

Background

The Normandie 5 Redevelopment Project is an older neighborhood where most of the present housing stock dates from the early part of the 20th century. Adams Boulevard bounds the Project Area on the north, Jefferson Boulevard on the south Normandie Avenue on the east, and Western Avenue on the west. Subdivision of this area at the turn-of-the century contributed to blight and density problems, and hence the community was facing substantial deterioration when the Agency began its efforts. In cooperation with the Project Area Committee (PAC), the Agency has worked to preserve the residential character of the community through the rehabilitation of the existing housing stock and new housing developments. Public Improvements, which in many cases were substandard, were also improved and expanded. Additionally, a commercial façade and signage program has been successful in revitalizing older commercial structures and improving the overall commercial character of the area. Implementation of the Redevelopment Plan also provides opportunities in the form of economic and technical assistance to commercial property owners and merchants who were impacted by the civil unrest of 1992.

Conditions at Time of Adoption

The Normandie 5 Redevelopment Project was found to contain the following conditions of blight:

- Older neighborhoods burdened with an aging housing stock that dates back to the early part of the 1900's.
- Highly visible signs of neglect and deterioration in that a majority of the residential structures were in need of moderate to extensive rehabilitation, while a portion was too badly deteriorated to rehabilitate.
- Inadequate public improvements, which in many cases were substandard. This reflected a project-wide need for street and alley widening, paved alleys, repairs to sidewalks, and street trees and landscaping.
- Lack if sufficient open space, which placed limitations on opportunities to develop recreational space for the community.

Key Accomplishments through June 30, 2006

- The Agency has rehabilitated a total of 881 residential dwelling units since the inception of the project.
- The Agency negotiated and executed an Acquisition and Permanent Gap Loan in an amount not to exceed $1,135,217 with FAME for gap financing for the project. FAME Renaissance Plaza is located at the southeast corner of Adams Boulevard and Western Avenue. Redesign efforts continue because of downsizing of development area.
- The Agency established and implemented a contract with the Department of Public Works – Operation Clean Sweep for the Community Pride & Graffiti Abatement Program throughout the project area. A new Contract was approved by City Council December 1, 2005.

2005-2006 Work Program Accomplishments

Objective		**Status**
N52030	FAME Renaissance Plaza	. The developer began undertaking redesign activities of the development because of the downsizing of the site.
N53200	Community Pride & Graffiti Abatement	Operation Clean Sweep continued cleanup efforts project wide.
N56990	Response to Developer Opportunities	The Agency continues activities to respond to development, and processing and processing permits.

Five-Year Goals

- Continue implementation of the Agency's Residential Rehabilitation Loan Program.

- Identify new sites for move-on homes and/or identify structures for significant rehabilitation for occupancy by first time low- and moderate-income homebuyers.

- Continue the Commercial Façade & Signage program, which will provide for continued marketing and construction monitoring of commercial rehabilitation of approximately 5 storefronts annually.

- Continue Community Pride and Graffiti Abatement Program, "Operation Clean Sweep", which will provide for the clean up of sidewalks, curbs and gutters and for streetscape and landscaping programs in the Project Area.

- Respond to development opportunities by providing technical assistance to property owners, developers, investors through review of building permits, performing necessary CEQA review, and implementation of Design Guidelines.

- Continue implementation of the Feasibility and Marketing Study recommendations along the main commercial corridors of the Project Area, through the development of FAME Renaissance Plaza and identification of additional mixed-use development along Adams Boulevard.

Project Objective Activity Descriptions

Residential Rehabilitation Loan Program (N51010)

Project Description: Continue implementation of the Agency's low-interest Residential Rehabilitation Loan Program through the completion of up to 5 residential units project-wide annually. This is a continuing objective since the adoption of the Normandie 5 Redevelopment Project in 1969. Loans are provided to very low-, low-, and some median-income families with 55-year deed restrictions placed on the residential units to assure continued affordability. A $10,000 Residential Incentive Grant Program is included with the loan for exterior work. (i.e., landscaping, sidings and window replacement.)
Developer: Various residential property owners.
Project Cost: To be determined after applications are received.
FY07 Milestones: Rehabilitation of 5 residential units.
Redevelopment Goal: Provide for the stabilization and rehabilitation of existing housing stock project wide.
Address: Project wide.
Council District: 8/10.
PAC/CAC; Neighborhood Council: North Area Neighborhood Council.
Funding Source: Housing Trust Funds.

City Affordable Housing Trust Fund (N51901)

This objective is a placeholder for annual deposits into the additional five percent housing set-aside attributable to the City's Affordable Housing Trust Fund. As projects are identified through the LAHD funding application process, funds may be transferred to new objectives, or to LAHD. No labor is to be assigned to this objective; labor for required budget activity is to be carried under the appropriate "1990" objective.

Response to Housing Opportunities (N51990)

Project Description: Provide funds for new housing objectives or incurred costs in developing affordable housing. As part of the ongoing redevelopment process and in line with the Agency's commitment to provide affordable housing opportunities, staff will be providing technical support to potential affordable housing developers. This support will include identification and evaluation of potential housing development sites, assistance in identifying and seeking both Agency and non-Agency housing development funds. Agency staff will review residential building permit applications or proposals per CEQA. Staff will also undertake toxic assessments on newly proposed development sites, if required. All new housing development objectives will begin in this objective until the Agency has entered into a commitment for housing funds.
Developer: To be determined.
Project Cost: To be determined.
FY07 Milestones: Meet with developers on unsolicited housing proposals.
Redevelopment Goal: Provide housing choices that increase the supply and improve the quality of housing for all income and age groups, especially for persons with low- and moderate-incomes, as well as home ownership opportunities that meet the needs of the resident population.
Address: Project wide.
Council District: 8/10.
PAC/CAC; Neighborhood Council: Normandie/5 PAC, North Area Neighborhood Council.
Funding Source: Housing Trust Funds, Housing Trust Series E.

FAME Renaissance Plaza (N52030)

Project Description: Development of FAME Renaissance Plaza. This project consists of a 5-story, 34,000 square feet commercial office building targeted to businesses involved in technology, multimedia and financial services. FY07 activities will focus on the redesign of the development because of the inability of FAME to acquire the Korean Church adjacent to the proposed building site. The Agency executed a $1,135,217 Acquisition and Permanent Gap Loan Agreement with FAME on December 4, 2003. The project is in the predevelopment stage. This objective will monitor the construction and compliance of the development. This project will create approximately 170 construction jobs and 151 permanent jobs.
Developer: Agency and FAME.
Project Cost: $5,000,000 (Agency gap loan $1,135,217).
FY07 Milestones: Begin construction.
Redevelopment Goal: To encourage a thriving commercial environment, that will promote economic revitalization and employment opportunities for the community.
Address: Southeast Corner of Adams Boulevard and Western Avenue (1976-90 W. Adams Boulevard).
Council District: 8.
PAC/CAC Neighborhood Council: Normandie 5 PAC, North Area Neighborhood Council.
Funding Source: Tax Increment.

Commercial Façade (N52040)

Project Description: Grants of up to $25,000 per commercial property owner will be provided for the rehabilitation of additional commercial storefronts, including façade work and signage, located within the project area. To strengthen the commercial opportunities and viable businesses along the commercial corridors, the Agency initiated the Commercial Façade & Signage Program. The Agency has retained an architectural consultant to provide design services. Agency staff will monitor construction activities by the selected general contractor.
Developer: Various property owners and long-term tenants.
Project Cost: To be determined.
FY07 Milestones: Rehabilitation of five (5) storefronts.
Redevelopment Goal: To enhance the business environment and attract new investment by upgrading the physical appearance of storefronts and signage.
Address: Project wide on commercial corridors.
Council District: 8/10.
PAC/CAC Neighborhood Council: Normandie/5 PAC, North Area Neighborhood Council.
Funding Source: Tax Increment.

AB1290 Work Program (N52990)

Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill 1290. The legislation provides a tax sharing mechanism for those taxing entities eligible to share in Agency tax increment generated by individual project areas. One of the taxing entities is the City of Los Angeles. In a City Council action adopted on October 14, 2003 the Agency was directed to retain tax increment that would otherwise be transferred to the City. These funds are generated on an annual basis and will be used at the discretion of the council offices having jurisdiction over the affected project areas. The AB1290 funds will be spent on existing Agency work objectives or other activities in the council districts deemed consistent with the removal of slums and blight, the creation of quality jobs, and the provision of infrastructure improvements and affordable housing.

Community Pride and Graffiti Abatement (N53200)

Project Description: Implementation of a Public Improvement Program “Operation Clean Sweep” for cleanup of major sidewalks, curbs and gutters in the Project Area. This Program was implemented in 2003 with the Department of Public Works, Operation Clean Sweep to augment the City’s graffiti program by providing clean-up services not provided by the City. The Agency will continue to monitor the program. Services being provided by the Department of Public Works" Operation Clean Sweep are removal of graffiti on a regular basis from the walls of existing businesses, commercial buildings, residential property including fences and garages along specified thoroughfares and alleys. A new contract was executed in FY06.
Developer: Agency/ Dept of Public Works, Operation Clean Sweep.
Project Cost: $150,000.
FY07 Milestones: Renew Contract with Clean and Green through the Department of Public Work’s Operation Clean Sweep Program to do area wide clean up.
Redevelopment Goal: To encourage a thriving commercial environment, that will promote economic revitalization and employment opportunities for the community.
Address: Project wide.
Council District: 8/10.
PAC/CAC Neighborhood Council: Normandie/5 PAC, North Area Neighborhood Council.
Funding Source: Tax Increment.

Engine House No. 18 (N53400)

Project Description: This historic firehouse was built in 1905 and the National Register of Historic Places. The Agency purchased the 6,650 square foot facility over twenty (20) years ago from the City. It had been used as a community art school for fifteen (15) and is now vacant. The Agency is working with Council District 8 on determining what would be the best use for the facility.
Developer: N/A.
Project Cost: Unknown.
FY07 Milestones: Dispose of Engine House No. 18 to housing developer or community, non-profit group.
Redevelopment Goal: Preservation of historic site.
Address: 2620 S. Hobart Boulevard.
Council District: 8.
PAC/CAC Neighborhood Council: Normandie/5 PAC, North Area Neighborhood Council.
Funding Source: Tax Increment.

Response to Development Opportunities (N56990)

Project Description: Review building permits, provide technical assistance to developers and property owners, perform CEQA review and implement Design Guidelines. This objective involves meeting with property owners, developers and other interested parties, review of building permits, CEQA review, preparation of Agency agreements for discretionary action, review of the Commercial Design Guidelines, monitoring of policy issues and response(s) to community and developer concerns.
Developer: Various.
Project Cost: To be determined.
FY07 Milestones: Continue meeting with developers on unsolicited proposals. Agency will assist in: the installation of new street lights project wide with the assistance of Bureau of Street Lighting; the installation of a the Cecil ("Chip") Murray traffic circle north of the Normandie 5 Project Area in the now closed out Adams Normandie Area; and renovation of the Betty Hill Senior Center, south of the Normandie 5 Project Area with the assistance of the Bureau of Engineering.
Redevelopment Goal: Provide for implementation of the overall goals of the Redevelopment Plan including land use controls, density criteria, planning methods, and urban design guidelines.
Address: Project wide.
Council District: 8/10.
PAC/CAC Neighborhood Council: Normandie/5 PAC, North Area Neighborhood Council.
Funding Source: Tax Increment.

Project Financing (N59330)

Agency staff will administer the Project's financial resources and expenditures, including managing debt service obligations.

PAC/Citizens Participation (N59910)

This objective allocates resources and staffing necessary for the operation of the Normandie 5 Project Area Committee (PAC). Agency support includes providing secretarial support, mass mailing public notices, materials, staff support for the PAC and its sub-committees. The PAC elections are held annually to fill vacancies.

Project General (N59990)

Agency staff will administer the Project's ongoing activities, servicing the Normandie 5 Project Area Committee, meeting public notification requirements, providing public information and responding to inquiries from developers, property owners and others.

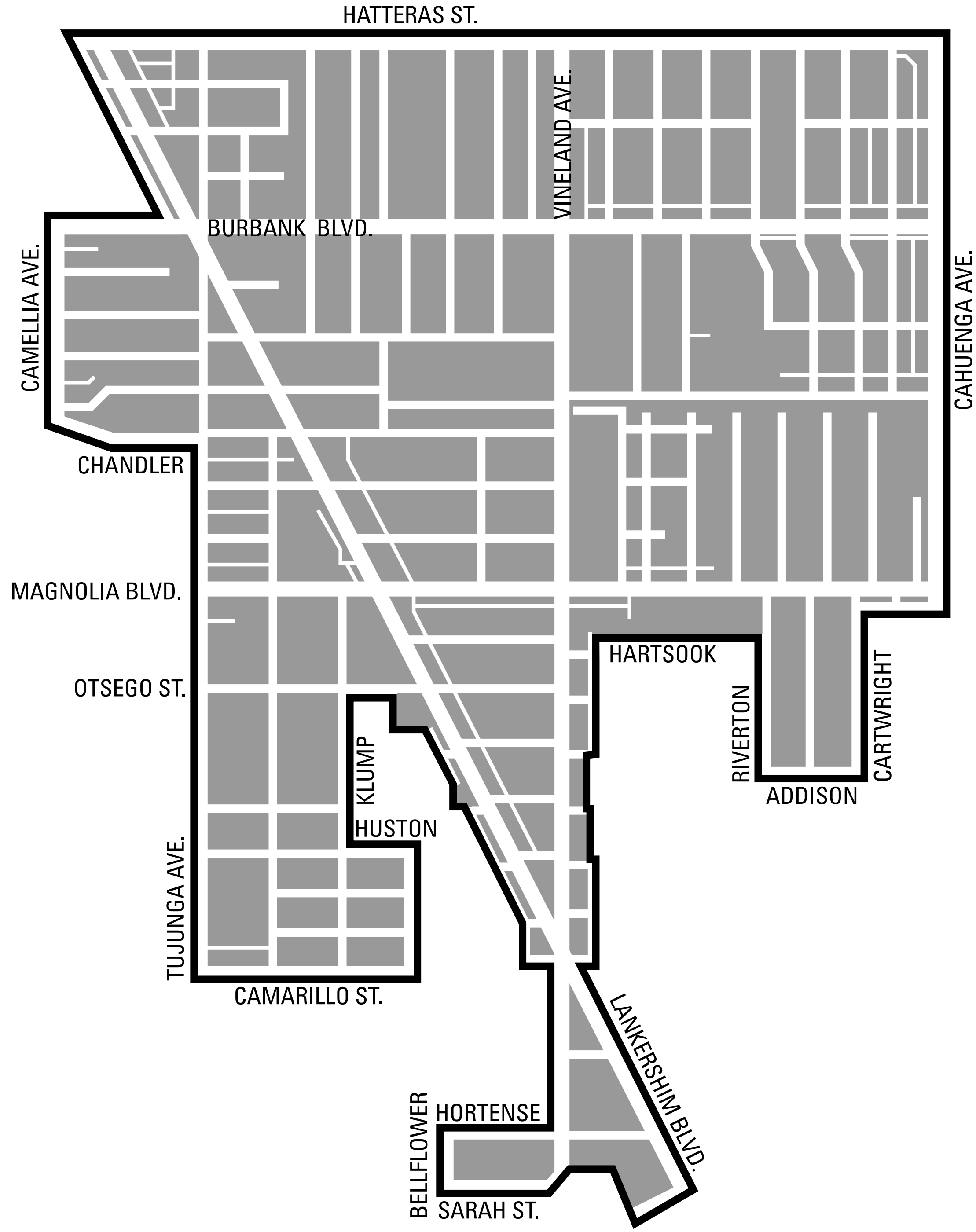
NORTH HOLLYWOOD REDEVELOPMENT PROJECT

Project Information Sheet

Area	740 acres
Council District(s)	2 & 4
Date of Adoption	February 21, 1979
Date(s) of Amendment(s)	November 19, 1980 February 2, 1983 December 20, 1994 November 1, 1995 October 2, 1997 October 31, 2003
Project End Date	February 21, 2020
Eminent Domain Expires	October 2, 2009
Tax Increment Cap	$535,600,000
Tax Increment Received Through FY05	$108,080,997
Balance to Reach Cap	$427,519,003
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	February 21, 2030
Maximum Bonded Indebtedness	$185,000,000
Debt Establishment Time Limit	January 1, 2014

Redevelopment Project

East Valley Region



North Hollywood

NORTH HOLLYWOOD REDEVELOPMENT PROJECT

Summary

North Hollywood activities address both the economic revitalization of the area as well as stabilization and improvement of the residential neighborhoods. The economic revitalization is focused on the commercial core in the NoHo Arts District. This includes both support for the existing businesses through façade improvements, as well as new infill development and streetscape improvements. Major activities for the year include on-going construction activities for Phases 1 and 2 and planning/design for Phase 3 of the NoHo Commons, a mixed-use complex in the North Hollywood Commercial Core. An anticipated major new initiative will be the joint issuance of an RFQ/RFP for the development of the MTA properties, which includes the 10-acre Red Line Station site and the Orange Line Rapid Bus Station site. Another major thrust will be the completion of a number of activities which reflect the community priority for an economically vibrant commercial district that is also supportive of local arts and theater. These programs include commercial rehabilitation programs, the completion of the Chandler bikeway, restoration of Historic Lankershim Depot, and the artists' designed streetscape improvements along Lankershim and Magnolia Boulevards.

FY 2006-2007 Proposed Work Program

- Provide technical support and financial assistance for the FY07 NoHo Arts Festival (NH2100).
- Continue support and participation in the Neighborhood Improvement Program (NH6990).
- Expand the Chandler Outdoor Gallery, an artistic facade improvement program along the rear of industrial buildings along the Chandler corridor, with the completion of a bikeway, pedestrian path and additional landscape and lighting improvements (NH3050).
- Monitor the implementation of approved development agreements for the construction of six market rate housing developments (NH6990).
- Preserve and restore the Historic Lankershim Depot (NH3652).
- Negotiate Development Agreements for MTA owned property (NH2300).
- Implement design guidelines to guide the future development of the Project Area including new construction, façade improvements, streetscape improvements, and maintenance (NH2030).
- Continue support for residential and commercial neighborhoods through Residential Rehabilitation Programs and Commercial Rehabilitation and Marquee Improvement programs (NH2060; NH1010).
- Complete property based Business Improvement District petition process; provide technical assistance for the newly formed BID (NH2100).
- Complete construction plans for North Hollywood Streetscape project (NH3070).
- Complete agreements for the development of new residential projects in North Hollywood (NH6990).
- Complete the conveyance of property and necessary agreements and financing for the development of Phase III NoHo Commons Project (NH2030).
- Issue RFP and negotiate agreement for the maintenance of the Chandler Outdoor Gallery (NH3050) and Vineland Median (NH3020).
- Issue RFP for the development of the Elmer Street project (mixed-use affordable housing project) (NH1180).

Background

The North Hollywood Redevelopment Project area is located one mile north of the intersection of the Hollywood and Ventura Freeways, immediately north of the Cahuenga Pass in the east San Fernando Valley. The 740-acre project is bounded generally by Hatteras Street on the north, Cahuenga Boulevard on the east, Camarillo Street on the south and Tujunga Avenue on the west. The Redevelopment Plan for North Hollywood was adopted on February 21, 1979 and has been amended three times. The Plan sets forth a range of goals including the preservation and expansion of the housing stock, revitalization of the commercial core, improvement of public facilities and promotion of quality urban design.

Conditions at Time of Adoption

The North Hollywood Redevelopment Project area was found to contain the following conditions of blight:

- Numerous instances of structural deterioration plus environmental and land use conflicts which deterred significant investment.
- High population density and overcrowding.
- Incompatible land uses or shifting of uses.
- Defective design of physical construction combined with increasing age, obsolescence, deterioration, and dilapidation.
- Inadequate public infrastructure and public facilities. Major streets requiring improvements included Lankershim, Burbank, Magnolia and Chandler Boulevards. In addition, many minor streets did not meet City standards. Also, street lighting throughout the area was seriously deficient.

Key Accomplishments through June 30, 2006

- The Agency proposed to construct 1,500 new affordable housing units over the 35-year life of the Project. Since inception, the Agency has assisted in the completion of 1,189 new housing units. Of these 367 are available for households of all income levels, 325 are for moderate-income households 128 for low-income households and 369 for very low-income households, including 291 units for older persons. The housing stock affected by the Agency includes 14 units for large families, 26 for handicapped persons, a 26-unit SRO facility for very low-income individuals and 15 special needs units for very low-income households. Approximately 1,413 new housing units are currently under construction in the North Hollywood Redevelopment Project. Of these, 188 units have been designated as affordable, which represents 13.3% of the total new units that will become available. Although no direct funding was used for the development of 683 of these units, Agency involvement was covered under the Agency's objective "Response to Development Opportunities" (NH 6990) discussed below.

- The Agency has participated in the development of three commercial projects, providing 469,000 square feet of office, retail and parking space. These projects contributed to the creation or retention of over 1,135 jobs. It is contemplated that an additional 1.5 million square feet of new commercial space will be constructed before project completion in 2014. This will result in the creation of approximately 5,000 additional jobs.

- The Agency has assisted in the creation and development of the NoHo Arts District supporting over 20 live theaters and arts organizations. The improvements have included leveraging the Los Angeles Neighborhood Initiative and Targeted Neighborhood Initiative to fund activities that support the Arts District as well as the improvement of numerous commercial facades. Promotion of the District has included support of the NoHo Arts Festival; preparation and distribution of brochures and, with the assistance of City View and The NoHo Regional Arts Council, the creation of a NoHo video about the District and the Chandler Outdoor Gallery. A long-term economic development strategy was also developed based on the Commercial Core Design for Development, Metro Rail studies, a market analysis, an Opportunities Inventory, NoHo Arts District Management Plan and an Urban Land Institute (ULI) study in 2004. The NoHo Arts District Management Plan recommended the creation of a Business Improvement District (BID). The BID formation process was initiated with the preparation of the BID Business Plan and formation of a Steering Committee. The Management District Plan and Engineer's Report were approved by City Clerk and City Attorney and formation of the BID is now in the petition phase. An Action Plan to implement the ULI Study recommendations has been prepared and is being implemented, including the preparation of a new Design for Development and Urban Design Guidelines.

- A comprehensive Streetscape Improvement Program has been a priority. Over 20 artists have been designing streetscape elements, which will set the district apart visually from other areas. Projects completed include new street lighting for Lankershim and Magnolia Boulevards, the reconstruction of the Lankershim/Camarillo/Vineland intersection, the widening of portions of Chandler and Lankershim Boulevards, the landscaping of the Vineland Avenue median, the improvement of sidewalks, curbs and gutters, alley paving and the planting of street trees.

- The Agency has been collaborating with the Los Angeles County Metropolitan Transportation Authority (Metro) on studies related to the future joint development of Metro properties in the Project Area at Lankershim and Chandler Boulevards. A visioning study, leading to development guidelines is being conducted.

2005-2006 Work Program Accomplishments

NH2030	Commercial Core	Monitored construction and reviewed design revisions and schedule changes for NoHo Commons Phases 1 and 2; initiated discussions with the Developer on the redesign of Phase 3 pursuant to the 3rd Implementation Agreement.
NH2030	Commercial Core	Completed an Action Plan for the implementation of the 2004 ULI Report recommendations; circulated a new Design for Development and Design Guidelines for public comment.
NH2030	Commercial Core	Completed development agreements for the construction of market rate housing projects including the 36-unit NoHo Warehouse Lofts Condos, 152-unit Gangi Apartments, and 180-unit NoHo Tower condo conversion.
NH2060	Commercial Façade Improvement	Processed and awarded 12 storefront grants; 2 completed, 5 under construction and 5 in design.
NH2100	NoHo Arts District	Provided funding and technical services for festivals and cultural events in North Hollywood including the annual NoHo Arts Festival.
NH2100	NoHo Arts District	Selected a consultant for the formation of a Business Improvement District; proceeded with the preparation of the BID Management Plan and election.
NH2300	MTA Mixed Use Project	Initiated a visioning study process with the MTA for the issuance of an RFP for the development of their properties in North Hollywood; anticipate issuance in the summer of 2006.
NH2800	ArtHouse Theatre	Initiated negotiations for the development of an art house theater in NoHo.
NH3050	Chandler Boulevard Bikeway	Completed Phase I hardscape and landscaping; prepared to bid-out Phase II; and started design on Phase III (will require additional appropriations and board action).
NH3070	NoHo Streetscape Improvement	Completed construction drawings for North Hollywood Streetscape project.
NH3652	NH Historic Train Depot	Negotiated for the rehabilitation of the historic North Hollywood Train Depot.
NH6990	Response to Development Opportunities	Continued the Neighborhood Improvement Program.

Five Year Goals

The FY2000-FY2005 Five-Year Implementation Plan for the North Hollywood Redevelopment Project focused on the following goals:

- Encourage the involvement and participation of residents, business persons, and community organizations within the Project Area in a coordinated revitalization design to meet the diverse needs of the area;
- The retention by means of rehabilitation of as many existing residences and businesses as possible;
- The elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation, and redevelopment of the Project Area in accordance with this Redevelopment Plan and the Annual Work Program, and the Community Plan;
- The achievement of an environment reflecting a high level of concern for architectural, landscape, and urban design principles appropriate to the objectives of this Redevelopment Plan;
- The preservation of historical monuments and buildings, where possible, through the maintenance and preservation of local property of historic significance;
- To make provisions for housing as is required to satisfy the needs and desires of the various age, income, disabled and ethnic groups of the community, maximizing the opportunity for individual choice;
- To encourage the preservation and enhancement of the varied and distinctive residential characters of the community and to preserve the stable single-family residential neighborhoods;
- To promote the economic well being of North Hollywood through the encouragement of the revitalization of viable commercial areas;
- To encourage the development of an industrial environment which positively relates to adjacent land uses;
- To provide a basis for the location and programming of public service facilities and utilities including, but not limited to, libraries, senior citizen centers, child care facilities, youth center, parks and recreation facilities, street lighting and to coordinate the phasing of public facilities with private development;
- To encourage open space for recreational uses for the enjoyment of both local residents and persons throughout the Los Angeles region;
- To make provision for a circulation system coordinated with land uses and densities and adequate to accommodate traffic; to encourage the expansion and improvement of public transportation service in coordination with other public improvement projects;
- To improve the visual environment of the community and, in particular, to strengthen and enhance its image and identity;
- To develop safeguards against noise, pollution, and to enhance the quality of the residential/commercial community;
- To coordinate the revitalization effort in North Hollywood with other public programs of the City of Los Angeles and the metropolitan area;
- To promote and preserve the interest and well-being of all residential owners and tenants, community organizations and business owners and tenants and absentee owner interest within the Project Area and affected by Agency activities; and
- To encourage the employment of low- and moderate-income Project Area residents.

Project Objective Activity Description

Residential Rehabilitation (NH1010)

Project Description: Provide low interest loans for the rehabilitation of low and moderate-income units within the North Hollywood Redevelopment Project Area. The purpose of the program is to provide financial assistance to eligible property owners to correct code enforcement deficiencies. The loans will be designed to be a deferred non-interest bearing loan in an amount not to exceed $35,000.
Developer: Various.
Project Cost: $1,273,200.
FY07 Milestones: Develop new programmatic guidelines and implement program. Process up to 20 applications.
Redevelopment Goal: Affordable housing preservation.
Address: Project-Area Wide.
Council District: 4.
Neighborhood Council: Mid-Town North Hollywood Neighborhood Council.
Funding Source: Housing Trust Funds.

Elmer Family Housing (NH1180)

Project Description: Prepare and issue RFP and select developer for development of 18 units of family housing on Agency-owned site.
Developer: To be determined.
Project Cost: $1,575,400; $375,400 (FY07).
FY07 Milestones: Prepare and issue RFP; evaluate proposals and select developer.
Redevelopment Goal: Affordable housing production.
Address: 5600 Block of Elmer Avenue.
Council District: 4.
Neighborhood Council: Mid-Town North Hollywood Neighborhood Council.
Funding Source: Housing Trust Funds.

NoHo Commons Housing Affordability (NH1230)

Project Description: This objective is designed to provide for the affordability of 20% of the housing units developed in the NoHo Commons for households at various income ranges from very low- to moderate-income. In Subarea A, the NoHo Commons Apartments have a total of 438 one and two bedroom units ranging from 630 square feet to 1173 square feet. Of these, 115 units are restricted to households at or below 120% of area median income. Of this total, the follow HOME-assisted units are designated as follows: (a) eight (8) 2-bedroom units at 50% of AMI; (b) twenty-eight (28) 2-bedroom units at 60% of AMI, and; (c) four (4) 1 bedroom units for households between 60%-80% of AMI. In Subarea B-2, NoHo Lofts contains a total of 292 units ranging in size from 580 square feet to 930 square feet. Twenty percent (20%) of the units are restricted to households at or below 120% of area median income.
Developer: J.H. Snyder Co.
Project Cost: $5 million HOME funds from LAHD, up to $6 million CRA; plus annual gap assistance. FY07 budget includes $1,026,800.
FY07 Milestones: Monitor construction of project.
Redevelopment Goal: Provide housing availability for all income levels.
Address: Lankershim Boulevard and Chandler Boulevard.
Council District: 4.
Neighborhood Council: Mid-Town North Hollywood Neighborhood Council.
Funding Source: Housing Trust Fund, Home.

City Affordable Housing Trust Fund (NH1901)

This objective is a placeholder for annual deposits into the additional five percent housing set-aside attributable to the City's Affordable Housing Trust Fund. As projects are identified through the LAHD funding application process, funds may be transferred to new objectives, or to LAHD. No labor is to be assigned to this objective; labor for required budget activity is to be carried under the appropriate "1990" objective. FY07 budget includes $1,773,000.

Response to Housing Opportunities (NH1990)

Project Description: Review building permits, prepare agreements, monitor ongoing construction, evaluate development proposals and provide technical and financial assistance when appropriate for low and moderate income housing proposals. This objective allows staff to respond to housing development opportunities that are not listed as an objective, and to develop and implement neighborhood revitalization strategies including artist live/work housing, Infill-housing opportunities, targeted rehabilitation and a cooperative property management program for specific neighborhoods. When a project becomes well defined, a new objective will be created for its implementation.
Developer: Various.
Project Cost: $430,600.
FY07 Milestones: Ongoing.
Redevelopment Goal: To make provisions for affordable housing as is required to satisfy the needs and desire of the various age, income, and ethnic groups of the community, maximizing the opportunity for individual choice.
Address: Project Wide.
Council District: 4.
Neighborhood Council: Mid-Town North Hollywood Neighborhood Council.
Funding Source: Housing Trust Fund.

Commercial Core (NH2030)

Project Description: Revitalization of North Hollywood's older business district through new construction, rehabilitation, promotion, streetscape improvements and the provision of public parking. The Agency has expended several million dollars to revitalize the Commercial Core since project inception in 1979. The Agency assisted office projects completed in the 1980's and 1990's including the former Hewlett Packard Building and the Academy Business and Entertainment complex, which set the stage for future development. In 2001, Agency staff completed negotiations on an Owner Participation Agreement with J. H. Snyder Co. for the development of the NoHo Commons, an approximately 16.7-acre site within the Commercial Core. The NoHo Commons project will include 200,000 SF of commercial office space, 132,000 SF of retail space, 14 live-work units and 716 apartments as well as parking and streetscape improvements. Permanent employment produced by the retail and office development is estimated to be 1,155 jobs. Construction job generation is approximately 1,240 person years of employment. The Agency has been engaged in assembly and conveyance of properties not owned by the developers. Phase I and II have been conveyed to the developer and construction of Phase I began in FY04 and Phase II in FY05. Negotiations for development of Phase III have been initiated.
Developer: J.H. Snyder Co.
Project Cost: NoHo Commons; $190 million; $10 million CRA. FY07 budget includes $1,005,800.
FY07 Milestones: Complete construction on NoHo Commons Phase 1 residential and Phase 2 residential and retail components; approve plans for Phase 3 (Subarea C).
Redevelopment Goal: To promote the economic well being of the community through the encouragement of the revitalization of viable commercial areas.
Address: The area bounded by Cumpston Street, Vineland Avenue, Tujunga Street and Magnolia Boulevard.
Council District: 4.
Neighborhood Council: Mid-Town North Hollywood Neighborhood Council.
Funding Source: Tax Increment, Bond Proceeds.

Commercial Facade Improvements Program (NH2060)

Project Description: The North Hollywood commercial façade programs have been successful in removing blight and retaining business along major corridors. Historically, the program has been targeted to businesses along Lankershim and Magnolia Boulevards. In FY07, the focus of the commercial façade program will be along Burbank Boulevard between Vineland Avenue and Cahuenga Boulevard. Only signage and façade paint will be offered to approximately 40 businesses, and commercial facades loans will be made available for up to 6 property owners.
Developer: Various.
Project Cost: $790,800 (FY07).
FY07 Milestones: Market program to businesses; process applications and complete façade improvements.
Redevelopment Goal: To promote the economic well being of the community through the encouragement of the revitalization of viable commercial areas.
Address: Project Wide.
Council District: 4.
Neighborhood Council: Mid-Town North Hollywood Neighborhood Council.
Funding Source: Bond Proceeds.

NoHo Arts District (NH2100)

Project Description: The NoHo Arts District grew out of the interest and dedication of the community, spurred in part by the successful attraction of the Academy of Television Arts and Sciences to North Hollywood in the 1980's. Their interest led Councilmembers Joel Wachs and Tom LaBonge to direct the Agency to support the creation of a viable arts district, as part of an economic revitalization program for North Hollywood. This work objective allows the Agency to support and continue its interest in the NoHo Arts District through a property based Business Improvement District, Streetscape Improvement Project, Marquee Program, the attraction and retention of art related businesses, the NoHo Theatre and Arts Festival as well as other special events promoting the area.
Developer: Various.
Project Cost: $2,135,000 (FY06); CRA: $953,000 (FY07).
FY07 Milestones: Establish the BID and create governing board/structure; complete artist plans for Streetscape Improvement Project and implement selected components of the project; process up to three marquee applications; provide financial and technical support to on-going community events including the NoHo Arts Festival in accordance with Board directives.
Redevelopment Goal: To promote the economic well being of the community through the encouragement of the revitalization of viable commercial areas.
Address: Area proceeded by Cumpston Street, Vineland Avenue, Tujunga Avenue and Magnolia Boulevard.
Council District: 4.
Neighborhood Council: Mid-Town North Hollywood Neighborhood Council.
Funding Source: Tax Increment, TEA Funds, Cultural Trust Funds, Proposition C Funds, Bond Proceeds.

MTA Mixed Use Project (NH2300)

Project Description: Development of the MTA portal site and adjacent MTA properties into a new mixed-use development including replacement parking for a minimum of 1,500 commuter vehicles. MTA is preparing to issue an RFP for development of sites within NoHo Commercial Core. These sites are prime transit-related mixed-use development opportunity. The ULI recommended in 2004 high-density commercial office, retail and entertainment uses for the Lankershim Boulevard frontage and high density residential for the portion of the Red Line Station site facing Fair Avenue.
Developer: To be selected by RFP.
Project Cost: To be determined. FY07 budget includes $180,700.
FY07 Milestones: Issue RFP/RFQ, select development team(s) and begin negotiations.
Redevelopment Goal: Creation of a project that is well integrated into the design and activities of the NoHo Arts District and compliments the NoHo Commons; creation of jobs and housing opportunities for area residents.
Address: Lankershim Boulevard and Chandler Boulevard.
Council District: 4.
Neighborhood Council: Mid-Town North Hollywood Neighborhood Council.
Funding Source: To be determined.

Cumpston-Hatteras Neighborhood Revitalization (2310)

Project Description: In an effort to improve livability, security, public infrastructure and increase the quality of life in the Cumpston to Hatteras Neighborhood, the Agency will coordinate and collaborate with City Departments to execute the following projects, tasks, or activities: elimination of gang crime, installation of curb and gutters, improvement of vacant lots, repaving streets and potholes, abatement of graffiti and dumping hot spots, home rehabilitation and business rehabilitation.
Developer: To be determined.
Project Cost: Total project cost to be determined; Agency funding commitment of $1,521,800.
FY07 Milestones: Conceptual and schematic design.
Redevelopment Goal: Community revitalization, curb and gutter repair, retention and attraction of businesses along Burbank Boulevard, graffiti abatement.
Address: N/A.
Council District: 4.
Neighborhood Council: Mid-Town North Hollywood Neighborhood Council.
Funding Source: Tax Increment.

Land Use Variances (NH2320)

Project Description: Review building permits, prepare agreements, compliance with the redevelopment plan and CEQA Guidelines, monitor ongoing construction, evaluate development proposals and provide technical assistance when appropriate. This objective allows staff to respond to development opportunities requiring discretionary land use and density bonus approvals by the Agency Board that are not listed as an objective.
Developer: Various.
Project Cost: $47,700 available in FY07.
FY07 Milestones: Ongoing.
Redevelopment Goal: This is an ongoing objective to meet the requirements of the Redevelopment Plan.
Address: Project Wide.
Council District: 4.
Neighborhood Council: Mid-Town North Hollywood Neighborhood Council.
Funding Source: Tax Increment.

Vineland/Edison Right of Way (NH3020)

Project Description: Monitor improvements to the utility easement along Vineland Avenue. The Agency improved a utility easement that has functioned as an attractive nuisance for litter and illegal dumping. The Bureau of Street Services completed work on Phase 1 in FY01. In FY04, Phase 2 construction was completed. During FY07, the Agency will continue contracts for the maintenance of the landscaping.
Developer: Chrysalis.
Project Cost: Ongoing Maintenance; $139,800 (FY07).
FY07 Milestones: Ongoing.
Redevelopment Goal: To improve the visual environment of the community and, in particular, to strengthen and enhance its image and identity.
Address: West side of Vineland Avenue, from Magnolia Boulevard south to Camarillo Street.
Council District: 4.
Neighborhood Council: Mid-Town North Hollywood Neighborhood Council.
Funding Source: Tax Increment; NH Cultural Art Fund.

Chandler Boulevard Bikeway/Burbank (NH3050)

Project Description: Construction of a concrete bike and pedestrian path 0.8 miles long with landscape improvements, lighting and artists enhancements. The Chandler Boulevard Right of Way includes an abandoned Southern Pacific Railroad rail line that was bought by the MTA and the cities of Burbank and Los Angeles. The Right-of-Way (ROW) will be part of a new transportation corridor that will include a walking path and bikeway. In FY99, the Agency entered into a $100,000 contract with David Evans and Associates for project design and limited construction management. As part of the Targeted Neighborhood Initiative, the City's Bureau of Street Services is responsible for construction. MTA, TNI and CRA are sharing in the cost. Completion of the project was anticipated this past fiscal year, however; the project has been delayed due toxic soil removal, weather, and construction cost increases as a result of material change order from asphalt to concrete to provide a consistency with the Burbank segment. Additional funding is also being sought for supplementary landscaping and other improvements, which include lighting and the LAFD and LAPD Safe Crossings project. Construction job generation is approximately 6 person years of employment.

Developer: CRA and Bureau of Street Services.

Project Cost: $1,700,000 (estimated); $1,129,300 (FY07).

FY07 Milestones: Complete construction of Phase 1 bike/pedestrian path and landscaping and turn over maintenance to the Department of Transportation; complete plans for lighting and bid out for construction.

Redevelopment Goal: To improve the visual environment of the community and, in particular, to strengthen and enhance its image and identity.

Address: Chandler Boulevard, from the Burbank/Los Angeles border to the North Hollywood Metro Red Line Station at Lankershim Boulevard.

Council District: 4.

Neighborhood Council: Mid-Town North Hollywood Neighborhood Council.

Funding Source: TEA, Bond Proceeds.

NoHo Streetscape Improvement (NH3070)

Project Description: This objective reflects the grant funding set aside for the standard elements of the North Hollywood Streetscape Project in NH2100. The standard elements include, streetlights, pedestrian lights, intersection enhancements, street trees, tree wells, etc. These items will improve transportation and pedestrian amenities within the NoHo Area. In cooperation with MTA and their Call For Projects, the Agency will improve the streetscape to provide pedestrian amenities for the public transit riders and people who come to visit the NoHo Arts District. Construction job generation is approximately 14 person years of employment.

Developer: Agency (maintenance to be provided by the NH BID).

Project Cost: $2,650,000; grant funds allocated: $1,214,000; CRA matching funds; $51,500 (FY07).

FY07 Milestones: Complete non-standard designs, secure ROW Certification and Authorization to obligate Construction Funds from CALTRANS, secure Cultural Affairs approval and B-Permits; bid out and commence construction of selected components.

Redevelopment Goal: Improve the public infrastructure to support the commercial vitality of the area and promote a retail area with a high degree of architectural sensitivity.

Address: Adjacent to the Metro Rail Station.

Council District: 4.

Neighborhood Council: Mid-Town North Hollywood Neighborhood Council.

Funding Source: TEA, Prop C, Tax Increment, General Revenue.

Public Art Program (NH6130)

Project Description: Staffing to oversee developer compliance with the CRA/LA Art Policy, management of CRA/LA-Initiated and Cultural Trust Fund Projects, and technical support for project area arts and cultural activities. In accordance with the Agency and City Council approved Art Policy, developers who are assisted by the Agency must dedicate 1% of development cost for art. In addition, a portion of tax increment in this project area is also placed into the Cultural Trust Fund. Staff monitors compliance with the Policy and approvals of developer Art Plans, monitors various North Hollywood Cultural Trust Funds, guides the North Hollywood Art Panel through initiation of projects supported by North Hollywood Cultural Trust Funds. Significant FY07 projects include the NoHo Streetscape Improvement Project, (NH3070), and initiation of projects to reinforce the NoHo Arts District.
Developer: Various.
Project Cost: $1,291,200 (FY07 $61,200).
FY07 Milestones: Ongoing monitoring of approved Art Plans.
Redevelopment Goal: To support aesthetic enhancements and cultural facilities which strengthen and enhance the image and identity of the community.
Address: Project-Wide.
Council District: 4.
Neighborhood Council: Mid Town North Hollywood Neighborhood Council.
Funding Source: NoHo Cultural Trust Funds.

Response to Development Opportunities (NH6990)

Project Description: Review and approval of building permits, prepare agreements, compliance with the redevelopment plan and CEQA guidelines as well as working with developers on projects that are not currently in the work program. Funds are provided for economic feasibility studies and analysis, real estate and planning studies where needed to respond to development proposals. A new objective(s) will be created once a project or program becomes clearly defined.
Developer: Various.
Project Cost: $218,000 available in FY07.
FY07 Milestones: Ongoing.
Redevelopment Goal: This in an ongoing objective to meet the requirements of the Redevelopment Plan.
Redevelopment Purpose: Elimination and prevention of the spread of blight.
Address: Project Wide.
Council District: 4.
Neighborhood Council: Mid-Town North Hollywood Neighborhood Council.
Funding Source: Tax Increment.

Project Financing (NH9330)

Agency staff will administer the Project's financial resources and expenditures, including managing debt service obligations. FY07 budget includes $96,800.

Citizen Participation (NH9910)

This objective allocates resources and staffing necessary for outreach to community stakeholders. Agency support includes providing secretarial support, mass mailing, public notices, materials and staff support. FY07 budget includes $14,500.

Project General (NH9990)

Agency staff administer the Project's ongoing activities, including maintaining a site office, providing marketing and public information, responding to inquiries from property owners, residents and developers and activities not carried in other objectives. FY budget includes $637,100.

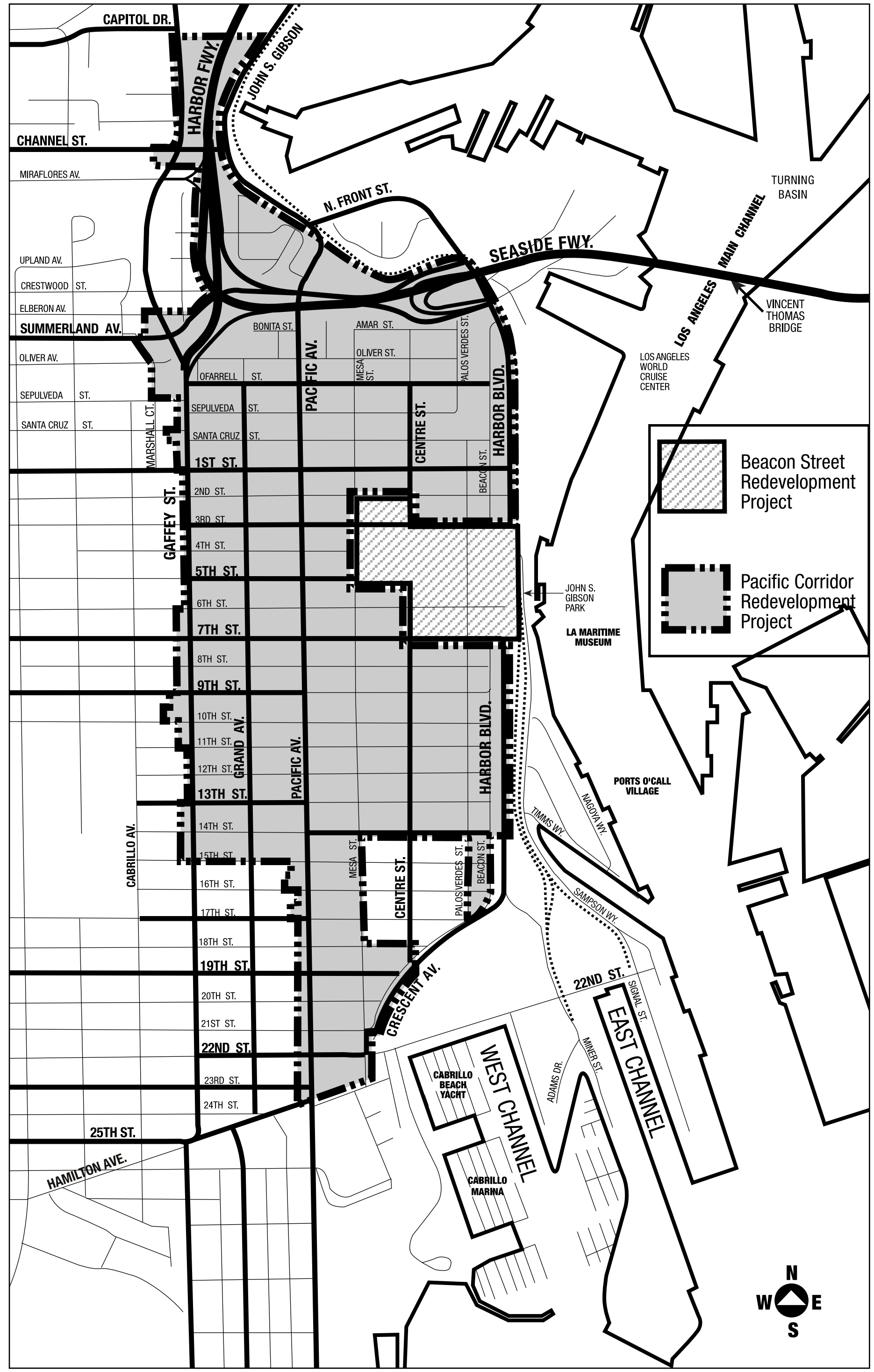
PACIFIC CORRIDORS REDEVELOPMENT PROJECT

Project Information Sheet

Area	673 acres
Council District(s)	15
Date of Adoption	May 1, 2002
Date(s) of Amendment(s)	None
Project End Date	May 1, 2032
Eminent Domain Expires	May 1, 2014
Tax Increment Cap	N/A
Tax Increment Received Through FY05	$1,723,241
Balance to Reach Cap	N/A
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	May 1, 2047
Maximum Bonded Indebtedness	$191,000,000
Debt Establishment Time Limit	May 1, 2022

Redevelopment Project

Los Angeles Harbor Region



NORTH

Pacific Avenue Corridor

PACIFIC CORRIDOR REDEVELOPMENT PROJECT

Summary

The Pacific Corridor Redevelopment Project was adopted in 2002, with Community support and perseverance, after a six-year planning and redevelopment feasibility effort. The main emphasis for this year will be to carry out the Urban Land Institute's 2002 recommendations for San Pedro: (1) promote and facilitate new housing opportunities to reenergize the Downtown area; (2) improve the image and visitor experience of Downtown San Pedro, (3) coordinate joint development and planning efforts with the Port of Los Angeles to better link future waterfront development with the Downtown and (4) identify opportunity sites for future mixed use development that will facilitate the Community's east-west access to the water, provide peripheral parking opportunities for the Downtown and the Waterfront and be mutually beneficial and reinforcing as the Agency fosters a quality Downtown living environment and the Port of Los Angeles proceeds with its Bridge to Breakwater Master Plan improvements. In addition Agency activities will continue to carry out the following community priorities: (4) coordinate efforts and improvements to the proposed Gaffey Welcome Park and Urban Trail project intended to beautify a major, blighted entry point at Gaffey Street near the Harbor 110 Freeway; (5) pursue development of the San Pedro Transit and Retail Center that will provide a resource for public parking; (6) establish and continue to implement a Business Incentive, Commercial Façade and Signage Program along Pacific Avenue in the Downtown commercial area, especially to reoccupy vacant, architecturally significant properties; (7) address Community planning issues, such as expansion of the Vinegar Hill Historic Preservation Overlay Zone District; creating an Arts, Cultural and Entertainment District and (8) work with the City Planning Department to: update the San Pedro Community Plan, modify Q conditions to facilitate future development, particularly mixed-use housing; the entitlement process and foster good design.

FY 2006-2007 Proposed Work Program

- Foster joint development opportunities, coordinated streetscape and design with the Port of Los Angeles along Harbor Boulevard between the Vincent Thomas Bridge and the Port's Outer Harbor Area (22nd Street) as the Port's "Bridge to 'Breakwater" Waterfront Promenade enters into its design phase and prepares its Environmental Impact Report.
- Issue Requests for Qualifications (RFQs) or Proposals (RFPs) for joint development opportunity sites that will accommodate peripheral parking needs for the Waterfront and Downtown businesses.
- Secure the $2.439 million MTA funding allocation and begin the design for the San Pedro Transit Center that will provide six bus bays to facilitate inter-line transfers, retail space and a public parking facility for "park and ride" customers and visitors to Downtown San Pedro.
- Promote a critical mass of new housing developments, with mixed use along Harbor Boulevard, Pacific Avenue, 6th and 7th Streets; and monitor completion of these projects reviewed by the Downtown Steering Committee and Pacific Corridor Design Review Advisory Panel.
- Coordinate with various City, State agencies and local organizations, i.e. Los Angeles Neighborhood Initiative (LANI), in their efforts to develop Bandini Canyon Trail and Gaffey Welcome Park, creating park space and a prominent landscaped entry at Gaffey Street from the Harbor Freeway to Sepulveda Street, which includes the site of an abandoned gasoline station (where environmental remediation efforts are underway) and the blighted Oliver Street pedestrian overpass.

Background

The Pacific Corridor Redevelopment Project is located in the portside community of San Pedro, at the terminus of the 110 Harbor Freeway. It is approximately 25 miles south of downtown Los Angeles, immediately west of World Port Los Angeles, the largest container cargo terminal in the United States; seven miles west of Downtown Long Beach and two miles east of the Palos Verdes Peninsula. The Project Area contains approximately 693 acres, is irregularly shaped and generally bounded by North Capitol Drive on the north; Gaffey Street on the west; 22nd Street on the south and Harbor Boulevard on the east. The area is adjacent to the existing Beacon Street Redevelopment Project, established in 1969. San Pedro began as a maritime community in 1769 with a rich heritage tied to fishing and sea borne commerce and is among the oldest parts of Los Angeles. In 1996, the Agency initiated a study to examine the Community's issues and problems, explore ways to reverse the physical and economic decline and identify revitalization strategies for Pacific Avenue, the once prominent downtown of San Pedro.

The Pacific Corridor Redevelopment Plan was adopted by the CRA Board and Los Angeles City Council on May 1, 2002. Key Plan goals and objectives are to maintain Downtown San Pedro and the surrounding area as an aesthetically pleasing community reflecting its past and reinforcing its status as an international port city, with waterfront access; to assure a crime free and drug free community; to promote tourism related activities that enhance economic and recreational opportunities in the community; to develop a variety of consumer retail shopping and entertainment opportunities and discourage commercial activities perceived to have a detrimental effect on the community; to preserve the unique cultural, social and physical features of the community; to preserve the existing housing stock and provide choice for a variety of new and rehabilitated housing opportunities; and to engage and increase the Port of Los Angeles involvement in the physical and economic revitalization of the community.

Conditions at Time of Adoption

The Pacific Corridor Project Area, overshadowed by the bustling activities of the Port of Los Angeles, has been experiencing a decline for several years characterized by physical deterioration, economic stagnation and social decay. The Project Area exhibited a number of physical and economic blighting conditions which included the following:

- Inadequate building size given current market conditions.
- Lack of parking.
- Stagnant property values (low growth in assessed property value and low property sales).
- Impaired investment (low building permit activity).
- A large number of commercial vacancies.
- Residential overcrowding.
- Excess of bars; liquor stores and other adult businesses.
- Deteriorated and undersized housing stock.
- A high crime rate, which constituted a serious threat to the public safety and welfare.
- Existence of commercial and residential subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership.

Approximately 50% of the buildings within the Project Area were built before 1930; over 40% of the buildings were built between 1910 and 1930 and only 3% were built in the ten years prior to plan adoption. The age of the building stock combined with limited reinvestment to expand, modernize or rehabilitate the facilities reduced the desirability of the area to accommodate, let alone compete with, businesses of today. The older building inventory also had negative implications for residents. Much of the single family housing stock was old and significantly smaller in size (1,492 s. f. average) when compared to surrounding South Bay communities. Single family property sales were significantly lower in value on a per square footage basis, i.e. 14% lower than the City average and up to 70% lower than neighboring communities. Within multi-family buildings, the unit sizes tended to be small, averaging 635 square feet, which was equivalent to a one-bedroom unit in then-current standards. These units did not adequately accommodate the average household size of slightly more than three persons. The result was overcrowding living conditions, which affected 24% of the Project Area when compared to 11% for the City.

Key Accomplishments through June 30, 2006

- Since plan adoption, the Agency has focused its efforts on seeking or supporting outside funding opportunities for many of the community's main priorities, particularly environmental clean up of an abandoned gasoline station property at 335 N. Gaffey Street, which is a key site for the proposed Gaffey Street Welcome Park. In February 2003, three underground storage fuel tanks were removed by the property owner, which signaled the long sought after remediation work needed to commence improvement of this property. Prior to this, the property had been abandoned for ten years. In an effort to ensure remediation progress would continue in April 2003 the City Council authorized the L. A. Fire Department to accept an award of up to $1.5 million in State Emergency, Abandoned and Recalcitrant (EAR) funds naming the Agency as the Project Manager to oversee the remediation work at 335 N. Gaffey Street. However, the property owner received UST (Underground Storage Tank) Funding assistance, developed a Remediation Plan that was approved by the State of California Regional Water Quality Control Board in September 2004 and soils remediation is underway.

- In February 2003, the Agency retained RTKL, a respected architectural firm, to prepare an overall urban design strategy for the Project Area, specifically design guidelines for the commercial district and a conceptual plan for the public realm areas. During this planning analysis, it was realized that a pedestrian trail from Peck Park (outside of the Project Area at Western Avenue) to the waterfront could be possible. All of the major green space in San Pedro, i.e. Peck Park, Leland Park, and the newly proposed Bandini Canyon and Gaffey Welcome Park could form a trail right to the water. In November 2003, the Agency and City Council approved Agency preparation and submittal of a $500,000 grant application to the National Park Service for the Gaffey Welcome Park Trail. However, in 2005 LA Neighborhood Initiative (LANI), a local non-profit, was awarded $1.5 million in Proposition 40 Grant funds to construct the Bandini Canyon Trail and a portion of the Gaffey Welcome Park improvements on the City owned portion of the site. Final design plans were approved by the community in February 2006. In March 2004, the Port of Los Angeles Harbor Commission agreed to financially participate in the development of the Gaffey Welcome Park Project. In 2005 Port acquisition of three parcels (351, 403 and 415 North Gaffey Street) totally 12,535 s.f. was completed for parkland improvements.

- In December 2005, Commercial Façade Improvements were completed for 731-741 S. Pacific Avenue, for two joined, 3-story art deco style buildings (24,000 s.f.), formerly a Montgomery Ward department store. The owner converted one building (3,000 s.f.) into a personal residence and operates a realty office on the ground floor. The second building (21,000 s.f.) was renovated for rental loft housing and two ground floor retail spaces are leased. In March 2006, a second business façade improvement was completed for Chris and Son's Appliance Store at 801 S. Pacific Avenue, a two-story, 9,500 s.f. building. Both facades were designed to conform to the RTKL initiated Design Guidelines that set the standard for preferred exterior design of architecturally ornate buildings and help promote the Commercial Façade Improvement Program for Pacific Avenue.

- Since Plan adoption, the Agency has and continues to conduct extensive planning analyses to facilitate future development and respond appropriately to various proposals, referring to the Pacific Corridor Community Advisory Committee's (CAC) 1999 Work in Progress Report and Mission Statement which analyzed the unique characteristics of the Project Area in 17 sub areas. The City's Adaptive Reuse Ordinance was amended by Ordinance No. 175,588 effective December 1, 2003 to include Downtown San Pedro, thereby facilitating conversion of vacant commercial and industrial buildings into housing by not requiring additional parking on site. In 2004, a historic building survey was completed with assistance from the San Pedro Historical Society to better evaluate future development opportunity sites for Agency participation along Pacific Avenue. In July 2005 the Pacific Corridor Design Standards and Guidelines were approved by the Agency Board and City Council, initially drafted by RTKL. to help guide future development, renovation of businesses and residences, with attention to buildings of historic or architectural merit, promoting quality design and architectural detail.

- The following Projects were reviewed by the Agency and CAC for adherence to the Project Area's Design Guidelines and are seeking entitlements, under construction or completed as of June 2006: Grand Cottages at 815 S. Grand Avenue, 12 condominium units received its Tentative Tract Map in January 2006. Ocean View Lofts located at 111, 203, 233 Harbor Boulevard (at Santa Cruz) seeking a tentative tract map for 144 for sale units to include 329 parking spaces, with 7,800 s.f. of neighborhood retail. Bank Lofts, which is an adaptive reuse of the former Wells Fargo Bank building and new construction of for sale loft housing, 407-409 W. 7th Street and 390 W. 8th Street (87 for sale units and 3,500 s.f. of retail) will be completed in 2007. Don Hensley's 7 condominium units at 7th and Grand Avenue, and Sav-on Pharmacy at 700 South Gaffey (14,500 s.f. with 54 parking spaces) were both completed in February 2006.

- In September 2004, the Harbor Commission approved the "Bridge to Breakwater" Master Plan and Waterfront Promenade Project, prepared by Ehrenkrantz, Eckstut and Kuhn (EEK) and GAFCON, Port consultant team. The Master Plan is a major planning and development endeavor involving approximately 8 miles of San Pedro's waterfront from the Vincent Thomas Bridge (Swinford Avenue) to the Angels Gate Breakwater (22nd Street). Waterfront improvements are planned with new open space, commercial uses, exhibition space, expansion of the Cruise Ship Terminal and the need for approx. 1000 new parking spaces within the next five years. The Master Plan, applicable to Port property (east side of Harbor Boulevard), has created joint development and planning opportunities for the Agency and the Port to work together. Thus in 2005, the Port provided a loan to the Agency to retain consultants to develop a Strategic Plan for coordinating future development on the west side of Harbor Boulevard in the Beacon Street and Pacific Corridor Redevelopment Project Areas. In August 2005, a multi disciplinary team of consultants was retained by the Agency to conduct a comprehensive land-use planning analysis while advocating an important community priority: promoting pedestrian and vehicular east-west access to the Waterfront: SMWM, lead consultant (land use plan and streetscape design); Meyer Mohaddes (parking and traffic analyses); Keyser Marston (market and financial feasibility analyses); Walker and Associates (parking operations analyses and Interim public parking solutions). The results of this analysis will recommend preferred joint development opportunity sites for future RFQ and RFP solicitation.

2005-2006 Work Program Accomplishments

Objective	Status
PA1990/PA6990 Development of New Housing	La Salle Lofts, 245–255 W. 7th Street (see BS1615, Beacon Street)
	In May 2005, the Agency sold the former SRO Hotel property to TEAM Companies for adaptive reuse and construction of 26 condominium units; 8,000 s.f. of ground floor commercial space and 52 parking spaces. The Agency has an option to provide up to 6 units with soft second mortgages to qualified low or moderate-income households. Tentative Tract Map approval received August 2005. This activity is also reported under BS1615. In November 2005, asbestos remediation and removal of lead based paint began. Demolition of the rear portion of the building began February 2006. Construction is anticipated to start in April 2006.
	Bank Lofts, 407 - 409 W. 7th Street and 390 W. 8th Street
	This mixed use for sale loft project (designed with no demising walls) is located on two separate sites, is under construction and will offer 87 market rate units, 154 parking spaces and adaptive reuse of the former Wells Fargo Bank Building into 3,500 s.f. of retail space. Construction began in April. 2005 with foundation work completed. No Agency financial assistance is being provided.
	Harborside Terrace, 308 –338 N. Palos Verdes Street
	Habitat for Humanity, South Bay/Long Beach Chapter is in the process of seeking entitlements to construct this proposed 16-unit town house type development and 32 parking spaces, 3 and 4 bedroom floor plans with some units having views of the Harbor. The Habitat project will offer homeownership to families whose incomes do not exceed 50% of area median. Qualifying buyers will be required to provide 500 hours of "sweat equity" towards building their home. No Agency financial assistance is being provided.
	Ocean View Lofts, 111 and 203-233 Harbor Boulevard
	Pacific Venture Realty is seeking an amendment to the San Pedro Community Plan to build 144 for sale, market rate loft units, and 7,800 s.f. of ground floor retail with 329 parking spaces. The Project will be situated on two separate lots. Santa Cruz Street is proposed to be upgraded with decorative pavement unifying the housing site yet allowing through traffic. Withee Malcolm is the Project architect. The property has an industrial land use designation that does not permit housing. No Agency financial assistance is being provided.

PA2000/PA6990 Economic Development	731-741 S. Pacific Avenue – Agency Commercial Façade Assistance Grant was provided for this property. Exterior façade work is completed on two art deco style buildings (totaling 24,000 s. f.), formerly a Montgomery Ward department store that had been vacant for several years. The owner, who operates a realty office on the ground floor, has converted the upper two floors of one building into a personal residence. The second building has been converted into rental loft housing with two ground floor retail spaces occupied. Renovation began February 2005 and was completed by December 2005. The improvements conformed to the RTKL draft Design Guidelines and was part of a Demonstration Program promoting the Commercial Façade Improvement Program for Pacific Avenue. 801 S. Pacific Avenue – Agency Commercial Façade Assistance Grant was provided for this property. Exterior façade renovation of the two-story, 9,500 s.f. building, with a mezzanine level began November 2005. For over 35 years, the building was a white goods store and currently operates as Chris & Sons Appliances. Improvements included painting, new signage, new entryway, as well as limited landscaping. The renovation conformed to the Project Area's newly adopted July 2005 Design Standards and Guidelines and was completed in March 2006. 800 S. Pacific Avenue – An Agency Commercial Façade Assistance Grant is being offered to this property. Preparation of a Historic Assessment Report by Chattel and Associates is underway. The owner has plans to renovate the art deco styled building into loft apartments and ground floor retail uses. 700 S. Gaffey Street (between 7th and 8th) – a new 14,000 s.f. Sav-on Pharmacy with 54 parking spaces completed construction and was open for business in February 2006 The art deco designed building offers a customer drive thru and was built on a former Bank of San Pedro branch property that had been vacant, collecting weeds and debris for more than five years. A retail strip center was demolished to make room for the landscaped parking area. Regency Centers is the developer and installed palm trees with accent lighting to promote 7th Street as a gateway entry to the downtown.
PA3100 Development of Open Space	Gaffey Welcome Park improvement efforts – In February 2006, the Agency and CAC supported LA Neighborhood Initiative's (LANI) and RRM landscape consultant's final design plan for Bandini Canyon Trail and the City owned portion of the Gaffey Welcome Park (Marshall Court), where passive recreation space and a tot lot has been incorporated. In 2005, LANI was awarded $1.5 million in Proposition 40 Grant funds to construct said improvements. In March 2004, the Port of LA Harbor Commission agreed to financially participate in the development of the Gaffey Welcome Park Project. In 2005 Port acquired three Gaffey Street parcels totaling 12,535 s.f. for the Park.

335 N. Gaffey Street - In February 2003 the owner removed three underground gasoline storage tanks. In September 2003, the blighted mini mart building and gas station island were demolished. The property owner applied for and received UST (Underground Storage Tank) Funding assistance, developed a Remediation Plan that was approved with conditions by the State of California Regional Water Quality Control Board in September 2004. Soils remediation work is underway, groundwater-monitoring wells have been installed and are being monitored by the State Water Board.

PA6200/PA6990 Comprehensive Planning, Response to Development Opportunities and Fostering Good Design

Key recommendations of the 2002 ULI Report were to facilitate market rate housing to energize the Downtown, create a new Waterfront Redevelopment Project area on Port property and coordinate CRA and Port planning and development efforts along Harbor Boulevard.

"Bridge to Breakwater" Port Master Plan
In September 2004, the Port of Los Angeles Harbor Commissioners adopted the "Bridge to Breakwater" Master Plan prepared by their consultants, Ehrenkrantz, Eckstut and Kuhn (EEK) and Gafcon which acknowledged the Community's request for a "seamless" development interface between the two areas: eastside of Harbor Boulevard administered by the Port and westside of Harbor Boulevard administered by the Agency, generally from the Vincent Thomas Bridge to the Angels Gate Breakwater (or Outer Harbor near 22nd Street). The proposed new Waterfront Promenade offers approx. 8 miles of open space, new commercial and residential development opportunities and an expanded Cruise Ship Terminal. Agency staff, with community support, advocated east- west pedestrian and vehicular connections to the Water. The Port Master Plan includes a number of east west linkages. Primarily of benefit to Downtown San Pedro are the 7th Street Pier, 5th and 6th Street Plaza, Maritime Museum Complex and new vehicular entrance to the Cruise Ship Terminal via 1st Street. The first segment Cruise Ship Promenade (at the Vincent Thomas Bridge) was completed and opened to the public in December 2004. The second segment, Harbor Boulevard Parkway, was completed in October 2005.

Joint Development Planning Effort
In Jan and Feb 2005, the Agency issued an RFQ and RFP to the Agency's prequalified pool for planning and technical expertise to identify and evaluate joint development opportunity sites along Harbor Boulevard with Port participation, future land uses, real estate market feasibility, potential traffic impacts, location of Port public parking structures to serve the waterfront, etc. In August 2005, a multi-disciplinary team of consultants were retained to conduct a comprehensive analysis leading to identification of development sites for future RFP/RFQ consideration: SMWM lead consultant (land use planning and streetscape design; Meyer Mohaddes (parking and traffic analyses); Keyser Marston (market and financial feasibility analyses); Walker and Associates (parking analyses and interim parking solutions).

Strategic Planning
In 2004, a historic building survey was completed with assistance from the San Pedro Historical Society to better evaluate future development opportunity sites for Agency participation along Pacific Avenue. Taking into consideration various buildings with historic merit, promoting Downtown living and capturing the synergy upon completion of Centre Street, the La Salle and Bank Lofts Projects, mixed use development opportunities (large enough to accommodate a supermarket use) appeared to be located in the vicinity of the Warner Grand Theater, 7th Street City parking lot and along Pacific Avenue near 9th and 10th Streets.

Design Guidelines
In July 2005, the CRA Board and the Los Angeles City Council adopted Design Standards and Guidelines for Pacific Corridor. The document contains numerous illustrations and photo examples of good design to help guide future development, infill construction and renovation of businesses and residences. Attention was placed on preserving the character of distinctive buildings, encouraging architectural detail or design articulation in the development of new buildings, encouraging use of durable or long lasting building materials, good workmanship.

In January 2006, The Design Review Advisory (Panel) was formed to review proposals not in conformance to the Design Standards and Guidelines, and seeking Agency discretionary action. The Panel will also review the expansion of the Vinegar Hill HPOZ area.

PA3000 Security Enhancement and Code Enforcement Efforts

In 2002, two Q-Star motion activated cameras were installed in San Pedro to address and deter illegal dumping, loitering and criminal activity in public alleys. One camera was vandalized beyond repair. The remaining camera continues to be serviced by Graffiti Control with photos monitored by LAPD Harbor Area officers for prosecution.

Pro Active Code Enforcement (PACE) Program
Since July 2004, a new PACE Program was initiated for the Project Area to address various physically blighted conditions on private property, e.g. excessive trash and debris, open storage; peeling paint exteriors, deteriorated pole sign structures, etc. PACE inspectors have reported that the majority of courtesy notices issued continue to be promptly responded to by the property owner or tenant.

Five-Year Goals

- Promote Downtown living and facilitate a critical mass of new and rehabilitated housing, on the order of 1,000 units in order to energize the Downtown commercial area.
- Promote the development of new affordable housing with an emphasis on attracting First Time Home Buyers and offer rehabilitation programs to preserve the existing housing stock.
- Implement the first phase of the Gaffey Welcome Park, in order to carry out an important ULI recommendation; introduce clear gateways into the Community.
- Expand the San Pedro Business Improvement District and work closely with the San Pedro Peninsula Chamber of Commerce and local businesses to develop a comprehensive marketing strategy to promote San Pedro as a regional tourist destination and, as recommended by ULI, develop an important San Pedro Brand identity for marketing the area. Establish an Arts Cultural and Entertainment District in the Downtown area.
- Implement programs that will attract new businesses to the commercial area as recommended by ULI, 6th Street as the "Main Street", Pacific Avenue as the "Market Street" and 7th Street as the "Artist's Walk". Establish an Arts Cultural and Entertainment District in the Downtown area.
- Implement newly adopted Design Guidelines intended to guide and coordinate future rehabilitation and new infill construction activities in the commercial and residential areas, paying particular attention to architecturally and historically significant buildings along Pacific Avenue and in the Vinegar Hill Historic Preservation Overlay Zone (HPOZ). Work with the Design Review Advisory Panel to formulate rules to expand the Vinegar Hill HPOZ.
- Implement a new Streetscape for Downtown San Pedro that will include new crosswalks, way finding signage to points of interest, street furniture, landscaping, and new decorative street lighting, all to enhance the pedestrian experience.
- Coordinate with the City Planning Department to update the San Pedro Community Plan to reduce impediments, modify Q conditions and identify methods to facilitate future development, minimize regulatory oversight and foster good design.
- Prepare a design for development and issue an RFP for property that will enhance the use of the Warner Grand Theater as a successful performing arts venue and solicit other arts related uses to revitalize the historic Downtown, providing convenient nearby public parking, in conjunction with a Transit Center use, in order to preserve the MTA Capital Transit allocation, which is being coordinated with the Beacon Street Project Area Work Program.
- Implement an effective security enhancement Program with LAPD and the Office of the City Attorney's Neighborhood Prosecutor Program to address graffiti, vandalism, illegal drug dealing, illegal dumping, poor lighting and other conditions that contribute to crime, which is a major deterrent in attracting new business, new customers and new residents to the area.
- Develop a peripheral parking and uniform merchant validation plan to increase patronage for downtown businesses. Establish and implement a Commercial Façade and Signage Program along Pacific Avenue to reoccupy vacant ground floor space and offer incentives to attract new businesses to Downtown San Pedro.

Project Objective Activity Description

Vinegar Hill Historic Preservation Overlay Zone (HPOZ) Expansion (PA1500)

Project Description: The existing Vinegar Hill Historic Preservation Overlay Zone (HPOZ) is bounded by 9th, 11th, Centre and Palos Verdes Streets and preserves a residential neighborhood with a number of craftsman style single-family homes. Residential development within the HPOZ must adhere to CEQA Guidelines, California Register or Secretary of Interior Standards for preservation of historic areas. The San Pedro Historical Society has requested that the HPOZ be expanded. Upon adoption of the Pacific Corridor Design Guidelines in July 2005, the CRA Board recognized the need to protect the area adjacent to the HPOZ, referred to as the Vinegar Hill Historic Neighborhood (VHHN) generally bounded to the right of way centerline of 8th St (north), Harbor Boulevard (east), the rear property line of lots fronting on the south side of 12th Street (south) and the east side of Pacific Avenue (east). Agency activities will include retaining a consultant to develop design guidelines or new rules to guide rehabilitation and reuse of historic residential buildings and to ensure that new construction reinforces the VHHN's historic character. A Design Review Advisory Panel has been formed to assist with the formulation of these rules that will be subject to adoption by the Agency Board and appended to the Pacific Corridor Design Guidelines.
Developer: Not Applicable.
Project Cost: $100,000.
FY07 Milestones:

- 1st Qtr: Prepare scope of work and retain consultant services.
- 2nd Qtr: Development design guidelines for VHHN with community and Design Review Panel input.
- 3rd Qtr: Seek CRA Board approval of VHHN design guidelines.
- 4th Qtr: Implement VHHN Design guidelines.

Redevelopment Goal: To preserve the unique, cultural, social and physical features of the Community; and the existing housing stock and provide choice for a variety of new and rehabilitated housing opportunities.
Addresses: Centerline of 8th St (north), Harbor Boulevard (east), the rear property line of lots fronting on the south side of 12th Street (south) and the east side of Pacific Avenue (east).
Council District: 15.
PAC/CAC: Pacific Corridor Community Advisory Committee.
Neighborhood Council: Central San Pedro.
Funding Source: Pacific Corridor Tax Increment.

City Affordable Housing Trust Fund (PA1901)

This objective is a placeholder for annual deposits into the additional five percent housing set-aside attributable to the City's Affordable Housing Trust Fund. As projects are identified through the LAHD funding application process, funds may be transferred to new objectives, or to LAHD. No labor is to be assigned to this objective; labor for required budget activity is to be carried under the appropriate "1990" objective.

Response to Housing Opportunities (PA1990)

Project Description: Agency activities will include responding to developer and property owner inquiries, attending Developer “Pitch Day” Meetings with Council Office staff and providing technical assistance to guide new housing construction or renovation, CEQA review and clearance; and encouraging the development of for-sale, live/work, contemporary loft, mixed-use and affordable housing within and outside the Project Area. While no Agency financial assistance has been requested, currently pending is Harborside Terrace, a 16-unit for sale town house type development with 3 and 4 bedroom floor plans and 32 parking spaces. The Project is proposed for 308 Palos Verdes Street by Habitat for Humanity, South Bay/Long Beach Chapter, a non-profit housing developer. Habitat will be applying for a tentative tract map to subdivide the airspace. The Habitat project will offer homeownership to families whose incomes do not exceed 50% median. Qualifying buyers will be required to provide 500 hours of “sweat equity” towards building their home. The Agency has received numerous requests for technical assistance and review of private development proposals.

Developer: Various.

Project Cost: Not Applicable.

FY07 Milestones:

- 1st Qtr: Respond to housing opportunity inquiries with technical assistance.
- 2nd Qtr: Respond to housing opportunity inquiries with technical assistance.
- 3rd Qtr: Respond to housing opportunity inquiries with technical assistance.
- 4th Qtr: Respond to housing opportunity inquiries with technical assistance.

Redevelopment Goal: To preserve the existing housing stock and provide choice for a variety of new and rehabilitated housing opportunities.

Address: Various.

Council District: 15.

PAC/CAC: Pacific Corridor Community Advisory Committee.

Neighborhood Council: Central San Pedro.

Funding Source: Pacific Corridor Housing Trust Funds.

Business Incentive, Commercial Façade and Signage Program (PA2000)

Project Description: In FY07, the Agency and the City Council will adopt a formal Business Incentive, Commercial Façade and Signage Improvement Program along Pacific Avenue, 6th and 7th Streets designed to attract new businesses and provide new employment opportunities. Agency activities will include marketing the Program, review of façade applications and City Attorney/legal review of executed Conditional Grant and Maintenance Agreements by participating businesses and owners. Pacific Avenue, the former "Main Street" of Downtown San Pedro, as well as 6th and 7th Streets have a number of empty storefronts, vacant and blighted lots, properties for sale and physically deteriorated or underutilized buildings. Agency incentives are needed to address these vacancies, modernize and seek constructive re-use of these buildings, many of which are historic or have architectural merit. Agency activities will include monitoring the exterior façade renovation of 800 S. Pacific Avenue, a two story partially vacant building (32,000 s.f.) with permits issued to design residential rental loft units on the upper floors. An historic assessment survey by Chattel and Associates and preparation of design plans are underway. This Program, when amply funded, will provide incentives to business, such as below-market interest rate loans or grants to assist exterior façade, signage, tenant improvement work or other needs of a new business. Façade improvements will conform to the Pacific Corridor Design Guidelines and Standards adopted on July 7, 2005 by the Agency and the City Council. In September 2003, three corner properties located at Pacific Avenue and 8th Street were supported by the CAC to demonstrate the new Commercial Façade Program utilizing pending or Agency adopted Design Guidelines. Two of the three corner properties: 731-741 S. Pacific Avenue (A-Delta Realty) and 801 S. Pacific Avenue (Chris and Sons Appliance) are completed.

Developer: Participating merchants and property owners.

Project Cost: $150,000 for two properties.

FY07 Milestones:

- 1st Qtr: Complete historic assessment and design plans.
- 2nd Qtr: Enter into Façade and Maintenance Agreements with owners.
- 3rd Qtr: Secure construction permits and start façade renovation work.
- 4th Qtr: Monitor construction and disbursements.

Redevelopment Goal: To retain and expand business and ensure San Pedro as a fully employed community.

Address: Pacific Avenue between 5th and 9th Streets.

Council District: 15.

PAC/CAC: Pacific Corridor Community Advisory Committee.

Neighborhood Council: Central San Pedro.

Funding Source: Pacific Corridor Tax Increment.

AB1290 Work Program (PA2990)

Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill 1290. The legislation provides a tax sharing mechanism for those taxing entities eligible to share in Agency tax increment generated by individual project areas. One of the taxing entities is the City of Los Angeles. In a City Council action adopted on October 14, 2003 the Agency was directed to retain tax increment that would otherwise be transferred to the City. These funds are generated on an annual basis and will be used at the discretion of the council offices having jurisdiction over the affected project areas. The AB1290 funds will be spent on existing Agency work objectives or other activities in the council districts deemed consistent with the removal of slums and blight, the creation of quality jobs, and the provision of infrastructure improvements and affordable housing.

Security Enhancement and Code Enforcement Program (PA3000)

Project Description: The Agency will continue to work with LAPD, LADBS Pace Inspectors and the Pacific Corridor CAC to implement programs to enhance security in the Project Area. In March 2006, City Bureau of Street Lighting (BSL) installed new decorative street lamp fixtures along 6th and 7th Street between Pacific Avenue and Harbor Boulevard. In 2002, two Q-Star motion activated cameras were installed in San Pedro to address and deter illegal dumping, loitering and criminal activity in public alleys. One camera was vandalized beyond repair. The remaining camera continues to be serviced by Graffiti Control with photos monitored by LAPD Harbor Area officers. In July 2004, a new PACE Program was initiated for the Project Area to address problem properties with nuisance abatement issues, particularly the Maryland Hotel, the Sea Rock Motel and the Harbor View House with positive and timely responses for implementing various corrective measures.

Developer: LAPD, Office of the City Attorney, LA County Mental Health and Bureau of Street Lighting (BSL).

Project Cost: unknown at this time.

FY07 Milestones:

- 1st Qtr: Monitor and maintain the Q-Star Camera and coordinate nuisance abatement efforts with appropriate agencies.
- 2nd Qtr: Monitor and maintain the Q-Star Camera and coordinate nuisance abatement efforts with appropriate agencies.
- 3rd Qtr: Monitor and maintain the Q-Star Camera and coordinate nuisance abatement efforts with appropriate agencies.
- 4th Qtr: Monitor and maintain the Q-Star Camera and coordinate nuisance abatement efforts with appropriate agencies.

Redevelopment Goal: To assure a crime-free and drug-free community.

Address: Not Applicable.

Council District: 15.

PAC/CAC: Pacific Corridor Community Advisory Committee.

Neighborhood Council: Central San Pedro.

Funding Source: Pacific Corridor Tax Increment.

Gaffey Street Welcome Park (PA3100)

Project Description: The Agency will continue to monitor and coordinate the following: (1) the remediation efforts underway by the property owner of 335 N. Gaffey Street, a key parcel in the overall park development, (2) City of LA and LANI's efforts to commence the improvements to Bandini Canyon Trail and a portion of the Gaffey Welcome Park with a $1.5 million Prop 40 Urban Parks Grant. Gaffey Street serves as a major entrance to the Project Area with 50,000 vehicles traveling daily to and from San Pedro via the 110 Freeway. Motorists are greeted with physically blighted properties and an unkempt pedestrian bridge. Graffiti, homeless encampment issues, illegal postings and lack of maintenance of the Oliver Street Pedestrian Overpass greet San Pedro visitors. The Community has identified these properties and adjacent City owned land as an ideal location for a Welcome Park that could serve as a cultural landmark celebrating the nautical heritage of the community. However, implementation of this important community priority involves coordination with an array of stakeholders. Starting with a $25,000 California Land for Recycling Grant, community outreach efforts began in January 2003 by LA Neighborhood Initiative (LANI), a non-profit organization, to gain consensus on the scope of work. LANI retained RRM landscape consultant to prepare a concept plan and in January 2005, the City of Los Angeles and LANI were awarded a $1.5 million Proposition 40 Urban Parks Grant for improvements to Bandini Canyon Trail, which abuts Gaffey Welcome Park to the west. In February 2006, the CAC and Agency supported the final design plan for the Bandini Canyon Trail and tot lot for the rear portion of the Gaffey Welcome Park site facing Marshall Court. LANI agreed to increase the lighting in the tot lot area.

Since February 2003 remediation efforts by the owner of 335 N. Gaffey have been ongoing under the oversight of the California Regional Water Quality Control Board beginning with the removal of three underground storage tanks. In March 2004, the Harbor Commission approved funding for the Welcome Park Project and purchased three Gaffey Street parcels (12,535 s.f.) in 2005.

Developer: LANI, City of Los Angeles, Port of Los Angeles in cooperation with other entities.
Project Cost: $2 million.
FY07 Milestones:

- 1st Qtr: Monitor remediation efforts by Gaffey Street owner and park improvements by LANI.
- 2nd Qtr: Monitor remediation efforts by Gaffey Street owner and park improvements by LANI.
- 3rd Qtr: Monitor remediation efforts by Gaffey Street owner and park improvements by LANI.
- 4th Qtr: Monitor remediation efforts by Gaffey Street owner and park improvements by LANI.

Redevelopment Goal: To install, repair and maintain public improvement and amenities and to promote tourism related activities that enhance economic and recreational opportunities in the Community.
Address: Gaffey and Sepulveda Streets at the terminus of the 110 Harbor Freeway.
Council District: 15.
PAC/CAC: Pacific Corridor Community Advisory Committee.
Neighborhood Council: Central San Pedro.
Funding Source: Pacific Corridor Tax Increment.

Transit Center Parking and Warner Grand Theater Mixed Use Development (PA3200)

Project Description: The Agency will pursue development of the San Pedro Transit Center intended to serve as a convenient central transfer point for various MTA, DASH and other bus lines. The public parking component of the Transit Center will serve a dual purpose in providing nearby customer parking for Warner Grand Theater patrons, Downtown businesses as well as "park and ride" customers. The proposed development will provide retail uses on the ground floor providing a safe and pedestrian friendly environment to bus patrons and will preserve a 1999 MTA allocation for the development of six bus bays, and parking for park and ride customers. Activities will include completion of Agreements with MTA; environmental clearance, design and engineering of the Transit Center. Environmental site assessment, appraisal and title work will be initiated upon confirmation of the MTA funding and cooperation by the property owners. This activity is being coordinated with the Beacon Street Project's objective BS2030. The Warner Grand Theater, built in the 1930's, has no on-site parking. The lack of customer parking limits the theater's full potential as a first class performing arts venue. In 1999, the Agency was awarded $2.439 million in MTA Transit Capital funds for development of a Transit Center with retail uses and public parking. The original applicant declined to accept the MTA award as designed and Agency staff conducted a four-year search for potential transit center sites for MTA consideration. The Agency is seeking outside funding assistance to commence the necessary design work and adequately fund the entire proposed scope of work.
Developer: Agency.
Project Cost: $6 million.
FY07 Milestones:

- 1st Qtr: Seek commitment for outside funding to acquire properties.
- 2nd Qtr: Obtain MTA Letter of Agreement to fund an acquisition, relocation and development project.
- 3rd Qtr: Complete property acquisition, relocation and environmental site assessment analyses.
- 4th Qtr: Complete design and engineering plans.

Redevelopment Goal: To install, repair and maintain public improvement and amenities and to encourage use of mass transportation.
Address: To be determined
Council District: 15.
PAC/CAC: Pacific Corridor Community Advisory Committee.
Neighborhood Council: Central San Pedro.
Funding Source: Pacific Corridor Tax Increment, pending MTA Transit Capital Funds and outside resources.

Joint Development Planning with Port of Los Angeles (PA6200)

Project Description: An important community and redevelopment goal is for the Port of Los Angeles (Port) and the Agency to work together in a coordinated fashion to form "a seamless interface" as development occurs between the two areas administered by the Port (eastside of Harbor Boulevard) and the Agency (westside of Harbor Boulevard) generally from the Vincent Thomas Bridge to the Angels Gate Breakwater (or Outer Harbor near 22nd Street). Future development in these two jurisdictions should be complementary and mutually reinforcing, with the intent to reinvigorate Downtown San Pedro with a revitalized waterfront. In March 2005, the Agency approved entering into a Loan Agreement with the Port not to exceed $1.5 million to jump-start the coordinated planning effort. The Port's proposed Waterfront Promenade Project was beginning preparation of its Environmental Impact Report. In August 2005, the Agency selected SMWM as the lead consultant, after a competitive solicitation of the Agency's prequalified consultant pool, to provide planning and technical expertise to identify and evaluate joint development opportunity sites along Harbor Boulevard with Port participation, future land uses, etc. Keyser Marston was retained to provide real estate market feasibility expertise and Meyer Mohaddes to conduct parking survey of the downtown area and to express an opinion on suggested locations for peripheral parking structures and associated traffic impacts. SMWM will identify four development opportunity sites, collaborate with Keyser Marston and Associates (KMA) and Meyer Mohaddes (MMA) in recommending a feasible scope of development for each that will promote a quality downtown living environment as well as provide peripheral parking for the Waterfront Promenade project, accommodate a mix of housing and commercial uses, such as a supermarket. FY07 activities will include monitoring the contracts with SMWM, MMA, KMA, Walker and Associates and City Planning Department and issuing an RFQ or RFP for four joint development opportunity sites that may include Port property.
Developer: Agency.
Project Cost: $1 million estimated consultant and City services.
FY07 Milestones:

- 1st Qtr: Monitor various consultants' and City department's work products.
- 2nd Qtr: Coordinate consultant and City department findings and recommendation with Port of Los Angeles.
- 3rd Qtr: Issue RFQ or RFP for joint development opportunity sites.
- 4th Qtr: Evaluate RFQ or RFP responses.

Redevelopment Goal: To engage and increase involvement of the Port in the physical and economic revitalization of the Community.
Address: Harbor Boulevard between Swinford and 22nd Street.
Council District: 15.
PAC/CAC: Pacific Corridor Community Advisory Committee.
Neighborhood Council: Central and Coastal San Pedro.
Funding Source: Pacific Corridor Tax Increment.

Arts, Cultural and Entertainment (ACE) District (PA6600)

Project Description: In August 2005, the Pacific Corridor Community Advisory Committee recommended the establishment of an Arts, Cultural and Entertainment District for Downtown San Pedro. Creation of this District will attract and cluster businesses that are primarily engaged in the arts, e.g. museums, art galleries, restaurants, nightclubs and other types of entertainment venues. Agency activities will include retaining a consultant to establish the boundaries for the ACE District, identify the types of incentives needed to attract these types if businesses, which may include facilitating the entitlement and building regulatory review process with the City. In addition, the ACE District Overly Zone will take into consideration the Agency's efforts to promote a residential living environment Downtown and to address potential incompatibility issues, such as noise from live entertainment, service truck deliveries and outdoor dining on the public right of way, etc.
Developer: Not applicable.
Project Cost: $100,000.
FY07 Milestones:

- 1st Qtr: Prepare Scope of services and conduct a competitive solicitation.
- 2nd Qtr: Seek CRA Board and Council approval of selected consultant's contract.
- 3rd Qtr: Solicit community input for the ACE boundaries and identify key elements in attracting in attracting ACE type businesses.
- 4th Qtr: Prepare an ACE Plan for CRA Board, PLUM Committee and City council considerations and adoption.

Redevelopment Goal: To promote tourism related activities that enhance economic and recreational opportunities in the community.
addresses: To be determined
Council District: 15.
PAC/CAC: Pacific Corridor Community Advisory Committee.
Neighborhood Council: Central San Pedro.
Funding Source: Pacific Corridor Tax Increment.

Response to Development Opportunities (PA6990)

Project Description: Agency activities include responding to developer and property owner inquiries, attending CD15 Developer Pitch Day meetings, environmental clearance of permit applications and developments seeking Agency discretionary approval; and review of new development pursuant to the Project Area's Design Guidelines. Agency staff will also attend City Planning Department predevelopment conferences, Zoning Administrator and Tentative Tract Map Hearings, etc.

Projects underway or under review are:

- Bank Lofts, 407 W. 7th Street and 390 W. 8th Street - Urban Pacific Builders is under construction to build 87 market rate loft units for sale with 154 parking spaces and has retained the Wells Fargo Bank building facade. This mixed-use project involves adaptive reuse of the former Bank Building. Construction is anticipated to be completed in 2007. The Agency supported the Developer's tract map application and variances.
- Grand Cottages at 815 S. Grand Avenue – Hossein Moalej improved the design of its 12-condominium unit building that received its Tentative Tract Map in January 2006.
- Ocean View Lofts, 111 and 203-233 Harbor Boulevard - Pacific Venture Realty is seeking an amendment to the San Pedro Community Plan to build 144 for sale, market rate loft units, and 7,500 s.f. of ground floor retail with 329 parking spaces. The Project will be developed on two separate lots. Agency staff recommended to delete the ground floor retail and decrease the number of units to maximize views for all of the units. The community supported the ground floor retail and no change in the design.
- 420-430 W. 9th STREET - Sepia Homes proposes to build 25 market rate units in a Spanish-style four-story structure with 63 subterranean parking spaces. The proposal was referred to the Design Review Panel for design modifications which were accepted by the developer.
- 366 W. 8th STREET - Sepia Homes proposes to build 20 market rate condominium units with 45 parking spaces. The proposal was referred to the Design Review Panel for design modifications, which were accepted by the developer.
- 8th Street Townhomes, 281 W. 8th Street (southeast corner 8TH & Centre Streets) - Hossein Moalej received Community support for the development of 30 market rate townhome units with approximately 5,000 s.f. of ground floor neighborhood retail. The developer subsequently increased the number of units from 30 to 72. The property is zoned low density residential and adjacent to the Vinegar Hill HPOZ. The 72 unit plan was referred to the Design Review Panel, who felt the project was not appropriate for the intended location.

Developer: Various.
Project Cost: Not applicable.
FY07 Milestones:

- 1st Qtr: Respond to commercial, market rate housing or mixed-use development opportunity inquiries with technical assistance.
- 2nd Qtr: Respond to commercial, market rate housing or mixed-use development opportunity inquiries with technical assistance.
- 3rd Qtr: Respond to commercial, market rate housing or mixed-use development opportunity inquiries with technical assistance.
- 4th Qtr: Respond to commercial, market rate housing or mixed-use development opportunity inquiries with technical assistance.

Redevelopment Goal: To develop a variety of consumer, retail, shopping and entertainment opportunities and discourage commercial activities perceived to have a detrimental effect on the Community.

Address: Various.
Council District: 15.
PAC/CAC: Pacific Corridor Community Advisory Committee.
Neighborhood Council: Central San Pedro.
Funding Source: Pacific Corridor Tax Increment.

Project Financing (PA9330)

This section provides for Agency staff activities associated with administering the Project's financial resources, including short-term and long-term financial planning, and preparation of the Annual Statement of Indebtedness, Annual Report to the State Controller, etc. In March 2006, the Agency received City Council approval to issue Tax Allocation Bonds that will repay a Port of LA loan of $500,000. Port loan proceeds enabled the Agency to award various professional and technical consultant services contracts for joint development planning efforts (see PA6200) related to the Bridge to Breakwater Master Plan, San Pedro Waterfront Promenade Project and new development proposed in the Project Area.

Project General (PA9990)

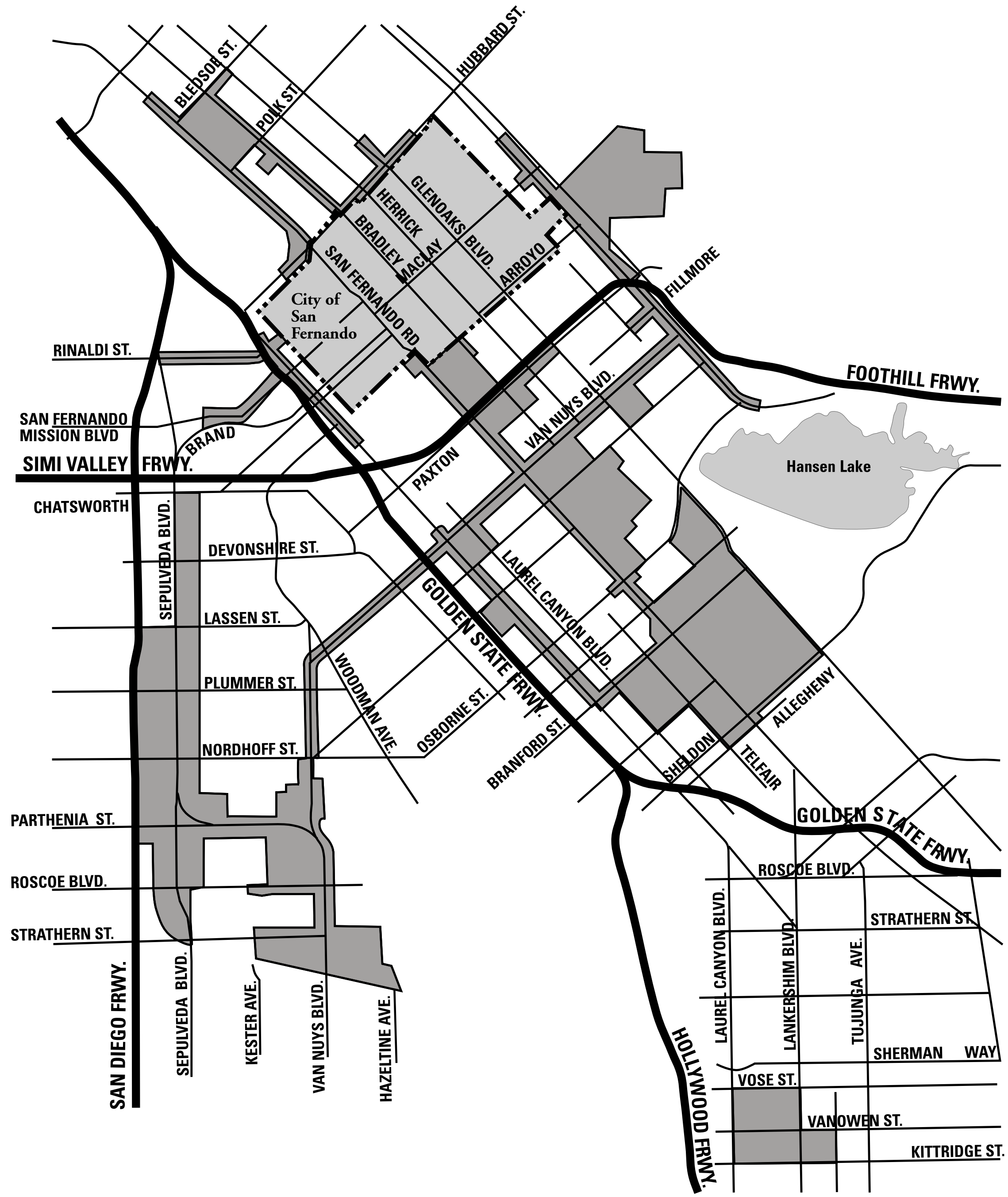
Agency staff activities include conducting the following monthly meetings: Pacific Corridor CAC usually held the first Wednesday of the month, CAC Steering Committee, the third Wednesday of the month; and the Design Review Panel, the third Wednesday of the month. In addition, Agency staff activities associated with carrying out the Project's Work Program, preparing and monitoring the Annual Work Program and Budget, meetings with the Council Office, responding to public inquiries, maintaining the site office, disseminating public information; and grant application preparation are covered by this objective.

EARTHQUAKE DISASTER ASSISTANCE PROJECT
FOR PORTIONS OF COUNCIL DISTRICT 7 (PACOIMA/PANORAMA CITY)
Project Information Sheet

Area	2,914 acres
Council District(s)	7
Date of Adoption	November 29, 1994
Date(s) of Amendment(s)	November 21, 2003
Project End Date	December 31, 2015
Eminent Domain Expires	November 29, 2006
Tax Increment Cap	None
Tax Increment Received Through FY05	$22,868,835
Balance to Reach Cap	N/A
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	November 29, 2041
Maximum Bonded Indebtedness	$200,000,000
Debt Establishment Time Limit	November 29, 2009

Earthquake Disaster Assistance Project

East Valley Region



NORTH

Pacoima/Panorama City

PACOIMA/PANORAMA CITY
EARTHQUAKE DISASTER ASSISTANCE PROJECT FOR PORTIONS OF COUNCIL DISTRICT 7

Summary

Although physical and economic disinvestment continues, enterprise and renewed community commitments are prompting expanded implementation activity. In Pacoima, actions include the continued implementation of streetscape improvements in the Pacoima Town Center, the exploration of development opportunity in the vicinity of Amboy Street, and development of a new mixed use Constituency Center with the City of Los Angeles Bureau of Engineering, at the corner of Van Nuys Boulevard and Oneida Street. The commercial incentive and business attraction and façade program is progressing the Town Center area, and a new revitalization strategy will begin implementation in Pacoima's industrial areas. In Panorama City, opening the easterly frontage of the Panorama Mall to Van Nuys Boulevard access is being explored to improve the retail and shopping experience for businesses and consumers, alike; as is the encouragement of revitalizing the Panorama Tower site at Van Nuys Boulevard and Titus Street. Initiation of a new community based streetscape program on Van Nuys Boulevard is designed to link the area between The Plant retail and movie-theater center and the northerly edge of the commercial district near Parthenia Street.

FY 2006-2007 Proposed Work Program

- Implement the Pacoima Town Center revitalization strategy including streetscape improvement, development opportunities, façade improvements and interior rehabilitation, and coordination with other City Departments and government agencies.
- Start construction of an approximately 51-unit apartment complex for low/moderate income families on Osborne Street in Pacoima. The project is known as the Osborne Family Apartments.
- Participate with the City of Los Angeles in designing and developing a mixed use CD7 Neighborhood City Hall project along Van Nuys Boulevard and Pacoima's Town Center.
- Purchase site (s) or enter into development agreements with property owners for the development of mixed-use catalytic projects along Van Nuys Boulevard and Pacoima's Town Center.
- Implement a phased and targeted industrial revitalization strategy in the Pacoima/Panorama City Redevelopment Project Area.
- Negotiate an Owner Participation Agreement for Pacoima Center (formerly the Price Pfister site) including home improvement, neighborhood retail and community center.
- Continue commercial façade improvements along Van Nuys Boulevard bounded by Golden State 5 Freeway and Glenoaks Boulevard.
- Provide technical assistance to City of Los Angeles Departments on the Sunquest Industrial Park development site on San Fernando Road.

- Facilitate the revitalization of the Panorama Tower site on Van Nuys Boulevard and Titus for re-use and/or new mixed-use development.

- Facilitate the redevelopment of the former Montgomery Ward Department Store site on Roscoe Boulevard and Tobias Avenue in Panorama City.

- Assist Panorama Mall property owner with retail access and pedestrian activity between the interior of the shopping center and Van Nuys Boulevard.

- Commence streetscape improvements design and construction along Van Nuys Boulevard from Parthenia and Titus Street in Panorama City.

Background

Adopted on November 29, 1994, the Earthquake Disaster Assistance Project for Portions of Council District 7 is located in the northeast San Fernando Valley and includes portions of the communities of Arleta, Lakeview Terrace, Mission Hills, North Hills, North Hollywood, Pacoima, Panorama City, Sun Valley and Sylmar. The project consists of approximately 2, 914 acres and is generally bounded by the San Diego Freeway on the west, Foothill Freeway on the north and east, and Victory Boulevard on the south.

The Earthquake Disaster Assistance Project for Portions of Council District 7 was adopted to provide for and facilitate the repair, restoration, demolition and/or replacement of property or areas or facilities damaged as a result of the Northridge Earthquake and its subsequent aftershocks, and/or undertake, carry out or approve programs and perform specific actions necessary to prevent or mitigate an emergency pursuant to the Disaster Project Law.

Conditions at Time of Adoption

- Numerous instances of structural damage and fascia damage as a result of the earthquake.

- Lack of private investment in the area, leading to poor market conditions and disinvestment.

- High population and overcrowding, including families living in unimproved garages.

- Defective design of physical construction combined with increasing age, obsolescence, deterioration and dilapidation.

- Inadequate public improvements and facilities.

- Major streets requiring improvement, lack of street lighting, damage to the infrastructure due to the earthquake.

- Lack of adequate fire and police facilities to assist the community in times of crises, such as the earthquake.

Key Accomplishments through June 30, 2006

- The Agency completed Revitalization Strategies for Pacoima Town Center and Panorama City.
- The Agency acquired property on Foothill Boulevard previously owned by the Housing Authority of the City of Los Angeles, released an RFP, entered into an exclusive right to negotiate with a developer of 15 new single family homes for moderate-income households. Unfortunately, due to existing soil and seismic conditions and associated costs, the proposed project could not proceed.
- A residential Paint is Free program has been implemented through the assistance of a local non-profit organization in Pacoima.
- The Agency provided technical assistance to a developer of a 60 unit senior housing project, Palm Village; all funding has been secured.
- The Agency implemented façade improvements on Van Nuys Boulevard in the Pacoima Town Center.
- The Agency provided development and site feasibility analyses towards the future redevelopment of the former Price Pfister site on Paxton Avenue in Pacoima.
- The Agency prepared a targeted and phased Pacoima industrial revitalization strategy for implementation.
- The Agency initiated an industrial corridor revitalization business improvement district for San Fernando Road in Pacoima.
- The Agency provided assistance for Pacoima business, housing and employment non-profit organizations.
- The Agency reached agreement with the City of Los Angeles and facilitated project design selection towards developing new mixed use Constituency Center in the Pacoima Town Center.
- The Agency completed contract services and interdepartmental coordination with the Los Angeles Department of Transportation, the MTA, and the Southern California Rail Authority toward streetscape construction on Van Nuys Boulevard in the Pacoima Town Center.
- The Agency initiated development opportunity planning for the Amboy Street and Van Nuys Boulevard area in the Pacoima Town Center.
- The Agency provided technical assistance for a private development proposal to construct a new County office building in Panorama City.
- The Agency provided technical assistance on behalf of various concepts to redevelop the former Montgomery Ward site in Panorama City.
- The Agency in consultation with local stakeholders worked towards the preparation of a streetscape improvement program for Van Nuys Boulevard in Panorama City.
- The Agency initiated the formation of a business improvement district in Panorama City.
- The Agency facilitated site selection with the Los Angeles Unified School District for future construction of a new elementary school to serve a dense low and moderate-income neighborhood in Panorama City.

2005-2006 Work Program Accomplishments

Objective		Status
PC1990	Response to Development Opportunities	Columbus Permanent Housing for 6 affordable units is under construction.
PC2040	Commercial Incentive	A commercial façade grant for 5 storefronts was approved.
PC6990	Business/Opportunities Inventory	Pacoima Town Center inventory and Pacoima vacant lot inventory was completed.

Five Year Goals

The FY2005–FY2009 Five-Year Implementation Plan for the Earthquake Disaster Assistance Project for Portions of Council District 7 will focus on the following goals:

- Continue to support efforts to improve and create housing (inside and outside of the Project Area), including opportunities for low- and moderate-income households, multi-family housing and housing for senior citizens.
- Implement programs for commercial façade improvements and streetscape improvements.
- Coordinate with Public Works Department to improve streets, alleys, and sidewalks.
- Implement programs designed to bring about economic revitalization throughout the Project Area.

Project Objective Activity Descriptions

Residential Rehabilitation (PC1010)

Project Description: Provide low interest loans to income eligible homeowners for the rehabilitation of single-family dwellings. This program is designed to address and correct health and safety code violations to improve and further preserve the affordable housing stock.
Developer: N/A.
Project Cost: Total project cost to be determined; CRA funding commitment of $1,876,600.
FY07 Milestones: Develop new programmatic guidelines and procedures; provide assistance to ten (10) property owners.
Redevelopment Goal: Affordable housing preservation.
Address: Project Area Wide.
Council District: 6,7.
Neighborhood Council: Pacoima.
Funding Source: Housing Trust Fund.

HACLA Low/Moderate Housing (PC1050)

Project Description: Approximately 15 units of For Sale detached housing for families. CRA/LA has acquired a development site from the Housing Authority of the City of Los Angeles (HACLA) and selected a developer to build up to 15 single-family homes on the property. The development will consist of detached For Sale homes and the Agency is hoping to work in tandem with the Housing Authority to sell the homes to former Section 8 recipients who have qualified for down payment assistance programs from HUD or other sources. The homes will be marketed to 1st Time Home Buyers.
Developer: The Olson Co.
Project Cost: To be determined; CRA funding commitment of $68,100.
FY07 Milestones: Execute an Exclusive Right to Negotiate Agreement with the developer.
Redevelopment Goal: To make provisions for housing as is required to satisfy the needs and desire of the various age, income, and ethnic groups of the community, maximizing the opportunity for individual choice.
Address: 13574 Foothill Boulevard, Sylmar.
Council District: 7.
Neighborhood Council: Pacoima.
Funding Source: Housing Trust Fund.

Osborne Manor (PC1060)

Project Description: Osborne Gardens will provide 51 family units. The proposed unit mix of this complex is as follows: (14) 1 BR, (15) 2 BR's; (21) 3 BR's; and a 2 BR- Manager unit. All of the units will be rented to extremely low, very low and low income households at the following income levels: 24 units at 40% of median income, 14 units at 50% of median income, 13 units at 60% of median income. The project site is located in the 12000 block of Osborne Street in Pacoima. The total area of the Site is 56,913 square feet (1.3 acres). The developer proposes constructing a building along Osborne Street that is a two story residential structure and a three story structure situated at the center and rear of the lot away from the street view. The building will also feature a community room opening up to a garden courtyard that provides an opportunity for indoor/outdoor use for community and social activities. The complex also has a tot-lot area between the two residential buildings adjacent to the main garden courtyard.
Developer: DECRO.
Project Cost: Total project cost of $14,409,000 and CRA funding commitment of $97,800.
FY07 Milestones: Begin construction.
Redevelopment Goal: Affordable housing production.
Address: 12360 Osborne Street.
Council District: 7.
Neighborhood Council: Pacoima.
Funding Source: Housing Trust Fund. Other proposed sources include MHP, LAHD and Tax-exempt bond financing.

Palm Village – Senior Citizen Housing (PC1070)

Project Description: Palm Village Senior Apartments is a proposed 60-unit apartment complex. All of the units will be income restricted to persons from 35% of area median (extremely low) to 60% of area median (low). Unit mix is 51 one and 9 two bedroom units contained within a 2 and 3 story building over 1 level of parking on a 1.26 acre lot.
Developer: LTSC/Thai CDC.
Project Cost: Total project cost of $16,000,000 and CRA funding commitment of $40,200.
FY07 Milestones: Begin construction.
Redevelopment Goal: Affordable housing production.
Address: 9034 Laurel Canyon Boulevard.
Council District: 6.
Neighborhood Council: Sun Valley.
Funding Source: Redevelopment Housing Trust Fund. Other sources include HUD 202, LAHD and MHP.

Pacoima Neighborhood Revitalization Program (PC1110)

This objective will be a new initiative in the FY08 budget. The Agency will implement projects and programs that will improve the Pacoima neighborhood. This may include infrastructure, housing, and rehabilitation efforts that are not already linked to a specific project. This will be an overall beautification effort to ensure livability in the Pacoima community.

City Affordable Housing Trust Fund (PC1901)

This objective is a placeholder for annual deposits into the additional five percent housing set-aside attributable to the City's Affordable Housing Trust Fund. As projects are identified through the LAHD funding application process, funds may be transferred to new objectives, or to LAHD. No labor is to be assigned to this objective; labor for required budget activity is to be carried under the appropriate "1990" objective.

Response to Housing Opportunities (PC1990)

Project Description: Monitor ongoing construction, evaluate development proposals and provide technical and financial assistance when appropriate. This objective allows staff to respond to housing development opportunities that are not listed as separate objectives. Staff is expected to develop and implement neighborhood revitalization strategies including Infill-housing opportunities, targeted rehabilitation and cooperative property management programs for specific neighborhoods.
Developer: To be determined.
Project Cost: Total project cost to be determined and CRA funding commitment of $2,263,300.
FY07 Milestones: Continue working with housing development community in an effort to identify housing opportunities within the project area.
Redevelopment Goal: Affordable housing production and preservation.
Address: Project Area Wide.
Council District: 6,7.
Neighborhood Council: Pacoima.
Funding Source: Housing Trust Fund.

Panorama Towers (PC2010)

Project Description: Provide development stimulus for revitalizing the Panorama Towers site, where a 13-story building remains vacant, on four acres of land, due to damage caused during the 1994 Northridge Earthquake. The Agency will work with the current owner of the property on scenarios for a development that may include a County Office Building with housing and a second scenario that will include housing only. If the owner is not able to move ahead with the project, the Agency will issue an RFP to develop the Site.
Developer: Property owner/contractually based developer, or by a request for proposal if necessary.
Project Cost: Total project cost to be determined and CRA funding commitment of $1,359,500, subject to approved development plans.
Redevelopment Goal: Eliminate blighting influences due to neglected building and site conditions.
FY07 Milestones: Owner participation agreement with property owner/developer.
Address: 8155 Van Nuys Boulevard, Panorama City.
Council District: 6.
Neighborhood Council: Panorama City.
Funding Source: Bond proceeds.

Pacoima Center – Price Pfister (PC2030)

Project Description: Proposed home improvement and retail shopping center on the former Price Pfister Site. The site was purchased by 13500 Paxton, LLC with Primestor as the Master Developer. The site totals 32 acres; 10.7 acres was recently sold to Lowe's who is building a 130,000 square foot home improvement store. Lowe's is processing their development through the City and is not requesting any Agency assistance. The site will be developed as a regional retail center totaling approximately 450,000 square feet. The Developer will be submitting an application for gap financing from the Agency and the City for the BEDI funds available to this Project ($7.4 million Section 108 loan and a $1.4 million BEDI grant). 127 construction jobs will be generated by the project, along with 500 permanent jobs.
Developer: Primestor.
Project Cost: Total project cost of $75 million and CRA funding commitment of $2,206,100.
Redevelopment Goal: Commercial revitalization through a development opportunity on vacated industrial property.
FY07 Milestones: Execute an Owner Participation Agreement.
Address: Paxton Street and Sutter Avenue in Pacoima.
Council District: 7.
Neighborhood Council: Pacoima.
Funding Source: Tax increment.

Commercial Incentive Loans (PC2040)

Project Description: This program is focused on commercial corridors and will help revitalize buildings, which may need assistance in attracting new tenants and businesses. The program will also provide for refurbishment of existing façades and/or interior improvements. Along Van Nuys Boulevard in Pacoima, 5 single shop owners have approached the Agency for building and façade improvements. Two other multiple shop owners, one owning six stores, and another owning 8 are approving plans for façade and building work that will be completed in FY07. Also, Maccrich Co., the owner of the Panorama Mall in Panorama City, is reviewing plans that will allow shops along Van Nuys Boulevard to open up to the Boulevard instead of the current block wall facing the Boulevard. Those improvements are also scheduled to be completed in FY07.
Developer: Various property and business owners.
Project Cost: Total project cost to be determined and CRA funding commitment of $1,692,000.
Redevelopment Goal: Commercial revitalization through funding assistance for approximately 20 store fronts and the Panorama Mall.
FY07 Milestones: Agreements with owners of various properties.
Address: Pacoima Town Center area and Van Nuys Boulevard, north of Roscoe Boulevard, in Panorama City.
Council District: 7.
Neighborhood Council: Pacoima and Panorama City.
Funding Source: Tax increment.

Business Attraction/Retention Program (PC2050)

Project Description: The Agency will implement programs and initiatives that ensure the continued attraction and retention of businesses in an effort to revitalize the commercial corridor, preserve the existing employment base, and create local viable job opportunities.
Developer: To be determined.
Project Cost: Total project cost to be determined and CRA funding commitment of $30,800.
Redevelopment Goal: To enhance the commercial environment and create jobs.
FY07 Milestones: Collaborate, coordinate and consult with economic and community development organizations to formalize a business attraction/retention program.
Address: To be determined.
Neighborhood Council: Pacoima and Panorama City.
Council District: 6,7.
Funding Source: Tax increment.

Pacoima Industrial Attraction/Retention Program (PC2070)

This objective will be a new initiative in the FY08 budget. In conjunction with Project Area Industrial Revitalization (PC2210), this objective will provide funding for programs, projects, and initiatives to attract industrial users and companies to the project area; and to retain viable industrial companies.

Pacoima Commercial Core (PC2080)

This objective will be a new initiative in the FY08 budget. The Agency will implement projects and programs that will improve the streetscape improvements and other transportation enhancements along the Van Nuys Boulevard Commercial Corridor.

Pacoima Industrial Façade Improvement (PC2090)

This objective will be a new initiative in the FY08 budget. The Agency will provide technical services and assistance for phased and targeted industrial façade improvement program.

Montgomery Ward Site (PC2200)

Project Description: Provide technical services and facilitate the redevelopment of the previously Montgomery Ward Store (approximately 9 acres), now vacated, and owned by the Kmart Corporation, which in turn has made the site available for new development. The Site is located in Panorama City at the corner of Roscoe Boulevard and Tobias Avenue, just west of the Panorama Mall. Commercial and/or mixed-use with medium density is the preferred development.
Developer: To be determined.
Project Cost: Total project cost to be determined and CRA funding commitment of $120,700.
Redevelopment Goal: To eliminate blighting influences due to neglected property conditions on a vacated site and facilitate commercial and/or mixed-use development and revitalization.
FY07 Milestones: Owner participation agreement with developer.
Address: Roscoe Boulevard and Tobias Avenue.
Neighborhood Council: Panorama City.
Council District: 7.
Funding Source: Tax increment.

Project Area Industrial Revitalization (PC2210)

Project Description: Provide technical services and assistance for phased and targeted industrial revitalization for jobs creation, economic development, and infrastructure improvements. The targeted area is along San Fernando Road from Branford Street to the City of San Fernando. Infastructure, site remediation, and development opportunities as they arise will be sought.
Developer: Various, including owner participants and other developers.
Project Cost: Total project cost to be determined and CRA funding commitment of $1,138,400.
Redevelopment Goal: To eliminate blighting influences within the industrial areas, promote jobs and economic development.
FY07 Milestones: To be determined, subject to opportunities.
Address: Primarily San Fernando Rd. and other Pacoima industrial areas.
Neighborhood Council: Pacoima.
Council District: 7.
Funding Source: Tax increment.

CD7 Neighborhood City Hall (PC2300)

Project Description: The Agency is partnering with various City Departments in an effort to develop the new CD7 Neighborhood City Hall project. The new development will house CD7 field offices, Community Redevelopment offices, a constituent services center, and 2,500 square feet of commercial space that will serve as a destination point and include a plaza ("Zocalo") intended for public events, education and art programs. The project consists of approximately 60 subterranean parking spaces, which the Agency has allocated approximately $3 million. The CD7 City Hall will not only improve the overall aesthetic quality of Van Nuys Boulevard but it will also provide services to its constituents, stimulate pedestrian traffic, and enhance the quality of life.
Developer: To be determined (BOE will bid and award the contract).
Project Cost: Total project cost estimated at $17,680,000; CRA funding commitment of $1,525,600.
Redevelopment Goal: Improve the aesthetic quality of Van Nuys Boulevard in Pacoima, provide services to constituents, and enhance the quality of life.
FY07 Milestones: Approval of construction documents, ground breaking ceremony, and commence construction.
Address: Van Nuys Boulevard near Amboy Street, Pacoima Town Center.
Council District: 7.
Neighborhood Council: Pacoima.
Funding Source: AB1290 and Tax increment.

Panorama City Business Improvement District (PC2700)

Project Description: Under the Agency's guidance, Tierra Concepts will continue to facilitate the formation of a Business Improvement District (BID) in Panorama City centered on the commercial areas along Van Nuys Boulevard near the Panorama Mall. There will be a greater effort to ensure that stakeholders are involved in order to implement the wants and needs of the community. This BID will complement the streetscape effort in Panorama City by maintaining those improvements.
Developer: To be determined.
Project Cost: Total project cost to be determined and CRA funding commitment of $53,400.
Redevelopment Goal: To enhance and revitalize commercial areas.
FY07 Milestones: To formalize steering committee and obtain 50% + 1 approval from property owners.
Address: Portion of Van Nuys Boulevard and Roscoe Boulevard.
Neighborhood Council: Pacoima.
Council District: 7
Funding Source: Tax increment.

Pacoima Business Improvement District (PC2710)

Project Description: Under the Agency's guidance, Tierra Concepts will continue to determine the feasibility of a viable Business Improvement District (BID) in Pacoima centered on the commercial core along Van Nuys Boulevard. The BID boundary begins at Laurel Canyon Boulevard heading north to San Fernando Road and includes the area near the 118 Freeway. Points of interest within the BID boundary include the proposed CD7 Neighborhood City Hall, the Pacoima Public Library, and post office. If feasible, the consultant will facilitate the formation of the BID. There will be greater effort to ensure that stakeholders are involved at all levels in order to implement critical business and social needs of the community. This BID will complement the streetscape efforts in Pacoima.
Developer: To be determined.
Project Cost: Total project cost to be determined and CRA funding commitment of $72,200.
Redevelopment Goal: To enhance and revitalize commercial areas.
FY07 Milestones: To formalize assessment structure for property owners and obtain 50% + 1 approval from property owners.
Address: Portion of Van Nuys Boulevard and San Fernando Road.
Neighborhood Council: Pacoima.
Council District: 7.
Funding Source: Tax increment.

Sylmar Business Improvement District (PC2720)

Project Description: Under the Agency's guidance, Susan Levi and Associates will continue to facilitate the formation of a Business Improvement District (BID) in Sylmar centered on the commercial areas along San Fernando Road between Polk Street and Hubbard Street and adjacent to the construction of the Bike Path. There will be greater effort to ensure that stakeholders are involved in order to implement the wants and needs of the community. This BID will complement the streetscape effort in Sylmar by maintaining those improvements.
Developer: To be determined.
Project Cost: Total project cost to be determined and CRA funding commitment of $92,000.
Redevelopment Goal: To enhance and revitalize commercial areas.
FY07 Milestones: To formalize steering committee and obtain 50% + 1 approval from property owners.
Address: Portion of San Fernando Road.
Neighborhood Council: Sylmar.
Council District: 7.
Funding Source: Tax increment.

AB1290 Work Program (PC2990)

Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill 1290. The legislation provides a tax sharing mechanism for those taxing entities eligible to share in Agency tax increment generated by individual project areas. One of the taxing entities is the City of Los Angeles. In a City Council action adopted on October 14, 2003 the Agency was directed to retain tax increment that would otherwise be transferred to the City. The Constituency Center ($1.5 million) and Operation Clean Sweep ($250,000) will be funded from this objective.

Public Improvements (PC3000)

Project Description: This objective was reactivated to complement various physical improvements in commercial and industrial areas by funding public improvement projects that will enhance the safety and security of the communities. This initiative will help both retain and attract viable businesses into the project area. Improvements may include but are not limited to sewer replacement, street widening efforts, lighting, catch basins, storm water flow enhancement and other infrastructure enhancements.
Developer: To be determined.
Project Cost: Total project cost to be determined and CRA funding commitment of $1,032,300.
FY07 Milestones: Contract with a civil engineer and surveying firm to conduct all work associated with specific public improvement projects.
Redevelopment Goal: Promote infrastructure improvements whose deficiencies adversely affect the Project Area.
Address: Van Nuys Boulevard between the Golden State 5 Freeway and Glenoaks Boulevard.
Council District: 6 and 7.
Neighborhood Council: Pacoima and Panorama City.
Funding Source: Tax increment.

Pacoima Town Center (PC3400)

Project Description: Upgrading pedestrian improvements on Van Nuys Boulevard from the 5 Freeway to Glenoaks Boulevard Includes pedestrian intersection enhancements such as crosswalk safety and beautification at Van Nuys Boulevard and San Fernando Road. An MTA grant of $506,000 will be added to Agency tax increment to complete improvements along this section of Van Nuys Boulevard.
Developer: Pacoima Partners, CRA/LA and Bureau of Street Services of the City of Los Angeles.
Project Cost: Total project cost to be determined and CRA funding commitment of $1,111,700.
FY07 Milestones: Construction of streetscape improvements.
Redevelopment Goal: Restoring commercial pedestrian viability and beautification to Pacoima's historic district community center.
Address: Van Nuys Boulevard between the Golden State 5 Freeway and Glenoaks Boulevard.
Council District: 7.
Neighborhood Council: Pacoima.
Funding Source: Tax increment.

Panorama City Streetscape (PC3622)

Project Description: Streetscape program development along Van Nuys Boulevard from Parthenia Street to Strathern Street, with recommendations from local stakeholders is being planned. Details to be approved include a roundabout, medians, pedestrian amenities and signage. City approval of construction documents and phase one construction will occur in FY07.
Developer: CRA/LA and the City of Los Angeles.
Project Cost: Total project cost to be determined and a CRA funding commitment of $3,909,700.
FY07 Milestones: Preparation of completed plans, construction drawings and Phase One construction.
Redevelopment Goal: Restoring and enhancing the role of Van Nuys Boulevard as Panorama City's historic commercial center by enhancing the retail, business and pedestrian/consumer experience.
Address: Van Nuys Boulevard generally between Parthenia Street on the north and Strathern Street on the south.
Council District: 6, 7.
Neighborhood Council: Panorama City.
Funding Source: Tax increment.

Pacoima Scattered Sites Sidewalk Improvement Project (PC3710)

Project Description: The Agency will allocate funds to enhance pedestrian movement within the Pacoima community by repairing or constructing new sidewalks, curb and gutter and other physical improvements to move residents safely and efficiently and to stimulate pride within the enhanced area. This objective will improve pedestrian systems and enhance the quality of life for residents. It will also improve the overall environment by implementing basic infrastructure improvements that promote a positive image and safe environment or the community.
Developer: To be determined.
Project Cost: Total project cost to be determined and CRA funding commitment of $1,245,500.
FY07 Milestones: Civil engineering consultant shall submit conceptual design plans at 70%, 90% and 100%; plan check for permits; bid, contract award, and commence construction.
Redevelopment Goal: Improve the quality of life and pedestrian safety.
Address: Various sites within CD7 and CRA project area.
Council District: 7.
Neighborhood Council: Pacoima.
Funding Source: Tax increment.

Pacoima Infrastructure Improvements (PC3720)

Project Description: The Agency will implement various physical improvements along the Van Nuys Boulevard commercial core in the Pacoima Town Center by funding public improvement projects that will enhance the safety and security of the business center. This objective will allow Agency staff to formally attract and retain important businesses into the project area. Improvements may include but are not limited to utility under-grounding, sewer replacement, street widening efforts, lighting, catch basins, storm water flow enhancement and other infrastructure enhancements. This objective will promote needed infrastructure improvements whose deficiencies adversely affect the Project Area.
Developer: To be determined.
Project Cost: Total project cost to be determined and CRA funding commitment of $4,600.
FY07 Milestones: CRA staff shall determine specific infrastructure improvements necessary along the commercial core and contract with a civil engineer and surveying firm to conduct all work associated with specific public improvement projects.
Redevelopment Goal: Improve infrastructure.
Address: Various sites in Pacoima project area.
Council District: 6 and 7.
Neighborhood Council: Pacoima.
Funding Source: Tax increment.

Sylmar Streetscape Improvements (PC3730)

Project Description: The Agency will complement a public art project and a bike path through the installation of streetscape improvement elements. The streetscape project could include median islands, street trees, landscaping, stamped pavement, sidewalk improvements, and street furniture. The boundaries for this project run in tandem with the Sylmar Business Improvement District (BID) (see Objective PC2720) running along San Fernando Road from Hubbard Street to Polk Street. Additionally, the Sylmar BID would be responsible for the maintenance of the streetscape project. This objective will be an effort to restore the economic vitality of the community's commercial area.
Developer: To be determined.
Project Cost: Total project cost to be determined and CRA funding commitment of $1,520,500.
FY07 Milestones: Conceptual and schematic designs approved, complete construction documents and commence construction.
Redevelopment Goal: Restore the economic vitality, create a more sustainable community identity, and enhance the quality of life.
Council District: 7.
Neighborhood Council: Sylmar.
Funding Source: Tax increment.

Job Readiness/Training Center (PC3800)

Project Description: This objective includes a Grant Agreement in the amount of $200,000 for predevelopment and development activities for a 5,037 square foot job readiness/training center geared toward programs and initiatives for at-risk youth and young adults with Pacoima's Whiteman Airport area. The job readiness/training center will serve approximately 200 in the next few years in job development, job training and job readiness programs. This objective will promote improvement efforts by providing members of the community with the necessary employment training skills for quality jobs contributing to the local economy thereby increasing the quality of life for the entire community, removing negative influences, and enhancing the physical appearance of Pacoima.
Developer: Donald DeMars, International and various volunteers.
Project Cost: Total project cost to be determined and CRA funding commitment of $209,600.
FY07 Milestones: Commence construction and complete the project.
Redevelopment Goal: Promote jobs and eliminate physical blight in Pacoima.
Address: Various sites in Pacoima project area.
Council District: 7.
Neighborhood Council: Pacoima.
Funding Source: Tax increment.

Plan Adoption (PC6030)

Project Description: The Agency will initiate new plan adoption and/or amendment to the Earthquake Disaster Assistance Project that includes portions of the communities of Arleta, Lakeview Terrace, Mission Hills, North Hills, Pacoima, Panorama City, Sun Valley, Sylmar, and Van Nuys. This process will provide for the full extent of redevelopment authority. Currently, physical and economic conditions still exist that require ongoing redevelopment efforts beyond disaster recovery.
Developer: Agency.
Project Cost: Total project cost to be determined and CRA funding commitment of $966,900.
FY07 Milestones: Prepare redevelopment feasibility analysis, environmental impact report and other legally required documentation.
Redevelopment Goal: Implement new plan adoption and/or amendment to broaden development opportunities, expand investment potential and extend project financing capacity to create projects to revitalize the commercial/industrial areas, create new jobs and housing.
Address: Various communities with the East Valley.
Council District: 6 and 7.
Neighborhood Council: Pacoima and Panorama City.
Funding Source: Tax increment.

Public Art Program (PC6130)

Project Description: This objective will implement the Agency's Public Art Policy. This program includes the solicitation and funding of various public art projects associated with Agency projects such as the streetscape improvements throughout the Project. The Plan includes the goal of promoting and encouraging the retention and recovery of all segments of the arts and recreation as valuable parts of the Project while recognizing the diverse character of the neighborhoods. The implementation of a Public Art Program strengthens and enhances the community's image, thereby attaining this goal.
Developer: To be determined.
Project Cost: Total project cost to be determined and CRA funding commitment of $114,300.
FY07 Milestones: Contract art consultant(s).
Redevelopment Goal: Promote and encourage the arts and recreation; enhancement of the community's image.
Address: Project area wide.
Council District: 6 and 7.
Neighborhood Council: Pacoima and Panorama City.
Funding Source: Tax increment.

Response to Development Opportunities (PC6990)

Project Description: Implement development opportunities, as they are identified, including proforma analysis, CEQA review, analysis of development alternatives, and negotiation of agreements to development property.
Developer: Various property owners and developers, upon identification.
Project Cost: Total project cost to be determined and a CRA funding commitment of $517,700.
FY07 Milestones: To be determined.
Redevelopment Goal: Elimination of blight and restoration of sound property conditions based on owner participation and developer interest.
Address: Project wide.
Council District: 6, 7
Neighborhood Council: Pacoima and Panorama City.
Funding Source: Tax increment.

Project Financing (PC9330)

Agency staff administers the Project's financial resources and expenditures, including managing debt service obligations.

Project General (PC9990)

Agency staff administers the Project's ongoing activities, including maintaining a site office, servicing advisory bodies, providing public information and responding to inquiries from developers, property and business owners and elected officials.

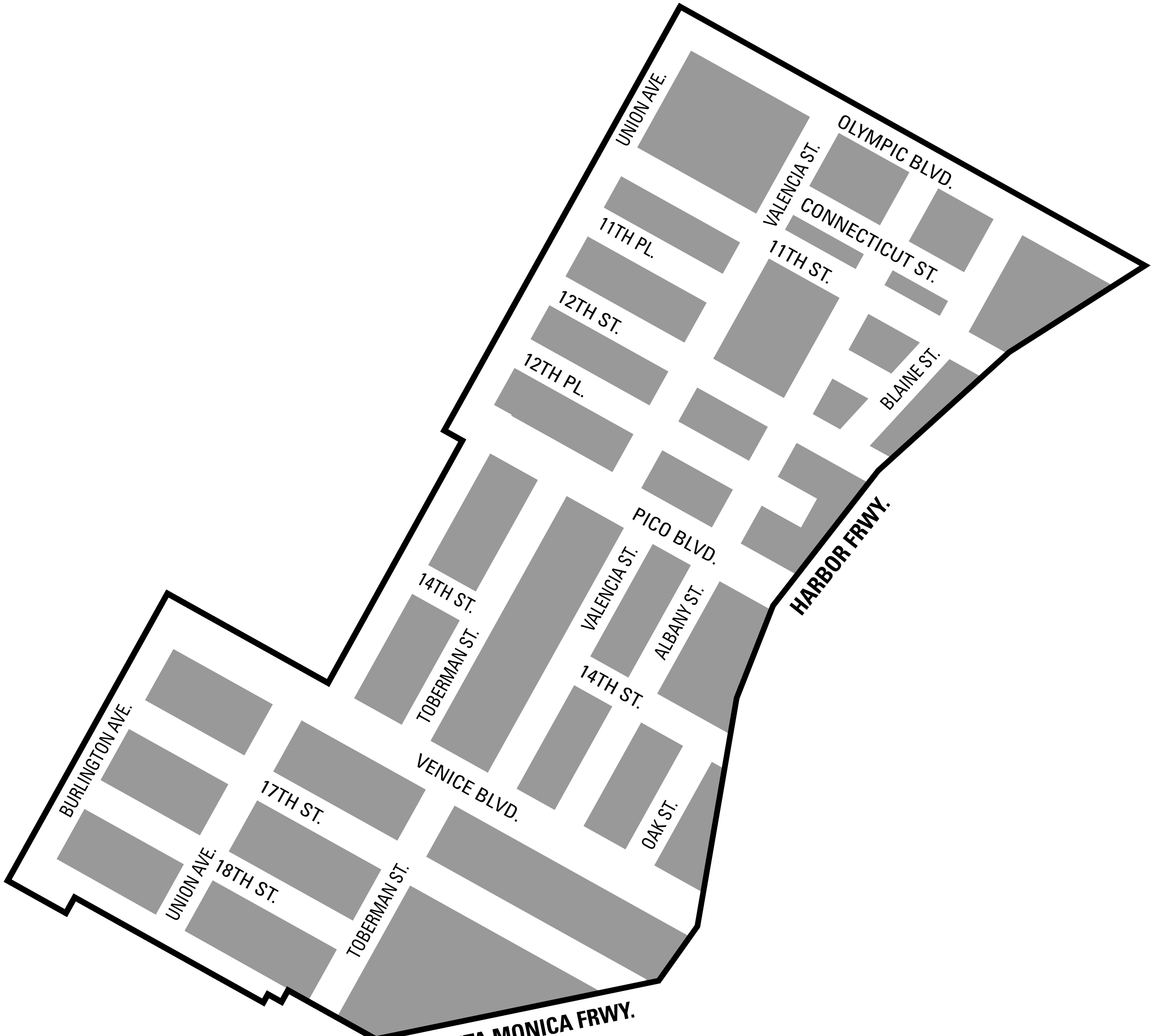
PICO UNION 1 REDEVELOPMENT PROJECT

Project Information Sheet

Area	155 acres
Council District(s)	1
Date of Adoption	February 27, 1970
Date(s) of Amendment(s)	December 17, 1986 December 20, 1994 March 3, 1999 November 21, 2003
Project End Date	February 27, 2011
Eminent Domain Expires	December 17, 1998
Tax Increment Cap	$85,000,000
Tax Increment Received Through FY05	$18,476,989
Balance to Reach Cap	$66,523,011
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	February 27, 2021
Maximum Bonded Indebtedness	None
Debt Establishment Time Limit	N/A

Redevelopment Project

Hollywood & Central Region



NORTH

Pico Union I

PICO UNION 1 REDEVELOPMENT PROJECT

Summary

Due to limited resources, program activities will focus on completion of objectives previously initiated, and implementation of activities to further the objectives of the Redevelopment Plan to improve the quality of life issues affecting the area, and to improve the physical image of the Pico Union community. The primary focus of Pico Union 1 is a continuing effort to retain the residential and historic character of the community developed in the early 1900's, the development of new affordable rental housing and the encouragement of economic development activities to provide needed services to the community. FY07 activities will focus on completion of the Pascual Reyes Rental Townhouse Development, which will cater to large families of very low and low income, initiate construction activities along the Pico Boulevard Streetscape, implement the Pico Boulevard Commercial Façade and Signage Grant Program and monitor the construction of public improvements to correct hazardous and unsafe conditions.

FY 2006-2007 Proposed Work Program

- Monitor construction activities in connection with the Pascual Reyes Townhouse Development to construct thirteen (13) four bedroom affordable residential units catering to large families.
- Monitor the issuance of building permits to ensure the retention of historic residential and commercial buildings.
- Implement the Residential Façade Grant Program to qualified residential property owners.
- Identify and review new housing development opportunities and/or rehabilitation initiatives for potential future funding.
- Implement the Pico Boulevard Commercial Façade/Signage Program.
- Monitor construction activities associated with the Pico Boulevard Streetscape Program.
- Implement the Public Improvement Program to upgrade deficient and hazardous public improvements project area- wide.
- Continue ongoing staff support to the community participation program, and continue working closely with the Council Office to identify and implement activities that meet the objectives of the Redevelopment Plan and the community.

Background

The Pico Union 1 Redevelopment Project contains 155 acres, and is located approximately two miles southwest of the core of the Los Angeles Central Business District and adjacent to the expanded Los Angeles Convention Center and the Staples Center Arena. The Pico Union 1 Redevelopment Plan was originally adopted by the Los Angeles City Council on February 27, 1970. The Plan sets forth several goals including the preservation and expansion of affordable housing, economic development, construction of new public improvements and improvement of the community's appearance through the rehabilitation of existing residential properties and businesses. Due to limited resources, economic opportunities have been limited; however, during FY07, emphasis will be placed on spearheading activities that improve the physical appearance of the community to promote and encourage economic development including implementation of the Pico Boulevard Streetscape Program, and the Commercial Façade and Signage Program, installation of new public improvements, completion of the Pascual Reyes Townhouse rental development and historic preservation.

Conditions at Time of Adoption

The Pico Union 1 Redevelopment Project was found to contain the following conditions of blight:

- Old, obsolete and substandard residential structures. Of the total of 616 residential buildings surveyed at the start of the Project, approximately 44 percent were either deficient or needing rehabilitation or structurally substandard.
- Irregular shaped parcels, which did not meet established planning and zoning standards for economic development.
- Prevalent absentee ownership and highly fragmented land ownership.
- Inadequate public improvements including a substandard circulation system, lack of street trees and insufficient open space.
- Lack of commercial services including retail and market facilities for community residents.
- High density of population and overcrowding since the community served as a port-of-entry for immigrants, primarily from Mexico and the Caribbean.

Key Accomplishments through June 30, 2006

- The primary thrust of the Pico Union 1 Redevelopment Project has been to stabilize, improve and increase the housing stock with special emphasis placed on providing affordable housing. This has been accomplished through a Project-wide residential home improvement loan program that has upgraded over 1,000 residential units since the inception of the Project, at a cost exceeding $3,000,000. Nearly 600 new housing units, representing a development cost of over $30,000,000, have been constructed in the Project providing both rental and ownership opportunities to area residents.

- Over $3,000,000 in public improvements, consisting of repairs to curbs and gutters, sidewalks and street trees have been installed to enhance the living environment of the community and to eliminate hazardous conditions. Of note is the installation of new lighting, playfields and fencing and expansion of Toberman Park to provide higher quality open space and increased recreational opportunities for Pico Union residents.

- Commercial development is an important element in revitalizing the community. The Agency previously participated and encouraged local shopping center developments including a mixed-use commercial and new housing development at Pico Boulevard and Union Avenue. In order to help stabilize the Pico Union community, an economic development and commercial revitalization strategy has been developed encouraging the participation of the business community.

- Beginning in 1996, the Agency provided financial resources to the City Department of Public Works, Operation Clean Sweep to implement the Beautification and Clean-up Program in the Pico Union 1 Redevelopment Project Area to improve the physical appearance of the area. Due to limited resources, the program was terminated in FY00, but was re-established in FY03 with available funds.

- Recognizing the need for affordable childcare, the Agency entered into an Agreement with a local nonprofit organization to develop Block 6 as a mixed-use development containing affordable childcare for 100 preschoolers, and the development of approximately 13 affordable family rental-housing units on Agency owned land. Construction for the childcare center commenced April 15, 2002 and was completed in July 2003. The center is managed and operated by the Los Angeles School District.

- In August 2004, City Council adopted the Pico Union Historic Preservation Over Lay Zone (HPOZ) to preserve the historic and residential character of the area. Since its inception in 2000, Agency staff worked closely with the community, City Planning and Council Office staff to help support and approve the Pico Union HPOZ.

2005-2006 Work Program Accomplishments

Objective		Status
P11050	Pascual Reyes Townhouses	Entered into an amended development agreement with a community based nonprofit organization, to increase the Agency loan and to extend the schedule of performance for development of 13 very-low and low-income rental townhouses catering to large families.
P12000	Pico Boulevard Commercial Façade Program	Initiated preparation of a Request for Proposals to retain an architect to prepare design and construction drawings, which will incorporate the Pico Union 2 Redevelopment Area.
P12010	Pico Boulevard Streetscape Program	Completed the community outreach process to obtain community input to prepare design and construction drawings for the Pico Boulevard Streetscape Program, completed design activities, and started preparation of construction drawings.
P13050	Operation Clean Sweep	Entered into a Cooperation Agreement with Operation Clean Sweep to fund, administer and operate the Clean up and Beautification Program.
P23400	Public Improvement Program	Retained an engineering consultant to prepare a public improvement deficiency assessment and survey.
P19910	PAC/Community Participation	Continued providing on-going PAC/Community Participation support and outreach.

Five Year Goals

- Monitor all building permits to retain residential character of the area, and to ensure retention of historically significant buildings.
- Complete construction of the Pascual Reyes Townhouses rental development and related offsite improvements.
- Identify and Implement housing programs for low- and moderate-income households.
- Revitalize the Pico Boulevard commercial corridor through implementation of the Pico Boulevard Streetscape and Commercial Façade and Signage Programs.
- Continue to identify financial resources to augment redevelopment efforts focusing on economic development activities, and initiatives to improve the visual appearance of the area.

Project Objective Activity Description

Residential Rehabilitation (P11010)

Project Description: Provide low interest loans for the rehabilitation of single and multi-family dwelling units, and the improvement and sale of two Agency owned condominium units for homeownership opportunities. Program to be implemented pending availability of financial resources.
Project Cost: $31,500.
FY07 Milestones: Monitor building permits in connection with rehabilitation of private residential property and new construction.
Redevelopment Goal: To retain by means of rehabilitation as many existing residences as possible.
Address: Area wide.
Council District: 1.
PAC/CAC Neighborhood Council: Pico Union 1 PAC and Pico Union Neighborhood Council.
Funding Source: Housing Trust Funds.

Pascual Reyes Townhouses (P11050)

Project Description: This is phase two of a mixed-use development on Agency owned land containing affordable childcare and rental housing to accommodate large families. Refer to Objective P13070 for installation of new off-site improvements. The development will contain 13 townhouse designed affordable rental units catering to large families of very-low and low-income households. Each unit will provide four bedrooms, 2 ½ bathrooms and an attached two-car garage.
Developer: Pico Union Housing Corporation.
Project Cost: $59,100.
FY07: Start and monitor construction activities.
Redevelopment Goal: Development of affordable housing.
Address: 1413 West Connecticut Street.
Council District: 1.
PAC/CAC; Neighborhood Council: Pico Union 1 PAC and Pico Union Neighborhood Council.
Funding Source: Housing Trust Funds.

PUHC Scattered Site Rehabilitation (P11090)

Project Description: Staff time to monitor rehabilitation construction expenditures to ensure compliance with multi-family bonds issued in FY03.
Developer: Pico Union Housing Corporation.
Project Cost: $7,600.
FY07 Milestones: Monitor rehabilitation construction expenditures.
Redevelopment Goal: Rehabilitation of existing residential units and affordable housing.
Address: Various.
Council District: 1.
PAC/CAC; Neighborhood Council: Pico Union 1 PAC and Pico Union Neighborhood Council.
Funding Source: Housing Trust Funds.

Residential Historic Preservation (P11095)

Project Description: Pursuant to City Council adoption of the Pico Union Historic Preservation Overlay Zone, staff will identify designated historic residential building for preservation and rehabilitation.
Developer: Various.
Project Cost: $17,000.
FY07 Milestones: Implementation of program depending on availability of resources to provide low interest loans for the preservation and rehabilitation of historically significant residential building.
Redevelopment Goal: To preserve historical monuments and structures, where possible, through maintenance and preservation, and through the establishment of historic districts, zoning restrictions and other mechanisms to deter demolition and promote adaptive re-use of historic structures.
Address: Various.
Council District: 1.
PAC/CAC; Neighborhood Council: Pico Union 1 PAC and Pico Union Neighborhood Council.
Funding Source: Housing Trust Funds.

City Affordable Housing Trust Fund (P11901)

This objective is a placeholder for annual deposits into the additional five percent housing set-aside attributable to the City's Affordable Housing Trust Fund. As projects are identified through the LAHD funding application process, funds may be transferred to new objectives, or to LAHD. No labor is to be assigned to this objective; labor for required budget activity is to be carried under the appropriate "1990" objective.

Response to Housing Opportunities (P11990)

Project Description: Funds will be used for identification of sites for infill residential development, homeownership opportunities, and development of financial incentives to encourage new residential development.
Developer: To be determined.
Project Cost: $93,400.
FY07 Milestones: Respond to housing opportunities that are not listed as an objective, and review permits, design and construction drawings.
Redevelopment Goal: To improve housing conditions and provide affordable housing.
Address: Various.
Council District: 1.
PAC/Neighborhood Council: Pico Union 1 PAC and Pico Union Neighborhood Council.
Funding Source: Housing Trust Funds.

Pico Boulevard Commercial Façade/Signage Program (P12000)

Project Description: Provide outreach to local business property owners and tenants to implement the Pico Boulevard Commercial Façade/Signage Program by providing conditional grants up to $25,000 for approximately six storefronts following preparation of design and construction drawings.
Developer: Various.
Project Cost: $305,200.
FY07 Milestones: Marketing of program to property owners and business tenants, issues RFPs for selection of architect to prepare design and construction drawings and obtain construction permits.
Redevelopment Goal: The achievement of an environment reflecting a high level of concern for architectural and urban design principles appropriate to the objectives of the Redevelopment Plan.
Address: Pico Boulevard from the Harbor Freeway to Union Avenue.
Council District: 1.
PAC/Neighborhood Council: Pico Union 1 PAC and Pico Union Neighborhood Council.
Funding Source: Tax Increment.

Pico Boulevard Streetscape Program (P12010)

Project Description: Design and construction of streetscape improvements along Pico Boulevard Commercial Corridor.
Developer: Agency.
Project Cost: $43,400.
FY07 Milestones: Monitor construction activities.
Redevelopment Goal: The achievement of an environment reflecting a high level of concern for architectural and urban design principles appropriate to the objectives of the Redevelopment Plan.
Address: Pico Boulevard from the Harbor Freeway to Union Avenue. The program will be implemented in conjunction with the Pico Union 2 Streetscape Program, Objective P23060.
Council District: 1.
PAC/Neighborhood Council: Pico Union 1 PAC and Pico Union Neighborhood Council.
Funding Source: Tax Increment.

Residential Façade Grant Program (P12060)

Project Description: Implementation of the Residential Façade and Grant Program, which will provide residential property owners of one to four residential units conditional grants up to $25,000 per structure for façade improvements.
Developer: Various.
Project Cost: $95,400.
FY07 Milestones: Marketing of the program to residential property owners, issue a RFP for retention of an architect to prepare design and construction drawings, prepare and complete design drawings.
Redevelopment Purpose: The achievement of an environment reflecting a high level of concern for architectural and urban design principles.
Address: To be determined.
Council District: 1.
PAC/Neighborhood Council: Pico Union 1 PAC and Pico Union Neighborhood Council.
Funding Source: Tax Increment.

Economic Development Opportunities (P12700)

Project Description: Response to development and programmatic opportunities directed toward the economic development of the Project Area with emphasis on projects which increase tax increment revenue and employment opportunities. The economy of the Pico Union area is affected by the low income of its residents and a historic lack of investment. This objective is intended to identify approaches to stimulate new economic activity in the area.
Developer: To be determined.
Project Cost: $436,600.
FY07 Milestones: Developing and marketing the program to property owners and potential investors.
Redevelopment Goal: Retention and restoration of Project Area businesses, including the provision of financial assistance for physical improvements promoting a positive image for the community, and the achievement of an environment reflecting a high level of concern of architectural and urban design principles.
Address: Various.
Council District: 1.
PAC/Neighborhood Council: Pico Union 1 PAC and Pico Union Neighborhood Council.
Funding Source: Tax Increment.

AB1290 Work Program (P12990)

Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill 1290. The legislation provides a tax sharing mechanism for those taxing entities eligible to share in Agency tax increment generated by individual project areas. One of the taxing entities is the City of Los Angeles. In a City Council action adopted on October 14, 2003 the Agency was directed to retain tax increment that would otherwise be transferred to the City. These funds are generated on an annual basis and will be used at the discretion of the council offices having jurisdiction over the affected project areas. The AB1290 funds will be spent on existing Agency work objectives or other activities in the council districts deemed consistent with the removal of slums and blight, the creation of quality jobs, and the provision of infrastructure improvements and affordable housing.

Operation Clean Sweep (P13050)

Project Description: Approve and enter into a Cooperation Agreement with Department of Public Works, Operation Clean Sweep, and LA Conservation Corp., to employ area youth to augment the City anti graffiti program by providing general clean-up services not provided by the City. This program is run in conjunction with the Pico Union 2 Operation Clean Sweep Program (P23050).
Developer: Department of Public Works and LA Conservation Corps.
Project Cost: $32,100.
FY07 Milestones: Obtain Agency and City Council approval to enter into a Cooperation Agreement with Department of Public Works, Operation Clean Sweep to administer the program.
Redevelopment Goal: To improve the visual environment of the community to strengthen and enhance its image and identity.
Address: Area-Wide.
Council District: 1.
PAC/Neighborhood Council: Pico Union 1 PAC and Pico Union Neighborhood Council.
Funding Source: Tax Increment.

Block 6 Public Improvements (P13070)

Project Description: Funding to a nonprofit developer for installation of new off-site public improvements in connection with the development of the Pascual Reyes Rental Townhouses. Refer to Objective P11050.
Developer: Pico Union Housing Corporation.
Projected Cost: $15,100.
FY07 Milestones: Monitor construction activities.
Redevelopment Goal: To improve and enhance needed public improvements per City requirements.
Address: Albany and Connecticut Streets.
Council District: 1.
PAC/Neighborhood Council: Pico Union 1 PAC and Pico Union Neighborhood Council.
Funding Source: Pico Union Tax Increment.

Public Improvements (P13400)

Project Description: Implementation of an abatement program to install new deficient, hazardous and substandard public improvements.
Developer: Agency.
Project Cost: $230,700.
FY07 Milestones: Advertise and select contractor to install new public improvements, and start construction activities. This program will be implemented in conjunction with Objective P23070, Public Improvements.
Redevelopment Goal: The achievement of an environment reflecting a high level of concern for architectural, landscape and urban design principles, which will contribute to the economic recovery of the area.
Address: Area Wide.
Council District: 1.
PAC/Neighborhood Council: Pico Union 1 PAC and Pico Union Neighborhood Council.
Funding Source: Tax Increment.

Response to Development Opportunities (P16990)

Agency staff will respond to development opportunities and review non-residential building permits, review development proposals, and provide technical assistance to developers and property owners as part of the ongoing redevelopment process to ensure conformance with appropriate plans and requirements.

Project Financing (P19330)

Agency staff will administer the Project's financial resources and expenditures, including managing debt service obligations.

PAC/Citizens Participation (P19910)

This objective allocates resources and staffing necessary for the functioning of the Pico Union I Project Area Committee (PAC). Agency support includes providing secretarial support, mass mailing public notices, materials, conducting PAC elections, staff support for the PAC and its sub-committees.

Project General (P19990)

This objective provides for unspecified costs not directly related to a specific Pico Union objective, but directly related to the administration of the Pico Union project including site office, technical, legal and administrative services for the operation of the site office and community participation.

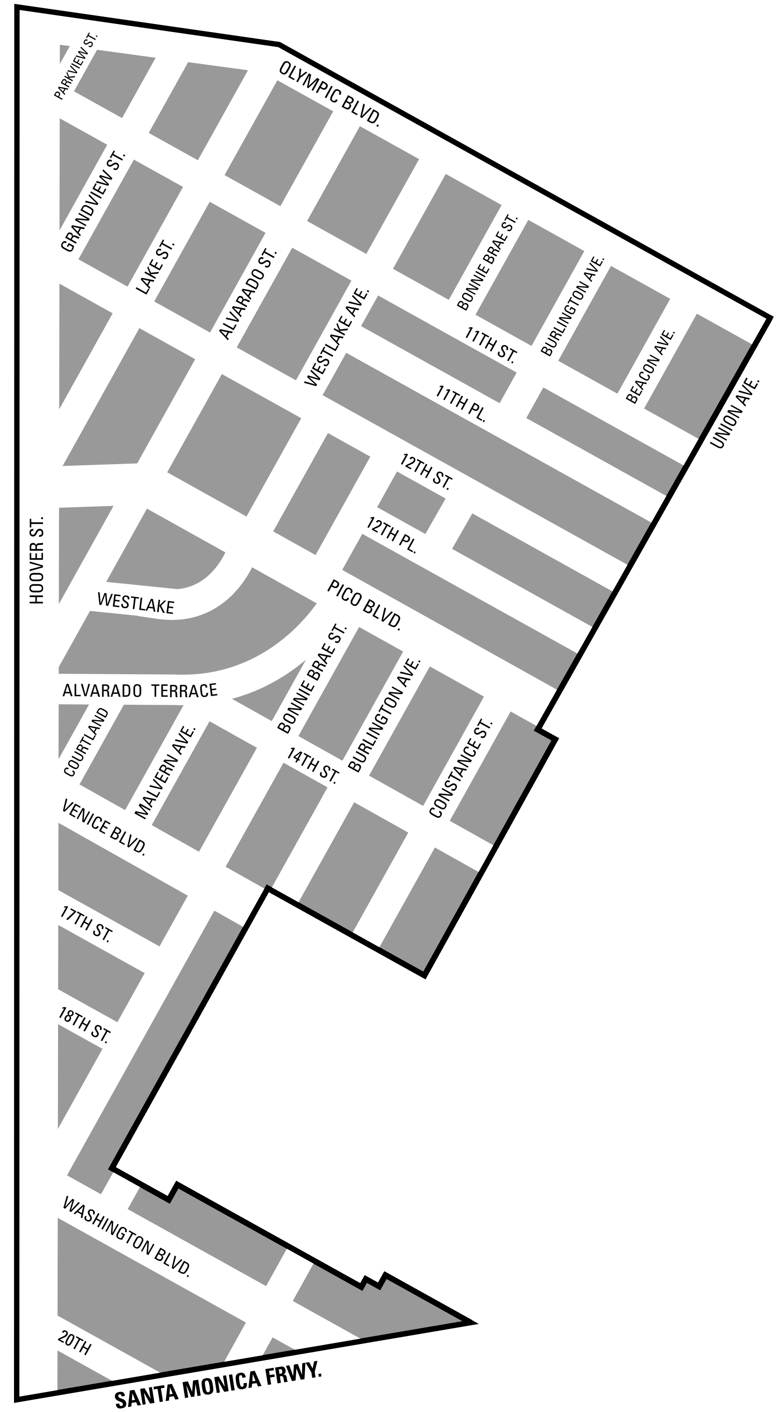
PICO UNION 2 REDEVELOPMENT PROJECT

Project Information Sheet

Area	227 acres
Council District(s)	1
Date of Adoption	November 24, 1976
Date(s) of Amendment(s)	December 20, 1994 May 9, 2001 October 31, 2003
Project End Date	November 24, 2017
Eminent Domain Expires	May 9, 2013
Tax Increment Cap	$114,500,000
Tax Increment Received Through FY05	$22,546,784
Balance to Reach Cap	$91,953,216
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	November 24, 2027
Maximum Bonded Indebtedness	$44,000,000
Debt Establishment Time Limit	January 1, 2014

Redevelopment Project

Hollywood & Central Region



Pico Union 2

PICO UNION 2 REDEVELOPMENT PROJECT

Summary

To continue redevelopment efforts, on May 9, 2001, the City Council adopted a Redevelopment Plan Amendment for the Pico Union Redevelopment Project Area No. 2. The amendment extended the life of the amended Plan from 2006 to 2016; extended the time in which the Agency may exercise its powers of eminent domain, which expired in l988; increased the tax increment spending limitations of the Plan; and included new statutory provisions which have become effective since adoption of the Redevelopment Plan in l976. In furtherance of the Redevelopment Plan Amendment, during the next five years, the Agency will focus on activities that meet the diverse needs of the community and that will create an environment to enhance the physical and economic well being of the area.

FY 2006-2007 Proposed Work Program

- Implement the residential rehabilitation loan program to provide financial assistance to property owners interested in upgrading their property to meet current codes and to upgrade the physical appearance of their properties.
- Implement the In-fill Affordable Housing Program to determine feasibility of providing homeownership opportunities consistent with the City's Small Lot, Townhouse Ordinance.
- Implement a Historic Preservation Program to retain the historic residential character of the area, which will provide an educational component, technical and financial assistance, subject to Agency and City Council approval.
- Monitor construction activities in connection with the relocation of two buildings on Agency owned land for conversion to operate an education, job training and community center for area residents.
- Implement the Pico Boulevard Commercial Façade/Signage Program.
- Implement the Residential Façade Grant Program.
- Initiate new economic development retention and attraction efforts.
- Enter into a Cooperation Agreement with the City Department of Public Works to continue the Operation Clean Sweep Program.
- Implement the Pico Boulevard Streetscape Program to undertake pedestrian enhancements to facilitate transit use and commercial improvements.
- Implement a Public Improvement Program to Identify and reconstruct deficient and substandard public improvements.
- Develop and implement a Public Art Program in the community.
- Develop a Plan Implementation Program to guide the future rehabilitation and development of commercial property.
- Continue ongoing staff support to the community participation program.

Background

The Pico Union 2 Redevelopment Project contains 227 acres and is located approximately two miles southwest of the Central Business District. The Project is bounded generally by Olympic Boulevard on the north, Union and Burlington Avenues on the east, the Santa Monica Freeway on the south and Hoover Street on the west. The Pico Union 2 Redevelopment Plan was originally adopted by the Los Angeles City Council on November 27, 1976, and amended on May 9, 2001. The Plan sets forth a variety of goals ranging from neighborhood revitalization, historic preservation, public improvements, commercial development and construction of affordable new housing.

Conditions at Time of Adoption

The Pico Union 2 Redevelopment Project contained the following conditions of blight:

- Obsolete and substandard residential structures.
- Irregular shaped parcels, which did not meet established planning and zoning standards for economic development.
- Prevalent absentee ownership as well as highly fragmented land ownership.
- Inadequate public improvements including substandard circulation systems, lack of street trees and insufficient open space.
- Lack of commercial services including retail and market facilities for community residents.

Key Accomplishments through June 30, 2006

Since its inception, the main focus of the Pico Union 2 Redevelopment Project has been to stabilize and improve the existing housing stock, either through rehabilitation or new construction. This has been accomplished through a variety of programs ranging from rehabilitation of existing housing, move-on of existing housing and construction of new affordable housing units. Since Project inception, nearly 1,000 dwelling units have been renovated. Completed housing projects include the Yorkshire Terrace, Pep Boys Replacement Housing, Scattered Site Housing and the Bellevue Apartments, all of which contributed to improved living conditions for the residents. Over $1,500,000 has been spent, area wide, to install new public improvements including sidewalk improvements, and improvements to Alvarado Terrace Park.

Nonresidential developments completed include the retention and expansion of Pep Boys regional administration and retail commercial facility and development of the 25,740 square foot, full service, Liborio's Supermarket. The Agency's participation included site assembly, relocation, site clearance and installation of new off-site public improvements. In addition, the Agency provided $200,000 to several community based nonprofit organizations for capital improvements to improve their facilities.

During FY94, the Agency reached the $14 million tax increment spending limitation resulting in the limitation of program activities. On May 9, 2001, the Redevelopment Plan was amended, which is projected to provide sufficient tax increment and bond proceeds to continue redevelopment efforts consistent with the goals and objectives of the community and the Amended Redevelopment Plan.

In 1999, the Agency was approved as a recipient of CFP Transportation Enhancement Funds, which included funding to implement the Alvarado Transit Corridor Pedestrian Improvements. Funds allocated will service the communities of Pico Union and Westlake by providing streetscape improvements designed to improve safety and access to transit modes by pedestrian and transit patrons. The improvements will stretch 1.4 miles at main nodes along Alvarado Street between Hoover and 3rd Streets. Funds will be made available to prepare design and construction drawings and for construction costs. With community and Agency support, in August 2004, City Council approved the Pico Union Historic Preservation Overlay Zone (HPOZ) in which funds have been set aside to develop a Historic Preservation Program to provide educational and financial assistance particularly, to low-income property owners.

2006-2007 Work Program Accomplishments

Objective		**Status**
P21050	In-Fill Affordable Housing Development	Identified five vacant sites for potential housing development, prepared acquisition estimates and conducted site-planning analysis.
P22010	Alvarado Development Site	Entered into a development agreement with a community based nonprofit organization to relocate two historic structures to Agency owned land for conversion to a learning center for area youth and residents.
P22650	Residential Façade Grant Program	Completed design services, and obtained construction bids to initiate façade grant activities on two residential structures containing three residential units.
P23050	Operation Clean Sweep	Entered into a Cooperation Agreement with Operation Clean Sweep to fund, administer and operate the Clean up and Beautification Program.
P23060	Pico Boulevard Streetscape Program	Completed the community outreach process, prepared design drawings and completed construction drawings to solicit construction bids.
P23070	Public Improvements	Retained an engineering consultant to prepare a public improvement deficiency assessment and survey to solicit construction bids.
P29910	Community Participation	Continued to provide on-going PAC/Community Participation support and out reach.

Five Year Goals

- Identify and review potential new housing developments and/or rehabilitation objectives for future funding.

- Foster and encourage Historic Preservation to retain the historic character of the community.

- Promote and support economic development and public improvement programs that enhance the physical appearance of the community to increase the economic tax base.

- Complete the Alvarado Corridor Pedestrian Improvements.

  Complete development activities with a nonprofit developer to develop Agency owned land located at 1115 South Alvarado Street.

- Continue and expand the Residential Rehabilitation Façade Grant Program-area wide, subject to Agency and City Council approval.

- Design and complete construction drawings for the Pico Boulevard Street Enhancement Program.

- Implement the Commercial Façade and Signage Programs.

- Work with Council Office and City Planning staff to implement, through Ordinance, a Community Design Overlay Zone to guide future commercial development.

- Continue ongoing community participation.

Project Objective Activity Descriptions

Historic Preservation (P21000)

Project Description: Implementation of a Historic Preservation Program providing educational, technical and financial incentives to property owners to encourage the preservation and enhancement of the varied and distinctive historic character of the community.
Developer: Various.
Project Cost: $1,019,100.
FY07 Milestones: The establishment and implementation of a program providing technical and financial incentives, particularly to low- income households, and residential property owners to encourage historic preservation.
Redevelopment Goal: To preserve historical monuments and structures, where possible, through maintenance and preservation, and through the establishment of historic districts, zoning restrictions, and other mechanisms to deter demolition and promote the adaptive re-use of historic structures.
Address: Various.
Council District: 1.
PAC/Neighborhood Council: Pico Union 2 PAC and Pico Union Neighborhood Council.
Funding Source: Housing Trust Funds.

Residential Rehabilitation (P21010)

Project Description: Provide low interest loans for the rehabilitation of single and multi-family dwelling units.
Developer: Various.
Project Cost: $723,200.
FY07 Milestones: Retain a consultant to provide construction and financial loan packaging assistance, market the program, inspect units, review construction bids, prepare loan applications, start and monitor construction activities.
Redevelopment Goal: To improve existing housing and to provide affordable housing.
Address: Various.
Council District: 1.
PAC/Neighborhood Council: Pico Union 2 PAC and Pico Union Neighborhood Council.
Funding Source: Housing Trust Funds.

In-Fill Affordable Housing Development (P21050)

Project Description: The potential acquisition of vacant lots for development of affordable for sale condominium housing consistent with the City's Small Lot, Townhouse Ordinance.
Developer: Various.
Project Cost: $1,636,700.
FY07 Milestones: Complete acquisition appraisals and determine feasibility of implementing the program to support homeownership opportunities in the project area.
Redevelopment Goal: To provide affordable housing and to promote homeownership opportunities.
Address: Various.
Council district: 1
PAC/Neighborhood Council: Pico Union 2 PAC and Pico Union Neighborhood Council.
Funding Source: Housing Trust Funds.

City Affordable Housing Trust Fund (P21901)

This objective is a place-holder for annual deposits into the additional five percent housing set-aside attributable to the City's Affordable Housing Trust Fund. As projects are identified through the LAHD funding application process, funds may be transferred to new objectives, or to LAHD. No labor is to be assigned to this objective; labor for required budget activity is to be carried under the appropriate "1990" objective.

Response to Housing Opportunities (P21990)

Project Description: Identification and review of potential new housing development and/or rehabilitation activities for future funding. As new housing efforts are established, new objective numbers will be assigned.
Developer: Various.
Project Cost: $1,814,200.
FY07 Milestones: On going review of residential development proposals, design and construction drawings. City permits, and the preparation of appraisals for potential purchase of five vacant sites, complete planning and financial feasibility analyses for affordable housing opportunities.
Redevelopment Goal: To make provisions for housing to satisfy the needs and desires of the various age, family size and income of the community, maximizing the opportunity for individual choice.
Address: Various.
Council District: 1.
PAC/Neighborhood Council: Pico Union 2 PAC and Pico Union Neighborhood Council.
Funding Source: Housing Trust Funds.

Alvarado Building Site (P22010)

Project Description: Relocation of two historic structures and their conversion into a youth and adult learning center.
Address: 1115 S. Alvarado Street.
Developer: (Proposed) Pico Union Housing Corporation.
Project Cost: $4,200 (staff only).
FY07 Milestones: Monitor the development agreement and construction activities with a community based nonprofit organization to relocate two residential structures for conversion as a learning center for area youth and residents.
Redevelopment Goal: To remove structurally substandard buildings not feasible for rehabilitation, allowing the use of the land for new development.
Address: 1115 Alvarado Street.
Council District: 1.
PAC/Neighborhood Council: Pico Union 2 PAC and Pico Union Neighborhood Council.
Funding Source: Pico Union Tax Increment.

Pico Boulevard Commercial Façade/Signage Program (P22620)

Project Description: Provide Conditional grants up to $25,000 per storefront to business tenants and property owners for upgrading building facades and signage.
Developer: Various.
Project Cost: $1,104,600.
FY07 Milestones: Marketing of program to property owners and business tenants, issue RFPs to select an architect to prepare design and construction drawings.
Address: Pico Boulevard from Union Avenue to Hoover Street.
Redevelopment Goal: Retention and restoration of businesses, including the provision of financial assistance for physical improvements, promoting a positive image for the community and the achievement of an environment reflecting a high level of concern for architectural and urban design.
Council District: 1.
PAC/Neighborhood Council: Pico Union 2 PAC and Pico Union Neighborhood Council.
Funding Source: Tax Increment.

Residential Façade Grant Program (P22650)

Project Description: Continuation of the Residential Façade and Grant Program area-wide, pending Agency and City Council approval. The program will extend conditional grants to residential property owners (one to four units) up to $25,000 for architectural services, exterior painting of residential property, termite inspections, lead abatement and replacement of wood siding, if necessary.
Developer: Various.
Project Cost: $461,000.
FY07 Milestones: Marketing of the program to residential property owners, issue RFP for retention of an architect to prepare design and construction drawings and prepare construction drawings.
Redevelopment Goal: The achievement of an environment reflecting a high level of concern for architectural and urban design principles.
Address: Various.
Council District: 1.
PAC/Neighborhood Council: Pico Union 2 PAC and Pico Union Neighborhood Council.
Funding Source: Tax Increment.

Economic Development Opportunities (P22700)

Project Description: Response to development and programmatic opportunities directed toward the economic development of the Project Area with emphasis on projects, which increase tax increment revenue and employment opportunities.
Developer: To be determined.
Project Cost: $728,200.
FY07 Milestones: Funds will be used to develop programs or fund projects that contribute to the overall economic development in the project area.
Redevelopment Goal: Retention and restoration of Project Area businesses, including the provision of financial assistance for physical improvements promoting a positive image for the community, and the achievement of an environment reflecting a high level of concern of architectural and urban design principles.
Address: Various.
Council District: 1.
PAC/Neighborhood Council: Pico Union 2 PAC and Pico Union Neighborhood Council.
Funding Source: Tax Increment.

AB1290 Work Program (P22990)

Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill 1290. The legislation provides a tax sharing mechanism for those taxing entities eligible to share in Agency tax increment generated by individual project areas. One of the taxing entities is the City of Los Angeles. In a City Council action adopted on October 14, 2003 the Agency was directed to retain tax increment that would otherwise be transferred to the City. These funds are generated on an annual basis and will be used at the discretion of the council offices having jurisdiction over the affected project areas. The AB1290 funds will be spent on existing Agency work objectives or other activities in the council districts deemed consistent with the removal of slums and blight, the creation of quality jobs, and the provision of infrastructure improvements and affordable housing.

Operation Clean Sweep (P23050)

Project Description: Approve and enter into a Cooperation Agreement with Department of Public Works, Operation Clean Sweep, and LA Conservation Corps. to employ area youth to augment the City anti graffiti program by providing general clean-up services in the area not provided by the City.
Developer: Department of Public Works and LA Conservation Corps.
Project Cost: $352,100.
FY07 Milestones: Obtain Agency and City Council approval to enter into a Cooperation Agreement with Department of Public Works, Operation Clean Sweep to administer the program.
Redevelopment Goal: To improve the visual environment of the community to strengthen and enhance its image and identity.
Address: Various.
Council District: 1.
PAC/Neighborhood Council: Pico Union 2 PAC and Pico Union Neighborhood Council.
Funding Source: Tax Increment.

Pico Boulevard Streetscape Program (P23060)

Project Description: The design and construction of streetscape enhancement improvements.
Developer: Agency.
Project Cost: $335,700.
FY07 Milestones: Start and monitor construction activities.
Redevelopment Goal: To improve the visual environment of the community to strengthen and enhance its image and identity.
Address: Pico Boulevard from Union Avenue to Hoover Street.
Council District: 1.
PAC/Neighborhood Council: Pico Union 2 PAC and Pico Union Neighborhood Council.
Funding Source: Tax Increment.

Public Improvements (P23070)

Project Description: Implementation of a street abatement program to install deficient and substandard public improvements requiring reconstruction, such as: deteriorated, hazardous sidewalks, need for street trees, alley improvements, street lighting, improvements to public open space, beautification of traffic control barriers, etc.
Developer: Various.
Project Cost: $620,000.
FY07 Milestones: Advertise/select contractor, and start construction.
Redevelopment Goal: To improve environmental deficiencies, including among others, substandard alleys, and public and recreational facilities, and to improve the visual environment of the community to strengthen and enhance its image and identity.
Council District: 1.
PAC/Neighborhood Council: Pico Union 2 PAC and Pico Union Neighborhood Council.
Funding Source: Tax Increment.

Public Art Program (P26130)

Project Description: Staffing to oversee developer compliance with the CRA/LA Art Policy, management of CRA/LA-Initiated and Cultural Trust Fund Projects, and technical support for project area arts and cultural activities. In accordance with the Agency and City Council approved Art Policy, all developers entering into a DDA, OPA or other legal agreement with the CRA/LA must dedicate 1% of development cost for art. Staff monitors compliance with the Policy and approvals of developer Art Plans, guides the Pico Union 2 PAC and Pico Union Neighborhood Council through initiation of art projects. FY07 activities include looking at the feasibility of incorporating artists in the design development of CRA initiated streetscape projects.
Developer: Various.
Project Cost: $20,900 budgeted for FY07.
FY07 Milestones: Initiation of public art projects.
Redevelopment Goal: To support aesthetic enhancements and cultural facilities which strengthen and enhance the image and identity of the community.
Address: Various.
Council District: 1.
PAC/Neighborhood Council: Pico Union 2 PAC and Pico Union Neighborhood Council.
Funding Source: Pico Union 2 Tax Increment.

Plan Implementation Tools (P26140)

Project Description: This objective, in consultation with the Pico Union 2 PAC, City Planning Department and Council Office staff, will consider various plan implementation tools to control future development, such as a Design Overlay Zone, Pedestrian Oriented District, Adaptive Reuse Ordinance and the Townhouse Ordinance.
Developer: Agency and City.
Project Cost: $66,300.
FY07 Milestones: Collaborate with Council and City Planning staff to insure that implementation of the amended Redevelopment Plan for the Pico Union Redevelopment Project Area No. 2 is accomplished in a manner that improves the functional and aesthetic quality of the community.
Redevelopment Goal: Retention and restoration of project area businesses, including the provision of financial assistance for physical improvements, promoting a positive image of the community and the achievement of an environment reflecting a high level of concern for architectural and urban design.
Address: Various.
Council District: 1.
PAC/Neighborhood Council: Pico Union 2 and Pico Union Neighborhood Council.
Funding Source: Tax Increment.

Response to Development Opportunities (P26990)

Agency staff will respond to development opportunities and review non-residential building permits, review development proposals, and provide technical assistance to developers and property owners as part of the ongoing redevelopment process and to ensure conformance with appropriate plans and requirements.

Project Financing (P29330)

Agency staff will administer the Project's financial resources and expenditures, including managing debt service obligations.

PAC/Citizens Participation (P29910)

This objective allocates resources and staffing necessary for the functioning of the Pico Union 2 Project Area Committee (PAC). Agency support includes providing secretarial support, mass mailing public notices, materials, conducting PAC elections, and staff support for the PAC and its sub-committees.

Project General (P29990)

This objective provides for unspecified costs not directly related to a specific Pico Union objective, but directly related to the administration of the Pico Union project including site office, technical, legal and administrative services for the operation of the site office and community participation.

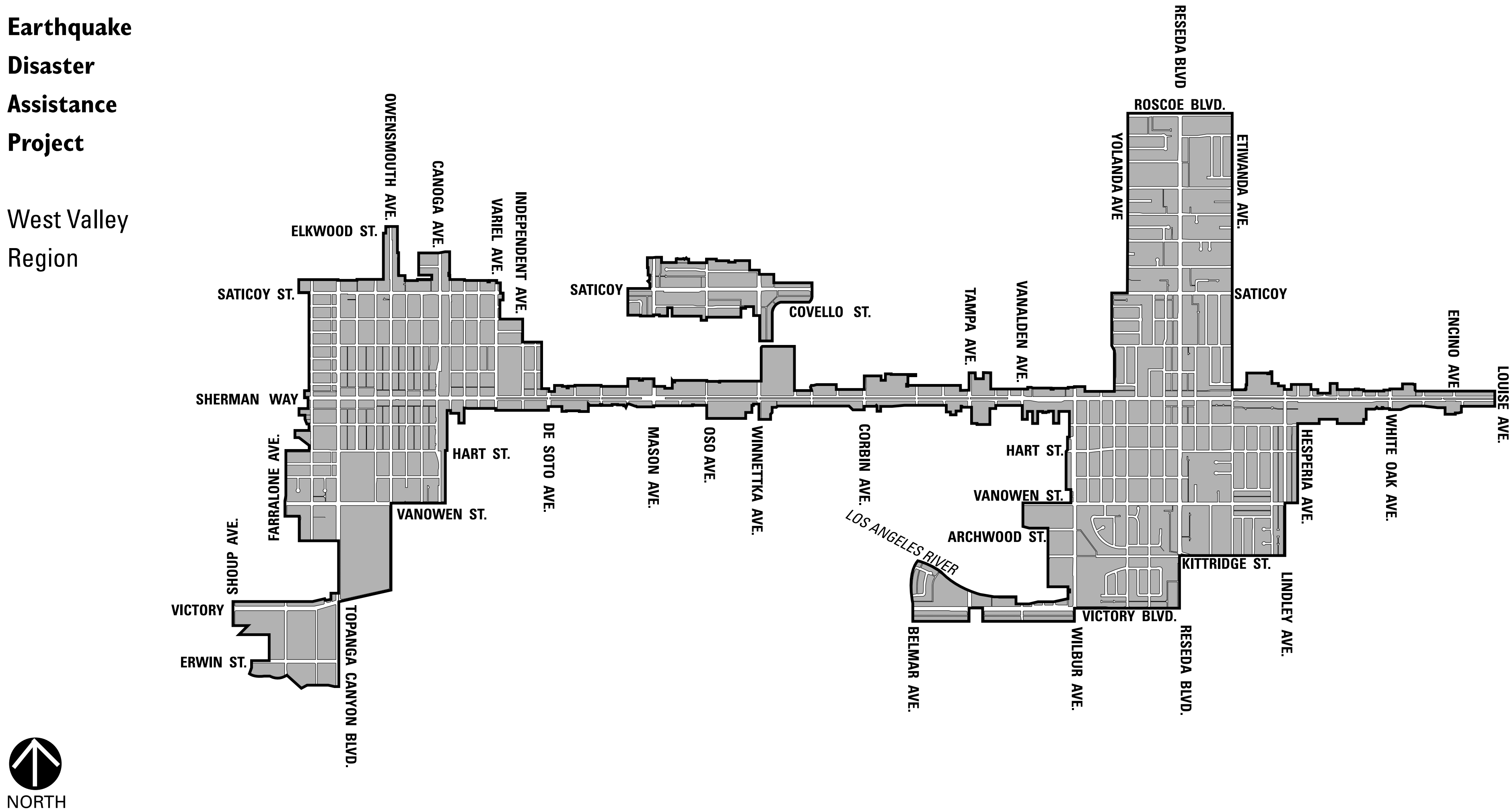
EARTHQUAKE DISASTER ASSISTANCE PROJECT
FOR PORTIONS OF COUNCIL DISTRICT 3 (RESEDA/CANOGA PARK)

Project Information Sheet

Area	2,400 acres
Council District(s)	3
Date of Adoption	December 13, 1994
Date(s) of Amendment(s)	November 21, 2003
Project End Date	December 13, 2015
Eminent Domain Expires	December 13, 1999
Tax Increment Cap	None
Tax Increment Received Through FY05	$26,298,800
Balance to Reach Cap	N/A
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	June 30, 2041
Maximum Bonded Indebtedness	$190,000,000
Debt Establishment Time Limit	December 13, 2009

Earthquake Disaster Assistance Project

West Valley Region



Reseda/Canoga Park

RESEDA/CANOGA PARK
EARTHQUAKE DISASTER ASSISTANCE PROJECT FOR PORTIONS OF COUNCIL DISTRICT 3

Summary

The Council District 3 Disaster Assistance Project was created in December 1994 in response to the physical and economic impacts of the Northridge Earthquake. Agency activities have been directed to the revitalization of the three commercial districts of Reseda, Canoga Park and Winnetka. These older commercial districts were suffering from declining retail sales and physical deterioration prior to the earthquake; the disaster exacerbated these conditions.

A major accomplishment since 1994 has been the completion of the Madrid Theater in Canoga Park. Funded with Federal disaster relief funds from the catalytic Economic Development Administration and the Department of Housing and Urban Development, this new 480-seat performing arts facility was constructed on the former site of an adult theater in the Canoga Park business core. The Agency functioned as the City's agent in the acquisition of the property and construction of the theater. The Madrid Theater, which is owned by the City Cultural Affairs Department and operated by a private nonprofit organization, the Valley Cultural Center, opened in December 1998. This facility is serving as a catalyst for the economic revival of the Canoga Park community. Other ongoing Agency activities in the Project’s commercial districts include approximately $2 million in façade and signage upgrades, streetscape improvements, financial and technical assistance to Main Street Canoga Park, including securing additional funding for Main Street activities, and implementing the Business Attraction and Retention Program.

The FY07 Budget includes additional façade and streetscape improvements in Canoga Park and Reseda, administration of the Main Street Program and the Business Attraction and Retention Program, implementation of the First Time Homebuyers’ Program, including facilitating development of Small Lot Townhouse projects, completion of Hart Village (47 units and child care facility), development of the new community center at Tierra del Sol, which will offer pre-K education to community children, reconstruction of the swimming pool at the Lanark Recreation Center, ongoing community participation initiatives, implementation of the Reseda Theater Adaptive Reuse Project, which has expanded to include additional properties, disposition and adaptive reuse of the former Canoga Park Library, the Reseda Specific Plan Compliance Program and other residential, commercial, and industrial development initiatives.

FY 2006-2007 Proposed Work Program

- Complete two additional blocks of façade improvements in Reseda (25 storefronts).
- Complete third phase of streetscape improvements in Canoga Park.
- Provide ongoing assistance to the Main Street Canoga Park Program.
- Implement First Time Homebuyers Program using existing housing and new Small Lot Townhouse units.
- Implement the Business Attraction and Retention Program.
- Complete third phase of the Canoga Park Streetscape Project.
- Provide financial assistance for compliance with the signage component of the Reseda Community Design Overlay District Ordinance.
- Administer landscape and maintenance programs in Canoga Park and Reseda.
- Assist with reconstruction of the swimming pool at Lanark Recreation Center.
- Provide ongoing technical assistance to the Canoga Park business improvement district and other community-based organizations.
- Provide ongoing technical support for the CD3 Council Office and the Mayor's Office.
- Continue staff support for the CD3 Community Advisory Committee.
- Provide assistance for and oversee construction of the Hart Village Project (47 units and child care facility).
- Provide financial assistance for construction of Tierra del Sol community center, working closely with LAUSD for inclusion of pre-K classes as an LAUSD joint use project.
- Implement the disposition and adaptive reuse of the former Canoga Park Library as a restaurant.
- Implement the Reseda Theater Adaptive Reuse Project, including disposition of Agency-owned properties and substantial rehabilitation of the theater.
- Maintain productive relationships with the Project Area's three Neighborhood Councils.
- Identify new residential and economic development projects, such as mixed-use developments on public parking lots in Reseda.

Background

The Disaster Assistance Project for Portions of Council District 3 was adopted on December 13, 1994 in response to the economic and physical recovery needs resulting from the Northridge Earthquake. The 2,500-acre project area is located in the West San Fernando Valley communities of Canoga Park, Reseda and Winnetka and generally includes the Sherman Way commercial corridor from Topanga Canyon Boulevard on the west to Louise Avenue on the east and Saticoy Street from Mason Street on the west to Oakdale Avenue on the east. Portions of the residential communities of Canoga Park and Reseda are also included within the project area boundaries.

The Project was adopted to provide for and facilitate the repair, restoration, demolition and/or replacement of properties damaged as a result of the Northridge Earthquake and to take actions necessary for the economic recovery of communities impacted by this disaster.

Conditions at Time of Adoption

The Council District 3 Disaster Assistance Project Area was found to contain the following conditions resulting from the Northridge Earthquake:

- The Project Area contained 286 (59%) of the sites in Council District 3 containing damaged commercial/industrial buildings.
- The Project Area contained 930 of the sites containing damaged single family homes (10% of the Council District's damaged single family units), 434 of the District's damaged multiple family apartment sites (41% of the damaged apartment units), and 84 of the District's damaged condominium sites (12% of the damaged condominium units).
- The Project Area contained 350 or 76% of the residential units located in "red tagged" buildings within the council District, 1,894 or 38% of the "yellow tagged" units, and 10,936 or 27% of the "green tagged" units with damage.
- A number of retail stores were destroyed, including those located in small strip centers, major centers and freestanding structures.
- The decline in population in the immediate market area as a result of residents vacating damaged units reduced retail expenditures. Retail outlets located near (or in) the residential and commercial "ghost towns" had suffered a great deal from a loss of their customer base.
- The Earthquake required a reorientation of personal expenditure patterns on the part of many individuals and families as a greater percentage of disposable income was needed to pay for repairs and replacement of items destroyed, e.g., televisions, cars, stereos, etc. This reallocation of expenditures impacted discretionary expenditures.
- Retailers looking to repair their damaged shops and replace lost inventories faced an even weaker market than existed prior to January 1994. Those located in heavily damaged areas, such as the designated "ghost towns", faced the dual burden of a poor economy and lack of a consumer base. Without a reliable revenue source, many of these businesses were being forced to close.

Key Accomplishments through June 30, 2006

- Completion of the new 480-seat Madrid Theater in Canoga Park.
- Completion of eight blocks of streetscape improvements in Canoga Park and issuance of Invitation for Bids for phase 3.
- Completion of the Reseda Streetscape Project.
- Completion of the Retail Market Study which analyzed the market conditions of the two major retail districts of the project area and recommended actions to improve these conditions.
- Creation and funding of the Centralized Leasing Office, a nonprofit organization which provided a multiple listing service for rentable retail and industrial space in the Project Area.
- Assistance in the creation and start-up of the Reseda and Canoga Park Business Improvement Districts.
- Completion of façade improvements on 102 storefronts in Canoga Park and Winnetka and 6 storefronts in Reseda.
- Program development and administration of the Canoga Park Targeted Neighborhoods Initiative Program.
- Acquisition and rehabilitation of the eight-unit bungalow court at Alabama and Valerio Streets in Canoga Park by a community-based nonprofit and relocation of households into decent, safe and sanitary housing.
- Certification of Canoga Park as a California Main Street Community and provision of technical and funding assistance for administration of Main Street Canoga Park, the community-based non-profit corporation administering the Main Street Program.
- Designation of Canoga Park as a 2005 All-America City, one of ten communities to receive this award nationwide.
- Completion of all three phases of the Guadalupe Center Rehabilitation Project.
- Completion of the Tierra del Sol Project, consisting of 119 units of family and large family very low-income rental units and a new 500-seat charter elementary school, and predevelopment work related to development of a 12,000 sq.ft. onsite community center.
- Construction start on Hart Village, 47 units of affordable rental housing and an on-site child care facility.
- Implementation of the First Time Homebuyer Program (6 new buyers).
- Completion of the Canoga Park Community Center Rehabilitation Project.

- Design and implementation of the Business Attraction and Retention Program, resulting in the relocation of nine additional businesses to the Project Area (began in February 2003).

- Acquisition of the Reseda Theater and 7217-7227 Canby Avenue, issuance of Request for Proposals for purchase and rehabilitation, and execution of a Disposition and Development Agreement with the developer.

- Acquisition of the former Canoga Park Library and execution of an Exclusive Negotiation Agreement with the selected developer for negotiating its purchase and adaptive reuse as a restaurant.

- Financial and technical assistance for creation of the Main Street Performing Arts Studio in Canoga Park.

- Provision of financial and technical assistance for formation of Reseda, Winnetka and Canoga Park Neighborhood Councils and maintenance of productive working relationships with them.

- Contribution of financial and technical assistance for the increasingly successful annual Canoga Park Dia de los Muertos Festival (began in 2001).

- Completion of the Reseda Parking Lot Improvement Project.

- Establishment and funding of landscape and maintenance programs in the Reseda and Canoga Park business districts.

- Execution of Cooperation Agreement with the Department of Recreation and Parks for transfer of funds necessary for reconstruction of the swimming pool at Lanark Recreation Center in Canoga Park.

- Completion of the Canoga Park parking needs assessment and initiation of recommended measures to increase the visibility of the existing parking supply (in conjunction with the Main Street Economic Restructuring Committee).

2005-2006 Work Program Accomplishments

Objective		Status
RP1030	First Time Homebuyers' Program	Ongoing program implementation, 3 additional buyers. Conducted community educational workshop on Small Lot Townhouse Program. Invited developers to pursue this development type and apply to Agency for Silent Second Mortgage assistance for eligible buyers.
RP1040	Hart Village	Started construction.
RP1050	Tierra del Sol	Completed of charter elementary school. Predevelopment activities for 12,000 sq.ft. new community center on-site.
RP2050	Reseda Parking Lot Improvement	Completed construction of improvements.
RP2060	Reseda Theater	Acquired additional property at 7217-7227 Canby Avenue, selected developer and executed DDA for disposition and adaptive reuse of the properties.
RP2070	Canoga Park Library	Issued a Request for Proposals for its purchase and adaptive reuse as a restaurant, selected developer and executed ENA.
RP2610	Main Street Program	Main Street Canoga Park is a fully operational non-profit corporation administering the four-point Main Street approach in the business district. Provided ongoing technical support for its operation.
RP2900	Commercial Rehabilitation	Completed construction on 25 storefront upgrades in Reseda and Canoga Park.
RP2950	Business Attraction & Retention Program	Completed construction of upgrades on 35 storefronts. Completed redesign of improvement of existing shopping center in Canoga Park to attract new retail tenants.
RP3610	Canoga Park Streetscape-phase three	Issued Invitation for Bids for construction of phase 3.
RP3630	Guadalupe Center	Completed construction of final phase.
RP3640	Reseda Streetscape Project	Completed construction.
RP3660	Lanark Park Pool	Worked closely with Council Office and other City departments to plan the reconstruction of the swimming pool, which serves an extremely low income neighborhood, obtained commitment of $1.775 million in Agency and AB1290 funds for the project.
RP4200	Canoga Park Parking	Completed parking needs assessment; began implementation of measures to increase use of existing parking in the business district.
RP9990	Project General	Provided financial and technical assistance to Police Activities League and Jeopardy Programs; ongoing liaison with Reseda and Canoga Park Chambers of Commerce and BID and Canoga Park Coalition; provided technical assistance and staff services to Main Street Canoga Park; ongoing CAC involvement; ongoing communication with Council Office and Mayor's Office.

Five Year Goals

The FY00-FY04 Five-Year Implementation Plan for the Earthquake Disaster Assistance Project for Portions of Council District 3 sets forth the following goals and objectives:

- Maintain and promote private sector investment within the Project Area to prevent the loss of and to restore commercial and industrial sales activity.

- Replace and improve the community's supply of housing, including opportunities for very low, low and moderate income households, and restore housing choices for all income and age groups, including opportunities for homeownership.

- Promote and encourage the establishment and development of businesses, which serve the identified needs of the community, enhance the commercial environment and maximize the creation of jobs and economic opportunities for area residents.

- Repair and improve the public infrastructure in cases where its condition adversely affects the economic recovery of the Project Area.

- Promote and encourage all segments of the arts as a valuable part of the Project Area, as well as support facilities necessary to foster the arts. Promote and encourage rehabilitation, reconstruction and recovery of recreational and cultural facilities and open space necessary to restore residential neighborhoods and commercial centers.

- Improve the quality of life and the environment, and promote and preserve a positive image and safe environment for the community.

- Support and encourage the retention and recovery of community service facilities that will promote a full physical, social and economic recovery from the adverse effects of the Northridge Earthquake.

Project Objective Activity Descriptions

First Time Homebuyers' Program (RP1030)

Project Description: Silent Second Trust Deed Loan assistance to eligible low and moderate-income homebuyers in amounts necessary to ensure affordability. Program is being administered by LA Neighborhood Housing Services (LA-NHS) under contract with the Agency. This program will create 7.4 person years of employment for construction work and a total of 23.8 person years as a result of the construction activity.
Developer: Los Angeles Neighborhood Housing Services.
Project Cost: $2,240,000.
FY07 Milestones: Silent Second assistance provided to five first time homebuyers.
Redevelopment Goals: Improvement of the community's supply of housing and neighborhood stabilization through homeownership.
Address: Project Area wide; various addresses to be determined.
Council District: 3.
PAC/CAC; Neighborhood Council: CD3 CAC, Winnetka, Reseda and Canoga Park Neighborhood Councils.
Funding Sources: Housing Trust Funds; LA-NHS bridge funds for acquisition; conventional mortgage financing.

Hart/Owensmouth Multi-Family Housing Project (RP1040)

Project Description: Provide gap financing for predevelopment, site acquisition and development of 47 units of rental housing for extremely low and very low-income families in Canoga Park. The project includes development of a childcare center for up to 48 children. This project will create 99.5 person years of employment for construction workers and a total of 318.5 person years of employment as a result of that activity.
Developer: Hart Village LP (Los Angeles Community Design Center, Managing General Partner).
Project Cost: $17.4 million.
FY07 Milestones: Construction completion by 6/30/07.
Redevelopment Goal: Removal of blighted property and increase in the supply a low-income housing and childcare opportunities.
Address: 6941 Owensmouth Avenue, Canoga Park.
Council District: 3.
PAC/CAC; Neighborhood Council: CD3 CAC; Canoga Park Neighborhood Council.
Funding Sources: $2.85 million in Housing Trust Funds; balance of funding from developer equity (Low Income Housing Tax Credits), Affordable Housing Trust Fund, State Prop 46 funds, Affordable Housing Program and private fund-raising for the child care center, conventional loan.

Tierra Del Sol (RP1050)

Project Description: Financial assistance for development of 119 units of family/large family rental housing for occupancy by extremely low-, very low- and low-income families. This project will create 274.6 person years of employment for construction workers and a total of 878.6 person years of employment as a result of that activity.
Developer: New Economics for Women.
Project Cost: $48 million.
FY07 Milestones: Completion of community center.
Redevelopment Goals: Increase the supply of low-income housing; alleviate overcrowding in local schools and increase recreational and educational opportunities for community children and youth.
Address: Block bounded by Saticoy Street, Canoga Avenue, Cohasset and Alabama Streets (five acres).
Council District: 3.
PAC/CAC; Neighborhood Council: CD3 CAC, Canoga Park Neighborhood Council.
Funding Sources: $2.54 million RRI loan from the Housing Trust Fund. Other funding sources are the Affordable Housing Trust Fund, developer equity (Low Income Housing Tax Credits), multi-family housing revenue bonds, Affordable Housing Program funds, State Prop 46 funds; conventional loan.

Small Lot Townhouses (RP1070)

Project Description: Provision of Silent Second Trust Deed mortgage assistance, under the CD3 First Time Homebuyers' Program, to facilitate the sale of new dwellings developed under the Small Lot Townhouse Ordinance to eligible low and moderate-income households.
Developer: To be determined.
Project Cost: To be determined.
FY07 Milestones: Identification of one development/Agency forward commitment of silent second mortgage financing upon its completion.
Redevelopment Goals: Increase the supply of low/moderate income housing; neighborhood stabilization through homeownership.
Address: Project-wide.
Council District: 3.
PAC/CAC; Neighborhood Council: CAC; Neighborhood Council to be determined based on location.
Funding Source: Housing Trust Funds.

City Affordable Housing Trust Fund (RP1901)

This objective is a place-holder for annual deposits into the additional five percent housing set-aside attributable to the City's Affordable Housing Trust Fund. As projects are identified through the LAHD funding application process, funds may be transferred to new objectives, or to LAHD. No labor is to be assigned to this objective; labor for required budget activity is to be carried under the appropriate "1990" objective.

Response to Housing Opportunities (RP1990)

Project Description: Identify and implement new affordable housing initiatives.
Developers: To be determined.
Project Cost: To be determined.
FY07 Milestones: Identify two new housing development opportunities and begin predevelopment activities on them.
Redevelopment Goal: Increase the supply of affordable housing.
Address: To be determined.
Council District: 3.
PAC/CAC; Neighborhood Council: CD3 CAC; Winnetka, Reseda and Canoga Park Neighborhood Councils.
Funding Source: $7,586,400 in Housing Trust Funds.

Reseda Theater (RP2060)

Project Description: Select a developer for purchase and rehabilitation of this Agency-owned property and negotiate a Disposition and Development Agreement for this purpose. This project will create 41.36 person years of employment for construction workers and a total of 98.3 person years of employment as a result of that activity.
Developer: CIM/18447 Sherman Way, L.P.
Project Cost: $4.5 million (estimated); Reseda-Canoga Park tax increment share to be determined.
FY07 Milestones: 50% construction completion by 6/07.
Redevelopment Goal: Economic recovery of the Reseda business district.
Address: 18447 Sherman Way, Reseda.
Council District: 3.
PAC/CAC; Neighborhood Council: CD3 CAC; Reseda Neighborhood Council.
Funding Sources: Tax increment and private funds; amounts of each to be determined.

Library Acquisition (RP2070)

Project Description: Disposition for adaptive reuse of the former Canoga Park Library as a restaurant. This project will create 14.8 person years of employment for a construction workers and a total of 39.3 person years of employment as a result of that activity.
Developer: To be determined.
Project Cost: $2 million (est); Reseda-Canoga Park tax increment share to be determined.
FY07 Milestones: Execution of DDA by 9/06; adaptive reuse construction completed by 6/07.
Redevelopment Goal: Economic recovery of the Canoga Park business district.
Address: 7260 Owensmouth Avenue, Canoga Park.
Council District: 3.
PAC/CAC; Neighborhood Council: CD3 CAC; Canoga Park Neighborhood Council.
Funding Sources: Tax increment and private funds; amounts of each to be determined.

Canoga Park Main Street Program (RP2610)

Project Description: Implementation of the four-step Main Street approach to commercial revitalization.
Developer: NA
Project Cost: NA
FY07 Milestones: Ongoing operation of the Main Street Program per contract requirements; 2006 Dia de los Muertos Festival to be held November 2006.
Redevelopment Goal: Economic recovery of Canoga Park business district through marketing and promotional activities.
Address: Main Street Program Area.
Council District: 3.
PAC/CAC; Neighborhood Council: Cd3 CAC; Canoga Park Neighborhood Council.
Funding Sources: Private fund-raising; Tax increment; LA Cultural Affairs Department; Canoga Park Neighborhood Council.

Reseda Commercial Façade Rehabilitation (RP2900)

Project Description: Financial and technical assistance for upgrading facades and signage. Design services offered by the Agency are required for program participation to ensure compatibility of design elements. Eligibility for assistance is limited to storefronts in pedestrian-oriented business districts of the Project Area. The program purpose is to create a "sense of place" in the Reseda commercial district. Phase 2, to be started during FY06 and completed during FY07, consists of improvements on approximately 30 storefronts.
Developer: Agency.
Project Cost: $784,900.
FY07 Milestones: Pipeline projects to be converted to the Business Attraction and Retention Program (30 storefronts).
Redevelopment Goal: Retention and restoration of Project Area businesses, including the provision of financial assistance for physical improvements, promoting a positive image for the community and the achievement of an environment reflecting a high level of concern for architectural and urban design principles.
Address: Reseda Boulevard between Sherman Way and Valerio Street.
Council District: 3.
CAC/PAC; Neighborhood Council: CD3 CAC; Reseda Neighborhood Council.
Funding Source: Tax increment.

Reseda Specific Plan Compliance (RP2940)

Project Description: Assistance to property owners and merchants in the Reseda business district who commit to bringing their storefronts into compliance with the signage requirements of the adopted Community Design Overlay District Ordinance.
Developer: Business and property owners.
Project Cost: $11,600.
FY07 Milestones: Ten additional storefronts are brought into compliance with new signage.
Redevelopment Goal: Retention and restoration of Project Area businesses, including the provision of financial assistance for physical improvements, promoting a positive image of the community and the achievement of an environment reflecting a high level of concern for architectural and urban design principles.
Address: Reseda Business District.
Council District: 3.
CAC/PAC; Neighborhood Council: CD3 CAC; Reseda Neighborhood Council.
Funding Sources: Tax increment.

Canoga Park Business Attraction/Retention Incentive Program (RP2950)

Project Description: Façade and signage assistance to eligible businesses in Canoga Park. Tenant improvement funding is also provided on a limited basis.
Developer: Business and property owners.
Project Cost: $1,348,400.
FY07 Milestones: Completion of Darby Shopping Center and “newsstand” shopping center in Canoga Park (12 storefronts).
Redevelopment Goal: Retention and restoration of Project Area businesses, including the provision of financial assistance for physical improvements, promoting a positive image of the community and the achievement of an environment reflecting a high level of concern for architectural and urban design principles.
Address: Project Area-wide.
Council District: 3.
CAC/PAC; Neighborhood Council: CD3 CAC; Winnetka, Reseda and Canoga Park Neighborhood Councils.
Funding Source: Tax increment.

AB1290 Work Program (RP2990)

Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill 1290. The legislation provides a tax sharing mechanism for those taxing entities eligible to share in Agency tax increment generated by individual project areas. One of the taxing entities is the City of Los Angeles. In a City Council action adopted on October 14, 2003 the Agency was directed to retain tax increment that would otherwise be transferred to the City. These funds are generated on an annual basis and will be used at the discretion of the council offices having jurisdiction over the affected project areas. The AB1290 funds will be spent on existing Agency work objectives or other activities in the council districts deemed consistent with the removal of slums and blight, the creation of quality jobs, and the provision of infrastructure improvements and affordable housing.

Canoga Park Streetscape (RP3610)

Project Description: Design and construction of the third phase of streetscape improvements in the Canoga Park commercial district.
Developer: Agency.
Project Cost: $927,500.
FY07 Milestones: Contractor selection; execution of construction contract; completion of construction.
Redevelopment Goal: Improvement of the quality of life and the environment, and the promotion and preservation of a positive image and safe environment for the community. Achievement of an environment reflecting a high level of concern for architectural, landscape and urban design principles, all of which will contribute to the economic recovery of the area.
Address: Sherman Way between Canoga Avenue and DeSoto Avenue.
Council District: 3.
CAC/PAC; Neighborhood Council: CD3 CAC; Canoga Park Neighborhood Council.
Funding Sources: Tax increment; Federal TEA-21 funds ($300,000).

Guadalupe Center Rehabilitation (RP3630)

Project Description: Phase 3 of the Guadalupe Center Rehabilitation Project, which will include a new building and site improvements. This project will create 7.4 person years of employment for construction workers, and a total of 18.7 person years of employment as a result of that activity.
Developer: Catholic Charities.
Project Cost: $900,000.
FY07 Milestones: Construction Start by 10/05; construction completion by 6/06.
Redevelopment Goal: Support and retention of community service facilities, which will restore the Project Area as damaged by the earthquake and which will promote a full physical, social and economic recovery of the Project Area.
Address: 21600 Hart Street, Canoga Park.
Council District: 3.
CAC/PAC; Neighborhood Council: CD3 CAC; Canoga Park Neighborhood Council.
Funding Sources: Tax increment for building construction $650,000, $250,000 from Catholic Charities for site improvements.

Reseda Streetscape Management (RP3640)

Project Description: Landscape and maintenance program in the business district.
Developer: Agency.
Project Cost: $1,300.
FY07 Milestone: Ongoing maintenance in the business district.
Redevelopment Goal: Improvement of the quality of life and the environment, and the promotion and preservation of a positive image and safe environment for the community. Achievement of an environment reflecting a high level of concern for architectural, landscape and urban design principles, all of which will contribute to the economic recovery of the area.
Address: Reseda business district.
Council District: 3.
CAC/PAC; Neighborhood Council: CD3 CAC; Reseda Neighborhood Council.
Funding Sources: AB1290.

Canoga Park Parking Needs (RP4200)

Project Description: Completion of a Parking Needs Assessment for the purpose of determining the need for and feasibility of developing a public parking structure with ground floor retail space in the historic commercial core of Canoga Park.
Developer: Agency.
Project Cost: $18,600.
FY07 Milestones: Implementation of measures to increase utilization of existing parking.
Redevelopment Goal: Physical and economic recovery of the Project Area.
Address: To be determined.
Council District: 3.
CAC/PAC; Neighborhood Council: CD3 CAC; Canoga Park Neighborhood Council.
Funding Sources: To be determined.

Response to Development Opportunities (RP6990)

Project Description: Response to development and programmatic opportunities directed toward the economic development of the Project Area with emphasis on projects which increase tax increment revenues and employment opportunities.
Developers: To be determined.
Project Cost: To be determined; $1,133,600 for FY07.
FY07 Milestones: Identify commercial and/or industrial development project and undertake predevelopment activities.
Redevelopment Goal: Physical and economic recovery of the Project Area.
Address: To be determined.
Council District: 3.
CAC/PAC; Neighborhood Council: CD3 CAC; Winnetka, Reseda, Canoga Park Neighborhood Councils.
Funding Sources: To be determined.

Project Financing (RP9330)

Agency staff will administer the Project's financial resources and expenditures, including managing debt service obligations.

CAC/Citizens Participation (RP9910)

This Work Objective consists of staff support for the CD3 Community Advisory Committee (CAC), including scheduling of monthly CAC meetings, preparing agenda materials for CAC members, and responding to requests for information; providing ongoing technical assistance to the Canoga Park and Reseda Chambers of Commerce and Business Improvement District; coordination and support for the local Neighborhood Councils and being available for presentations to stakeholder groups in the Project Area.

Project General (RP9990)

Agency staff administers the Project's ongoing activities, including maintaining a site office, meeting public notification requirements, providing public information and responding to inquiries from developers, property owners, the CD3 Council offices, Mayor's office and others.

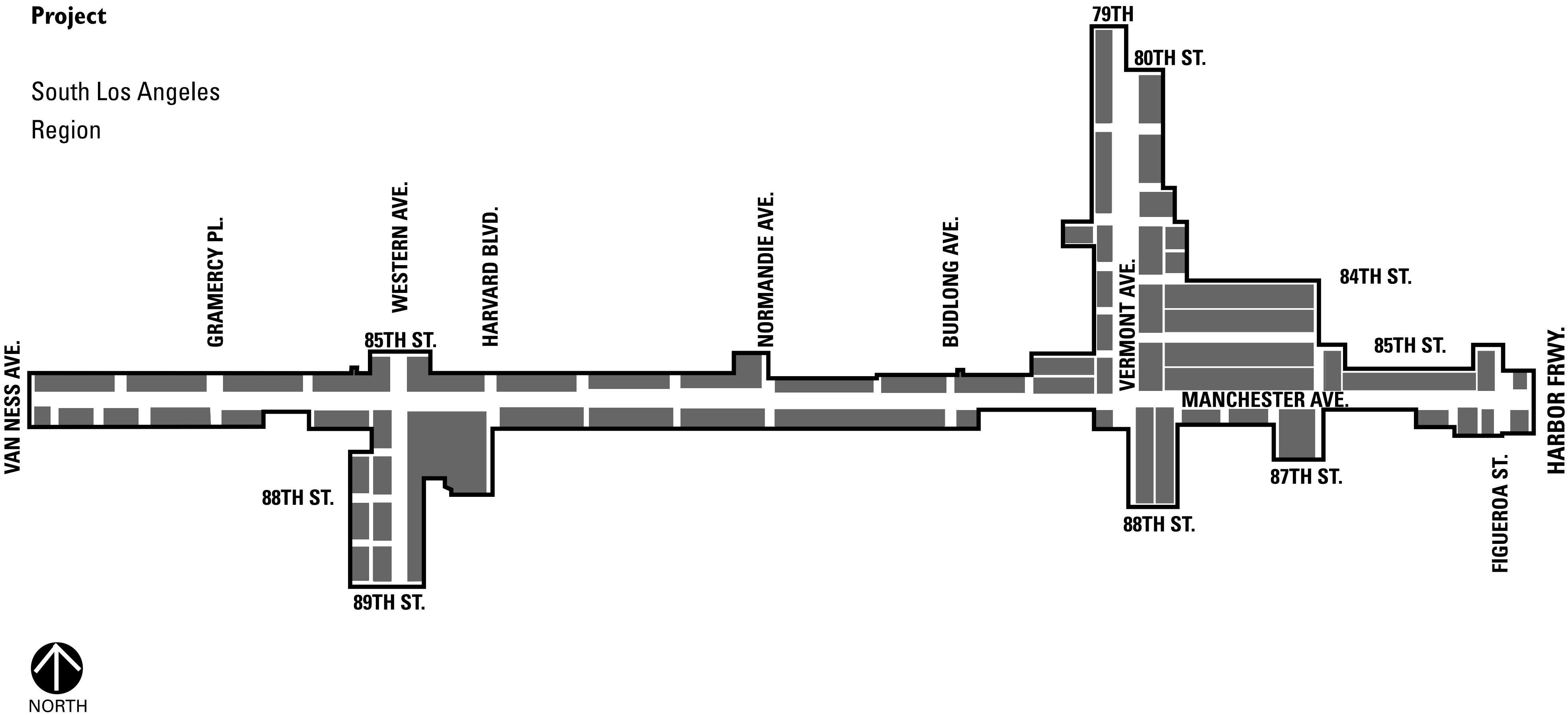
VERMONT/MANCHESTER RECOVERY REDEVELOPMENT PROJECT

Project Information Sheet

Area	163 acres
Council District(s)	8
Date of Adoption	May 14, 1996
Date(s) of Amendment(s)	October 31, 2003
Project End Date	May 14, 2027
Eminent Domain Expires	May 14, 2008
Tax Increment Cap	None
Tax Increment Received Through FY05	$1,831,862
Balance to Reach Cap	N/A
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	May 14, 2042
Maximum Bonded Indebtedness	$12,000,000
Debt Establishment Time Limit	May 10, 2016

Recovery
Redevelopment
Project

South Los Angeles
Region



Vermont/Manchester

VERMONT/MANCHESTER RECOVERY REDEVELOPMENT PROJECT

Summary

The redevelopment plan for the Vermont/Manchester area reflects efforts to eliminate physical and economic blight by establishing a comprehensive redevelopment strategy as a catalyst for community development within the Project Area. Redevelopment activities for this fiscal year are focused on monitoring the development of a County Administration Office Building within the project area, and defining a mixed-use commercial/residential project at Vermont and Manchester avenues; promoting the development of affordable housing through technical support to affordable housing developers; and promoting quality non-Agency funded private commercial development through establishment of Design Guidelines.

FY 2006-2007 Proposed Work Program

- Support a mixed-use development on Vermont Avenue between 84th Street and Manchester Avenue.
- Promote affordable housing development by providing technical support to potential affordable housing developers.
- Provide technical support to private developments to ensure revitalization activities consistent with the plan.

Background

The 165-acre Vermont/Manchester Recovery Redevelopment Project, located approximately ten miles southwest of downtown Los Angeles and in Council District 8, was adopted on May 10, 1996. It is one of several redevelopment projects formed in response to the civil unrest of 1992. The Project Area generally encompasses the portions of the Vermont Avenue between 79th and 89th Streets, Western Avenue from 85th Street to 89th Street, and Manchester Avenue between Van Ness Avenue and the Harbor Freeway. Though the civil disturbance had a devastating impact on the community, the community's commercial corridors have been in a state of deterioration for several decades. Redevelopment goals are aimed at turning these commercial corridors into viable and thriving centers of economic prosperity, providing the community access to goods, services and employment opportunities.

Conditions at Time of Adoption

At the time of adoption in 1996, the Vermont/Manchester Recovery Redevelopment Project Area contained severe conditions of physical and economic distress, particularly physical deterioration of buildings and parcels and economic stagnation evidenced by depreciated or stagnant property values, impaired investments, abnormally high business vacancies, abnormally low lease rates, and a disproportionate level of crime. The civil disturbances of April 1992 had caused the destruction of three block frontages along Vermont Avenue and a significant number of structures were also damaged throughout the Project Area. Approximately 89% of the structures in the Project Area were in need of rehabilitation.

Key Accomplishments through June 30, 2006

Since the establishment of the Redevelopment Plan in 1996 and despite the constraint of a legal challenge to the plan, revitalization activities have proceeded in the project area. Financial assistance has been provided to the Vermont Village Plaza mixed-use development for both pre-development and reconstruction activities. The Agency entered into exclusive negotiations with a developer for a proposed community shopping center to be located at the northeast corner of Vermont and Manchester avenues. The developer was unsuccessful in securing control of residential properties and was unable to scope a development that was financially feasible. In FY02 the Agency was successful in securing Community Development Block Grant (CDBG) funds and acquiring surplus municipal parking lots for the proposed development site. Agency staff provided technical support for the development of Harvard Square, a 207 unit affordable senior housing project. The housing development was funded with non-agency funds. In FY05 the Agency assisted ICO Vermont, LLC, the developer of a proposed County Administration Office Building on the east side of Vermont between 83rdand 84th Streets, to obtain site control by selling two Agency-owned parking lots on the site and to obtain environmental approvals. The Agency entered into an Exclusive Negotiation Agreement with the majority property owner of parcels on Vermont Avenue between 84h Street and Manchester Avenue for development of a proposed mixed-use project..

2005 – 2006 Work Program Accomplishments

Objective	Status
VM2040 Vermont/Manchester Mixed-Use	The proposed developer has purchased all but one privately owned lot in the site area and the two Agency-owned lots. The site is approximately 4.1 acres. Statements of Interest were issued in November 2005 and responses were received in December 2005 from two of the four property owners. Eli Sasson, majority property owner, was selected by staff to enter into the Exclusive Negotiation Agreement.
VM2050 88th & Western Mixed-Use Development	Development discussions began with the property owner to pursue a mixed-use development on the site. Site specifics will be determined in FY07.
VM6990 Response to Development Opportunity	In conjunction with CD8, identified a former bookmobile site on Manchester Avenue for potential development of a mixed-use project

Five-Year Goals

Identified below are the goals and objectives in the Vermont/Manchester Redevelopment Plan, which serve as the primary foundation for developing the Annual Budget and Work Program with input and guidance from the Vermont/Manchester Community Advisory Committee ("VMCAC"):

- Promote and develop employment opportunities for the community by supporting existing employers and attracting new employers.

- Create an atmosphere for economic opportunity and community prosperity through public funding, business development activities, and appropriate development incentives.

- Promote and develop an informed community and community involvement in the redevelopment of the Project Area through public outreach efforts and communication.

- Promote the reduction of crime and illegal drug activity in the community through planning and implementation, including police protection and community relations along with public safety.

- Create a community image that expresses an aesthetically pleasing and clean community through planning and implementation programs, including development and enforcement of urban design standards.

- Promote the preservation and establishment of a cultural, historical, and arts district through marketing efforts, planning and implementation.

- Promote the establishment of a full service shopping area and discourage a proliferation of uses, which have a detrimental effect on the community (such as liquor stores, sidewalk vendors, swap meets, and other similar uses) through comprehensive planning and development activities, appropriate development incentives, and site preparation facilitation.

- Promote partnership among business, financial, and neighborhood communities to provide the impetus for new developments and services.

- Promote the provision of a high level of public services and facilities to community residents and businesses through planning and implementation.

- Enhance the attractiveness, desirability, and marketability of the Project Area, and create an atmosphere of opportunity and good will through marketing and promotion programs.

Project Objective Activity Descriptions

New Housing Initiatives (VM1950)

Project Description: Redevelopment Law requires that a minimum of 20% of tax increment generated be allocated to the development or substantial rehabilitation of affordable housing. This objective provides staff time to identify future housing developments in order to meet the State Law obligations. This objective provides for the identification and review of potential new housing developments and/or rehabilitation objectives for future funding. As new housing efforts are established, they will be assigned their own corresponding objective number.
Developer: To be determined.
Project Cost: N/A.
FY07 Milestones: Assist with development of unsolicited new housing developments or residential rehabilitation projects.
Redevelopment Goal: Provision for housing for various ages, income and ethnic groups.
Address: Project Wide.
Council District: 8.
PAC/CAC; Neighborhood Council: Vermont/Manchester CAC/Southwest Neighborhood Council/ Southeast Neighborhood Council.
Funding Source: Housing Trust.

Vermont Village Plaza Phase II (VM2010)

Project Description: Conversion of Historic Pepperdine College Administration Building into a commercial building. This is the second phase of a development that included in Phase I the construction of 36 condominiums and ancillary retail. Through a design competition sponsored jointly between First Interstate Bank and former Councilman Mark Ridley-Thomas, Caleb Development was selected as the developer in the conversion of the former Pepperdine College site into a mixed-use commercial and residential development. Phase I was completed with non-Agency funds in FY99. In FY00 the Agency provided the developer with a pre-development loan for Phase II for the preparation of design and construction documents and the demolition of non-historic elements. With construction pre-development activities completed, a construction loan was provided in FY01 and construction was completed in FY02. Staff has continued to monitor the closeout activities of the Agency's loan obligations by the developer. The sale of Phase II has been hampered by the $3 million in liens against the property and parking issues.
Developer: Caleb Development Corp.
Project Cost: $3,350,000.
FY07 Milestones: Monitor contract compliance.
Redevelopment Goal: Encourage a thriving commercial environment.
Address: 8109 S. Vermont Avenue
Council District: 8.
PAC/CAC; Neighborhood Council: Vermont Manchester CAC, Southwest Neighborhood Council.
Funding Source: General Revenue, Bunker Hill Program Income.

County Office Building (VM2030)

Project Description: Development of a County Administration Office Building comprised of 220,000 square feet of office space; a 6,000 square-foot employee daycare center; 7,500 square-foot outdoor daycare play area and a 900-space parking structure. This development will create 1000 office jobs, 8 retail jobs, and 275 construction jobs.
Developer: ICO Vermont, LLC.
Project Cost: $100,000,000.
FY07 Milestones: Monitor construction.
Redevelopment Goal: Create an atmosphere for economic opportunity and community prosperity through public funding, business development activities, and appropriate development incentives.
Address: East side corner of Vermont Avenue between 83rd and 84th streets.
Council District: 8.
PAC/CAC; Neighborhood Council: Vermont/Manchester CAC, Southeast Neighborhood Council.
Funding Source: Private, Bunker Hill Program Income.

Vermont/Manchester Mixed-Use (VM2040)

Project Description: Development of mixed-used project adjacent to the County Administration Office Building (VM2030).
Project Cost: Unknown.
FY07 Milestones: Enter into Disposition and Development Agreement (DDA).
Redevelopment Goal: Promote the establishment of a full service shopping area and discourage a proliferation of uses, which have a detrimental effect on the community.
Address: Eastside of Vermont Avenue between 84th Street and Manchester Avenue.
Council District: 8.
PAC/CAC; Neighborhood Council: Vermont/Manchester CAC/Southeast Neighborhood Council.
Funding Source: Tax Increment, Bunker Hill Program Income.

88th and Western Mixed-Use Development (VM2050)

Project Description: Development of mixed-used project.
Project Cost: Unknown.
FY07 Milestones: Work with developer on potential mixed-use project. Scope of work has not been determined yet.
Redevelopment Goal: Enhance the attractiveness and desirability, and marketability of the Project Area. Create an atmosphere of economic opportunity and community prosperity and create much-needed housing.
Address: Western Avenue and 88th Street.
Council District: 8.
PAC/CAC; Neighborhood Council: Vermont/Manchester CAC/Southwest Neighborhood Council.
Funding Source: Private, Bunker Hill Program Income.

AB1290 Work Program (VM2990)

Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill 1290. The legislation provides a tax sharing mechanism for those taxing entities eligible to share in Agency tax increment generated by individual project areas. One of the taxing entities is the City of Los Angeles. In a City Council action adopted on October 14, 2003 the Agency was directed to retain tax increment that would otherwise be transferred to the City. These funds are generated on an annual basis and will be used at the discretion of the council offices having jurisdiction over the affected project areas. The AB1290 funds will be spent on existing Agency work objectives or other activities in the council districts deemed consistent with the removal of slums and blight, the creation of quality jobs, and the provision of infrastructure improvements and affordable housing.

Response to Development Opportunities (VM6990)

Project Description: Review and response to unsolicited development proposals and the review of building permits and liquor licenses for consistency with the Redevelopment Plan. The Redevelopment Plan sets forth certain review authority for development activity within the project area. This ongoing objective identifies and reserves staff time for meeting the Agency's review responsibilities under the Plan. Activities include CEQA and permit reviews, meeting with developers and property owners regarding developments, providing technical assistance, and preparation of participation agreements as required by the Redevelopment Plan.
Developer: Various.
Project Cost: N/A.
FY07 Milestones: Review of unsolicited proposals.
Redevelopment Goal: Provide for well-planned community uses, facilities, pedestrian and vehicular circulation and adequate parking.
Address: Project Wide.
Council District: 8.
PAC/CAC; Neighborhood Council: Vermont/Manchester CAC/Southwest Neighborhood Council/Southeast Neighborhood Council.
Funding Source: Bunker Hill Program Income.

Project Financing (VM9330)

Agency staff will administer the project's financial resources and expenditures, including short and long term financial planning, bond issuance, administration and repayment of any debt service obligations, analysis of financial alternatives, and cash management.

CAC/Citizens Participation (VM9910)

This objective allocates resources and staffing necessary for the operation of the Vermont/Manchester Community Advisory Committee (CAC). Agency support includes providing secretarial support, mass mailing of public notices, preparation for other written materials, holding annual elections and staff support for the CAC and its subcommittees. The majority of the CAC is elected and the Eighth Council District appoints four members.

Project General (VM9990)

This objective provides for general administration activities include the provision of general information and response to inquiries from developers, property owners and others.

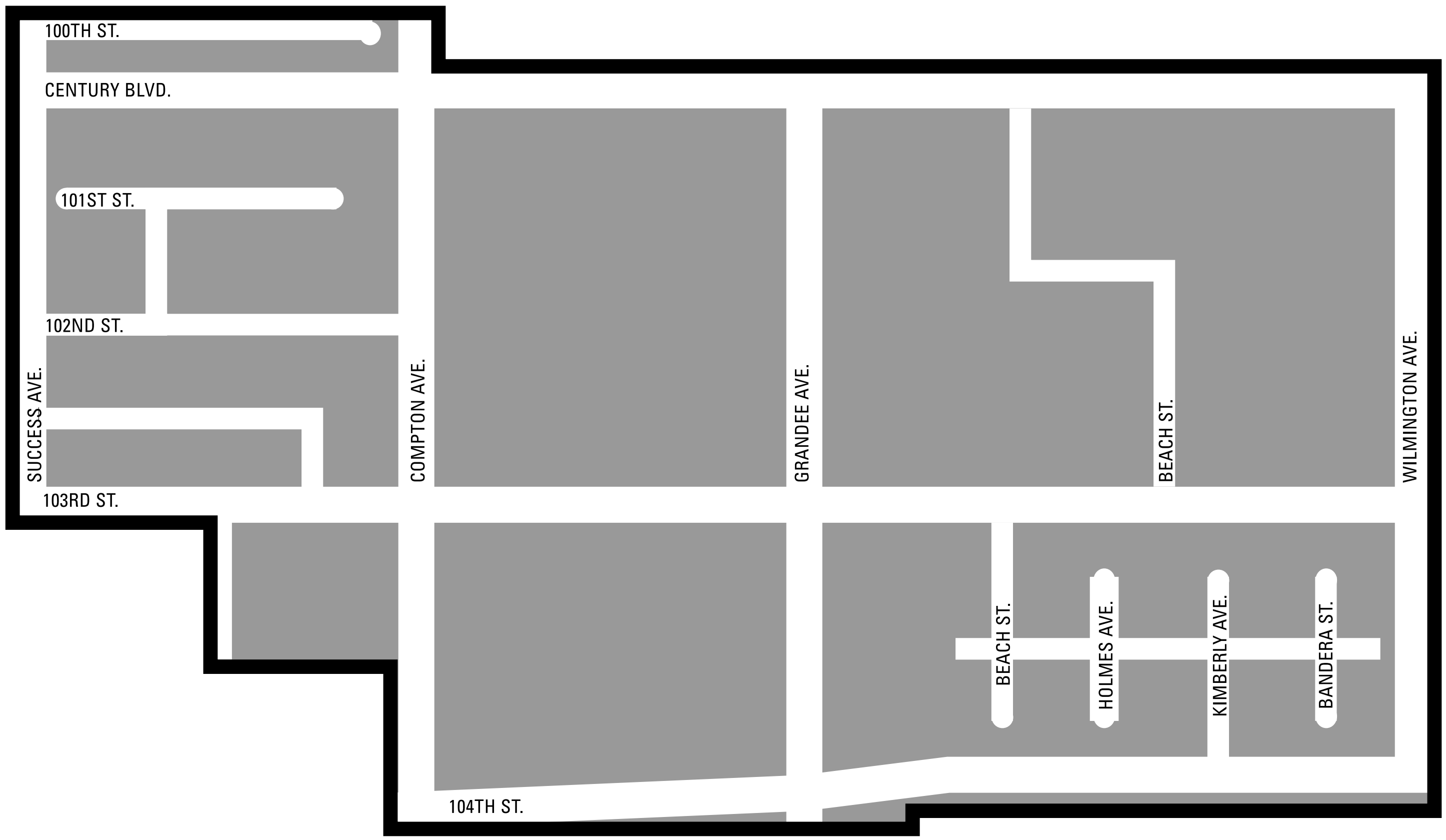
WATTS REDEVELOPMENT PROJECT

Project Information Sheet

Area	107 acres
Council District(s)	15
Date of Adoption	December 19, 1968
Date(s) of Amendment(s)	February 8, 1978 December 17, 1986 December 20, 1994 November 21, 2003
Project End Date	January 1, 2010
Eminent Domain Expires	December 17, 1998
Tax Increment Cap	$35,000,000
Tax Increment Received Through FY05	$3,453,416
Balance to Reach Cap	$31,546,584
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	January 1, 2020
Maximum Bonded Indebtedness	None
Debt Establishment Time Limit	N/A

Redevelopment Project

South Los Angeles Region



NORTH

Watts

WATTS REDEVELOPMENT PROJECT

Summary

The Watts program is designed to generate reinvestment, provide homeownership opportunities, complete rehabilitation of the historic walls train station (which would include a destination community marketplace) and leverage additional funds from the private sector and other public agencies.

FY 2006-2007 Proposed Work Program

- Provide support for the Community Market Place (WA2030).
- Start and complete construction of the train station rehabilitation.
- Complete construction of the Cultural Crescent Parking Lot (both Agency and MTA funded portions).
- Complete agreements required to transfer site to Wattstar.
- Identify economic development opportunities for local residents.

Background

The Watts Redevelopment Project is located in South Los Angeles, east of the Harbor Freeway. Approved in 1968, the Redevelopment Plan provided for the development of new, affordable housing for low income families and the elderly, neighborhood shopping facilities, convenient public services and public improvements including new streets, sidewalks, railroad crossings, new utility systems, improved street lighting, street trees and a pedestrian overpass spanning the Southern Pacific and Los Angeles-Long Beach Light Rail Line.

Conditions At Time Of Adoption

When war-related employment ceased to exist after World War II, socio-economic deterioration led to Watts' national image as a "depressed community". The 1965 civil disturbance was the product of a neighborhood characterized by deteriorated and inadequate housing, crowded schools, traffic congestion, high unemployment, low median-family income and inadequate retail/commercial facilities. The events of 1965 highlighted those conditions and led to the initial discussion of a redevelopment effort within the community.

Key Accomplishments through June 30, 2006

From 1968 to date, the Agency has acquired over 525 properties. More than 723 residents and businesses were relocated with assistance totaling approximately $2,200,000. Public improvement investments totaled approximately $6,000,000. The Agency has assisted in the development of 604 new housing units including multi-family rental housing for low-income families and seniors, single family lease/purchase housing developments, move-on housing and scattered site, single family housing. The Watts central business corridor, 103rd Street, was widened and Century Boulevard was extended. The 100,000 square-foot Dr. Martin Luther King, Jr. Shopping Center was completed in December 1984; the initial restoration of the historic Watts Train Station was completed in 1989; the Watts Library, renamed for long-time Watts community activist Alma Reaves Woods and, at over 12,500 square feet of space, three times the size of the previous library building, was completed in 1996. The Watts Civic Center Building, which now houses governmental offices, was completed in 1997, and the Watts Towers Cultural Crescent Amphitheater was completed in January 1999. Construction of the 103rd Street Gateway Plaza was completed as part the Cultural Crescent landscaping. Thirty-nine Franklin Square single-family homes were rehabilitated and title transferred to 20 former renters who are now homeowners under an innovative program developed by the Agency and the Watts Labor Community Action Committee (WLCAC). The "Heroes of Watts" video was completed in FY06; the video highlights the efforts of the community to rebuild itself after the 1965 Civil Unrest.

2005 - 2006 Work Program Accomplishments

Objective		Status
WA2030	Negotiate a long-term lease with Community Build Marketplace for the Community Marketplace Project.	A draft lease was completed and negotiations are ongoing. A final lease will be presented to the Board and City Council to review and approved in early FY07.
WA3400	Complete design and seek approvals for the Watts Train Station rehabilitation.	The design work for the Watts Train Station has been completed. The Agency has received environmental clearance. Construction bids were solicited in FY06, and construction to begin in FY07.
WA4200	Complete design and seek approvals for the 63 space Cultural Crescent Parking Lot project located adjacent to Historic Train Station.	The design work is completed. Authority to construct was granted in late FY06 and construction to begin shortly afterwards. Discussions with Wattstar regarding operating the lot is currently being negotiated.
WA9910	Provide for a media outreach campaign.	Watts received a $1,000 grant from the Information Technology Agency of the City to produce the "Heroes of Watts" a video highlighting the redevelopment of Watts after the 1965 Watts Riots. Staff has developed a media outreach campaign that began in FY05 and continued into FY06.

WA9990	Prepare a Five-Year Implementation Plan and hold a public hearing on May 19th, 2005.	The Public Hearing was held on May 19, 2005; however, the Five Year Plan has not been adopted due to changes in Redevelopment Law reporting requirements. The Watts Project is now in its final five-year cycle and will be closed out in 2010.
WA9990	Identify and provide resources for pro-active planning studies identified by Watts community, Council Office and staff.	Staff continues to investigate potential economic development projects. Efforts include the re-use of the historic Watts Fire Station, construction of a sit-down restaurant at the Martin Luther King Jr., Shopping Center and potential development of a County of Los Angeles owned parking lot at the corner of Success Avenue and 102nd Street.

Five Year Goals

- Make available home ownership opportunities to low/moderate-income families.
- Develop the Community Marketplace and open and stabilize the Gateway Park, where it will be located.
- Develop Wattstar, a multimedia, entertainment and job training complex in the Watts Cultural Crescent Project.
- Rehabilitate the Historic Watts Train Station.
- Complete construction of the 63-space parking lot adjacent to the 103rd Street Blue Line Station.
- Identify and explore additional economic development projects and community consensus building.

Project Objective Activity Descriptions

Infill Affordable Housing Development (WA1100)

Project Description: Agency staff will be seeking to develop new for-sale housing opportunities on infill sites located in the greater Watts area that will provide home ownership opportunities to potential low- and moderate-income homeowners.
Developer: Agency.
Project Cost: $379,000.
FY07 Milestones: Initiate discussions with local developers who are in the process of constructing for sale housing to determine compatibility with Agency redevelopment goals and housing design guidelines.
Redevelopment Goal: To provide home ownership opportunities to low/moderate-income area families.
Address: Community wide.
Council District: 15, 8.
Neighborhood Council: Watts Neighborhood Council (WNC).
Funding Source: Watts Housing Trust Funds.

City Affordable Housing Trust Fund (WA1901)

This objective is a place-holder for annual deposits into the additional five percent housing set-aside attributable to the City's Affordable Housing Trust Fund. As projects are identified through the LAHD funding application process, funds may be transferred to new objectives, or to LAHD. No labor is to be assigned to this objective; labor for required budget activity is to be carried under the appropriate "1990" objective.

Community Marketplace (WA2030)

Project Description: Creation of grass roots entrepreneurial and income opportunity for local residents. This objective reflects a request by the Watts community. The Agency allocated resources to construct a temporary site for vendors for a community marketplace on Agency-owned property in FY93. In FY94, the Agency released an RFP soliciting an organization to operate the marketplace. Build Plus Community Marketplace was selected and has operated a small retail project at the Watts Train Station. A long-term lease is under negotiations, which will create the basis for expanded economic development strategies for local residents and entrepreneurs.
Developer: Build Plus Community Marketplace.
Project Cost: $36,000 budgeted.
FY07 Milestones: A draft lease was prepared and negotiated in FY06. The lease will be presented to the Agency Board and City Council for review and approval. The lease will assist both parties in developing a strategy to grow the Marketplace into a full-time operation.
Redevelopment Goal: To develop and monitor a Watts Community Marketplace as an income opportunity for local residents.
Address: Adjacent to the Watts Train Station and the Metropolitan Transit Authority (MTA) Blue Line Station at 103rd Street and Graham Avenue.
Council District: 15.
Neighborhood Council: Watts Neighborhood Council (WNC).
Funding Source: Tax Increment, General Revenue.

AB1290 Work Program (WA2990)

Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill 1290. The legislation provides a tax sharing mechanism for those taxing entities eligible to share in Agency tax increment generated by individual project areas. One of the taxing entities is the City of Los Angeles. In a City Council action adopted on October 14, 2003 the Agency was directed to retain tax increment that would otherwise be transferred to the City. These funds are generated on an annual basis and will be used at the discretion of the council offices having jurisdiction over the affected project areas. The AB1290 funds will be spent on existing Agency work objectives or other activities in the council districts deemed consistent with the removal of slums and blight, the creation of quality jobs, and the provision of infrastructure improvements and affordable housing.

Cultural Crescent Landscaping (WA3100)

Project Description: Landscaping of the northern portion of the Watts Cultural Crescent that includes the Watts Community Marketplace (WA2030), Wattstar Theater (WC2120), existing Watts Train Station and the MTA Blue Line Station. The southern portion is carried under Objective WC3100. The landscaping will connect the various elements of the Cultural Crescent and provide a linkage to such destinations as the Community Market Place, Watts Towers, and Wattstar Theater.
Developer: Agency.
Project Cost: $125,800 budgeted.
FY07 Milestones: Maintenance activity only in FY06.
Redevelopment Goal: To provide the community with a multi-use open space and cultural facility which will also provide economic development opportunities.
Address: 103rd between Grandee and Graham Avenues.
Council District: 15.
Neighborhood Council: Watts Neighborhood Council (WNC).
Funding Source: Tax Increment, General Revenue.

Watts Train Station Rehabilitation (WA3400)

Project Description: Rehabilitation of the Historic Watts Train Station for use as a DWP payment facility. The proposed refurbishment of the Historic Watts Train Station will enhance a local landmark and create a visible enhancement adjacent to the 103rd Street Blue Line Station. This objective will increase the viability of the proposed Wattstar Theatre site (see WC2120) and enhance transit access to the Cultural Crescent (WA3100, WA4200 and WC3100).
Developer: Agency.
Project Cost: $380,000 ($172,000 MTA).
FY07 Milestones: Staff will bid out the project in FY06 and the project will begin construction in FY07.
Redevelopment Goal: To renovate a local DWP payment facility, the customer traffic will also provide economic development opportunities for local vendors.
Address: 1686 E. 103rd Street.
Council District: 15.
Neighborhood Council: Watts Neighborhood Council (WNC).
Funding Source: MTA Grant.

Cultural Crescent Parking Facility (WA4200)

Project Description: This objective involves the design and development of a 63-space parking lot. The facility will provide parking for the existing 103rd Street Blue Line Station. When completed, the parking facility will also provide additional parking for various Cultural Crescent project elements including the Wattstar Theater.
Developer: Agency.
Project Cost: $1.0 million ($346,000 MTA).
FY07 Milestones: Staff will bid out the project in FY06 and the project will begin construction in FY07. Construction will take 6-9 months to complete.
Redevelopment Goal: The parking facility will provide much needed vehicle parking for cultural crescent activities, including activities at the Wattstar Theater.
Address: 103rd Street and Grandee Avenue.
Council District: 15.
Neighborhood Council: Watts Neighborhood Council (WNC).
Funding Source: MTA.

Response to Development Opportunities (WA6990)

Project Description: To provide Agency technical assistance to developers, the community, other City departments, and government agencies. This technical assistance shall include documents and studies compiled by the Agency and/or its consultants. Agency generated studies shall include, but not be limited to, retail leakage studies, retail perception studies, office demand studies, site opportunities studies, parking studies and others as needed. The Agency will also generate and provide studies and other documents, which shall be used by the Agency and/or developers to market to the greater Watts community to interested parties. This objective also includes staff time for CEQA and other permit reviews and for responding to developer and potential investor inquiries.
Developer: Agency.
Project Cost: Ongoing.
FY07 Milestones: Efforts to be coordinated with Community Development Department (CDD) and community requests to provide local job/business development participation and opportunities.
Redevelopment Goal: To investigate potential economic development projects.
Address: Area wide.
Council District: 15.
Neighborhood Council: Watts Neighborhood Council (WNC).
Funding Source: Tax Increment, General Revenue.

Project Financing (WA9330)

Provides for administration of project financial resources, including short and long term financial planning, issuance, administration and repayment of debt; analysis of financial alternatives and cash management.

PAC/Citizens Participation (WA9910)

This objective allocates resources and staffing necessary for the operation of the Watts Community Development Advisory Committee (CDAC). Agency support includes providing secretarial support, mass-mailing public notices materials, holding annual elections and staff support for the CDAC and its sub-committees including community consensus building.

Project General (WA9990)

This objective provides for Agency staff to administer the Project's ongoing activities, including maintaining a site office, meeting public notification requirements, providing public information and responding to inquiries from developers, property owners and others. State law mandates these activities.

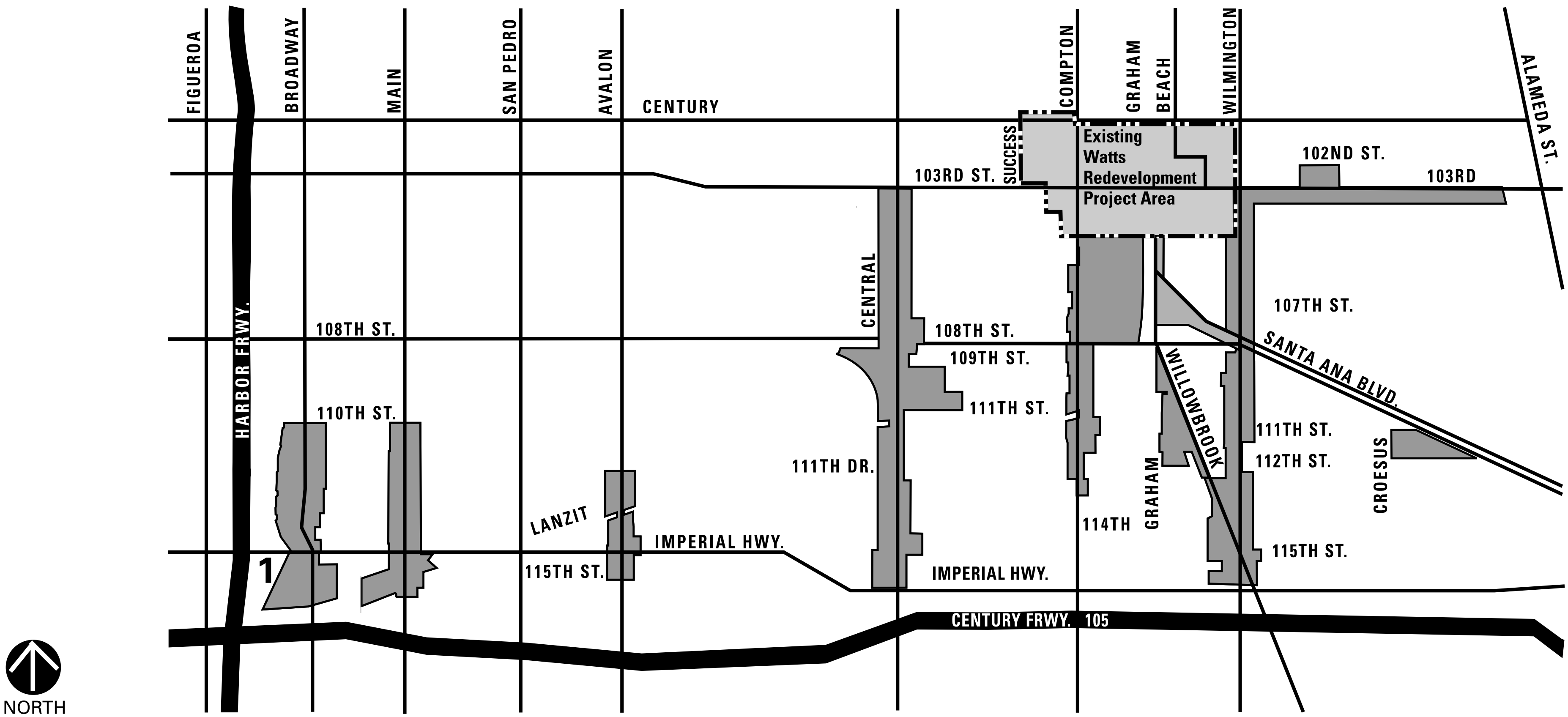
WATTS CORRIDORS REDEVELOPMENT PROJECT

Project Information Sheet

Area	245 acres
Council District(s)	15
Date of Adoption	November 15, 1995
Date(s) of Amendment(s)	October 31, 2003
Project End Date	November 15, 2026
Eminent Domain Expires	November 15, 2007
Tax Increment Cap	None
Tax Increment Received Through FY05	$1,267,943
Balance to Reach Cap	N/A
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	November 15, 2041
Maximum Bonded Indebtedness	$14,000,000
Debt Establishment Time Limit	November 15, 2015

Redevelopment Project

South Los Angeles Region



Watts Corridors

WATTS CORRIDORS REDEVELOPMENT PROJECT

Summary

The Watts Corridors program is focused on generating resources to undertake redevelopment and reinvestment in commercial and industrial corridors. Since inception, the Watts Corridors Redevelopment Project Area has had to rely on other CRA resources to fund a work program. The primary goal for Watts Corridors is to be financially self-sufficient within the next five-years.

FY 2006-2007 Proposed Work Program

- Implement economic development strategies that will provide employment opportunities for local residents and create positive tax increment flow. These strategies may include project area expansion and/or merger with the existing Watts Redevelopment Project.
- Construct Grant AME / Imani Fe Mixed Use projects.
- Complete a DDA with developer/operator for construction of the Wattstar Theatre on the Grand Oasis site.
- Start and complete Cultural Crescent Amphitheater Canopy project.
- Determine a course of action to redevelop the Brewery Site and/or other industrial sites suited for redevelopment.
- Evaluate the potential benefits and initiate Project Area expansion activities if warranted.

Background

The Watts Corridors Redevelopment Project Area consists of ten (10) sub-areas, which are generally located between the Harbor Freeway on the west, Mona Boulevard on the east, the Century Freeway on the south and 103rd Street on the north. Within these boundaries, the Watts Corridors Redevelopment Project Area includes mostly commercial block frontages along major north-south streets. Also included are several industrial parcels located on Main Street, Avalon Boulevard, Wilmington Avenue, 111th Street and Santa Ana Boulevard and at 111th Street and Graham Avenue. There is a scattering of residential uses within most of the sub-areas; no predominantly residentially designated neighborhoods are included.

Conditions at Time of Adoption

Many of the structures and properties were in a deteriorated condition and were largely dilapidated. There was deficient parking, deficient auto circulation, and alley use problems, as well as other negative physical conditions.

Key Accomplishments through June 30, 2006

Since the project's inception, Watts Cultural Crescent Amphitheater, located on the 10-acre Cultural Crescent site, has been completed; the design for Wattstar Theatre has been completed and has cleared plan check and Environmental Review utilizing Agency, EDA, and CDBG funding for the proposed Wattstar Theatre project. The 78-unit Lillian Mobley Family Housing Center Project was completed in FY04. Site preparation for the Imani Fe Mixed Use project began in FY05. The Agency was awarded $3.8 million in Federal funds to design and construct a new streetscape for Central Avenue.

2005-2006 Work Program Accomplishments

Objective		Status
WC2100	Grant AME/Imani Fe Mixed-Use Development	Project held a groundbreaking in October 2004. Demolition and site grading was completed in November 2004. Construction, which was slated to begin in FY06 was halted as a result of changes to the development partnership. The project is slated to resume in FY07.
WC2120	Wattstar Theater	The Agency assisted Wattstar in completing the majority of outstanding pre-development tasks via a $225,000 Pre-development Grant. To assist Wattstar in their fundraising efforts, an Option Agreement was drafted and executed in FY06.
WC3000	Public Improvements	The Agency was granted $3.0 million by the Federal Government and $800,000 in local Prop C funds for the Central Avenue Streetscape Project. These funds will be available and carried in the Agency's approved Budget only upon executing the required funding documents with the Federal Government. This is expected to occur in early FY07.
WC3200	Watts Amphitheater Canopy	Proposition K funding was returned. Staff is now researching the possibility of renting a canopy/tent per event that would provide shade for those using the Amphitheater. Sufficient funding for these options is available.
WC6990	Response to Development Opportunities	Staff continues to investigate potential economic development projects. Efforts to be coordinated with Community Development Department (CDD) and community request to provide local job/business development participation and opportunities.

Five Year Goals

- Achieve financial independence.
- Assist to develop current and future phases of Imani Fe, a mixed-use development at Central Avenue and 104th Street.
- Assist in the build out of the Central Avenue Commercial Corridor.
- Complete the Amphitheater Canopy Project.
- Complete construction of the Wattstar Theater.
- Initiate potential industrial economic development projects.

Project Objective Activity Descriptions

Response to Housing Opportunities (WC1990)

Project Description: Review building permits, monitor ongoing construction, evaluate development proposals and provide technical and financial assistance when appropriate. This objective allows staff to respond to housing development opportunities that are not listed as an objective. Staff is expected to develop and implement neighborhood revitalization strategies including artist live/work housing, infill-housing opportunities, targeted rehabilitation and a cooperative property management program for specific neighborhoods.
Developer: Not Applicable.
Project Cost: Ongoing.
FY07 Milestones: Prepare Housing Development Guidelines for Watts Corridors.
Redevelopment Goal: To make provisions for housing as is required to satisfy the needs and desire of the various age, income, and ethnic groups of the community, maximizing the opportunity for individual choice.
Address: Area-wide.
Council District: 8, 15.
Neighborhood Council: Watts Neighborhood Council (WNC), Empowerment Congress, Southeast Area NDC.
Funding Source: Watts Housing Trust.

Grant AME / Imani Fe Mixed-Use Development (WC2100)

Project Description: Provide assistance to secure resources for public improvements and/or pre-development assistance for a mixed-use commercial/residential project on Central Avenue. Construction which began on October 4, 2004 and included demolition and preliminary site grading, has now stopped as a result of changes in the development partnership. The Agency plans to monitor further construction of Peach Tree Village 1 and 2, which respectively are 21 and 44 unit low-income larger family apartment buildings. Project scoping for future phases will continue in FY06 and an implementation schedule and financing plan will be determined in conjunction with the Developer.
Developer: Grant AME EDC.
Project Cost: $13.0 million (Peach Tree Village 1 and 2).
FY07 Milestones: Staff will continue to work with developer to complete the commercial portion of the project.
Redevelopment Goal: To provide assistance in building a mixed-use development that will enhance economic opportunities for the community.
Address: 10345 S. Central Avenue (Peach Tree Village 1) and 10408-24 S. Central Avenue (Peach Tree Village 2).
Council District: 8, 15.
Neighborhood Council: Watts Neighborhood Council (WNC).
Funding Source: California Housing Tax Credits.

Wattstar Theater (WC2120)

Project Description: A first-run movie theater and cultural/entertainment destination in the context of the Cultural Crescent (WA3100 and WC3100). A high priority in the community is access to a first-run movie theater. For several years, Agency efforts were directed to modifying the auditorium of Markham Junior High School to serve this purpose but in FY01, the school district determined that the school site would not work. Efforts turned to seeking an alternative site, locating the facility in proximity to the Watts Community Marketplace (WA2030) during FY02. Most pre-development work is completed and DDA negotiations began in FY05 and were nearly finalized in FY06.
Developer: Watts Cinema and Education Center (WCEC).
Project Cost: $16.3 million.
FY07 Milestones: Complete the DDA and transfer the site subject to the Developer's schedule of performance.
Redevelopment Goal: To provide resources for assisting a primary economic retail/entertainment development compared to the Watts Cultural Crescent project.
Address: Adjacent to the historic Watts Train Station (WC3400).
Council District: 15.
Neighborhood Council: Watts Neighborhood Council (WNC).
Funding Source: Tax Increment, General Revenue.

Brewery Site Development (WC2210)

Project Description: A site-specific economic development opportunity on a 66,105 square foot site. This objective provides resources for assistance in rehabilitation and/or reconstruction of former Brewery site for economic development including educational/training purposes. Specific efforts include devising and finalizing a scope of development, identifying funds for public improvements for improving the site's access and helping buffer the adjacent residential properties as well as project packaging, design and development assistance and monitoring of financial assistance.
Developer: To be determined.
Project Cost: To be determined.
FY07 Milestones: Staff to review redevelopment options for the Brewery Site and solicit developers through an RFP.
Redevelopment Goal: To enhance the economy and promote revitalization of the community.
Address: Between 108th and 112th Streets, west of the Blue Line tracks.
Council District: 15.
Neighborhood Council: Watts Neighborhood Council (WNC).
Funding Source: Tax Increment, General Revenue.

114th and Wilmington Development (WC2250)

Project Description: In late FY05, the Agency received a proposal from a developer for an industrial project on Wilmington Avenue, between 112th and 114th Streets. The Agency plans to complete project feasibility studies by the end of FY06 and make a determination whether the proposed 60,000 sq. ft. industrial project envisioned by the developer is appropriate for the location. Should the Agency proceed with the project, an RFP will be issued unless the developer secures site control.
Developer: To be determined.
Project Cost: $7 Million.
FY07 Milestones: Issue RFP based upon results of Highest and Best Use Study, which commenced in FY06.
Redevelopment Goal: To attract and improve industrial development and to provide for jobs and training.
Address: Wilmington Avenue, between 112th and 114th Street.
Council District: 15.
Neighborhood Council: Watts Neighborhood Council (WNC).
Funding Source: CRA Special Revenue.

AB1290 Work Program (WC2990)

Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill 1290. The legislation provides a tax sharing mechanism for those taxing entities eligible to share in Agency tax increment generated by individual project areas. One of the taxing entities is the City of Los Angeles. In a City Council action adopted on October 14, 2003 the Agency was directed to retain tax increment that would otherwise be transferred to the City. These funds are generated on an annual basis and will be used at the discretion of the council offices having jurisdiction over the affected project areas. The AB1290 funds will be spent on existing Agency work objectives or other activities in the council districts deemed consistent with the removal of slums and blight, the creation of quality jobs, and the provision of infrastructure improvements and affordable housing.

Public Improvements (WC3000)

Project Description: Design and implement public streetscape improvements at key corridor locations. A $3.0 million federal funding request was awarded in FY06 and matched with $800,000 in local Prop C funds. Prior to initiating activity to design and construct the planned improvements, the Agency must execute a funding agreement with the Federal and Local Government Agencies. Upon execution of the Agreements, the Agency will hire a local design firm to solicit community input before proceeding with schematic design work.
Developer: Agency.
Project Cost: $4.0 million.
FY07 Milestones: Execute the funding agreements. Solicit and hire a design firm and initiate design activity in late FY07.
Redevelopment Goal: To provide for the design and construction of a streetscape to include signage, to help promote a "Common Watts Community".
Address: Area wide.
Council District: 8, 15.
Neighborhood Council: Watts Neighborhood Council (WNC), Empowerment Congress, Southeast Area NDC.
Funding Source: FHTA and Prop C Transportation Funds.

Cultural Crescent Landscaping (WC3100)

Project Description: Landscaping on the southern portion of the Watts Cultural Crescent, including the Watts Towers area. The northern portion is covered under Objective WA3100. This objective is funded to provide the landscaping which will be used to connect the various elements of the Cultural Crescent. See also objective WA3100.
Developer: Agency.
Project Cost: $75,900 budgeted.
FY07 Milestones: Maintenance activity only in FY07.
Redevelopment Goal: To provide the community with a multi-use open space and cultural facility which will also provide economic development opportunities.
Address: 103rd Street between Grandee and Graham Avenues.
Council District: 15.
Neighborhood Council: Watts Neighborhood Council (WNC).
Funding Source: Bunker Hill Program Income.

Watts Amphitheater Canopy (WC3200)

Project Description: The Agency Cultural Crescent Amphitheater was constructed without the proposed canopy due to funding constraints. The Agency was forced to return a $250,000 Prop K Grant after consultation with Council Office, Cultural Affairs Department and State of California staff and community leaders. It was determined that the Cultural Affairs Department, Cultural Heritage Commission and the State of California would oppose building a permanent canopy structure because of potential adverse visual compact on the Watts Towers. Prop K funds can only be used for the purchase of a permanent canopy. Therefore, staff is now researching the possibility of renting a canopy/tent per event that would provide shade for those using the amphitheater.
Developer: Agency.
Project Cost: To be determined.
FY07 Milestones: Upon consultation with CDAC, WEDAC and the community, the Agency will select a vendor to provide installation of the canopy.
Redevelopment Goal: To enhance Watts recreation/park space.
Address: Watts Cultural Crescent area at Amphitheater.
Council District: 15.
Neighborhood Council: Watts Neighborhood Council (WNC).
Funding Source: To be determined.

Project Area Expansion (WC6200)

Project Description: The Watts Corridors Redevelopment Project Area was established in 1995. Since project adoption, the Agency has received $979,702 in net Tax Increment. Internal transfers of over $1.0 million support the Watts Corridors work program each year. The 245 acre Project Area is comprised of several major corridors, each of which is of limited dimension. The Agency and the Watts Economic Development Advisory Committee (WEDAC) believe that, for the Project Area to become financially viable and to have enough territory to support larger scale economic development, a project expansion must be considered. Staff proposes to initiate this effort in FY07.
Developer: Agency.
Project Cost: $1.0 Million.
FY07 Milestones: Staff will begin to define a study area, conduct blight analysis and confer with the WEDAC in early FY07.
Redevelopment Goal: The elimination of blight and the establishment of an economically viable area for redevelopment and reinvestment.
Address: To be determined.
Council District: 8, 15.
Neighborhood Council: Watts Neighborhood Council (WNC), Empowerment Congress, Southeast Area NDC.
Funding Source: CRA Special Revenue.

Response to Development Opportunities (WC6990)

Project Description: Identification of resources for pro-active studies and development projects recommended by the Watts community, Council Office and staff, respond to requests from developers and activities stemming from review of permit applications, planning needs, environmental review, and economic development. Efforts in this objective beyond CEQA and permit review will be coordinated with Community Development Department (CDD) and community requests to provide local job/business development participation and opportunities.
Developer: Agency.
Project Cost: Ongoing.
FY07 Milestones: Ongoing activity.
Redevelopment Goal: To investigate potential economic development projects.
Address: Various.
Council District: 8, 15.
Neighborhood Council: Watts Neighborhood Council (WNC), Empowerment Congress, Southeast Area NDC.
Funding Source: CRA Special Revenue.

Project Financing (WC9330)

Provides for administration of project financial resources, including short and long term financial planning, issuance, administration and repayment of debt; analysis of financial alternatives and cash management.

CAC/Citizens Participation (WC9910)

This objective allocates resources and staffing necessary for the operation of the Watts Economic Development Advisory Committee (WEDAC). Agency support includes providing secretarial support, mass mailing public notices, materials, and staff support for the WEDAC and its sub-committees including community consensus building.

Project General (WC9990)

This objective provides for Agency staff to administer the Project's ongoing activities, including maintaining a site office, meeting public notification requirements, providing public information and responding to inquiries from developers, property owners and others. State law mandates these activities.

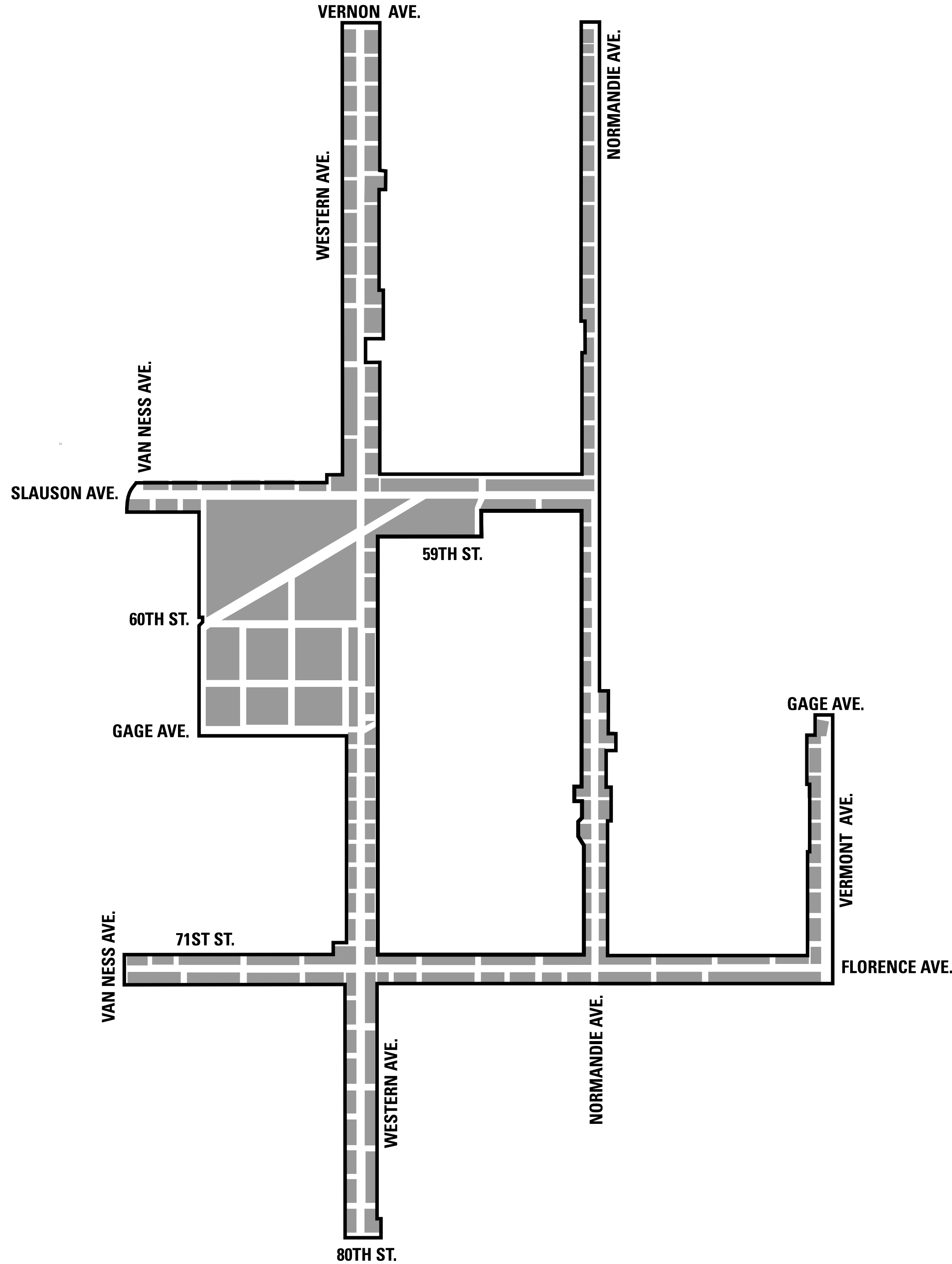
WESTERN SLAUSON RECOVERY REDEVELOPMENT PROJECT

Project Information Sheet

Area	377 acres
Council District(s)	8
Date of Adoption	May 14, 1996
Date(s) of Amendment(s)	October 31, 2003
Project End Date	May 14, 2027
Eminent Domain Expires	May 14, 2008
Tax Increment Cap	None
Tax Increment Received Through FY05	$1,159,039
Balance to Reach Cap	N/A
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	May 14, 2042
Maximum Bonded Indebtedness	$12,000,000
Debt Establishment Time Limit	May 10, 2016

Recovery
Redevelopment
Project

South Los Angeles
Region



Western/Slauson

WESTERN/SLAUSON RECOVERY REDEVELOPMENT PROJECT

Summary

The Industrial area west of Western Avenue, between Gage Avenue and Slauson Avenue, will be evaluated through the preparation of an Industrial Master Plan for future development. A Phase II Streetscape Program will also be established for Florence Avenue. Another objective will be the development of a "Q" Condition within the project area that will restrict the development and proliferation of incompatible land uses located adjacent to residential areas or other conflicting land use areas. T

FY 2006-2007 Proposed Work Program

- Create a Design for Development based on the Industrial Master Plan recommendations.
- Draft and implement "Q" Condition Requirements along major commercial corridors to control incompatible land uses in the project area.
- Establish an Infill Housing/Housing Assistance Program.
- Establish a Phase II Streetscape Improvement Program.
- Implement Industrial Master Plan recommendations by seeking industrial/public improvement funds and interested developers.
- Assist Cisco Manufacturing with purchase of City-owned properties within the industrial area.
- Assist L.A. Design Center expansion plans to reinforce the Western Avenue Commercial Corridor.
- Implement Master Plan recommendations regarding existing industrial users, such as Hostess, Advanced Box, Laidlaw and L.A. Design Center.

Background

The Western/Slauson Redevelopment Project consists of 377 acres and is located approximately six miles south of Downtown Los Angeles. The project consists of 5 commercial corridors, including the Western, Normandie and Vermont Avenue north-south corridors, as well as the Slauson and Florence Avenue east-west corridors. The area is generally bounded by Vernon Avenue to the north, Van Ness Avenue to the west, Florence Avenue and 80th Street to the south and Vermont Avenue to the east. The Western/Slauson Project was adopted in 1996 as a result of the 1992 civil disturbances.

Conditions at Time of Adoption

The civil disturbance of April 1992 caused damage to 55 properties in the Project Area and emphasized a need for assistance. Only 4.2 % of the buildings in the Project Area were in sound condition, whereas 95.8% of the buildings required some measure of repair. Of the 655 buildings in the Project Area, 138 (21.1%) had vacancies in excess of 20%. The parcels were small and irregular. The buildings were obsolete, in need of repair and under-utilized. Curbs, gutters and sidewalks were in a general state of disrepair and deterioration. Crime was a major factor in the area. Public improvements, including a substandard and outdated circulation system, were inadequate.

Key Accomplishments through June 30, 2006

From the establishment of the Western Slauson Recovery Redevelopment Project Area through FY00, the Agency was involved in defending the Plan's adoption through a legal challenge in the courts. The Amistad residential development started construction FY01 and was completed in FY03. In addition, the Developer of the largest commercial development site within the Project Area commenced construction on Chesterfield Square, a 23-acre retail center; that center was completed in FY03. Streetscape improvements and commercial façade improvements were also implemented for the major commercial corridors within the Project Area and completed in FY04. In FY03 staff recognized the need to examine the large industrial area west of the Western Avenue frontage for planning and development purposes. In FY04 a Master Plan was initiated with the selection of a consultant team. It was completed in FY06. In FY05 streetscape improvements and commercial façade improvements were completed along Western Avenue. The Industrial Master Plan was completed. Negotiations with the L.A. Design Center and Cisco Brothers for the expansion of industrial and retail furniture manufacturing were initiated.

2005-2006 Work Program Accomplishments

Objective	Status
WS2100 Industrial Area Master Plan.	Initiated Industrial Area Master Plan process with preparation of RFP. Consultant selection and beginning the Master Plan process. Work is expected to be completed in FY07.
WS3000 Streetscape program Phase II.	Program design and construction completed for Phase I streetscape program for Western Avenue in late FY04. Phase II began with identification of proposed improvements and needed funding.

Five Year Goals

- Establish Commercial Façade design guidelines and use to implement the Commercial Façade Grant Program.
- Undertake a streetscape program for the area, Phases I and II.
- Assist/monitor the Chesterfield Square commercial development.
- Create a master plan and development strategy for industrial area west of Western Avenue and north of Gage Avenue.
- Create a Design for Development for the Industrial Master Plan Area.
- Provide assistance for the expansion of Chesterfield Square (Phase II).

Project Objective Activity Descriptions

City Affordable Housing Trust Fund (WS1901)

This objective is a place-holder for annual deposits into the additional five percent housing set-aside attributable to the City's Affordable Housing Trust Fund. As projects are identified through the LAHD funding application process, funds may be transferred to new objectives, or to LAHD. No labor is to be assigned to this objective; labor for required budget activity is to be carried under the appropriate "1990" objective.

Response to Housing Opportunities (WS1990)

Project Description: Set aside of housing trust funds for future housing projects. An initial focus will be along Florence Avenue between Van Ness Avenue and Western Avenue. Agency staff will monitor housing development programs and/or rehabilitation housing loan programs to help provide affordable housing for the area residents. The objective's goal is to provide technical support and to accumulate the project area's trust funds until there are sufficient resources to support housing proposals within the area. This objective is ongoing.
Developer: To be determined.
Project Cost: $789,800.
FY07 Milestones: Establish program.
Redevelopment Goal: Provision of affordable housing.
Address: Project-wide.
Council District: 8.
PAC/CAC; Neighborhood Council: CAC; Empowerment Congress Central Area Neighborhood Development Council.
Funding Source: Housing Trust Fund.

Commercial Façade/Industrial Rehabilitation Loan Program (WS2020)

Project Description: Closeout of the Commercial Façade Program initiated in FY04, as well as seeking funding for a second phase of building improvements. This objective provides a program for technical assistance for existing and new businesses. With respect to businesses in the Western Slauson project area, the program will result in creating a master plan for future development, development of appropriate design and signage standards, followed by staff efforts to seek needed improvement funds for the area businesses. These future funds, if obtained, will be made available to selected businesses wishing to participate in conforming with the program design guidelines. 5 jobs created.
Developer: Various property owners.
Project Cost: $500,000; $7,600 available in FY07.
FY07 Milestones: To initiate program, identify funds, select design consultant and preparation of plans.
Redevelopment Goal: Prevent the deterioration of existing commercial and retail businesses within the project area by providing financial assistance to the property owners and businesses.
Address: Various locations within the Western Slauson project area.
Council District: 8.
PAC/CAC; Neighborhood Council: CAC; Empowerment Congress Central Area Neighborhood Development Council.
Funding Source: Bond proceeds.

Chesterfield Square Expansion (WS2030)

Project Description: Potential expansion of the Chesterfield Square Shopping Center for future retail or commercial uses. The Chesterfield Square Shopping Center is located at the primary intersection of Western and Slauson Avenues in the Western Slauson Redevelopment Project. A key community goal is to revitalize this site adjacent to the Shopping Center to the west. The Developer of Chesterfield Square has not requested direct financial assistance from the Agency for expanding Chesterfield Square. Agency assistance has been explored for the acquisition of property needed for the expansion. The Developer would need to pay for all Agency costs associated with the site's acquisition and relocation of occupants, if the Agency becomes involved in the property acquisition process.
Developer: To be determined.
Project Cost: To be determined. $31,400 (staff labor).
FY07 Milestones: Explore options for site expansion and development and discuss potential Agency roles with developer.
Redevelopment Goal: Elimination of blight by facilitating the redevelopment of the major commercial development site on Slauson Avenue.
Address: 8 acres bounded by Slauson Avenue to the north, Chesterfield Square Retail Center to the east, the Rail Road right-of-way to the south and Gramercy Place to the west.
Council District: 8.
PAC/CAC; Neighborhood Council: CAC; Empowerment Congress Central Area Neighborhood Development Council.
Funding Source: General Revenue.

Industrial Rehab & Master Plan (WS2100)

Project Description: Creation of a Design for Development, based on the completed Industrial Master Plan for the area located between Western Avenue, Gage Avenue, Wilton Place and Slauson Avenue south of the railroad tracks. The master plan consultant completed work in FY06 and provided an analysis of existing conditions, area constraints and opportunities and final recommendations to implement improvements in the industrial area, pending future implementation funds. The completed master plan will be used to create a Design for Development to assist in future development of the planned areas.
Developer: To be determined.
Project Cost: $19,200 (staff labor).
FY07 Milestones: Preparation of Design for Development and seeking area developers.
Redevelopment Goal: Elimination of blight.
Address: Master Plan area-wide.
Council District: 8.
PAC/CAC; Neighborhood Council: CAC; Empowerment Congress Central Area Neighborhood Development Council.
Funding Source: CDBG.

AB1290 Work Program (WS2990)

Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill 1290. The legislation provides a tax sharing mechanism for those taxing entities eligible to share in Agency tax increment generated by individual project areas. One of the taxing entities is the City of Los Angeles. In a City Council action adopted on October 14, 2003 the Agency was directed to retain tax increment that would otherwise be transferred to the City. These funds are generated on an annual basis and will be used at the discretion of the council offices having jurisdiction over the affected project areas. The AB1290 funds will be spent on existing Agency work objectives or other activities in the council districts deemed consistent with the removal of slums and blight, the creation of quality jobs, and the provision of infrastructure improvements and affordable housing.

Public Improvements (WS3000)

Project Description: Streetscape public improvements for the Western Slauson area. This objective defines the scope and selects the sites for public improvements within the Western Slauson project area. Phase 1 in the Western Avenue corridor included the design and construction of street trees, sidewalks, and curb and gutter improvements that were completed in early FY05. The industrial area industrial businesses are also in need of upgraded streetscape improvements. Phase 2 is anticipated for FY06 and FY07, including acquisition and improvements of the Western and Gage property, as well as new tree plantings along Western Avenue south of Florence Avenue.
Developer: Agency.
Project Cost: $462,700 in FY07.
FY07 Milestones: Acquisition, consultant contracts, drawing bids, contractor selection and start of construction.
Redevelopment Goal: Prevent the deterioration of existing area public improvements by providing new streetscape elements within the project area.
Address: Various, located primarily within the Western Avenue corridor, bounded by Slauson and Florence Avenues.
Council District: 8.
PAC/CAC; Neighborhood Council: CAC; Empowerment Congress Central Area Neighborhood Development Council.
Funding Source: Bond Proceeds.

Response to Development Opportunities/Industrial Master Plan/Q Condition (WS6990)

Project Description: Review of commercial, mixed use and housing development proposals, review of building permit applications and CEQA reviews. Agency staff needs to respond to requests for CEQA reviews, permit applications and developer proposals on an ongoing basis. This objective provides development proposal review and assistance. This is an on-going effort. Staff will also prepare a “Q” Condition within the project area that will restrict the development and proliferation of incompatible land uses located adjacent to residential areas or other conflicting land use.
Developer: Various, to be identified.
Project Cost: $712,700 in FY07.
FY07 Milestones: Ongoing objective.
Redevelopment Goal: Elimination of blight by providing development assistance.
Address: Various locations within project area.
Council District: 8.
PAC/CAC; Neighborhood Council: CAC; Empowerment Congress Central Area Neighborhood Development Council.
Funding Source: To be determined.

Project Financing (WS9330)

This objective provides for the administration of the project’s financial resources including short and long term financial planning, issuance, administration and repayment of debt, analysis of financial alternatives and cash management. This objective is on-going.

CAC/Citizens Participation (WS9910)

This objective allocates resources and staffing necessary for the operation of the Western Slauson Community Advisory Committee (CAC). Agency support includes providing secretarial support, mass mailing public notices, materials, holding annual elections and staff support for the CAC and its sub-committees. The Western Slauson CAC consists of both elected and Council Office appointed members.

Project General (WS9990)

This objective provides for Agency staff to administer the Project’s ongoing activities, including maintaining a site office, meeting public notification requirements, providing public information and responding to general inquiries from developers, property owners and others. State law mandates these activities.

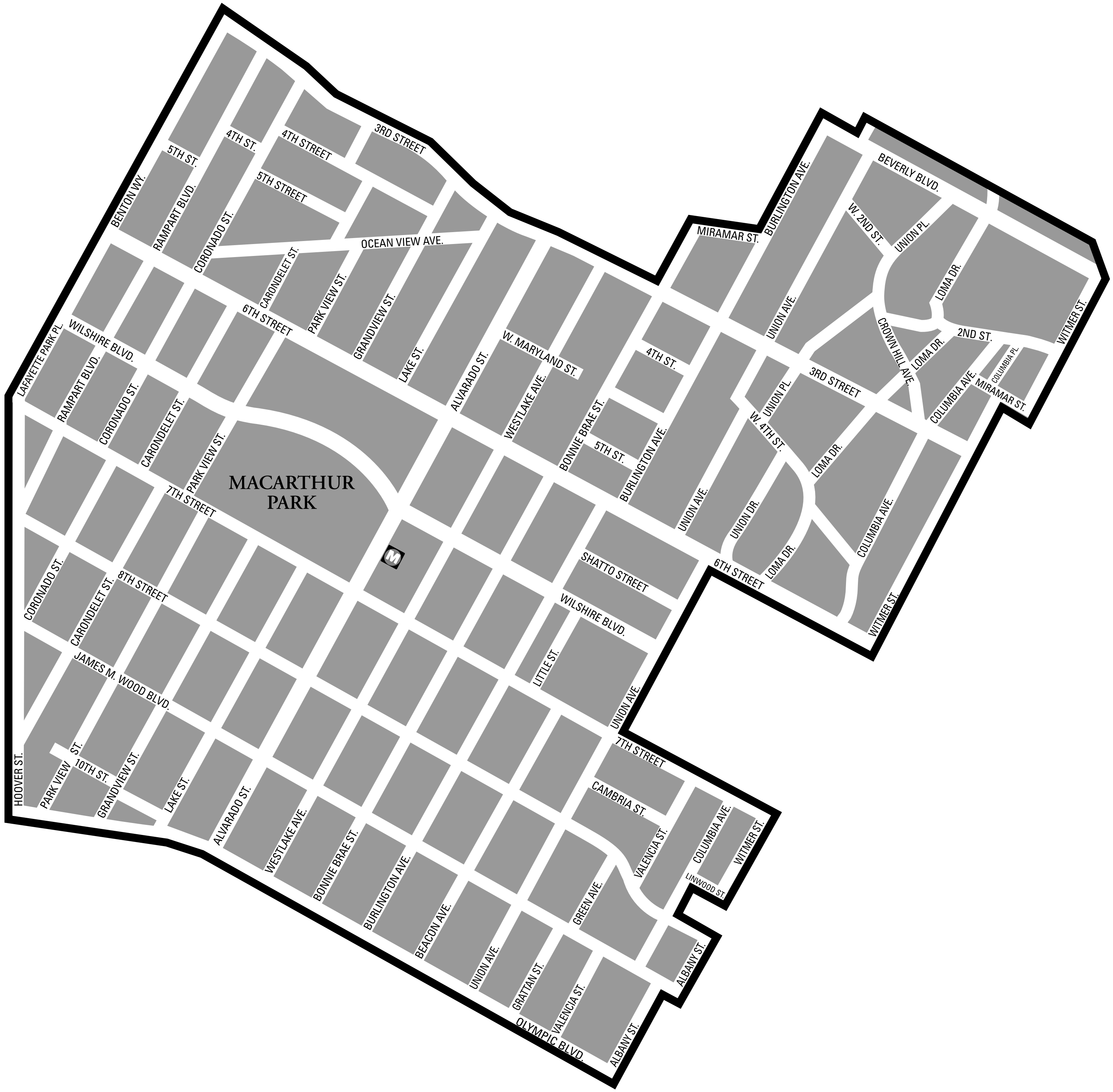
WESTLAKE RECOVERY REDEVELOPMENT PROJECT

Project Information Sheet

Area	638 acres
Council District(s)	1
Date of Adoption	May 12, 1999
Date(s) of Amendment(s)	None
Project End Date	May 12, 2029
Eminent Domain Expires	May 12, 2011
Tax Increment Cap	None
Tax Increment Received Through FY05	$5,047,755
Balance to Reach Cap	N/A
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	May 12, 2044
Maximum Bonded Indebtedness	$128,000,000
Debt Establishment Time Limit	May 12, 2019

Recovery Redevelopment Project

Hollywood & Central Region



NORTH

Westlake

WESTLAKE RECOVERY REDEVELOPMENT PROJECT

Summary

On May 18, l999, the Westlake Recovery Redevelopment Project was adopted. The immediate thrust of the Westlake Recovery Redevelopment Project is to generate visible physical improvements to promote a positive image of the community, and to create a sense of momentum encouraging economic development initiatives that provide community goods and services and employment opportunities. Due to insufficient Tax Increment proceeds, CDBG and Federal CFP Transportation funds were initially obtained to stimulate redevelopment efforts, concentrating on the reconstruction of deteriorated alleys, the implementation of the Commercial Façade And Signage Program, and activities to implement the Alvarado Transit Corridor Pedestrian Improvement Program. With projected increases in Tax Increment Revenue, during the later part of FY06, the Agency proposes to issue Tax Allocation Bonds generating approximately $11,000,000 of additional revenue to fund and support work program activities, and to repay the CRA Special Revenue Fund for prior debt.

FY07 activities will focus on expanding the Commercial Façade and Signage Program, initiate construction on the Alvarado Transit Corridor Pedestrian Improvement Program, the provision of funds to develop and expand affordable housing opportunities, preserve historically significant structures and identification of a catalytic project to stimulate economic activity.

FY 2006-2007 Work Program

- Identify and review new affordable housing development opportunities and/or rehabilitation initiatives for future funding.
- Obtain approval to enter into a Predevelopment Loan for development of a mixed-use site on MTA land above the Alvarado Red Line Portal.
- Continue and expand the Commercial Façade and Signage Program focusing around MacArthur Park.
- Start and monitor construction activities on the Alvarado Transit Corridor Pedestrian Improvement Program.
- Implement strategies within walking distance of the Alvarado Red Line Portal to improve mobility in the community.
- Identify a catalytic project to stimulate affordable housing, economic development and to eliminate blighting influences.
- In collaboration with the PAC and Council Office staff, identify deficient public improvements; seek funds for future reconstruction.
- Retain a historic consultant to update the Historic Resource Survey initially completed in l996 to guide future development, and to preserve historically significant buildings.
- Continue discussions with the Council Office and the City Planning Department, to adopt through City Ordinance and implement, various planning tools to guide future development activities in the Westlake Area.
- Continue staff support to the Westlake Project Area Committee and community outreach.

Background

As part of the overall direction given by the Los Angeles City Council in the aftermath of the civil disturbance of l992, the Westlake Recovery Redevelopment Project was included as part of a larger area targeted for recovery and revitalization. The Westlake Recovery Redevelopment Plan was adopted on May 18, l999 and contains approximately 633 acres. The Project Area is generally bounded by Olympic Boulevard on the south, Hoover Street and Benton Way on the west, 3rd Street and Beverly Boulevard on the north, and Witmer Street and Union Avenue on the east. The goal of the Westlake Recovery Redevelopment Project is to eliminate blight, promote a positive image of the community to encourage economic development, develop new housing opportunities, rehabilitate existing residences and businesses, and improve public services and infrastructure.

Conditions at Time of Adoption

At the time the Redevelopment Plan was adopted, the area was found to be characterized by a number of physical and economic blighting conditions, which included:

- Dilapidated and deteriorated buildings and site conditions.
- Inadequate building size given current market conditions.
- Lack of parking.
- Public improvement deficiencies.
- Subdivided lots of irregular form, shape and size for proper usefulness and small lots that are in multiple ownership.
- Investment potential in retail/commercial activities that had declined and was continuing to decline as evidenced by depreciated and stagnant property values, impaired investments, high vacancies and low lease rates.
- Aging facilities and deteriorating building stock indicating disinvestment.
- Residential overcrowding.
- A high concentration of businesses that cater to adults.
- A high crime rate, which constituted a serious threat to the public safety and welfare.

Key Accomplishments through June 30, 2006

- To initiate program activities, the Agency obtained CDBG funds to spearhead short-term activities to stimulate business reinvestment in the area. The Agency's initial effort was to improve the physical appearance of the area by implementing a Commercial Façade/Signage Program.
- In 1999, the Agency was approved to be a recipient of CFP Transportation Enhancement Funds, which included funding to implement the Alvarado Transit Corridor Pedestrian Improvements. Funds allocated will service the communities of Pico Union 2 and Westlake by providing streetscape improvements designed to improve safety and access to transit modes by pedestrian and transit patrons. The improvements will stretch approximately 1.4 miles at main nodes along Alvarado Street between Hoover and 3rd Streets. Funds are available for design and construction activities. Affordable housing sites have been identified to leverage resources to expand affordable housing opportunities.

2005-2006 Work Program Accomplishments

Objective		Status
WL1400	Hartford Avenue, Affordable Rentals	Obtained approvals to provide "gap" financing, leveraging resources to support development of 54 units of housing for large low and very low-income families.
WL1901	City Affordable Housing Trust Fund	Transferred funds to the City Housing Trust to support development of 21 units of housing for low and very low-income families located at 420-426 Union Drive.
WL2100	Commercial Façade/Signage Program	Completed the RFP process and retained an architect to prepare a design master plan for expansion of the Commercial Façade and Signage Program focusing on businesses around MacArthur Park, and initiated the community outreach process.
WL2900	AB1290 Work Program	Obtained approval to provide $50,000 of AB1290 Funds to continue implementation of the Westlake Neighborhood Network initiative to provide educational and employment services to community residents.
WL4100	Alvarado Transit Corridor Pedestrian Improvements	Initiated and completed the community outreach and concept design phase, and initiated the working drawing phase for the Alvarado Transit Corridor Program.
WL6990	Response To Development Opportunities	Continued providing technical and design assistance during the building permit review process to ensure neighborhood compatibility.
WL9910	Community Participation	Continued providing on-going PAC/Community participation support and out reach.

Five Year Goals

- Expand the Commercial Façade/Signage Program to improve the visual appearance of the area to encourage business reinvestment.
- Complete the Alvarado Transit Corridor Pedestrian Improvements.
- Initiate housing development opportunities and provide funding to provide housing opportunities for all age groups and income levels.
- Initiate economic development activities and programs to encourage business reinvestment.
- Initiate and implement programs to improve deficient and hazardous public improvements, and coordinate activities with city staff to improve the areas infrastructure, to expand recreational opportunities and to provide open space.
- Work with the Council Office, PAC and community at large, to identify potential sites for a catalytic mixed- use site to provide employment, affordable housing and community related retail services.
- Continue working with the PAC and Council Office to identify future work program activities to improve the negative image of the Westlake community.

Project Objective Activity Descriptions

MacArthur Park Metro Development (WL1300)

Project Description: Mixed-Use development on MTA owned site to be developed as a transit village containing approximately 199 residential units, 434 space-parking garage and 50,400 square feet of retail space to be developed over two phases.
Developer: MacArthur Park Metro LLC.
Project Cost: $1,064,700.
FY07 Milestone: Obtain Agency and City Council approval to enter into a Predevelopment Loan.
Redevelopment Goal: Mixed-Use development to provide affordable housing and related retail services.
Address: 7^{th} & Alvarado above the Red Line Station.
Council District: 1.
PAC/Neighborhood Council: Westlake PAC and MacArthur Neighborhood Council.
Funding Source: Housing Trust Funds.

Supportive Housing Initiative (WL1350)

Project Description: Identification of sites and the provision of funds for permanent housing opportunities with supportive services for homeless persons from the community.
Developer: Various.
Project Cost: $2,023,900.
FY07 Milestone: Respond to and identify housing development opportunities that are not listed as an objective. As such projects are identified and approved, additional objectives may be created.
Redevelopment Goal: To make provisions for housing as required to satisfy the needs and desire of the various age, income and ethnic groups of the community, maximizing individual choice.
Address: Various.
Council District: 1.
PAC/Neighborhood Council: Westlake PAC and MacArthur Neighborhood Council.
Funding Source: Housing Trust Funds.

Hartford Avenue Affordable Rentals (WL1400)

Project Description: Financial “gap” assistance for development of 54 rental housing units of family/large family rental housing for occupancy by low-, and very-low income families.
Developer: Hartford Avenue Apartments, L.P.
Project cost: $23,266,732.
FY07 Milestone: Initiate and monitor construction.
Redevelopment Goal: Increase the supply of affordable housing, alleviate overcrowding and provide a youth activities center, community space and shared recreational space with LAUSD.
Address: Immediately outside the Project Area located at 440-458 Hartford Avenue and 431-433 Lucas Avenue.
Council District: 1.
PAC/Neighborhood Council: Westlake PAC and MacArthur Neighborhood Council.
Funding Source: Housing Trust Funds.

City Affordable Housing Trust Fund (WL1901)

This objective is a place-holder for annual deposits into the additional five percent housing set-aside attributable to the City's Affordable Housing Trust Fund. As projects are identified through the LAHD funding application process, funds may be transferred to new objectives, or to LAHD. No labor is to be assigned to this objective; labor for required budget activity is to be carried under the appropriate "1990" objective.

Response to Housing Opportunities (WL1990)

Project Description: Review building permits, monitor ongoing construction, evaluate development proposals and provide technical assistance and financial assistance when appropriate. Funds will be used for identification of sites for infill residential development, homeownership opportunities, residential rehabilitation, and development of financial incentives to encourage new residential development.
Developer: Various.
Project Cost: $3,930,300.
FY07 Milestones: Respond to housing development opportunities that are not listed as an objective. Staff is expected to develop and implement neighborhood revitalization strategies including infill housing, rehabilitation and homeownership opportunities.
Redevelopment Goal: To make provisions for housing as required to satisfy the needs and desire of the various age, income and ethnic groups of the community, maximizing individual choice.
Address: Various.
Council District: 1.
PAC/Neighborhood Council: Westlake PAC and MacArthur Neighborhood Council.
Funding Source: Housing Trust Funds.

Commercial Façade and Signage Program (WL2100)

Project Description: Retention of an architect to prepare a master design to unify the design of the commercial business corridor surrounding Macarthur Park for the continuation and expansion of the Commercial Façade and Signage Program, providing conditional grants up to $25,000 per storefront.
Developer: Various.
Project Cost: $3,365,000.
FY07 Milestones: Initiate community outreach, market program and initiate and complete the master design.
Redevelopment Goal: The achievement of an environment reflecting a high level of concern for architectural and urban design principles appropriate to the objectives of the Redevelopment Plan.
Address: Various.
Council District: 1.
PAC/Neighborhood Council: Westlake PAC and MacArthur Neighborhood Council.
Funding Source: Tax Increment.

Transit Oriented Smart Growth (WL2500)

Project Description: Develop and commence implementation of strategies within walking distance of transit facilities to improve mobility of the community.
Developer: To be determined.
Project Cost: $32,100.
FY07 Milestones: Identify any projects that increase housing and employment opportunities within walking distance of the Metro Red Line.
Redevelopment Goal: To encourage transit oriented development that will lead to jobs-housing balance within walking distance of transit facilities in the project area.
Address: Alvarado Red Line Portal, and sites within approximately ¼ mile of the portal.
Council District: 1.
PAC/Neighborhood Council: Westlake PAC and MacArthur Neighborhood Council.
Funding Source: Tax Increment.

Mixed-Use Catalytic (WL2700)

Project Description: Identification of catalytic development sites and potential financial assistance directed toward the economic development of the Project Area, with emphasis on projects which increase tax increment revenue and employment opportunities, which remove and repair blighted sites.
Project Cost: $1,818,800.
FY07 Milestones: Identify sites and develop projects that contribute to the overall economic development in the project area.
Redevelopment Goal: The provision of financial assistance for physical improvements promoting a positive image for the community, and the achievement of an environment reflecting a high level of concern of architectural and urban design principles.
Address: Various.
Council District: 1.
PAC/Neighborhood Council: Westlake PAC and MacArthur Neighborhood Council.
Funding Source: Tax Increment.

AB1290 Work Program (WL2990)

Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill 1290. The legislation provides a tax sharing mechanism for those taxing entities eligible to share in Agency tax increment generated by individual project areas. One of the taxing entities is the City of Los Angeles. In a City Council action adopted on October 14, 2003 the Agency was directed to retain tax increment that would otherwise be transferred to the City. These funds are generated on an annual basis and will be used at the discretion of the council offices having jurisdiction over the affected project areas. The AB1290 funds will be spent on existing Agency work objectives or other activities in the council districts deemed consistent with the removal of slums and blight, the creation of quality jobs, and the provision of infrastructure improvements and affordable housing.

Public Improvements (WL3300)

Project Description: In collaboration with the community and the Council Office, this objective will identify deficient and substandard public improvements requiring reconstruction, such as deteriorated, hazardous sidewalks, lack of street trees, alley improvements, street lighting, etc., and program funds for the remediation of these conditions.
Developer: Agency.
Project Cost: $3,199,700.
FY07 Milestones: Retain engineering consultant, prepare/review public improvement survey and prioritize areas to be improved.
Redevelopment Goal: To improve environmental deficiencies, including among others, substandard alleys, and public and recreational facilities, and to improve the visual environment of the community and, in particular, to strengthen and enhance its image and identity.
Address: Various.
Council District: 1.
PAC/Neighborhood Council: Westlake PAC and MacArthur Neighborhood Council.
Funding Source: Tax Increment.

MacArthur Park Band Shell Renovation (WL3400)

Project Description: Provide $500,000 of “matching funds” to the City Department of Recreation and Parks for renovation of the historic MacArthur Park Band Shell, subject to the award of Proposition 40, State Urban Parks and Healthy Communities, funds.
Developer: City of Los Angeles, Department of Recreation and Parks.
Project Cost: $2,000,000.
FY07 Milestones: Approve a Memorandum of Understanding with the City Department of Recreation and Parks to transfer $500,000 to the city as matching funds for renovation of the historic MacArthur Park Band Shell.
Project Goal: To encourage active and passive recreational opportunities in MacArthur Park.
Address: MacArthur Park.
Council District: 1.
PAC/Neighborhood Council: Westlake PAC and MacArthur Neighborhood Council.
Funding Source: Tax Increment.

Alvarado Pedestrian Improvements (WL4100)

Project Description: Continue community outreach, prepare design and construction drawings for streetscape improvements designed to improve safety and access to transit modes by pedestrian and transit patrons. This objective will also incorporate improvements on Alvarado Street in the Pico Union 2 Project Area (See Objective P23070).
Developer: Agency.
Project Cost: $2,000,000.
FY07 Milestones: Complete construction drawings, start and monitor construction activities.
Redevelopment Purpose: To provide public improvements that improve the overall living and business environment to provide and promote a safe and clean environment to bolster business activity in the Westlake area.
Address: Alvarado Street from Third to Hoover Streets.
Council District: 1.
PAC/Neighborhood Council: Westlake PAC and MacArthur Neighborhood Council.
Funding Source: Tax Increment and CFP Transportation Funds.

Plan Implementation Tools - Westlake (WL6100)

Project Description: Agency staff, in conjunction with the Westlake PAC, Council office and City Planning staff, will develop planning implementation tools to control future development, such as a Historic Preservation Overlay Zone, Interim Control Ordinance, Community Overlay Zone or Pedestrian Oriented District.
Developer: Agency and City.
Project Cost: $286,600.
FY07 Milestones: Identification of planning implementation tools for implementation by city planning staff, subject to City Council approval.
Redevelopment Purpose: Retention and restoration of project area businesses, including the provision of financial assistance for physical improvements, promoting a positive image of the community and the achievement of an environment reflecting a high level of concern for architectural and urban design.
Address: Various.
Council District: 1.
PAC/Neighborhood Council: Westlake PAC and MacArthur Neighborhood Council.
Funding Source: Tax Increment.

Historic Preservation Resource Survey (WL6500)

Project Description: Retention of a historic consultant to update the Historic Resource Survey prepared in l996.
Developer: Unknown.
Project cost: $74,200.
FY07 Milestone: Issue RFPs, interview consultants and approve consultant selection.
Redevelopment Goal: Retention of cultural and historic resources.
Address: Project Area.
Council District: 1.
PAC/Neighborhood Council: Westlake PAC and MacArthur Neighborhood Council.
Funding Source: Tax Increment.

Response to Development Opportunities (WL6990)

Project Description: Agency staff will respond to development opportunities and review non-residential building permits, review development proposals, and provide technical assistance to developers and property owners as part of the ongoing redevelopment process to ensure conformance with appropriate plans and requirements. This objective also contains funds to assist particular projects that may require Gap assistance. As such projects are identified and approved, additional objectives may be created.
Developer: Various.
Project Cost: $3,701,900.
FY07 Milestone: On-going staff review of development opportunities, building permits, proposals, technical assistance to developers and property owners.
Redevelopment Goal: Retention and restoration of Project Area businesses, including the provision of financial assistance for physical improvements promoting a positive image for the community, and the achievement of an environment reflecting a high level of concern of architectural and urban design principles.
Address: Various.
Council District: 1.
PAC/Neighborhood Council: Westlake PAC and MacArthur Neighborhood Council.
Funding Source: Tax Increment.

Project Financing (WL9330)

Agency staff will administer the Project's financial resources and expenditures, including managing debt service obligations. State law mandates these activities.

PAC/Citizen Participation (WL9910)

This objective allocates resources and staffing necessary for the operation of the Westlake Project Area Committee (PAC). Agency support includes providing secretarial support, mass mailing public notices, materials, holding elections, and staff support for the PAC and its sub-committees.

Project General (WL9990)

This objective provides for all expenses necessary for the operation of the Project site office, administrative services, property management, citizen participation (other than the PAC), community liaison, and the maintenance of documents and files pertaining to the adoption of the Westlake Recovery Redevelopment Project (adopted May 1999).

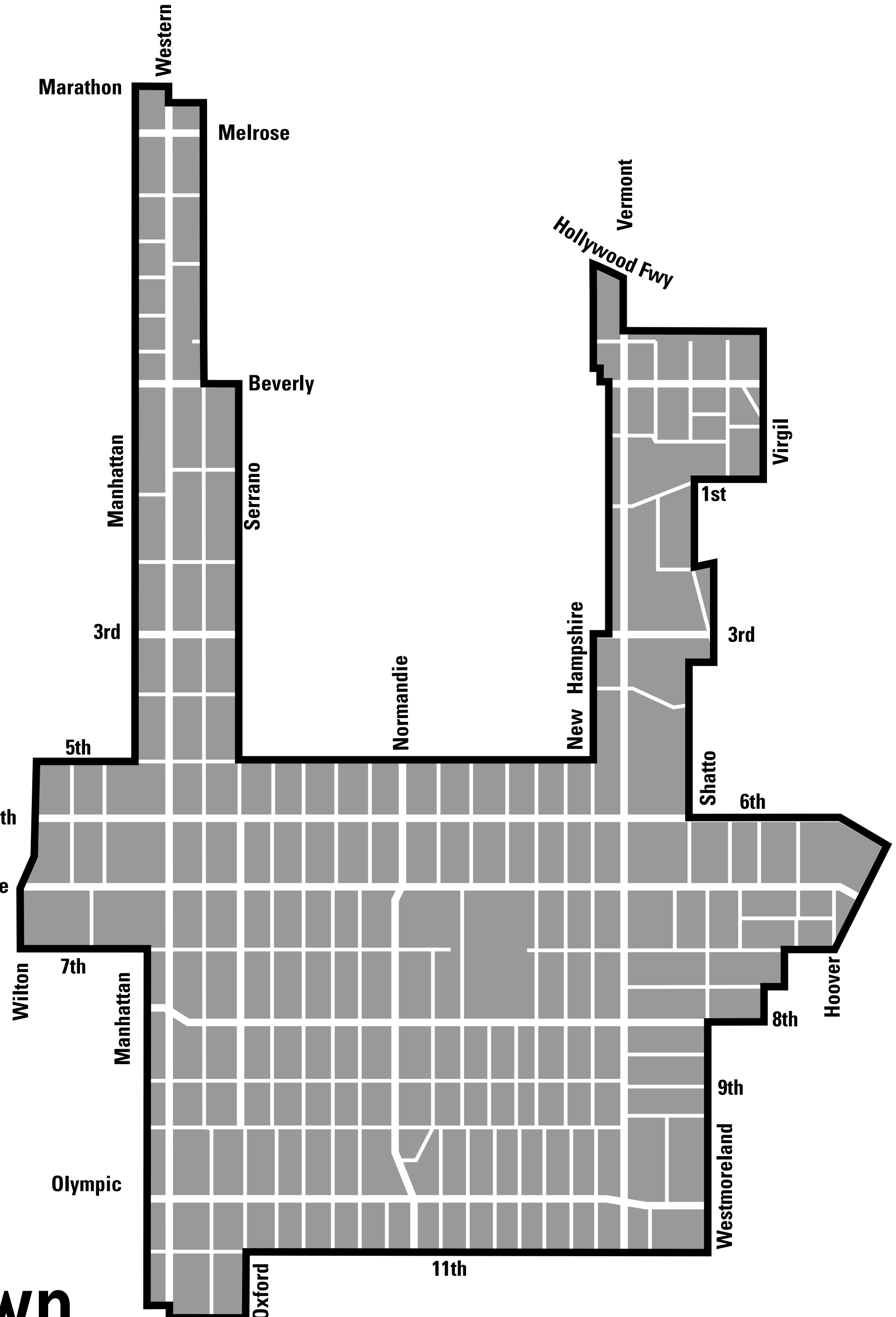
WILSHIRE CENTER/KOREATOWN REDEVELOPMENT PROJECT

Project Information Sheet

Area	1,207 acres
Council District(s)	4, 10 & 13
Date of Adoption	December 13, 1995
Date(s) of Amendment(s)	None
Project End Date	December 13, 2025
Eminent Domain Expires	December 13, 2007
Tax Increment Cap	None
Tax Increment Received Through FY05	$10,923,343
Balance to Reach Cap	N/A
Annual Tax Increment Cap	N/A
Last Date for Receipt of Tax Increment	December 13, 2040
Maximum Bonded Indebtedness	$427,000,000
Debt Establishment Time Limit	December 13, 2015

Redevelopment Project

Hollywood & Central Region



Wilshire Center/Koreatown

WILSHIRE CENTER/KOREATOWN REDEVELOPMENT PROJECT

Summary

The Wilshire Center/Koreatown Redevelopment Project is a 1,207-acre project located in Council Districts 4, 10 and 13. The Project was adopted on December 13, 1995 with a lifespan of 30 years. Redevelopment Plan goals include promoting business retention and expansion, attracting new businesses and creating jobs, providing public improvements and infrastructure. The Agency is assisting the community to pursue a proactive strategy to identify development opportunities to stabilize and revitalize the Wilshire Boulevard corridor. The overall revitalization approach is focused upon encouraging new retail anchor development and develop affordable residential projects. A major objective is to strengthen and enhance the cultural identity of the Koreatown area.

FY 2006-2007 Proposed Work Program

- Response to Housing Opportunities – Provide assistance for the identification and review of potential new affordable housing developments and/or rehabilitation and adaptive re-use.

- 6^{th} Street Commercial Facades and Signage Improvement Program - Select architectural design consultant for the 6^{th} Street Commercial Façade Program; hold workshop for participants; complete design and plan check.

- Promote employment opportunities by master planning the Beverly Virgil industrial area.

- Address the blighting impacts of illegal signage along the major corridors, with first emphasis on Western Avenue.

- Wilshire/Vermont Mixed-Use Development. Close out project.

- Wilshire/Vermont Cultural Project – Work with the Korean American Museum to develop a concept for a mixed-use project at the northwestern corner of Wilshire Boulevard and Vermont Avenue that will include the museum and cultural center, transit oriented retail and public open space and recreational areas.

- Address the traffic congestion and parking deficiencies through a Parking and Circulation study undertaken in cooperation with Department of Transportation.

- Response to Development Opportunities – Continue providing assistance to property owners, review building permits, review CEQA and evaluate design concepts and architectural plans.

Background

The Wilshire Center/Koreatown Recovery Redevelopment Project Area is situated roughly one and one-half miles west of downtown Los Angeles. It encompasses 1,207 acres and is generally bounded by Fifth Street on the north, 12th Street on the south, Hoover Street on the east, and Western Avenue and Wilton Place on the west. It also includes the Vermont Avenue Corridor to the Hollywood Freeway and Western Avenue to Melrose Avenue. The Redevelopment Plan sets forth an array of goals promoting business retention and expansion, attracting new businesses and developing public improvements.

Conditions at Time of Adoption

At the time of adoption, the Wilshire Center/Koreatown Project Area contained severe conditions of physical and economic distress, particularly physical deterioration of buildings and parcels, and economic stagnation evidenced by depreciated or stagnant property values, impaired investments, abnormally high business vacancies and abnormally low lease rates, residential overcrowding and a high level of crimes. The civil disturbances of April 1992 had caused damage to 59 properties in the Project Area, approximately half of which had suffered more than 50% damage. Approximately 95% of the structures in the Project Area were in need of some measure of rehabilitation.

Key Accomplishments through June 30, 2006

Since the establishment of the Redevelopment Plan, a number of programs have been implemented and completed in the Project Area. These have included the substantial rehabilitation of the Irolo Housing development, an existing mixed-use building that includes 5,400 square feet of retail and 19 efficiency units. The Agency has also undertaken the extensive installation of streetscape improvements to Wilshire Boulevard and has undertaken commercial façade improvements along Western Avenue. The Agency has provided bond financing to the Wilshire/Vermont mixed-use development which, when completed, will offer 480 housing units (20% affordable) and 35,000 square feet of retail. The Agency is also in discussions with The Korean American Museum in securing a permanent location. In addition, the Korean American Chamber of Commerce of Los Angeles has embarked upon the process of forming a BID along Olympic Boulevard and has completed the construction of the Korean Pavilion Garden Monument at Olympic Boulevard and Normandie Avenue. Intense development interest, primarily from foreign investors, has increased the tax increment flow to the project. With the increase in tax increment to the project, more revitalization activities are poised to bring about more intensive redevelopment efforts. The challenge will be to ensure that the quality of life is not adversely impacted, through the introduction of open space and other amenities.

Agency staff has also reviewed and approved 986 building permit applications to date including environmental assessments, prepared feasibility studies for specific plans on Vermont Avenue, and prepared billboard and pole sign controls. In addition, Agency staff has also assisted developers in preparing plans for construction of new housing units.

2005-2006 Work Program Accomplishments

Objective		Status
WK1990	Response to Housing Opportunities	Issued Notice of Funding Availability for Affordable Housing (NOFA) in November 2005, selected 49-unit Hobart Heights Apartments Project for award of $1.2 million in Housing Trust Funds toward an acquisition and predevelopment loan.
WK2050	6th Street Commercial Façade	Marketed 6th Street Commercial Façade Program and completed application processing for 30 storefronts that will receive grants of up to $25,000 each.
WK2150	Wilshire Vermont Cultural Project	Issued Statements of Interest to Property Owners on the Wilshire/Vermont Cultural Project site; entered discussions with Korean American Museum and Korean Consulate to develop mixed use project on the proposed site at the north western corner of Wilshire Boulevard and Vermont Avenue.
WK6000	Beverly/Vermont Economic Development Strategies	Completed Western Boulevard Corridor economic study.
WK6100	Economic Development Strategy	Completed Beverly Virgil Economic Development Analysis and Strategy for redevelopment.
WK6200	Parking and Circulation Study	Selected consultant for parking and circulation study,

Five-Year Goals

Agency staff and the community have undertaken a pro-active process to identify development opportunities focusing upon the following:

- Stabilizing and revitalizing the Wilshire Boulevard Corridor.
- Encouraging new commercial anchor development.
- Rehabilitating existing commercial facades through the implementation of a commercial façade and signage grant program.
- Stabilizing affordable housing stock and residential land uses and assisting in construction of new affordable housing units.
- Completing development of a new mixed-use retail cultural complex at the northwestern corner of Wilshire Boulevard and Vermont Avenue.
- Revitalizing the Beverly-Virgil industrial area through identification and implementation of job producing programs and projects.

Hobart Heights Apartments (WK1300)

Project Description: Construction of 49 units of affordable housing at 924 S. Hobart Boulevard.
Developer: Hobart Partners, LP.
Project Cost: $549,300.
FY07 Milestones: Disburse funds, initiate and monitor construction.
Redevelopment Goal: Provide housing opportunities for low- and moderate-income families.
Address: 924 S. Hobart Boulevard.
Council District: 10.
PAC/CAC: Wilshire Center/Koreatown CAC.
Neighborhood Council: Wilshire Center Koreatown Neighborhood Council.
Funding Source: Housing Trust Funds

Affordable Housing Initiative (WK1400)

Project Description: Develop affordable housing projects in the project area by providing funding assistance to housing developers.
Developer: To be determined.
Project Cost: Approximately $3.6 million.
FY07 Milestones: Identify suitable sites for affordable housing development; issue Request for Proposals, select developer, award funds.
Redevelopment Goal: Provide housing choices that increase the supply and quality of housing for low- and moderate-income families.
Address: To be determined.
Council District: 4, 10, 13
PAC/CAC: Wilshire Center/Koreatown CAC.
Neighborhood Council: Wilshire Center Koreatown Neighborhood Council.
Funding Source: Housing Trust Funds; new Bond Proceeds.

Supportive Housing Initiative (WK1450)

Project Description: Permanent housing with supportive services for homeless persons from the community.
Developer: To be determined.
Project Cost: $589,700.
FY07 Milestones: Identify projects and organizations for funding and implement the project.
Redevelopment Goal: To promote the social well-being of the community by providing assistance to the needy segments of the population.
Address: To be Determined.
Council District: 4, 10, 13.
PAC/CAC: Wilshire Center/Koreatown CAC.
Neighborhood Council: Wilshire Center Koreatown Neighborhood Council.
Funding Source: Tax Increment.

City Affordable Housing Trust Fund (WK1901)

This objective is a place-holder for annual deposits into the additional five percent housing set-aside attributable to the City's Affordable Housing Trust Fund. As projects are identified through the LAHD funding application process, funds may be transferred to new objectives, or to LAHD. No labor is to be assigned to this objective; labor for required budget activity is to be carried under the appropriate "1990" objective.

Response to Housing Opportunities (WK1990)

Project Description: Provides funds for new housing objectives or costs incurred in facilitating new affordable housing.
Developer: To be identified.
Project Cost: $ 1,003,600.
FY07 Milestones: Issue Notice of Funding Availability (NOFA) or Request for Proposals for new affordable housing development.
Redevelopment Goal: Provide housing choices that increase the supply and improve the quality of housing for all income and age groups, especially for persons with low- and moderate-incomes, as well as home ownership opportunities that meet the needs of the resident population.
Address: To be determined.
Council District: 4, 10, 13.
PAC/CAC: Wilshire Center/Koreatown CAC.
Neighborhood Council: Wilshire Center Koreatown Neighborhood Council.
Funding Source: Housing Trust Funds, Housing Trust Bond Proceeds.

6th Street Commercial Façade and Signage (WK2050)

Project Description: Provide grants of up to $25,000 for business owners and tenants of approximately 30 storefronts for commercial façade and signage improvements.
Developer: Agency.
Project Cost: $1,025,400.
FY07 Milestones: Processing of applications will be completed. Design consultant will prepare façade designs and construction will commence in FY07.
Redevelopment Goal: Retention and stabilization of existing commercial businesses by providing financial assistance in form of a grant to the property owner(s) to improve the quality of the commercial environment.
Address: Along 6th Street between Wilton Place and Commonwealth Avenue.
Council District: 10.
PAC/CAC: Wilshire Center/Koreatown CAC.
Neighborhood Council: Wilshire Center Koreatown Neighborhood Council.
Funding Source: Tax Increment.

Wilshire Vermont Cultural Project (WK2150)

Project Description: Potential transit-oriented mixed-use development on the northwestern corner of Vermont Avenue and Wilshire Boulevard including the proposed Korean American Museum and Cultural Center.
Developer: To be identified.
Project Cost: $3,806,300.
FY07 Milestones: Staff will seek developer/owner interest in the development of the site, select a developer and enter into negotiations for a development agreement. Also will undertake environmental assessment.
Redevelopment Goal: To promote programs that acknowledges and support diverse cultures; to provide additional open space and recreational activities and facilities and to encourage development.
Address: the block bounded by Wilshire Boulevard, 6th Street, Vermont Avenue, and New Hampshire Avenue.
Council District: 10.
PAC/CAC: Wilshire Center/Koreatown CAC.
Neighborhood Council: Wilshire Center Koreatown Neighborhood Council.
Funding Source: Bond Proceeds, Tax Increment.

Ambassador Hotel/LAUSD Pocket Park (WK2160)

Project Description: In cooperation with the LAUSD, develop a public park on a designated portion of the Ambassador property on Wilshire Boulevard.
Developer: LAUSD and Agency.
Project Cost: $291,800.
FY07 Milestones: Enter into a Memorandum of Understanding with LAUSD; prepare design and construction plans; initiate construction.
Redevelopment Goal: To provide additional open space and recreational activities and facilities for community residents.
Address: Wilshire Boulevard frontage on Ambassador property.
Council District: 10.
PAC/CAC: Wilshire Center/Koreatown CAC.
Neighborhood Council: Wilshire Center Koreatown Neighborhood Council.
Funding Source: Tax increment.

Olympic Boulevard BID (WK2170)

Project Description: Work with the Korean American Chamber of Commerce to establish a Business Improvement District on Olympic Boulevard between Western Avenue and Vermont Avenue.
Developer: Korean American Chamber of Commerce.
Project Cost: $654,800.
FY07 Milestones: Assist in the establishment of the BID and the construction of public improvements along Olympic Boulevard.
Redevelopment Goal: To encourage the involvement and participation of property owners, businesspersons, religious, and community organizations in the revitalization efforts of the project area and its diverse needs.
Address: Olympic Boulevard between Western and Vermont Avenues.
Council District: 10.
PAC/CAC: Wilshire Center/Koreatown CAC.
Neighborhood Council: Wilshire Center Koreatown Neighborhood Council.
Funding Source: Tax Increment.

Transit Oriented Smart Growth (WK2800)

Project Description: Develop and commence implementation of strategies within walking distance of transit facilities.
Developer: To be determined.
Project Cost: $495,200.
FY07 Milestones: Identify and fund projects that increase housing and employment opportunities within walking distance of the Red Line Metro rail Station.
Redevelopment Goal: To encourage transit oriented development that will lead to a jobs-housing balance within walking distance of the transit facilities in the project area.
Address: To be determined.
Council District: 4, 10, 13.
PAC/CAC: Wilshire Center/Koreatown CAC.
Neighborhood Council: Wilshire Center Koreatown Neighborhood Council.
Funding Source: Tax Increment; Housing Trust Funds.

AB1290 Work Program (WK2990)

Per California State Legislation, all redevelopment project areas created on or after January 1, 1994, as well as those project areas amended after that date, are subject to provisions of Assembly Bill 1290. The legislation provides a tax sharing mechanism for those taxing entities eligible to share in Agency tax increment generated by individual project areas. One of the taxing entities is the City of Los Angeles. In a City Council action adopted on October 14, 2003 the Agency was directed to retain tax increment that would otherwise be transferred to the City. These funds are generated on an annual basis and will be used at the discretion of the council offices having jurisdiction over the affected project areas. The AB1290 funds will be spent on existing Agency work objectives or other activities in the council districts deemed consistent with the removal of slums and blight, the creation of quality jobs, and the provision of infrastructure improvements and affordable housing.

Streetscape and Public Improvements (WK3300)

Project Description: Design and construction of streetscape and public improvements along major corridors in the project area.
Developer: Agency.
Project Cost: $836,000.
FY07 Milestones: Identify potential projects; select design consultant; prepare plans and initiate construction.
Redevelopment Goal: To enhance and beautify the major thoroughfares in the project area especially the north-south streets that link to the freeways.
Address: Project wide.
Council District: 4, 10, 13.
PAC/CAC: Wilshire Center/Koreatown CAC.
Neighborhood Council: Wilshire Center Koreatown Neighborhood Council.
Funding Source: Tax increment.

Signage Design/Code Enforcement (WK3400)

Project description: The removal of unsightly and illegal signage with attractive new signage along the Western Avenue corridor.
Developer: Not Applicable.
Project Cost: $75,000.
FY07 Milestones: Staff will undertake a survey of signage along the major corridors beginning with Western Avenue. Working with City Building and Safety will implement a code enforcement program to identify non-conforming signage and enforce applicable signage design codes and policies.
Redevelopment Goal: To establish sign standards and controls to avoid clutter and communicate a sense of hospitality.
Address: Western Avenue Corridor.
Council District: 4.
PAC/CAC: Wilshire Center/Koreatown CAC.
Neighborhood Council: Wilshire Center-Koreatown Neighborhood Council.
Funding Source: Tax Increment, Bond Proceeds.

Open Space Development Initiative (WK3500)

Project Description: Feasibility analysis and identification of potential sites for open space development in the Project Area; ascertain areas of greatest need, investigate potential sites and prepare an inventory of sites.
Developer: Agency.
Project Cost: $650,400.
FY07 Milestones: Identify potential projects; select design consultant; prepare plans and initiate construction.
Redevelopment Goal: To provide additional open space and recreational facilities in the Project Area.
Address: Project wide.
Council District: 4, 10, 13.
PAC/CAC: Wilshire Center/Koreatown CAC.
Neighborhood Council: Wilshire Center Koreatown Neighborhood Council.
Funding Source: Tax increment.

Wilshire/Western Transit Center (WK4100)

Project Description: Development of a mixed use residential and retail complex with a public transit facility.
Developer: Wilshire Entertainment Center, LLC.
Project Cost: $6,800 in Agency costs.
FY07 Milestones: Monitor compliance.
Redevelopment Goal: To promote economic development by providing new businesses and housing units in the Project Area.
Address: Northeastern corner of Western Avenue and Wilshire Boulevard.
Council District: 10.
PAC/CAC: Wilshire Center/Koreatown CAC.
Neighborhood Council: Wilshire Center Koreatown Neighborhood Council.
Funding Source: Tax Increment.

Beverly/Vermont Economic Development Strategy (WK6000)

Project Description: Implementation of an economic development strategy for the northeastern corner of the Project Area is the only industrially zoned segment and the most blighted portion of the Project.
Developer: To be determined.
Project Cost: $1,005,101.
FY07 Milestones: Identify job generating projects and select developer. Provide assistance for land acquisition and public improvements.
Redevelopment Goal: To promote the economic, social and physical well being through the revitalization of residential, commercial and industrial area and encourage the employment of Project Area residents.
Address: Area bounded by Vermont Avenue on the west Oakwood Street on the north, Virgil Avenue on the east and 1st Street on the south.
Council District: 13.
PAC/CAC: Wilshire Center/Koreatown CAC.
Neighborhood Council: Wilshire Center-Koreatown Neighborhood Council.
Funding Source: Bond Proceeds, Tax Increment.

Economic Feasibility Study (WK6100)

Project Description: Preparation of an economic and market feasibility study for the Wilshire Corridor and formulation of strategy to retain and attract businesses into the area.
Developer: Not applicable.
Project Cost: $551,000.
FY07 Milestones: The Agency will hire a market feasibility consultant to undertake the study that will include significant community input; strategies to attract national level retail businesses will be formulated.
Redevelopment Goal: To enhance the business environment and attract new investment by determining the best uses for the project area which will promote long-term viability
Address: Wilshire Corridor from Hoover to Wilton Place.
Council District: 10.
PAC/CAC: Wilshire Center/Koreatown CAC.
Neighborhood Council: Wilshire Center-Koreatown Neighborhood Council.
Funding Source: Bond Proceeds, Tax Increment.

Parking and Circulation Study (WK6200)

Project Description: Prepare parking and circulation study to analyze parking supply and demand and traffic and circulation patterns in the Project Area; and, formulate strategic policies and programs for implementation in cooperation with MTA and LADOT.
Developer: Not applicable.
Project Cost: $212,800.
FY07 Milestones: Agency staff will select a consultant to analyze traffic and circulation patterns as well as parking demand and supply and formulate a coordinated implementation strategy to address area needs.
Redevelopment Goal: To provide an efficient circulation system coordinated with land uses and densities and adequate to accommodate traffic; and encourage use of public transit services in coordination with other public improvements.
Address: Project wide, with initial emphasis on the Wilshire corridor.
Council District: 4, 10, 13.
PAC/CAC: Wilshire Center/Koreatown CAC.
Neighborhood Council: Wilshire Center-Koreatown Neighborhood Council.
Funding Source: Tax Increment, Bond Proceeds.

Historic Resources Survey (WK6300)

Project Description: Update 1995 Historic Resources Survey and assist with the development of a Historic Resources Preservation Plan to preserve historic and culturally significant structures in the Project Area.
Developer: Agency.
Project Cost: $446,600.
FY07 Milestones: Select consultant; complete survey; establish Historic Resources Preservation Plan.
Redevelopment Goal: To preserve historic buildings and monuments, where feasible.
Address: Project wide.
Council District: 4, 10, 13.
PAC/CAC: Wilshire Center/Koreatown CAC.
Neighborhood Council: Wilshire Center Koreatown Neighborhood Council.
Funding Source: Tax Increment, Bond Proceeds.

Response to Development Opportunities (WK6990)

Project Description: Enforcement of the Redevelopment Plan provisions, including review of building permits, perform CEQA review and implement design guidelines. Respond to unsolicited developer inquiries and identification of potential development opportunities.
Developer: Not applicable.
Project Cost: $1,026,900.
FY07 Milestones: On going activities that include meeting with property owners, developers and other interested parties, reviewing building permits, performing CEQA review, preparing Agency agreements for discretionary action, reviewing the Commercial Design Guidelines, monitoring of policy issues and response(s) to community and developer concerns.
Redevelopment Goal: Provide for implementation of the overall goals of the Redevelopment Plan including land use controls, density criteria, planning methods, and urban design guidelines.
Address: Project Wide.
Council District: 4, 10, 13.
PAC/CAC: Wilshire Center/Koreatown CAC.
Neighborhood Council: Wilshire Center-Koreatown Neighborhood Council,
Funding Source: Tax Increment, Bond Proceeds.

Project Financing (WK9330)

Agency staff will administer the Project's financial resources and expenditures, including managing debt service obligations.

CAC/Citizens Participation (WK9910)

This objective allocates resources and staffing necessary for the operation of the Wilshire Center/Koreatown Community Advisory Committee (CAC). Agency support includes providing clerical support, mass mailing public notices, materials, staff support for the CAC and its sub-committees. The Council members appoint the CAC.

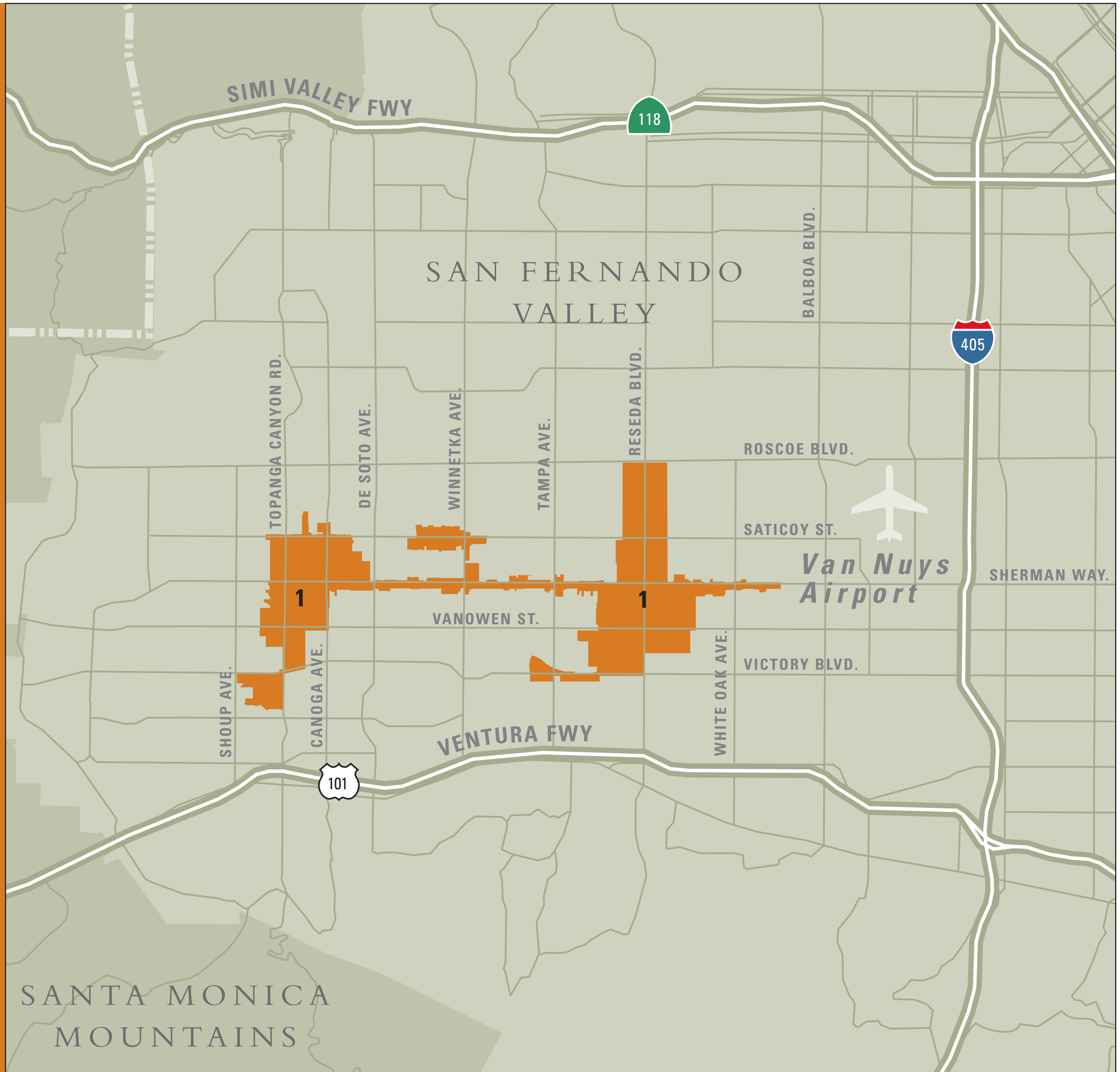
Project General (WK9990)

This objective provides for Agency staff to administer the Project's ongoing activities, including maintaining a site office, conducting community outreach, meeting public notification requirements, providing public information and responding to inquiries from developers, property owners and others, technical and support staff services and outside consultant services.

REGIONAL MAPS

Project Areas

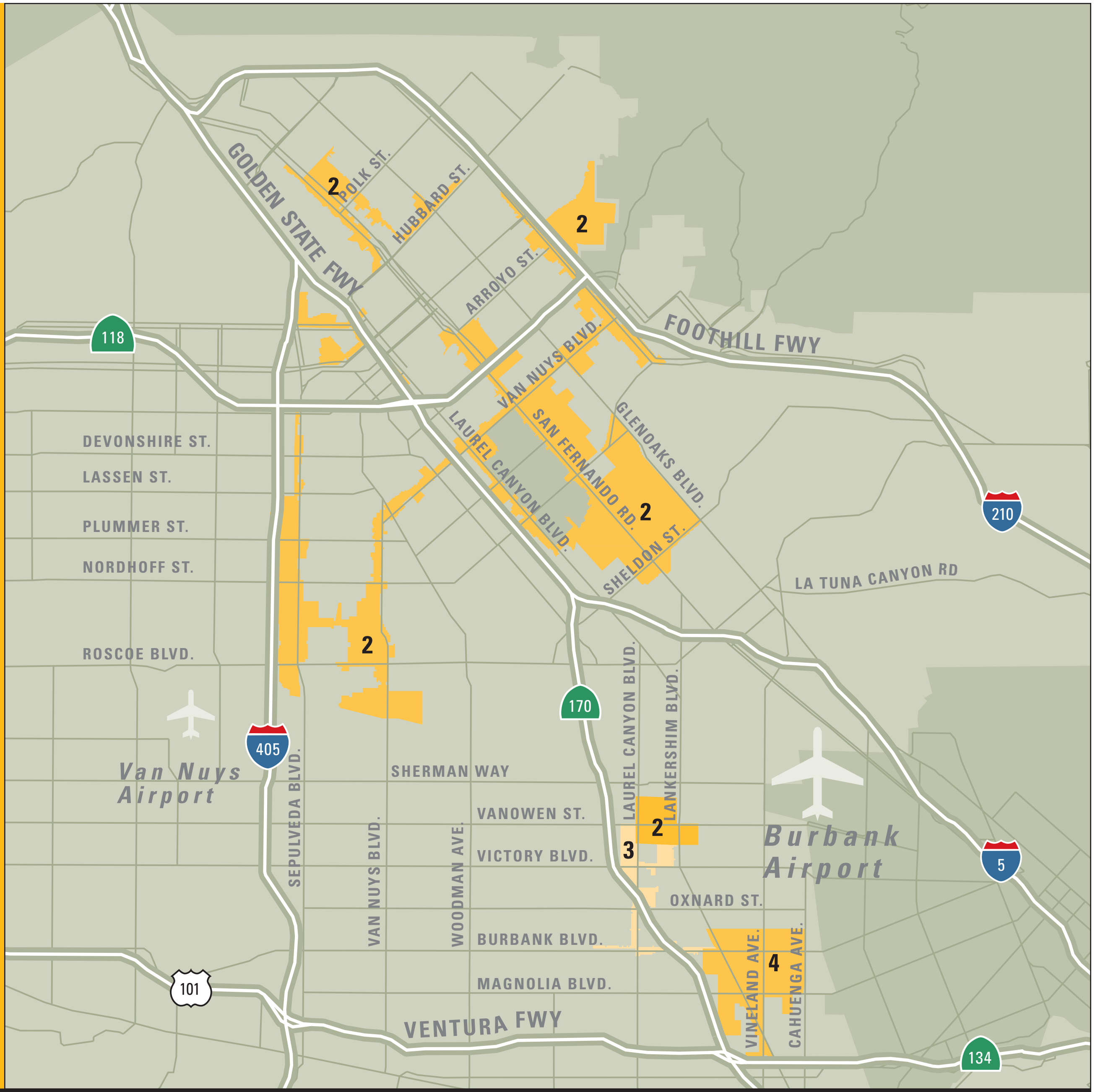
1. **Reseda / Canoga Park**



West Valley Region

Project Areas

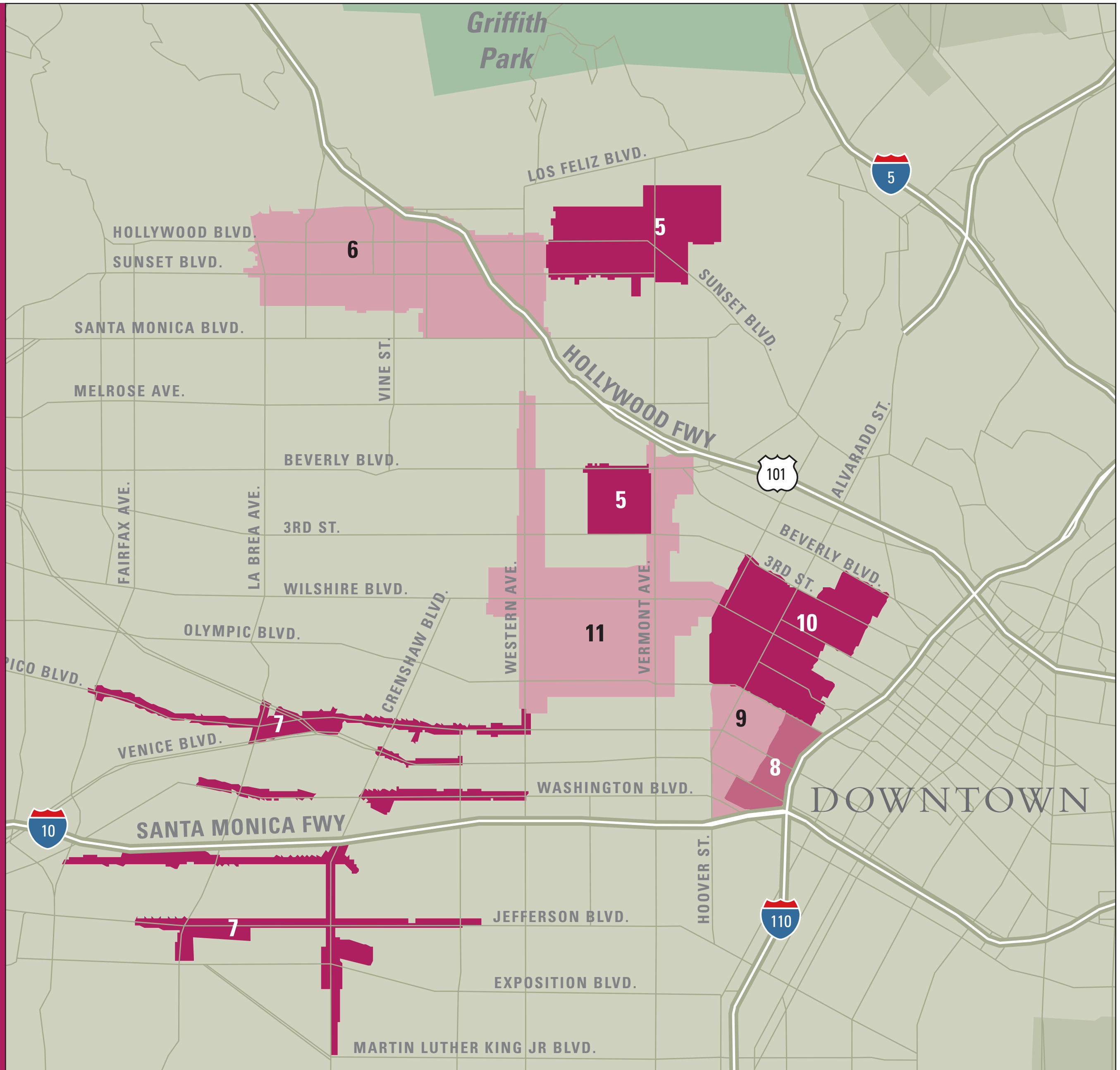
2. Pacoima / Panorama City
3. Laurel Canyon
4. North Hollywood



East Valley Region

Project Areas

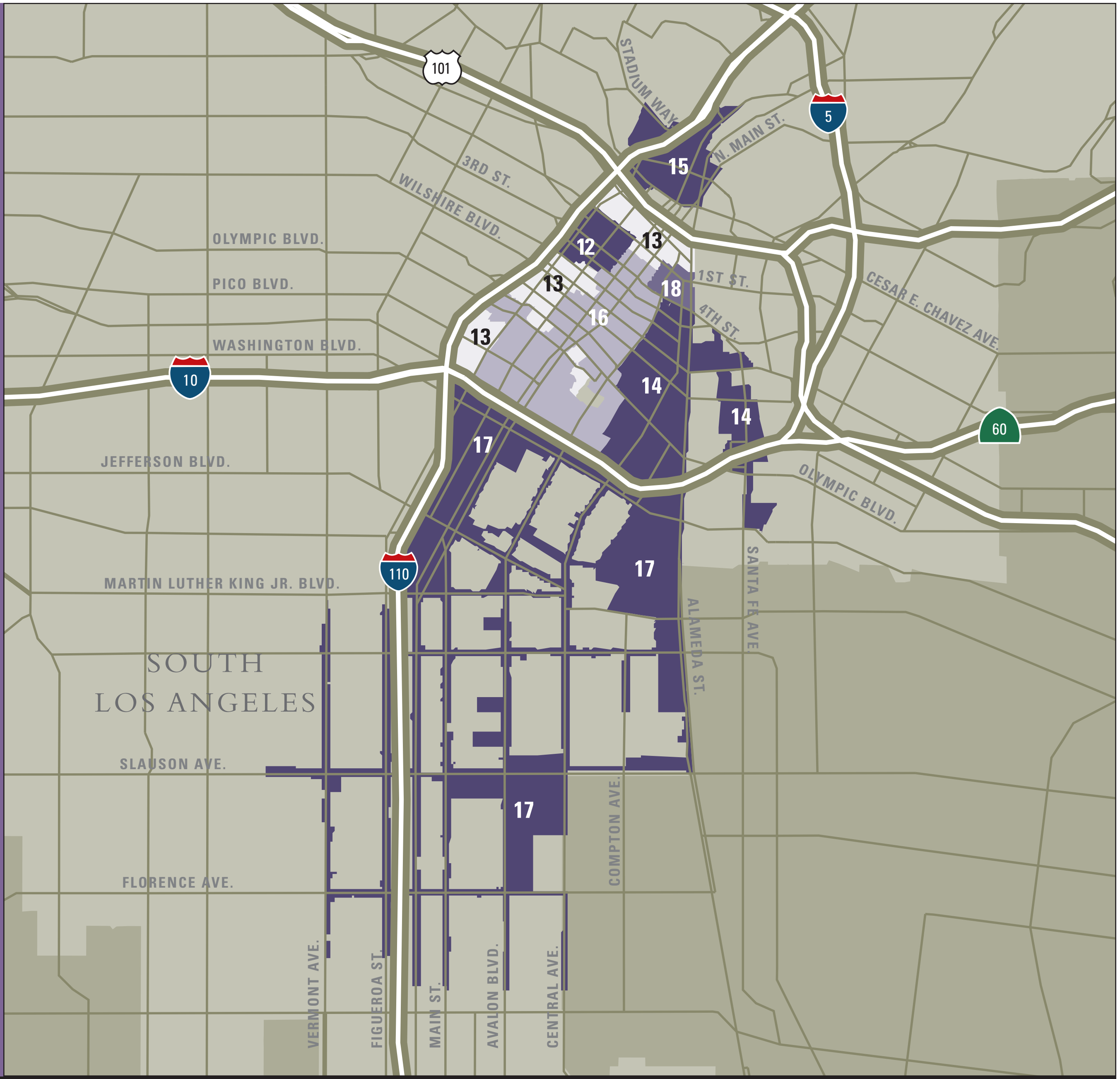
5. East Hollywood/Beverly-Normandie
6. Hollywood
7. Mid-City Corridors
8. Pico Union 1
9. Pico Union 2
10. Westlake
11. Wilshire Center/Koreatown



Hollywood & Central Region

Project Areas

12. Bunker Hill
13. Central Business District
14. Central Industrial
15. Chinatown
16. City Center
17. Council District 9
18. Little Tokyo

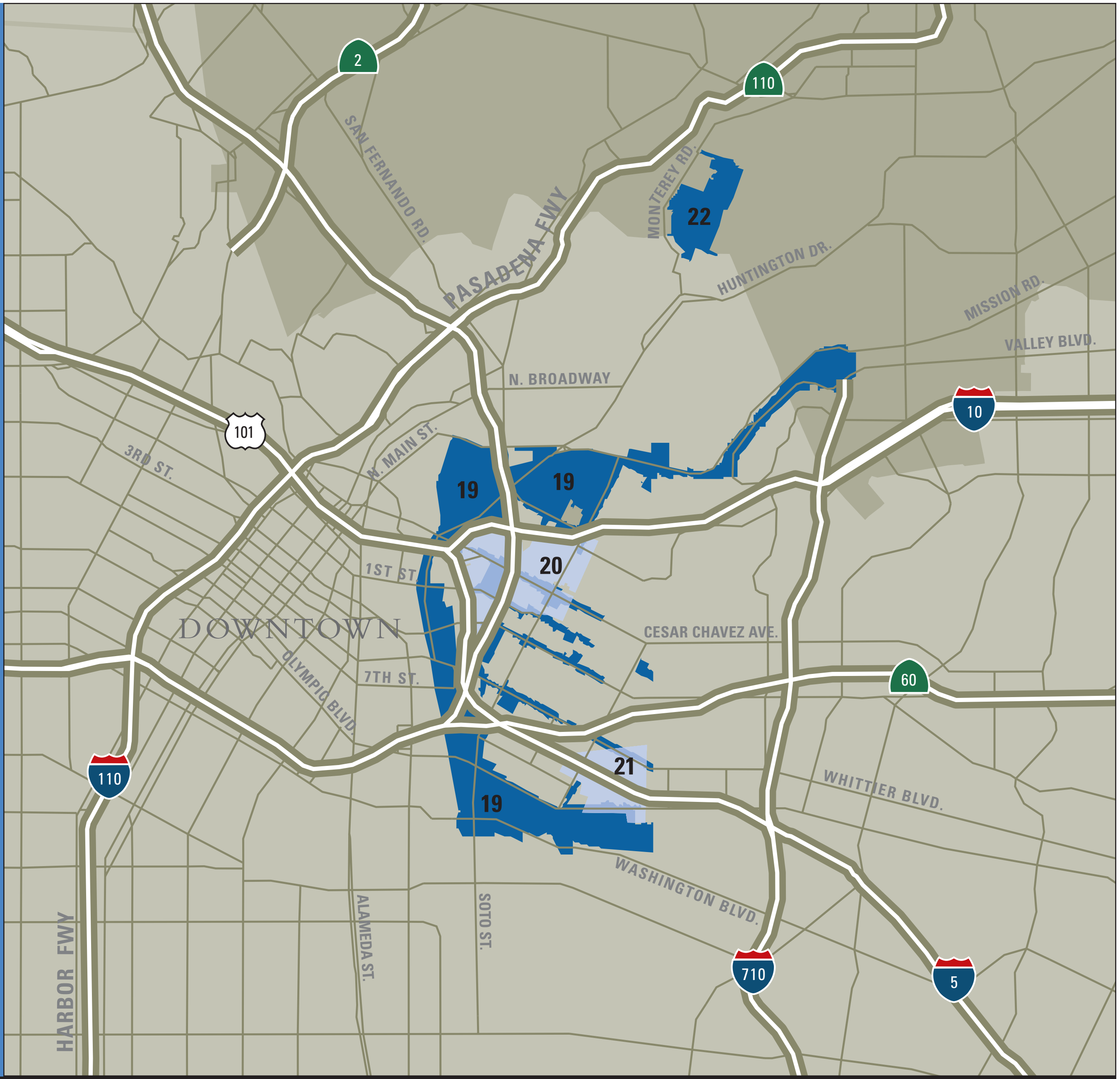


Downtown Region

Project Areas

19 **Adelante Eastside**
20. **Boyle Heights 1****
21. **Boyle Heights 2****
22. **Monterey Hills**

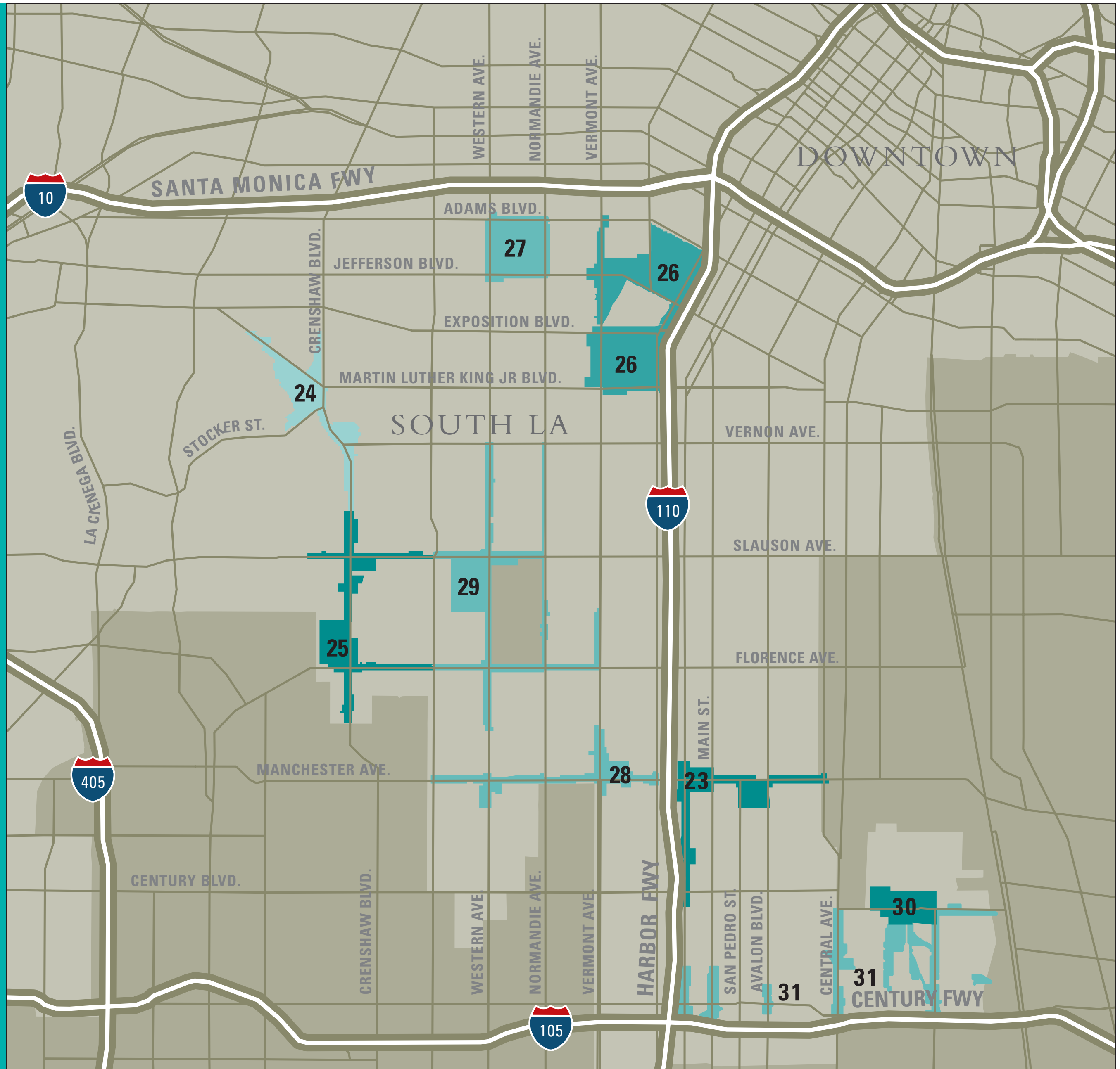
** *Included in Adelante Eastside*



Eastside Region

Project Areas

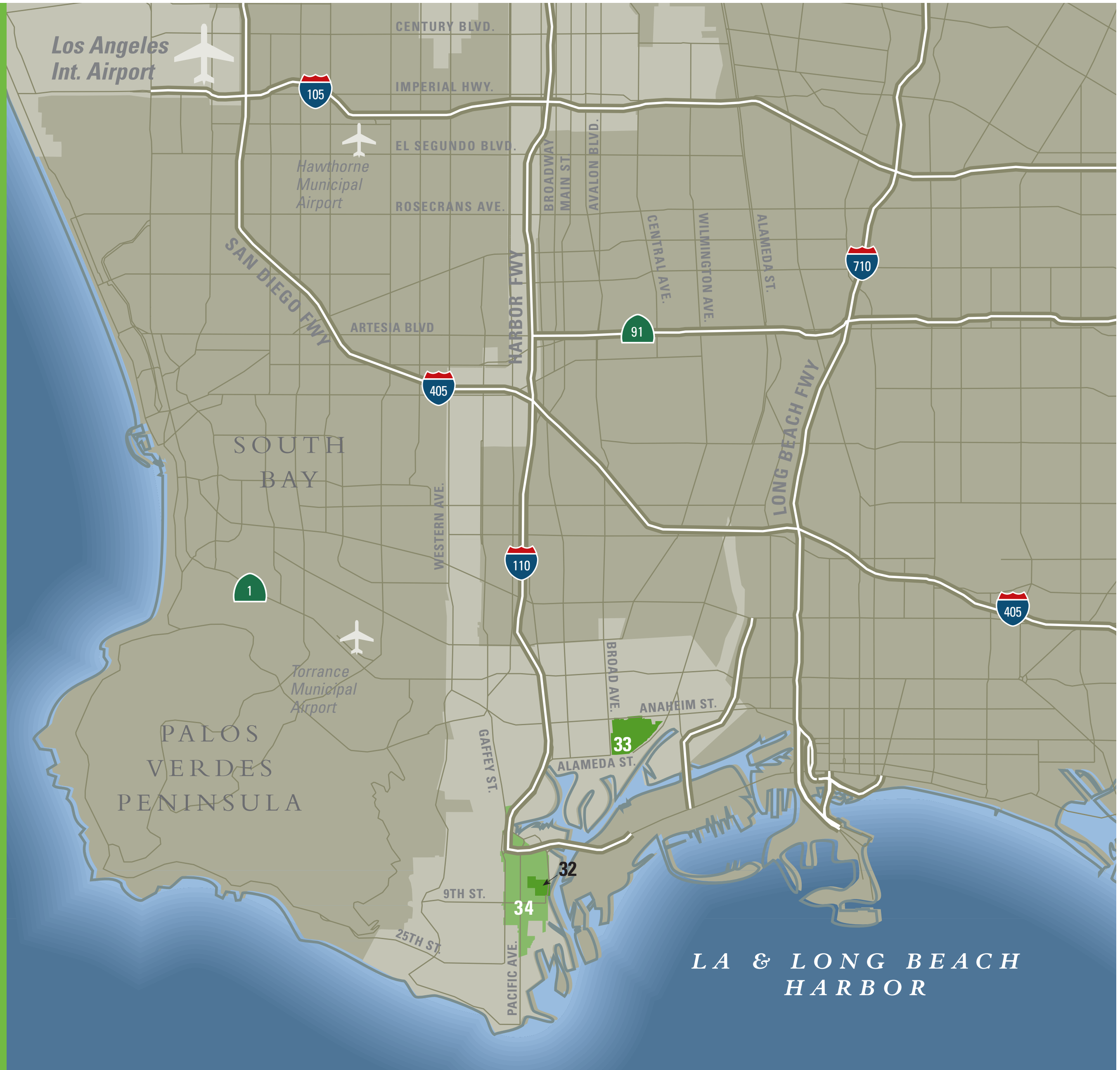
23. Broadway/ Manchester
24. Crenshaw
25. Crenshaw / Slauson
26. Hoover
27. Normandie 5
28. Vermont / Manchester
29. Western / Slauson
30. Watts
31. Watts Corridors



South Los Angeles Region

Project Areas

32. Beacon Street
33 L.A. Harbor
34. Pacific Avenue Corridor



Los Angeles Harbor Region

Proposed FY2007 Work Program Budget Schedules
Table of Contents

SUMMARY SCHEDULES

MISCELLANEOUS SCHEDULES

Five-Year Resources Summary

	FY07	FY08	FY09	FY10	FY11	Five Year Total
Available from PriorYears						
Carryover Funds	265,574,100	0	0	0	0	265,574,100
Carryover Resources	265,574,100	0	0	0	0	265,574,100
New Resources						
Tax Increment Funds (net of transfers)	44,213,700	44,189,900	40,602,300	42,842,400	41,921,400	213,769,700
Low and Moderate Income Housing Funds	33,428,000	51,169,700	29,167,800	39,380,400	26,197,500	179,343,400
Debt Service Funds	57,524,300	62,424,300	73,060,400	75,506,100	80,753,100	349,268,200
Bond Funds (net of transfers)	15,341,000	59,836,300	8,727,500	30,990,100	0	114,894,900
Grants	6,818,800	0	0	0	0	6,818,800
General Revenue and Other Funds	16,395,600	11,711,800	11,117,000	11,652,000	12,243,000	63,119,400
New Resources	173,721,400	229,332,000	162,675,000	200,371,000	161,115,000	927,214,400
Total Resources	439,295,500	229,332,000	162,675,000	200,371,000	161,115,000	1,192,788,500

Resources and Work Program Expenditures by Project Area

Project Area	Carryover	New	Transfers	Total Resources	Less Debt Service	Net Avail for Work Program	First Year Work Program	Future Year Work Program
Adelante Eastside	7,081,000	13,544,000	(1,500,000)	19,125,000	2,973,000	16,152,000	15,447,200	704,800
Beacon Street	2,371,000	845,000	502,600	3,718,600	1,697,000	2,021,600	2,021,600	0
Broadway/Manchester	289,000	1,147,000	72,000	1,508,000	72,000	1,436,000	1,207,600	228,400
Bunker Hill	69,388,900	33,730,000	(15,488,600)	87,630,300	45,887,000	41,743,300	12,497,600	19,894,400
Central Business District	6,429,000	495,000	(2,779,000)	4,145,000	0	4,145,000	1,530,400	2,614,600
Central Industrial	0	0	2,547,100	2,547,100	0	2,547,100	2,547,100	0
Chinatown	8,955,000	4,635,000	0	13,590,000	4,177,000	9,413,000	7,124,400	2,288,600
City Center	6,859,700	22,000	17,565,000	24,446,700	0	24,446,700	19,334,800	5,111,900
Citywide Brownfields	903,000	0	324,600	1,227,600	0	1,227,600	1,227,600	0
Citywide Disaster Assistance	0	0	102,400	102,400	0	102,400	102,400	0
Citywide Feasibility Studies	0	0	334,300	334,300	0	334,300	334,300	0
Citywide Housing	0	6,818,800	2,272,500	9,091,300	0	9,091,300	9,091,300	0
Citywide Non-Housing	0	0	28,400	28,400	0	28,400	28,400	0
Council District 9	14,836,900	14,714,000	850,000	30,400,900	3,704,000	26,696,900	26,474,400	222,500
Crenshaw	1,074,000	668,000	1,662,600	3,404,600	2,399,000	1,005,600	1,005,600	0
Crenshaw/Slauson	909,000	2,908,000	(216,000)	3,601,000	327,000	3,274,000	2,164,100	1,109,900
East Hollywood/Beverly Normandie	12,602,000	4,013,000	0	16,615,000	1,251,000	15,364,000	14,934,100	429,900
Exposition/University Park	2,118,000	5,691,000	0	7,809,000	1,697,000	6,112,000	2,918,600	3,193,400
Hollywood	19,401,400	16,804,000	0	36,205,400	9,795,000	26,410,400	26,410,400	0
Laurel Canyon Commercial Corridor	4,553,000	2,592,000	(284,000)	6,861,000	914,000	5,947,000	3,212,200	2,734,800
Little Tokyo	8,466,000	2,674,000	0	11,140,000	4,294,000	6,846,000	6,846,000	0
Los Angeles Harbor-Wilmington	1,723,000	1,365,000	98,200	3,186,200	999,300	2,186,900	1,798,800	388,100
Mid City Corridors	2,643,000	2,393,000	0	5,036,000	1,911,000	3,125,000	3,125,000	0
Monterey Hills	5,750,000	3,288,000	0	9,038,000	4,220,000	4,818,000	4,818,000	0
Normandie 5	3,541,000	1,868,000	0	5,409,000	2,798,000	2,611,000	2,184,100	426,900
North Hollywood	11,635,000	8,008,000	0	19,643,000	5,486,000	14,157,000	11,444,600	2,712,400
Pacific Corridor	3,113,000	1,890,000	0	5,003,000	379,000	4,624,000	2,445,800	2,178,200
Pacoima/Panorama City	20,047,200	11,534,000	0	31,581,200	2,515,000	29,066,200	27,007,900	2,058,300
Pico Union I	2,122,000	1,551,000	0	3,673,000	1,907,000	1,766,000	1,766,000	0
Pico Union II	7,359,000	2,584,000	0	9,943,000	1,895,000	8,048,000	7,208,000	840,000
Reseda/Canoga Park	10,885,000	11,483,000	0	22,368,000	3,958,000	18,410,000	18,410,000	0
Vermont Manchester	724,000	626,000	160,800	1,510,800	335,000	1,175,800	1,099,200	76,600
Watts	2,026,400	1,559,000	0	3,585,400	0	3,585,400	1,535,700	2,049,700
Watts Corridors	579,600	418,000	628,700	1,626,300	325,000	1,301,300	1,199,700	101,600
Western Slauson	1,525,000	736,000	0	2,261,000	214,000	2,047,000	2,047,000	0
Westlake	6,970,000	3,843,000	0	10,813,000	964,000	9,849,000	9,396,300	452,700
Wilshire Koreatown	12,647,000	8,440,000	0	21,087,000	1,485,000	19,602,000	19,602,000	0

Resources and Work Program Expenditures by Project Area

Project Area		Carryover	New	Transfers	Total Resources	Less Debt Service	Net Avail for Work Program	First Year Work Program	Future Year Work Program
General Agency		6,047,000	834,600	(6,881,600)	0	0	0	0	0
	Agency Total	265,574,100	173,721,400	0	439,295,500	108,578,300	330,717,200	271,548,200	49,817,700

CRA/LA

Resource Types by Project Area

Includes Resources Available from Prior Years

Project Area	Tax Increment Fund	Housing Trust Fund	Debt Service Fund	Bonds	Grants	General Revenue and Other	Total Resources
Adelante Eastside	2,410,000	7,772,000	2,973,000	4,932,000	0	1,038,000	19,125,000
Beacon Street	296,000	792,000	1,697,000	303,000	0	630,600	3,718,600
Broadway/Manchester	387,000	311,000	72,000	653,000	0	85,000	1,508,000
Bunker Hill	0	24,671,100	45,887,000	2,276,000	2,161,900	12,634,300	87,630,300
Central Business District	0	0	0	0	60,000	4,085,000	4,145,000
Central Industrial	0	2,130,000	0	0	0	417,100	2,547,100
Chinatown	4,060,000	3,031,000	4,177,000	0	1,214,000	1,108,000	13,590,000
City Center	12,000,000	4,258,000	0	0	1,780,700	6,408,000	24,446,700
Citywide Brownfields	0	0	0	0	800,000	427,600	1,227,600
Citywide Disaster Assistance	0	0	0	0	0	102,400	102,400
Citywide Feasibility Studies	0	0	0	0	0	334,300	334,300
Citywide Housing	0	830,900	0	0	6,818,800	1,441,600	9,091,300
Citywide Non-Housing	0	0	0	0	0	28,400	28,400
Council District 9	2,720,000	11,913,000	3,704,000	7,003,000	4,577,900	483,000	30,400,900
Crenshaw	209,000	312,000	2,399,000	0	0	484,600	3,404,600
Crenshaw/Slauson	542,000	1,329,000	327,000	1,311,000	0	92,000	3,601,000
East Hollywood/Beverly Normandie	5,859,000	3,357,000	1,251,000	4,913,000	452,000	783,000	16,615,000
Exposition/University Park	1,821,000	1,862,000	1,697,000	2,137,000	0	292,000	7,809,000
Hollywood	11,078,000	6,150,000	9,795,000	5,639,000	1,965,400	1,578,000	36,205,400
Laurel Canyon Commercial Corridor	1,480,000	2,645,000	914,000	1,562,000	0	260,000	6,861,000
Little Tokyo	659,000	4,163,000	4,294,000	1,694,000	0	330,000	11,140,000
Los Angeles Harbor-Wilmington	679,700	1,320,000	999,300	0	0	187,200	3,186,200
Mid City Corridors	1,097,000	1,806,000	1,911,000	0	0	222,000	5,036,000
Monterey Hills	1,269,000	2,844,000	4,220,000	187,000	0	518,000	9,038,000
Normandie 5	689,000	1,169,000	2,798,000	209,000	0	544,000	5,409,000
North Hollywood	4,276,000	6,079,000	5,486,000	1,257,000	0	2,545,000	19,643,000
Pacific Corridor	1,423,000	2,244,000	379,000	758,000	0	199,000	5,003,000
Pacoima/Panorama City	11,623,000	7,478,000	2,515,000	7,172,000	383,200	2,410,000	31,581,200
Pico Union I	975,000	400,000	1,907,000	201,000	0	190,000	3,673,000
Pico Union II	2,561,000	3,075,000	1,895,000	2,002,000	0	410,000	9,943,000
Reseda/Canoga Park	8,578,000	7,923,000	3,958,000	788,000	0	1,121,000	22,368,000
Vermont Manchester	557,000	148,000	335,000	125,000	0	345,800	1,510,800
Watts	211,000	496,000	0	621,000	400,400	1,857,000	3,585,400
Watts Corridors	249,000	188,000	325,000	16,000	101,600	746,700	1,626,300
Western Slauson	454,000	966,000	214,000	444,000	0	183,000	2,261,000
Westlake	2,863,000	2,301,000	964,000	4,303,000	0	382,000	10,813,000
Wilshire Koreatown	5,507,000	7,069,000	1,485,000	6,250,000	0	776,000	21,087,000

Resource Types by Project Area

Includes Resources Available from Prior Years

Project Area		Tax Increment Fund	Housing Trust Fund	Debt Service Fund	Bonds	Grants	General Revenue and Other	Total Resources
General Agency		0	0	0	0	0	0	0
	Agency Total	86,532,700	121,033,000	108,578,300	56,756,000	20,715,900	45,679,600	439,295,500

CRA/LA

Carryover Resource Types by Project Area

Project Area	Tax Increment Fund	Housing Trust Fund	Debt Service Fund	Bonds	Grants	General Revenue and Other	Total Resources
Adelante Eastside	216,000	3,895,000	1,982,000	364,000	0	624,000	7,081,000
Beacon Street	149,000	693,000	1,127,000	297,000	0	105,000	2,371,000
Broadway/Manchester	203,000	30,000	0	0	0	56,000	289,000
Bunker Hill	12,000,000	26,894,000	21,070,000	2,231,000	2,161,900	5,032,000	69,388,900
Central Business District	0	3,853,000	0	0	60,000	2,516,000	6,429,000
Chinatown	2,209,000	2,130,000	2,717,000	0	1,214,000	685,000	8,955,000
City Center	0	0	0	0	1,780,700	5,079,000	6,859,700
Citywide Brownfields	0	0	0	0	800,000	103,000	903,000
Council District 9	196,000	5,375,000	2,377,000	2,311,000	4,577,900	0	14,836,900
Crenshaw	77,000	159,000	784,000	0	0	54,000	1,074,000
Crenshaw/Slauson	121,000	635,000	139,000	0	0	14,000	909,000
East Hollywood/Beverly Normandie	4,175,000	2,491,000	299,000	4,817,000	452,000	368,000	12,602,000
Exposition/University Park	578,000	516,000	781,000	0	0	243,000	2,118,000
Hollywood	4,243,000	3,103,000	3,462,000	5,548,000	1,965,400	1,080,000	19,401,400
Laurel Canyon Commercial Corridor	992,000	1,926,000	566,000	939,000	0	130,000	4,553,000
Little Tokyo	126,000	3,790,000	2,656,000	1,661,000	0	233,000	8,466,000
Los Angeles Harbor-Wilmington	194,000	1,050,000	414,000	0	0	65,000	1,723,000
Mid City Corridors	209,000	1,275,000	1,141,000	0	0	18,000	2,643,000
Monterey Hills	515,000	2,077,000	2,575,000	183,000	0	400,000	5,750,000
Normandie 5	295,000	783,000	1,810,000	205,000	0	448,000	3,541,000
North Hollywood	1,597,000	4,184,000	2,280,000	1,232,000	0	2,342,000	11,635,000
Pacific Corridor	537,000	1,802,000	0	743,000	0	31,000	3,113,000
Pacoima/Panorama City	5,992,000	4,703,000	637,000	7,031,000	383,200	1,301,000	20,047,200
Pico Union I	297,000	333,000	1,188,000	197,000	0	107,000	2,122,000
Pico Union II	1,354,000	2,551,000	1,207,000	1,963,000	0	284,000	7,359,000
Reseda/Canoga Park	2,937,000	5,635,000	1,464,000	773,000	0	76,000	10,885,000
Vermont Manchester	224,000	35,000	177,000	123,000	0	165,000	724,000
Watts	0	213,000	0	0	400,400	1,413,000	2,026,400
Watts Corridors	59,000	120,000	201,000	16,000	101,600	82,000	579,600
Western Slauson	176,000	798,000	0	435,000	0	116,000	1,525,000
Westlake	1,218,000	1,492,000	0	4,219,000	0	41,000	6,970,000
Wilshire Koreatown	1,430,000	5,064,000	0	6,127,000	0	26,000	12,647,000
General Agency	0	0	0	0	0	6,047,000	6,047,000
Agency Total	42,319,000	87,605,000	51,054,000	41,415,000	13,897,100	29,284,000	265,574,100

New Tax Increment Revenues by Project Area

Project Area	Gross Tax Increment	Admin Fees	Pass Throughs	Transfer to Housing Trust*	Transfer to Debt Service	Other Transfers	Net TI to Non-Hsg Work Program
Adelante Eastside	5,404,000	(108,000)	(1,081,000)	(1,030,000)	(991,000)	0	2,194,000
Beacon Street	838,000	(17,000)	(20,000)	(84,000)	(570,000)	0	147,000
Broadway/Manchester	314,000	(6,000)	(63,000)	(61,000)	0	0	184,000
Bunker Hill	28,108,000	(562,000)	(1,046,000)	0	(26,500,000)	0	0
Chinatown	4,610,000	(92,000)	(369,000)	(838,000)	(1,460,000)	0	1,851,000
Council District 9	6,554,000	(131,000)	(1,311,000)	(1,261,000)	(1,327,000)	0	2,524,000
Crenshaw	698,000	(30,000)	(40,000)	(132,000)	(364,000)	0	132,000
Crenshaw/Slauson	1,015,000	(20,000)	(217,000)	(169,000)	(188,000)	0	421,000
East Hollywood/Beverly Normandie	4,418,000	(88,000)	(884,000)	(810,000)	(952,000)	0	1,684,000
Exposition/University Park	3,160,000	(63,000)	(347,000)	(591,000)	(916,000)	0	1,243,000
Hollywood	20,721,000	(414,000)	(4,434,000)	(2,955,000)	(6,083,000)	0	6,835,000
Laurel Canyon Commercial Corridor	1,465,000	(29,000)	(327,000)	(273,000)	(348,000)	0	488,000
Little Tokyo	2,579,000	(52,000)	(108,000)	(248,000)	(1,638,000)	0	533,000
Los Angeles Harbor-Wilmington	1,372,000	(27,000)	(30,000)	(244,000)	(585,300)	0	485,700
Mid City Corridors	2,760,000	(55,000)	(552,000)	(495,000)	(770,000)	0	888,000
Monterey Hills	3,443,000	(69,000)	(264,000)	(711,000)	(1,645,000)	0	754,000
Normandie 5	1,989,000	(40,000)	(206,000)	(361,000)	(988,000)	0	394,000
North Hollywood	9,789,000	(196,000)	(1,923,000)	(1,733,000)	(3,206,000)	(52,000)	2,679,000
Pacific Corridor	2,142,000	(43,000)	(428,000)	(406,000)	(379,000)	0	886,000
Pacoima/Panorama City	13,024,000	(260,000)	(2,605,000)	(2,650,000)	(1,878,000)	0	5,631,000
Pico Union I	1,653,000	(33,000)	(185,000)	(38,000)	(719,000)	0	678,000
Pico Union II	2,704,000	(54,000)	(308,000)	(447,000)	(688,000)	0	1,207,000
Reseda/Canoga Park	13,164,000	(263,000)	(2,633,000)	(2,133,000)	(2,494,000)	0	5,641,000
Vermont Manchester	716,000	(14,000)	(143,000)	(110,000)	(116,000)	0	333,000
Watts	293,000	(6,000)	(5,000)	(71,000)	0	0	211,000
Watts Corridors	495,000	(10,000)	(106,000)	(65,000)	(124,000)	0	190,000
Western Slauson	825,000	(17,000)	(165,000)	(151,000)	(214,000)	0	278,000
Westlake	4,325,000	(87,000)	(865,000)	(764,000)	(964,000)	0	1,645,000
Wilshire Koreatown	9,568,000	(191,000)	(1,914,000)	(1,901,000)	(1,485,000)	0	4,077,000
Agency Total	148,146,000	(2,977,000)	(22,579,000)	(20,732,000)	(57,592,300)	(52,000)	44,213,700

* Net of housing share of debt service and admin fees.

New Housing Allocations from Tax Increment Revenues and Bond Proceeds

Project Area	From Tax Increment*		From New Bonds		Total New Housing Allocation**	Total Addition to City's Hsg Fund
	20%	Add'l 5%	Statutory	Additional		
Adelante Eastside	821,800	208,200	2,204,000	551,000	3,785,000	759,200
Beacon Street	50,000	34,000	0	0	84,000	34,000
Broadway/Manchester	61,000	0	218,000	0	279,000	0
Chinatown	607,000	231,000	0	0	838,000	231,000
Council District 9	1,104,000	157,000	2,235,000	559,000	4,055,000	716,000
Crenshaw	132,000	0	0	0	132,000	0
Crenshaw/Slauson	169,000	0	509,000	0	678,000	0
East Hollywood/Beverly Normandie	679,000	131,000	0	0	810,000	131,000
Exposition/University Park	433,000	158,000	570,000	143,000	1,304,000	301,000
Hollywood	2,655,000	300,000	0	0	2,955,000	300,000
Laurel Canyon Commercial Corridor	269,000	4,000	323,000	81,000	677,000	85,000
Little Tokyo	248,000	0	0	0	248,000	0
Los Angeles Harbor-Wilmington	175,000	69,000	0	0	244,000	69,000
Mid City Corridors	357,000	138,000	0	0	495,000	138,000
Monterey Hills	539,000	172,000	0	0	711,000	172,000
Normandie 5	343,000	18,000	0	0	361,000	18,000
North Hollywood	1,268,000	465,000	0	0	1,733,000	465,000
Pacific Corridor	323,000	83,000	0	0	406,000	83,000
Pacoima/Panorama City	2,166,000	484,000	0	0	2,650,000	484,000
Pico Union I	18,000	20,000	0	0	38,000	20,000
Pico Union II	447,000	0	0	0	447,000	0
Reseda/Canoga Park	2,133,000	0	0	0	2,133,000	0
Vermont Manchester	110,000	0	0	0	110,000	0
Watts	56,000	15,000	165,000	41,000	277,000	56,000
Watts Corridors	65,000	0	0	0	65,000	0
Western Slauson	120,000	31,000	0	0	151,000	31,000
Westlake	607,000	157,000	0	0	764,000	157,000
Wilshire Koreatown	1,512,000	389,000	0	0	1,901,000	389,000
Agency Total	17,467,800	3,264,200	6,224,000	1,375,000	28,331,000	4,639,200

* Net of Debt Service Transfers

** Excludes carryover resources, loan repayments, and interest income.

Estimated Pass-Through Payments

Project Area	FY07	FY08	FY09	FY10	FY11	Five Year Total
Adelante Eastside	1,081,000	1,171,000	1,232,000	1,295,000	1,413,000	6,192,000
Beacon Street	20,000	25,000	28,000	32,000	36,000	141,000
Broadway/Manchester	63,000	69,000	73,000	77,000	86,000	368,000
Bunker Hill	1,046,000	1,284,000	1,831,000	2,397,000	2,520,000	9,078,000
Chinatown	369,000	382,000	391,000	400,000	410,000	1,952,000
Council District 9	1,311,000	1,442,000	1,531,000	1,700,000	1,871,000	7,855,000
Crenshaw	40,000	46,000	50,000	59,000	67,000	262,000
Crenshaw/Slauson	217,000	241,000	258,000	276,000	293,000	1,285,000
East Hollywood/Beverly Normandie	884,000	951,000	997,000	1,044,000	1,132,000	5,008,000
Exposition/University Park	347,000	356,000	364,000	373,000	382,000	1,822,000
Hollywood	4,434,000	4,722,000	4,995,000	5,272,000	5,556,000	24,979,000
Laurel Canyon Commercial Corridor	327,000	366,000	393,000	420,000	448,000	1,954,000
Little Tokyo	108,000	125,000	136,000	148,000	160,000	677,000
Los Angeles Harbor-Wilmington	30,000	38,000	44,000	50,000	55,000	217,000
Mid City Corridors	552,000	594,000	646,000	699,000	754,000	3,245,000
Monterey Hills	264,000	285,000	299,000	313,000	328,000	1,489,000
Normandie 5	206,000	218,000	227,000	235,000	244,000	1,130,000
North Hollywood	1,923,000	2,024,000	2,127,000	2,234,000	2,345,000	10,653,000
Pacific Corridor	428,000	468,000	496,000	524,000	553,000	2,469,000
Pacoima/Panorama City	2,605,000	2,811,000	2,953,000	3,218,000	3,489,000	15,076,000
Pico Union I	185,000	197,000	205,000	213,000	222,000	1,022,000
Pico Union II	308,000	343,000	367,000	391,000	415,000	1,824,000
Reseda/Canoga Park	2,633,000	2,822,000	3,063,000	3,306,000	3,556,000	15,380,000
Vermont Manchester	143,000	152,000	162,000	173,000	184,000	814,000
Watts	5,000	7,000	8,000	10,000	12,000	42,000
Watts Corridors	106,000	117,000	123,000	130,000	138,000	614,000
Western Slauson	165,000	180,000	191,000	202,000	213,000	951,000
Westlake	865,000	932,000	978,000	1,024,000	1,072,000	4,871,000
Wilshire Koreatown	1,914,000	2,114,000	2,251,000	2,391,000	2,534,000	11,204,000
Agency Total	22,579,000	24,482,000	26,419,000	28,606,000	30,488,000	132,574,000

CRA/LA

Allocation of Discretionary Resources

Bunker Hill Program Income and CRA Special Revenue

Project Area/Agency Objective	Bunker Hill Program Income: Central Pacific Bank (1201)	Bunker Hill Program Income: To Work Program (1201)	CRA Special Revenue (5132)	Total
Category 2 Resource-Limited Project Areas				
Beacon Street		502,600		502,600
Category 3 Resource-Limited Project Areas				
Crenshaw	1,251,000	411,600		1,662,600
Vermont-Manchester	42,000	118,800		160,800
Watts Corridors		628,700		628,700
Other Project Areas				
Broadway-Manchester	72,000			72,000
Central Industrial		417,100		417,100
City Center		1,307,000		1,307,000
LA Harbor		98,200		98,200
City Wide Agency Programs				
Brownfields Revitalization Program		324,600		324,600
Disaster Assistance			102,400	102,400
Feasibility Studies			334,300	334,300
Other Non-Housing		28,400		28,400
Bunker Hill - Reserve Unallocated		5,362,000	3,989,300	9,351,300
Total All Discretionary Funds	$ 1,365,000	$ 9,199,000	$ 4,426,000	$ 14,990,000

Grants With Designated Matching Funds

Project area	Objective	Type	Orig. Grant Amount	Contractual Match	Note
Bunker Hill	BH3010 (2nd Street Connection)	MTA	2,022,000	1,500,000	BH Tax Increment
Bunker Hill	BH3010 (2nd Street Connection)	STPL	1,800,000	180,000	Included in $1.5 million BH TI match
Bunker Hill	BH3150 (Angels Knoll)	MTA	440,000	110,000	Prop C funds
Council District 9	C92300 (Br Goodyear Site)	B/EDI	1,700,000	10,400,000	Section 108 Grant
Central Business District	CB6030 (Downtown Parking Ordinance)	MTA	482,000	121,000	Prop C funds
Citywide Non-Housing	CN4000 (Cultural Tourism Internet & Transit Promotion)	MTA	294,000	80,000	Prop C funds
East Hollywood	EB3000 (EB TOD PI)	MTA	552,000	300,000	EB Tax Increment and Cinerama Bond Proceeds
City Center	CT4100 (Broadway Sidewalk Reconstruction)	MTA	461,000	115,000	Prop C funds
City Center	CT3030 (Venice Hope Recreation Center)	Prop. 40	3,000,000	3,100,000	$700,000 from California Hospital Foundation; $2.4 CRA land acquisition
Hollywood	HW3300 (HW Pedestrian/Transit Crossing)	MTA	1,032,000	456,400	$206,400 in Prop C; $250,000 in Hollywood Tax Increment
LA Harbor	Union Ice and American Soccer	BEDI	1,200,000	9,400,000	Section 108 Grant
Pacoima/Panama City	PC3400 (Pacoima Town Center)	MTA	516,000	944,000	$129,000 PC Tax Increment and $815,000 CDBG
Reseda/Canoga Park	RP3610-3640 (Canoga Park, Reseda Street)	T21	1,000,000	250,000	RP Tax Increment
Watts	WA3400 (Watts Train Museum)	MTA	172,000	100,000	Program Income
Westlake	WL4100 (Alvarado Pedestrian Improvements)	MTA	1,060,000	265,000	Prop C funds
		Total	15,731,000	27,321,400	

Grant Resources by Project Area

Project Area	Prior Year Resources	New Grant Resources	Total Grant Resources
Bunker Hill	2,161,900	0	2,161,900
Central Business District	60,000	0	60,000
Chinatown	1,214,000	0	1,214,000
City Center	1,780,700	0	1,780,700
Citywide Brownfields	800,000	0	800,000
Citywide Housing	0	6,818,800	6,818,800
Council District 9	4,577,900	0	4,577,900
East Hollywood/Beverly Normandie	452,000	0	452,000
Hollywood	1,965,400	0	1,965,400
Pacoima/Panorama City	383,200	0	383,200
Watts	400,400	0	400,400
Watts Corridors	101,600	0	101,600
Agency Total	13,897,100	6,818,800	20,715,900

CRA/LA

AB1290 Retained Resources

Project Area	FY07*	FY08	FY09	FY10	FY11	Five Year Total
Adelante Eastside	979,000	383,000	402,000	422,000	444,000	2,630,000
Beacon Street	9,000	8,000	9,000	10,000	12,000	48,000
Broadway/Manchester	24,000	22,000	23,000	26,000	27,000	122,000
Bunker Hill	491,000	419,000	598,000	782,000	822,000	3,112,000
Council District 9	428,000	470,000	500,000	529,000	560,000	2,487,000
Crenshaw	34,000	15,000	16,000	18,000	19,000	102,000
Crenshaw/Slauson	66,000	70,000	73,000	77,000	80,000	366,000
East Hollywood/Beverly Normandie	623,000	310,000	325,000	341,000	356,000	1,955,000
Exposition/University Park	7,000	9,000	10,000	11,000	12,000	49,000
Hollywood	0	20,000	36,000	50,000	64,000	170,000
Laurel Canyon Commercial Corridor	128,000	102,000	107,000	112,000	117,000	566,000
Little Tokyo	36,000	41,000	45,000	48,000	52,000	222,000
Los Angeles Harbor-Wilmington	20,000	12,000	14,000	16,000	18,000	80,000
Mid City Corridors	181,000	194,000	211,000	228,000	246,000	1,060,000
Monterey Hills	169,000	93,000	98,000	102,000	107,000	569,000
Normandie 5	156,000	71,000	74,000	77,000	80,000	458,000
Pacific Corridor	167,000	153,000	162,000	171,000	181,000	834,000
Pacoima/Panorama City	1,971,000	918,000	964,000	1,011,000	1,059,000	5,923,000
Pico Union I	60,000	64,000	67,000	69,000	72,000	332,000
Pico Union II	68,000	74,000	79,000	83,000	87,000	391,000
Reseda/Canoga Park	868,000	921,000	964,000	1,007,000	1,052,000	4,812,000
Vermont Manchester	182,000	50,000	51,000	53,000	55,000	391,000
Watts	12,000	2,000	3,000	3,000	4,000	24,000
Watts Corridors	83,000	35,000	36,000	37,000	38,000	229,000
Western Slauson	138,000	59,000	62,000	66,000	69,000	394,000
Westlake	283,000	304,000	319,000	335,000	350,000	1,591,000
Wilshire Koreatown	624,000	690,000	734,000	780,000	827,000	3,655,000
Agency Total	7,807,000	5,509,000	5,982,000	6,464,000	6,810,000	32,572,000

* FY2007 amounts include $2,726,000 of carryovers from prior fiscal years.

Expenditure Summary by Project Area

Project Area	FY07	FY08	FY09	FY10	FY11	Five Year Total
Adelante Eastside	16,377,200	5,273,100	5,616,800	5,665,100	7,750,800	40,683,000
Beacon Street	2,588,600	844,000	858,000	875,000	2,021,000	7,186,600
Broadway/Manchester	1,279,600	591,400	378,000	394,000	405,000	3,048,000
Bunker Hill	34,877,300	50,294,400	32,708,000	35,100,000	68,480,600	221,460,300
Central Business District	1,530,400	2,645,600	31,000	31,000	31,000	4,269,000
Central Industrial	2,547,100	0	0	0	0	2,547,100
Chinatown	8,561,500	9,635,200	6,344,200	5,403,600	8,205,500	38,150,000
City Center	19,334,800	5,111,900	476,000	476,000	476,000	25,874,700
Citywide Brownfields	1,227,600	0	0	0	0	1,227,600
Citywide Disaster Assistance	102,400	0	0	0	0	102,400
Citywide Feasibility Studies	334,300	0	0	0	0	334,300
Citywide Housing	9,091,300	265,000	265,000	265,000	265,000	10,151,300
Citywide Non-Housing	28,400	0	0	0	0	28,400
Council District 9	27,797,500	8,247,000	6,983,300	7,987,900	10,813,200	61,828,900
Crenshaw	2,615,300	674,000	693,000	707,000	1,512,300	6,201,600
Crenshaw/Slauson	2,352,600	2,006,900	929,000	963,000	1,133,500	7,385,000
East Hollywood/Beverly Normandie	15,935,400	4,504,900	7,577,500	6,896,000	7,308,200	42,222,000
Exposition/University Park	3,816,000	6,109,400	2,988,000	3,060,000	3,934,600	19,908,000
Hollywood	32,718,700	31,841,000	17,515,000	28,863,000	22,216,700	133,154,400
Laurel Canyon Commercial Corridor	3,562,400	3,846,500	1,430,100	1,453,000	2,040,000	12,332,000
Little Tokyo	8,467,800	2,620,700	2,694,100	2,754,000	5,447,400	21,984,000
Los Angeles Harbor-Wilmington	2,377,400	1,762,100	1,398,000	1,424,000	1,871,700	8,833,200
Mid City Corridors	3,885,500	5,078,000	2,641,000	2,750,000	4,011,500	18,366,000
Monterey Hills	6,443,400	3,562,100	3,692,100	3,723,900	6,372,500	23,794,000
Normandie 5	3,161,900	2,310,900	1,920,000	1,957,000	3,818,200	13,168,000
North Hollywood	14,625,000	11,551,700	10,039,300	9,852,300	12,199,700	58,268,000
Pacific Corridor	2,824,800	4,187,200	6,651,000	2,240,000	2,365,000	18,268,000
Pacoima/Panorama City	28,887,900	20,003,600	20,618,100	21,687,500	22,885,100	114,082,200
Pico Union I	2,479,800	1,585,000	1,620,000	1,654,000	2,882,200	10,221,000
Pico Union II	7,889,700	6,902,000	2,569,000	2,612,000	3,872,300	23,845,000
Reseda/Canoga Park	20,896,600	27,625,000	12,519,000	12,975,000	14,913,400	88,929,000
Vermont Manchester	1,257,300	1,280,600	924,000	944,000	1,139,900	5,545,800
Watts	1,535,700	2,756,700	715,000	721,000	727,000	6,455,400
Watts Corridors	1,320,000	536,600	448,000	462,000	678,700	3,445,300
Western Slauson	2,261,000	769,000	815,000	860,000	906,000	5,611,000

CRA/LA

Expenditure Summary by Project Area

Project Area	FY07	FY08	FY09	FY10	FY11	Five Year Total
Westlake	10,360,300	10,849,700	4,174,000	4,377,000	4,582,000	34,343,000
Wilshire Koreatown	21,087,000	18,691,000	13,192,000	14,046,000	19,970,000	86,986,000
Agency Total*	326,439,500	253,962,200	171,422,500	183,179,300	245,236,000	1,180,239,500

* Does not include unallocated discretionary resources totalling $12,549,000 anticipated during the five year period.

CRA/LA

Expenditure Summary by Project Area (Excluding Debt Payments)

Project Area	FY07	FY08	FY09	FY10	FY11	Five Year Total
Adelante Eastside	15,447,200	3,257,500	3,598,700	3,646,500	3,682,600	29,632,500
Beacon Street	2,021,600	274,000	288,000	305,000	321,000	3,209,600
Broadway/Manchester	1,207,600	414,400	205,000	224,000	239,000	2,290,000
Bunker Hill	12,497,600	22,863,400	3,148,000	3,332,000	3,372,000	45,213,000
Central Business District	1,530,400	2,645,600	31,000	31,000	31,000	4,269,000
Central Industrial	2,547,100	0	0	0	0	2,547,100
Chinatown	7,124,400	8,401,100	4,696,600	4,793,500	4,854,000	29,869,600
City Center	19,334,800	5,111,900	476,000	476,000	476,000	25,874,700
Citywide Brownfields	1,227,600	0	0	0	0	1,227,600
Citywide Disaster Assistance	102,400	0	0	0	0	102,400
Citywide Feasibility Studies	334,300	0	0	0	0	334,300
Citywide Housing	9,091,300	265,000	265,000	265,000	265,000	10,151,300
Citywide Non-Housing	28,400	0	0	0	0	28,400
Council District 9	26,474,400	5,879,600	4,618,200	5,628,000	5,564,500	48,164,700
Crenshaw	1,005,600	313,000	330,000	341,000	361,000	2,350,600
Crenshaw/Slauson	2,164,100	1,592,900	514,000	553,000	589,000	5,413,000
East Hollywood/Beverly Normandie	14,934,100	3,558,900	6,636,500	5,083,000	5,245,500	35,458,000
Exposition/University Park	2,918,600	4,874,400	1,779,000	1,829,000	1,905,000	13,306,000
Hollywood	26,410,400	24,760,000	8,872,000	20,210,000	8,649,000	88,901,400
Laurel Canyon Commercial Corridor	3,212,200	3,271,300	858,700	881,300	904,200	9,127,700
Little Tokyo	6,846,000	928,900	999,600	1,054,800	1,078,200	10,907,500
Los Angeles Harbor-Wilmington	1,798,800	1,176,800	820,700	927,000	954,000	5,677,300
Mid City Corridors	3,125,000	4,372,000	1,657,000	1,767,000	1,880,000	12,801,000
Monterey Hills	4,818,000	1,876,400	1,844,100	1,874,500	1,921,100	12,334,100
Normandie 5	2,184,100	1,316,900	929,000	963,000	1,176,000	6,569,000
North Hollywood	11,444,600	8,248,000	6,115,700	5,925,700	5,963,400	37,697,400
Pacific Corridor	2,445,800	3,808,200	6,272,000	1,369,000	1,494,000	15,389,000
Pacoima/Panorama City	27,007,900	18,075,500	17,045,400	18,118,100	17,034,000	97,280,900
Pico Union I	1,766,000	868,000	896,000	928,000	968,000	5,426,000
Pico Union II	7,208,000	5,823,000	1,493,000	1,541,000	1,578,000	17,643,000
Reseda/Canoga Park	18,410,000	25,145,000	8,394,000	8,859,000	9,335,000	70,143,000
Vermont Manchester	1,099,200	1,125,600	628,000	652,000	674,000	4,178,800
Watts	1,535,700	2,634,700	593,000	599,000	605,000	5,967,400
Watts Corridors	1,199,700	445,600	359,000	373,000	386,000	2,763,300
Western Slauson	2,047,000	557,000	606,000	653,000	702,000	4,565,000

Expenditure Summary by Project Area (Excluding Debt Payments)

Project Area	FY07	FY08	FY09	FY10	FY11	Five Year Total
Westlake	9,396,300	9,886,700	2,520,900	2,724,900	2,930,900	27,459,700
Wilshire Koreatown	19,602,000	17,209,000	10,298,000	11,155,000	15,698,000	73,962,000
Agency Total*	271,548,200	190,980,300	97,788,100	107,082,300	100,836,400	768,235,300

* Does not include unallocated discretionary resources totalling $12,549,000 anticipated during the five year period.

CRA/LA

Work Program Summary by Activity Type

Activity Type	FY07	FY08	FY09	FY10	FY11	Five Year Total
Housing	98,612,800	57,804,700	32,883,100	37,131,900	32,936,000	259,368,500
Mixed Use	3,838,700	21,394,400	500,000	500,000	500,000	26,733,100
Community Development	16,782,400	5,506,100	4,254,000	2,165,400	2,529,100	31,237,000
Economic Development	68,135,000	27,697,400	14,890,600	18,593,000	13,701,700	143,017,700
Public Improvement	40,512,000	24,661,200	6,060,500	6,103,000	6,162,100	83,498,800
Public Art	1,246,400	3,844,600	221,600	0	0	5,312,600
Strategic Planning	5,668,800	700,000	0	0	0	6,368,800
Community Participation	1,933,000	1,307,800	1,126,400	1,195,500	1,215,000	6,777,700
Response to Dev Opps	8,799,300	29,976,200	19,718,700	22,422,800	24,307,200	105,224,200
AB1290	7,807,000	5,409,000	5,882,000	6,564,000	6,910,000	32,572,000
Project General	16,588,000	12,678,900	12,251,200	12,406,700	12,575,300	66,500,100
Debt and Financing	56,516,100	62,981,900	73,634,400	76,097,000	144,399,600	413,629,000
Agency Total*	326,439,500	253,962,200	171,422,500	183,179,300	245,236,000	1,180,239,500

* Does not include unallocated discretionary resources totalling $12,549,000 anticipated during the five year period.

CRA/LA

Work Program Summary by Obligation Expenditure Category

Obligation Expenditure Category	FY07	FY08	FY09	FY10	FY11	Five Year Total
Contracted	62,623,000	6,822,100	4,874,500	3,283,500	3,312,000	80,915,100
Earmarked	71,527,900	68,857,000	22,108,700	20,867,200	21,352,300	204,713,100
Mandated	92,442,900	88,728,100	88,159,000	93,293,900	159,452,200	522,076,100
New Initiative	31,216,300	14,174,100	9,683,100	13,722,000	8,729,300	77,524,800
Obligated	20,471,600	7,362,100	1,556,900	1,636,900	1,717,900	32,745,400
Uncommitted	48,157,800	68,018,800	45,040,300	50,375,800	50,672,300	262,265,000
Agency Total*	326,439,500	253,962,200	171,422,500	183,179,300	245,236,000	1,180,239,500

* Does not include unallocated discretionary resources totalling $12,549,000 anticipated during the five year period.

CRA/LA

Summary of Tax Allocation Bonds Outstanding

As of April 1, 2006

Project	Original Issue Amount	Principal Outstanding July 1, 2006	Maturing During FY07	Principal Outstanding July 1, 2007 (1)	Final Maturity	Coverage Ratio (2)	Bond Insurance	Bond Ratings (3)
Adelante Eastside								
Series A	4,750,000	4,710,000	40,000	4,670,000	2032	9.24	*none*	BBB- (Fitch)
Beacon Street								
Series B	4,350,000	3,130,000	255,000	2,875,000	2014	2.31	FSA	Aaa/AAA
Bunker Hill								
Series G (4)	12,881,000	12,111,000	285,500	11,825,500	2026	2.04	*none*	Ba2/BB
Series H	202,175,000	202,175,000	0	202,175,000	2028	2.04	FSA/AMBAC	Aaa/AAA
Series 2004K	56,885,000	51,445,000	4,930,000	46,515,000	2013	2.04	*none*	(4)
Series 2004L (Subordinate)	30,955,000	30,955,000	1,700,000	29,255,000	2019	4.37	*none*	/BBB-
Chinatown								
Series C	13,205,000	6,860,000	1,160,000	5,700,000	2010	2.59	AMBAC	Aaa/AAA
Council District 9								
Series A	2,000,000	1,910,000	45,000	1,865,000	2023	3.93	*none*	BBB- (Fitch)
Series B	2,000,000	2,000,000	0	2,000,000	2031	3.93	*none*	BBB- (Fitch)
Series C	5,500,000	5,425,000	65,000	5,360,000	2033	3.93	XL	/AAA
Series D	6,500,000	6,500,000	125,000	6,375,000	2034	3.93	XL	/AAA
Crenshaw								
Series C	3,895,000	2,820,000	230,000	2,590,000	2014	1.89	FSA/ACA	Aaa/AAA
Crenshaw/Slauson								
Series A	1,135,000	1,115,000	10,000	1,105,000	2032	5.92	*none*	BBB (Fitch)
East Hollywood/Beverly-Normandie								
Series A	1,885,000	1,860,000	15,000	1,845,000	2033	18.22	*none*	BBB- (Fitch)
Hollywood								
Series C	35,840,000	35,635,000	175,000	35,460,000	2022	4.84	MBIA	Aaa/AAA
Series D	23,000,000	21,440,000	1,520,000	19,920,000	2022	4.84	MBIA	Aaa/AAA
Hoover								
Series C	5,040,000	3,115,000	280,000	2,835,000	2014	3.30	MBIA	Aaa/AAA
Series D	4,500,000	3,490,000	210,000	3,280,000	2016	3.30	MBIA	Aaa/AAA
Laurel Canyon								
Series B	2,760,000	2,720,000	30,000	2,690,000	2030	4.06	*none*	BBB- (Fitch)

Summary of Tax Allocation Bonds Outstanding

As of April 1, 2006

Project	Original Issue Amount	Principal Outstanding July 1, 2006	Maturing During FY07	Principal Outstanding July 1, 2007 (1)	Final Maturity	Coverage Ratio (2)	Bond Insurance	Bond Ratings (3)
Little Tokyo								
Series D	11,430,000	10,925,000	0	10,925,000	2020	1.38	ACA	/A
Series E	8,140,000	6,945,000	1,195,000	5,750,000	2012	1.38	ACA	/A
L.A Harbor								
Series C	5,345,000	3,915,000	320,000	3,595,000	2014	2.60	FSA	Aaa/AAA
Mid-City								
Series B	6,500,000	6,295,000	115,000	6,180,000	2032	3.36	*none*	BBB (Fitch)
Monterey Hills								
Series C	12,930,000	9,795,000	880,000	8,915,000	2014	1.85	FSA	Aaa/AAA
Series D	4,500,000	4,500,000	0	4,500,000	2020	1.85	FSA	Aaa/AAA
Normandie 5								
Series C	6,320,000	1,505,000	125,000	1,380,000	2014	1.89	*none*	Baa2
Series D	3,530,000	2,460,000	230,000	2,230,000	2014	1.89	FSA	Aaa/AAA
Series E	4,330,000	4,140,000	195,000	3,945,000	2019	1.89	ACA	/A
North Hollywood								
Series D	16,825,000	11,600,000	800,000	10,800,000	2015	3.87	MBIA	Aaa/AAA
Series E	5,800,000	5,495,000	110,000	5,385,000	2024	3.87	MBIA	Aaa/AAA
Series F	17,120,000	16,870,000	130,000	16,740,000	2024	3.87	MBIA	Aaa/AAA
Pacoima/Panorama City								
Series A	4,265,000	4,195,000	60,000	4,135,000	2033	32.78	XL	/AAA
Pico Union 1								
Series B	4,575,000	3,240,000	260,000	2,980,000	2014	1.85	FSA	Aaa/AAA
Series C	3,250,000	3,110,000	145,000	2,965,000	2019	1.85	ACA	/A
Pico Union 2								
Series A	7,310,000	6,990,000	330,000	6,660,000	2019	3.35	ACA	/A
Reseda/Canoga Park								
Series A	4,500,000	4,410,000	85,000	4,325,000	2033	29.20	XL	/AAA
Series B	8,205,000	8,070,000	115,000	7,955,000	2033	29.20	XL	/AAA
Vermont/Manchester								
Series A	1,130,000	1,110,000	10,000	1,100,000	2032	3.65	*none*	BBB (Fitch)

Summary of Tax Allocation Bonds Outstanding

As of April 1, 2006

Project	Original Issue Amount	Principal Outstanding July 1, 2006	Maturing During FY07	Principal Outstanding July 1, 2007 (1)	Final Maturity	Coverage Ratio (2)	Bond Insurance	Bond Ratings (3)
Watts Corridors								
Series A	1,000,000	940,000	35,000	905,000	2032	2.70	*none*	BBB (Fitch)
TOTALS	556,261,000	515,926,000	16,215,500	499,710,500				

(1) Reflects bonds sold by the Agency as of April 1, 2005.

(2) Coverage ratio is FY06 gross tax increment revenues divided by FY06 debt service.

(3) Bond ratings are from Moody's Investors Service and/or Standard & Poor's, except for those indicated.

(4) Bunker Hill Series 2004K bonds: The Agency did not apply for a rating, since the bonds are not publicly held.

(5) Agency's obligation is 57.67% of debt service; balance is paid by MTA.

CRA/LA

Adelante Eastside

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget		FY07	FY08	FY09	FY10	FY11	Total
		Resources						
		Available From Prior Years						
	4029	EA Housing Trust	1,081,000					1,081,000
	4029	EA Housing Trust (1901)	635,000					635,000
	4134	EA Housing Trust Series A	326,000					326,000
	4149	EA Housing Trust Series B	1,486,000					1,486,000
	4149	EA Housing Trust Series B (1901)	367,000					367,000
	5281	EA City AB1290 Retained (2990)	614,000					614,000
	6164	EA Bond Proceeds Series A	32,000					32,000
	6182	EA Bond Proceeds Series B	332,000					332,000
	8133	EA General Revenue	10,000					10,000
	9131	EA Tax Increment	216,000					216,000
		New Resources						
	4029	EA Housing Trust	876,800					876,800
	4029	EA Housing Trust (1901)	208,200					208,200
	4134	EA Housing Trust Series A	7,000					7,000
	4149	EA Housing Trust Series B	30,000					30,000
	4161	EA Housing Trust Series C	2,204,000					2,204,000
	4161	EA Housing Trust Series C (1901)	551,000					551,000
	5281	EA City AB1290 Retained (2990)	365,000					365,000
	6164	EA Bond Proceeds Series A	1,000					1,000
	6182	EA Bond Proceeds Series B	7,000					7,000
	6196	EA Bond Proceeds Series C	6,060,000					6,060,000
	8133	EA General Revenue	49,000					49,000
	9131	EA Tax Increment	2,194,000					2,194,000
		Transfers						
	6196	EA Bond Proceeds Series C (to BH)	-1,500,000					-1,500,000
		Restricted Resources (To 9330)						
	7540	EA Debt Service Fund	2,973,000					2,973,000
		TOTAL Resources	19,125,000					19,125,000
		Net Resources without Debt Service Available for Work Program	16,152,000					
		Expenditures						

CRA/LA

Adelante Eastside

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Proposed Work Program						
295,528	51,163	EA1010	Residential Rehabilitation	566,800					566,800
1,106,290	1,838,435	EA1030	Vista Monterey Senior Apartments	32,500					32,500
72,201	41,600	EA1080	First Time Homebuyers	2,050,200					2,050,200
		EA1901	City Affordable Hsng Trust Fund	1,761,200					1,761,200
124,145	237,143	EA1990	Response to Housing Opportunities	2,656,500	704,800				3,361,300
54,637	69,007	EA2120	Industrial Rehabilitation	521,600					521,600
1,292	82,900	EA2130	New Industrial Development	356,400					356,400
3,666	91,700	EA2140	Commercial Rehabilitation	564,400					564,400
384,570	571,260	EA2150	Sears Olympic Mixed Use	457,200					457,200
68,347	172,296	EA2300	BioMedTech Park	1,092,300					1,092,300
	63,300	EA2400	Eastside Light Rail Devel Opps	433,900					433,900
		EA2700	Commercial Facade	301,600					301,600
		EA2750	First/Mission Mixed-Use Development	251,800					251,800
24,580	284,000	EA2990	AB1290 Work Program	979,000					979,000
264,577	214,800	EA3100	Eastside Industrial Park	825,000					825,000
707,649	368,899	EA3150	Public Improvements	962,300					962,300
875,503	176,508	EA6990	Response to Development Opportunities	171,200					171,200
		EA9330	Project Financing	81,200					81,200
1,490,659	226,724	EA9910	PAC/Citizens Participation	207,600					207,600
3,294,724	599,179	EA9990	Project General	1,174,500					1,174,500
			Work Program Expenditures	15,447,200	704,800				16,152,000
			Debt Service						
1,736,300	1,285,989	EA9330	Project Financing	930,000				2,043,000	2,973,000
			Total Expenditures	16,377,200	704,800			2,043,000	19,125,000
			Project Balance						0

Beacon Street

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4009	BS Housing Trust	243,000					243,000
		4009	BS Housing Trust (1901)	85,000					85,000
		4151	BS Housing Series C	252,000					252,000
		4151	BS Housing Series C (1901)	113,000					113,000
		5282	BS City AB1290 Retained (2990)	3,000					3,000
		6186	BS Series C Bond Proceeds	297,000					297,000
		8103	BS General Revenue	102,000					102,000
		9103	BS Tax Increment	149,000					149,000
			New Resources						
		4009	BS Housing Trust	58,000					58,000
		4009	BS Housing Trust (1901)	34,000					34,000
		4151	BS Housing Series C	7,000					7,000
		5282	BS City AB1290 Retained (2990)	6,000					6,000
		6186	BS Series C Bond Proceeds	6,000					6,000
		8103	BS General Revenue	17,000					17,000
		9103	BS Tax Increment	147,000					147,000
			Transfers						
		1201	BH Program Income (from BH)	502,600					502,600
			Restricted Resources (To 9330)						
		7503	BS Debt Service Fund	1,697,000					1,697,000
			TOTAL Resources	3,718,600					3,718,600
			Net Resources without Debt Service Available for Work Program	2,021,600					
			Expenditures						
			Proposed Work Program						
		BS1300	Palos Verdes Housing	54,800					54,800
1,173,286	83,300	BS1615	La Salle Lofts	21,400					21,400
		BS1700	Centre Street Lofts Affordable Housing	1,093,200					1,093,200
		BS1901	City Affordable Hsng Trust Fund	232,000					232,000
61,195	244,500	BS1990	Response to Housing Opportunities	123,800					123,800
313,387	111,800	BS2030	San Pedro Transit Center	44,000					44,000

Beacon Street

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
2,224,995	3,551,693	BS2070	Centre Street Lofts	99,000					99,000
	13,000	BS2990	AB1290 Work Program	9,000					9,000
		BS3000	Port OPA Homeland Sec/Charter	26,000					26,000
		BS6130	Public Art Program	12,000					12,000
		BS6600	Cultural Arts & Entertain Dist	100,000					100,000
		BS9330	Project Financing	37,400					37,400
1,158,668	238,519	BS9990	Project General	169,000					169,000
			Work Program Expenditures	2,021,600					2,021,600
			Debt Service						
2,065,485	706,348	BS9330	Project Financing	567,000				1,130,000	1,697,000
			Total Expenditures	2,588,600				1,130,000	3,718,600
			Project Balance						0

Broadway/Manchester

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4023	MC Housing Trust	30,000					30,000
		5283	MC City AB1290 Retained (2990)	4,000					4,000
		8123	MC General Revenue	52,000					52,000
		9123	MC Tax Increment	203,000					203,000
			New Resources						
		4023	MC Housing Trust	63,000					63,000
		4162	MC Housing Trust Series A	218,000					218,000
		5283	MC City AB1290 Retained (2990)	20,000					20,000
		6197	MC Bond Proceeds Series A	653,000					653,000
		8123	MC General Revenue	9,000					9,000
		9123	MC Tax Increment	184,000					184,000
			Transfers						
		7530	MC Debt Service Fund (from BH)	72,000					72,000
			TOTAL Resources	1,508,000					1,508,000
			Net Resources without Debt Service Available for Work Program	1,508,000					
			Expenditures						
			Proposed Work Program						
85,594	296,078	MC1470	Broadway Site Development	71,400					71,400
13,034	91,700	MC1990	Response to Housing Opportunities	11,200	228,400				239,600
	232,499	MC2100	Broadway/Manchester Commercial Center	272,200					272,200
	42,000	MC2990	AB1290 Work Program	24,000					24,000
167,193	39,600	MC6990	Response to Development Opportunities	424,900					424,900
		MC9330	Project Financing	41,500					41,500
839,958	283,947	MC9990	Project General	362,400					362,400
			Work Program Expenditures	1,207,600	228,400				1,436,000
			Debt Service						
404,504	447,200	MC9330	Project Financing	72,000					72,000
			Total Expenditures	1,279,600	228,400				1,508,000

Broadway/Manchester

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget		FY07	FY08	FY09	FY10	FY11	Total
		Project Balance						0

Bunker Hill

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget		FY07	FY08	FY09	FY10	FY11	Total
		Resources						
		Available From Prior Years						
	1201	BH Program Income	2,168,000					2,168,000
	1202	BH Repl Housing Trust	26,894,000					26,894,000
	3524	BH Prop C Angel's Knoll Plaza (3130)	31,700					31,700
	3530	BH Hill Street Avenida (6140)	21,800					21,800
	3549	BH City of LA Caltrans (STPL) (3010)	1,800,000					1,800,000
	3605	BH TEA Angels Knoll Plaza (3130)	308,400					308,400
	5284	BHCity AB1290 Retained (2990)	146,000					146,000
	6143	BH Bond Proceeds Series I	2,231,000					2,231,000
	8102	BH General Revenue	2,718,000					2,718,000
	9102	BH Tax Increment	12,000,000					12,000,000
		New Resources						
	1201	BH Program Income	5,361,000					5,361,000
	1202	BH Repl Housing Trust	3,088,000					3,088,000
	5284	BHCity AB1290 Retained (2990)	345,000					345,000
	6143	BH Bond Proceeds Series I	45,000					45,000
	8102	BH General Revenue	74,000					74,000
		Transfers						
	1201	BH Program Income (to BR)	-324,600					-324,600
	1201	BH Program Income (to BS)	-502,600					-502,600
	1201	BH Program Income (from C9)	1,065,000					1,065,000
	1201	BH Program Income (to CI)	-417,100					-417,100
	1201	BH Program Income (to CN)	-28,400					-28,400
	1201	BH Program Income (to CR)	-1,662,600					-1,662,600
	1201	BH Program Income (from CS)	216,000					216,000
	1201	BH Program Income (to CT)	-1,307,000					-1,307,000
	1201	BH Program Income (from EA)	1,500,000					1,500,000
	1201	BH Program Income (to LA)	-98,200					-98,200
	1201	BH Program Income (from LC)	254,000					254,000
	1201	BH Program Income (to MC)	-72,000					-72,000
	1201	BH Program Income (to VM)	-160,800					-160,800
	1201	BH Program Income (to WC)	-628,700					-628,700
	1202	BH Repl Housing Trust (to C9)	-2,350,000					-2,350,000

Bunker Hill

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
		1202	BH Repl Housing Trust (to CI)	-2,130,000					-2,130,000
		1202	BH Repl Housing Trust (to CW)	-830,900					-830,900
		5132	CRA Special Revenue (from GA)	3,989,300					3,989,300
		9102	BH Tax Increment (to CT)	-12,000,000					-12,000,000
			Restricted Resources (To 9330)						
		7502	BH Debt Service Fund	44,090,000					44,090,000
		7522	BH Grand Central Debt Service	1,797,000					1,797,000
			TOTAL Resources	87,630,300					87,630,300
			Net Resources without Debt Service Available for Work Program	41,743,300					
			Expenditures						
			Proposed Work Program						
10,184	21,000	BH1040	Angelus Plaza	25,600					25,600
239,444	2,788,323	BH1050	Grand Avenue JPA	724,900	19,894,400				20,619,300
	16,400	BH1070	Colburn School Phase II	26,200					26,200
		BH1960	Convention Hotel CTD	4,000,000					4,000,000
3,541,016	211,420	BH2050	California Plaza Parcel Y1 Development	1,187,200					1,187,200
	239,000	BH2990	AB1290 Work Program	491,000					491,000
1,513,768	2,632,660	BH3010	Second Street Connection	2,017,600					2,017,600
1,356,608	466,400	BH3090	Grand Avenue Streetscape	678,800					678,800
740,150	80,676	BH3110	Project Wide Maintenance	337,000					337,000
342,891	317,809	BH3130	Angels Knoll Plaza	910,500					910,500
77,196	409,000	BH3140	California Plaza Shade Project	406,600					406,600
		BH4960	Downtown Cultural Tourism	172,300					172,300
252,683	276,801	BH6030	Design for Development	83,000					83,000
163,203	42,850	BH6130	Public Art Program	40,400					40,400
101,180	21,900	BH6140	Hill Street Avenida	21,800					21,800
598,378	457,927	BH6990	Response to Development Opportunities	566,200					566,200
		BH9330	Project Financing	119,700					119,700
1,441,535	531,871	BH9990	Project General	688,800					688,800
			Work Program Expenditures	12,497,600	19,894,400				32,392,000
			Debt Service						

Bunker Hill

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
240,403,063	23,050,544	BH9330	Project Financing	22,379,700				32,858,600	55,238,300
			Total Expenditures	34,877,300	19,894,400			32,858,600	87,630,300
			Project Balance						0

Central Business District

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		3510	CB MTA Downtown Parking Mgt (6030)	47,400					47,400
		3521	CB LADOT/Prop C Downtown TMO (6030)	12,600					12,600
		4002	CB Housing Trust	3,853,000					3,853,000
		5224	CB Arena Cultural Facility (6130)	1,131,000					1,131,000
		8104	CB General Revenue	1,385,000					1,385,000
			New Resources						
		4002	CB Housing Trust	405,000					405,000
		5224	CB Arena Cultural Facility (6130)	23,000					23,000
		8104	CB General Revenue	67,000					67,000
			Transfers						
		4002	CB Housing Trust (to CT)	-4,258,000					-4,258,000
		5134	Rockefeller Art Fund (from GA to 6130)	214,000					214,000
		5141	Downtown Cultural (from GA to 6130)	1,208,000					1,208,000
		5185	Santa Fe Art Colony (from GA to 6130)	57,000					57,000
			TOTAL Resources	4,145,000					4,145,000
			Net Resources without Debt Service Available for Work Program	4,145,000					
			Expenditures						
			Proposed Work Program						
3,561	3,000	CB2100	Civic Center Master Plan	9,000					9,000
844,757	725,870	CB6030	Downtown Parking Management Ord	936,300					936,300
839,874	559,154	CB6130	Public Art Program	55,800	2,614,600				2,670,400
1,425,109	126,688	CB6990	Response to Development Opportunities	96,000					96,000
		CB9330	Project Financing	17,200					17,200
2,558,214	43,359	CB9390	CT/CI Plan Amendment	30,500					30,500
1,814,740	377,806	CB9990	Project General	214,300					214,300
		FC2010	Citi Corp Plaza - Phase III	18,300					18,300
106,462	71,200	FC2150	Commercial Developer Agreements	13,600					13,600
134,033	167,888	SP2020	Metropolis/City Center Development	103,400					103,400
8,191,909	4,468,480	SP2180	South Park Supermarket	36,000					36,000

Central Business District

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget		FY07	FY08	FY09	FY10	FY11	Total
		Work Program Expenditures	1,530,400	2,614,600				4,145,000
		Total Expenditures	1,530,400	2,614,600				4,145,000
		Project Balance						0

Central Industrial

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Transfers						
		1201	BH Program Income (from BH)	417,100					417,100
		1202	BH Repl Housing Trust (from BH)	2,130,000					2,130,000
			TOTAL Resources	2,547,100					2,547,100
			Net Resources without Debt Service Available for Work Program	2,547,100					
			Expenditures						
			Proposed Work Program						
		CI1200	Downtown Women's Center	2,075,000					2,075,000
3,868		CI1950	New Housing Opportunities	55,000					55,000
16,807	22,000	CI2000	SRO Monitoring	26,400					26,400
		CI6010	Design for Development Guidelines	39,600					39,600
78,291	98,600	CI6990	Response to Development Opportunities	109,800					109,800
385,404	315,031	CI9990	Project General	241,300					241,300
			Work Program Expenditures	2,547,100					2,547,100
			Total Expenditures	2,547,100					2,547,100
			Project Balance						0

Chinatown
First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		2226	GA CDD #95677 (3120)	956,000					956,000
		3544	CH LADOT Prop C (3120)	258,000					258,000
		4003	CH Housing Trust	1,885,000					1,885,000
		4003	CH Housing Trust (1901)	245,000					245,000
		5187	CH Bamboo Plaza - Central	285,000					285,000
		8105	CH General Revenue	400,000					400,000
		9105	CH Tax Increment	2,209,000					2,209,000
			New Resources						
		4003	CH Housing Trust	670,000					670,000
		4003	CH Housing Trust (1901)	231,000					231,000
		5187	CH Bamboo Plaza - Central	312,000					312,000
		8105	CH General Revenue	111,000					111,000
		9105	CH Tax Increment	1,851,000					1,851,000
			Restricted Resources (To 9330)						
		7505	CH Debt Service Fund	4,177,000					4,177,000
			TOTAL Resources	13,590,000					13,590,000
			Net Resources without Debt Service Available for Work Program	9,413,000					
			Expenditures						
			Proposed Work Program						
46,105	69,504	CH1080	Affordable Housing	40,000	633,700				673,700
2,011,062	2,431,138	CH1100	Yale Terrace Large Family Housing	319,000					319,000
		CH1200	Orsini IIA, IIB and III	18,800					18,800
		CH1210	Gateway Chinatown	11,200					11,200
		CH1220	Grand View Gardens	11,600					11,600
		CH1230	Capitol Mill at the Cornfield	20,700					20,700
		CH1300	Blossom Plaza Affordability	1,500,000					1,500,000
	294,600	CH1901	City Affordable Hsng Trust Fund	476,000					476,000
2,433,312	124,293	CH2000	Commercial Incentive Loans	638,000					638,000
14,360	20,250	CH2010	Business Improvement Program	594,700					594,700
2,122,956	388,988	CH2050	Bamboo Plaza Public Parking	911,200					911,200

Chinatown

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
	33,500	CH2300	Facade Improvement Program	1,100,400					1,100,400
269,963	83,220	CH3120	Blossom Plaza	485,200	759,000				1,244,200
		CH3200	Chinatown Linkages	18,800					18,800
43,445	134,774	CH6000	Chinatown Master Plan	158,600					158,600
1,441,865	185,845	CH6990	Response to Development Opportunities	248,800	895,900				1,144,700
		CH9330	Project Financing	48,700					48,700
791,967	107,900	CH9910	CAC/Citizens Participation	155,100					155,100
1,528,661	301,901	CH9990	Project General	367,600					367,600
			Work Program Expenditures	7,124,400	2,288,600				9,413,000
			Debt Service						
6,861,031	1,498,688	CH9330	Project Financing	1,437,100				2,739,900	4,177,000
			Total Expenditures	8,561,500	2,288,600			2,739,900	13,590,000
			Project Balance						0

City Center

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		3550	CT State Urban Parks (3030)	1,780,700					1,780,700
		5227	CB Grand Hope Park Fin Fund (3020)	999,000					999,000
		5319	Convention Hotel CT Swap	4,000,000					4,000,000
		8135	CT General Revenue	80,000					80,000
			New Resources						
		5227	CB Grand Hope Park Fin Fund (3020)	20,000					20,000
		8135	CT General Revenue	2,000					2,000
			Transfers						
		1201	BH Program Income (from BH)	1,307,000					1,307,000
		4002	CB Housing Trust (from CB)	4,258,000					4,258,000
		9102	BH Tax Increment (from BH)	12,000,000					12,000,000
			TOTAL Resources	24,446,700					24,446,700
			Net Resources without Debt Service Available for Work Program	24,446,700					
			Expenditures						
			Proposed Work Program						
2,068,807	47,275	CT1030	Downtown YWCA/Jobs Corp	402,100					402,100
937,483	13,200	CT1040	901 S. Broadway Apartments	12,700					12,700
385,807	77,269	CT1090	Downtown Housing Opportunities	130,000	3,545,500				3,675,500
	26,000	CT1100	Morrison Hotel	117,100					117,100
		CT1200	Olympic City House	50,600					50,600
77,446	147,800	CT2000	Homeless Reduction Program	30,400					30,400
11,030	39,800	CT2020	Historic Core Entertainment District	14,600					14,600
192,190	19,015	CT2030	Broadway Spring Center	8,000					8,000
26,291	3,132	CT2070	Grand Central Square	6,400					6,400
768,253	509,906	CT2080	Historic Core Revitalization	63,600					63,600
5,534	1,000	CT2100	Museum of Neon Art	16,600					16,600
20,886	9,500	CT2120	St. Vibiana	2,200					2,200
	42,400	CT2125	St. Vibiana/Little Tokyo Gym	3,800					3,800
16,820	19,400	CT2150	Monitoring Various Agreements	1,100					1,100
211,221	54,567	CT2190	Metro Lofts (Forest City)	11,300					11,300

City Center

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
		CT2200	Downtown Open Space Opportunities	6,300					6,300
		CT2300	Convention Hotel	16,049,400					16,049,400
		CT2400	LA Sports Entertainment Dist Master Plan	28,800					28,800
		CT2500	Pershing Square Center	41,500					41,500
		CT2600	Grand Ave. Plaza Mixed-Use Development	44,200					44,200
40,523	3,700	CT3000	UCLA Building - Adaptive Reuse	1,200					1,200
151,477	49,529	CT3020	Grand Hope Park	58,000	961,000				1,019,000
		CT3025	Venice Hope Park	13,400					13,400
1,932,266	1,398,678	CT3030	Venice & Hope Community Center	1,246,500	605,400				1,851,900
216	20,700	CT3060	S. Park Elementary School - Mixed Use	8,600					8,600
1,314,544	179,540	CT3080	L.A. Arena	63,500					63,500
	63,800	CT3090	Downtown Open Space Opportunities	14,600					14,600
	29,633	CT3100	Downtown Visitor's Center	16,700					16,700
1,125,412	2,963,285	CT4100	Broadway Sidewalk Reconstruction	18,500					18,500
49,337	140,586	CT4200	Red Car Circulation Study	11,200					11,200
	37,393	CT4300	Grtr Pershing Sq Pub WiFi Dist	12,300					12,300
		CT4400	Planning & Development Guidelines	26,300					26,300
		CT6000	Fashion District Strategic Plan	5,400					5,400
1,835,536	450,850	CT6990	Response to Development Opportunities	443,300					443,300
		CT9330	Project Financing	9,200					9,200
1,137,876	510,011	CT9990	Project General	345,400					345,400
			Work Program Expenditures	19,334,800	5,111,900				24,446,700
			Total Expenditures	19,334,800	5,111,900				24,446,700
			Project Balance						0

CRA/LA

Citywide Brownfields

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		2229	GA CDBG Brownfields (7777)	800,000					800,000
		5266	CN Alameda Prod Mkt - Exp Dep	103,000					103,000
			Transfers						
		1201	BH Program Income (from BH)	324,600					324,600
			TOTAL Resources	1,227,600					1,227,600
			Net Resources without Debt Service Available for Work Program	1,227,600					
			Expenditures						
			Proposed Work Program						
1,792,343	575,106	CN3311	BR-Site Investigation & Assistance	410,800					410,800
1,025,080	255,039	CN3320	BR-Crown Coach Demo Site	417,800					417,800
453,828	299,160	CN3330	BR-Wilmington Demo Site	56,000					56,000
832,092	315,552	CN3351	BR-Showcase Comml Matching Fund	45,200					45,200
232,890	108,810	CN3361	BR-Tool Box	55,600					55,600
15,782	185,513	CN3371	BR-4th Demonstration Site	28,400					28,400
75,642	392,859	CN3381	BR-Sm Site Neighborhood Assessment	213,800					213,800
			Work Program Expenditures	1,227,600					1,227,600
			Total Expenditures	1,227,600					1,227,600
			Project Balance						0

Citywide Disaster Assistance

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Transfers						
		5132	CRA Special Revenue (from GA)	102,400					102,400
			TOTAL Resources	102,400					102,400
			Net Resources without Debt Service Available for Work Program	102,400					
			Expenditures						
			Proposed Work Program						
1,604,416	203,600	DA2010	Com/Ind Earthquake Recovery	102,400					102,400
			Work Program Expenditures	102,400					102,400
			Total Expenditures	102,400					102,400
			Project Balance						0

Citywide Feasibility Studies

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Transfers						
		5132	CRA Special Revenue (from GA)	334,300					334,300
			TOTAL Resources	334,300					334,300
			Net Resources without Debt Service Available for Work Program	334,300					
			Expenditures						
			Proposed Work Program						
	1,140,000	ST6650	Redevelopment Plan Amendment	334,300					334,300
			Work Program Expenditures	334,300					334,300
			Total Expenditures	334,300					334,300
			Project Balance						0

Citywide Housing

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			New Resources						
		3108	CW Section 8 HAPP (1070)	6,818,800					6,818,800
			Transfers						
		1202	BH Repl Housing Trust (from BH)	830,900					830,900
		1212	CRA Rehab Loan (from GA)	163,000					163,000
		1222	HOME Program Income (from GA)	992,000					992,000
		1224	HODAG Program Income (from GA)	92,800					92,800
		1226	Rental Rehab Program Income (from GA)	193,800					193,800
			TOTAL Resources	9,091,300					9,091,300
			Net Resources without Debt Service Available for Work Program	9,091,300					
			Expenditures						
			Proposed Work Program						
242,062	247,026	CW1047	Reacquired Properties	58,400					58,400
33,782,400	7,334,200	CW1070	Sec 8 NC Contract Administration	6,818,800					6,818,800
2,105,381	1,190,200	CW1080	Loan/Bnd Compliance Monitoring	1,447,300					1,447,300
		CW1470	CW Housing Policy Development	46,300					46,300
859,467	476,912	CW9990	Project General	720,500					720,500
			Work Program Expenditures	9,091,300					9,091,300
			Total Expenditures	9,091,300					9,091,300
			Project Balance						0

Citywide Non-Housing

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Transfers						
		1201	BH Program Income (from BH)	28,400					28,400
			TOTAL Resources	28,400					28,400
			Net Resources without Debt Service Available for Work Program	28,400					
			Expenditures						
			Proposed Work Program						
298,104	129,423	CN4000	LA Cultural Tourism Web Page	28,400					28,400
			Work Program Expenditures	28,400					28,400
			Total Expenditures	28,400					28,400
			Project Balance						0

Council District 9

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		2247	C9 Section 108 - Goodyear (2200)	2,500,000					2,500,000
		2247	C9 Section 108 - Goodyear (2310)	1,317,000					1,317,000
		3800	C9 BEDI Goodyear (2120)	135,900					135,900
		3800	C9 BEDI Goodyear (2200)	400,000					400,000
		3800	C9 BEDI Goodyear (2310)	225,000					225,000
		4024	C9 Housing Trust	1,877,000					1,877,000
		4024	C9 Housing Trust (1901)	493,000					493,000
		4141	C9 Housing Trust Series B	184,000					184,000
		4142	C9 Housing Trust Series C	700,000					700,000
		4142	C9 Housing Trust Series C (1901)	306,000					306,000
		4150	C9 Housing Trust Series D	1,461,000					1,461,000
		4150	C9 Housing Trust Series D (1901)	354,000					354,000
		6171	C9 Bond Proceeds Series B	44,000					44,000
		6172	C9 Bond Proceeds Series C	3,000					3,000
		6183	C9 Bond Proceeds Series D	2,264,000					2,264,000
		9124	C9 Tax Increment	196,000					196,000
			New Resources						
		4024	C9 Housing Trust	1,177,000					1,177,000
		4024	C9 Housing Trust (1901)	157,000					157,000
		4141	C9 Housing Trust Series B	4,000					4,000
		4142	C9 Housing Trust Series C	20,000					20,000
		4150	C9 Housing Trust Series D	36,000					36,000
		4164	C9 Housing Trust Series E	2,235,000					2,235,000
		4164	C9 Housing Trust Series E (1901)	559,000					559,000
		5289	C9 City AB1290 Retained (2990)	428,000					428,000
		6171	C9 Bond Proceeds Series B	1,000					1,000
		6183	C9 Bond Proceeds Series D	45,000					45,000
		6199	C9 Bond Proceeds Series E	6,146,000					6,146,000
		8124	C9 General Revenue	55,000					55,000
		9124	C9 Tax Increment	2,524,000					2,524,000
			Transfers						
		1202	BH Repl Housing Trust (from BH)	2,350,000					2,350,000

Council District 9

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
		6199	C9 Bond Proceeds Series E (to BH)	-1,065,000					-1,065,000
		6199	C9 Bond Proceeds Series E (to GA)	-435,000					-435,000
			Restricted Resources (To 9330)						
		7531	C9 Debt Service Fund	3,704,000					3,704,000
			TOTAL Resources	30,400,900					30,400,900
			Net Resources without Debt Service Available for Work Program	26,696,900					
			Expenditures						
			Proposed Work Program						
52,168	27,200	C91010	Housing Rehabilitation Program	255,300					255,300
204,619	108,957	C91204	Central Avenue Townhomes	1,159,500					1,159,500
	298,400	C91300	Homeownership Properties Acq/RFP	3,535,600					3,535,600
	2,452,348	C91350	Central Village Apartments	26,500					26,500
		C91400	29th Street Crossing	2,619,900					2,619,900
	413,000	C91901	City Affordable Hsng Trust Fund	1,869,000					1,869,000
266,240	312,456	C91950	New Housing Initiatives	2,447,200					2,447,200
3,638,225	493,246	C92010	Goodyear Industrial Tract	554,700					554,700
6,416,888	3,526,911	C92120	Slauson/Central Retail Plaza	1,173,600					1,173,600
44,076	350,925	C92150	Commercial Facade	587,600					587,600
		C92200	American Apparel (Brownsfields)	3,224,800					3,224,800
		C92210	Central Ave. Opportunity Sites	820,500					820,500
1,026,678	397,431	C92300	Goodyear Site (Brownsfields)	426,400					426,400
5,452	44,708	C92310	Calko Steel Expansion (Brownsfields)	1,403,400	222,500				1,625,900
		C92410	Figueroa/Washington Auto Row	18,600					18,600
372,559	114,280	C92500	BID Formation & Security Program	71,600					71,600
	57,831	C92700	Vermont Senior Center	1,079,900					1,079,900
	204,300	C92770	Washington Retail Center RFP	1,588,600					1,588,600
	1,327,000	C92990	AB1290 Work Program	428,000					428,000
975,573	231,400	C93130	Clean and Safe Program	253,200					253,200
		C93200	Central Avenue Streetscape	523,300					523,300
		C93210	Challengers Track & Field	615,700					615,700
		C93220	Hist Pres Angeles Funeral Home	310,600					310,600
2,248,506	46,953	C93620	Community Service Center (TNI)	20,600					20,600

Council District 9

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
	555,822	C93650	48th Street Public Improvement	23,900					23,900
	32,031	C96000	Strategic Plan	106,800					106,800
	154,000	C96100	Design Guidelines	36,700					36,700
896,054	376,450	C96990	Response to Development Opportunities	450,200					450,200
		C99330	Project Financing	88,800					88,800
459,192	41,147	C99910	CAC/Citizens Participation	44,700					44,700
2,235,071	423,815	C99990	Project General	709,200					709,200
			Work Program Expenditures	26,474,400	222,500				26,696,900
			<u>Debt Service</u>						
3,415,490	1,639,589	C99330	Project Financing	1,323,100				2,380,900	3,704,000
			Total Expenditures	27,797,500	222,500			2,380,900	30,400,900
			Project Balance						0

Crenshaw

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4015	CR Housing Trust	159,000					159,000
		5290	CR City AB1290 Retained (2990)	20,000					20,000
		8106	CR General Revenue	34,000					34,000
		9106	CR Tax Increment	77,000					77,000
			New Resources						
		4015	CR Housing Trust	153,000					153,000
		5290	CR City AB1290 Retained (2990)	14,000					14,000
		8106	CR General Revenue	5,000					5,000
		9106	CR Tax Increment	132,000					132,000
			Transfers						
		1201	BH Program Income (from BH)	411,600					411,600
		7506	CR Debt Service Fund (from BH)	1,251,000					1,251,000
			Restricted Resources (To 9330)						
		7506	CR Debt Service Fund	1,148,000					1,148,000
			TOTAL Resources	3,404,600					3,404,600
			Net Resources without Debt Service Available for Work Program	2,256,600					
			Expenditures						
			Proposed Work Program						
6,286,380	2,508,235	CR1050	Buckingham Place Senior Housing	66,100					66,100
75,305	104,600	CR1990	Response to Housing Opportunities	245,900					245,900
51,349	19,200	CR2010	Crenshaw Shopping Center	5,200					5,200
2,201,251	1,780,821	CR2140	Marlton Square	221,200					221,200
20,993	8,400	CR2150	Leimert Park Village Facade	2,200					2,200
5,000	12,000	CR2990	AB1290 Work Program	34,000					34,000
927,267	338,177	CR3020	Public Improvements	12,800					12,800
	200,000	CR6000	Leimert Park Village Master Plan	20,400					20,400
		CR9330	Project Financing	34,300					34,300
234,057	69,200	CR9910	CAC/Citizens Participation	68,800					68,800
1,275,804	230,900	CR9990	Project General	294,700					294,700

Crenshaw

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Work Program Expenditures	1,005,600					1,005,600
			Debt Service						
1,847,266	926,300	CR9330	Project Financing	1,609,700				789,300	2,399,000
			Total Expenditures	2,615,300				789,300	3,404,600
			Project Balance						0

Crenshaw/Slauson

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4025	CS Housing Trust	390,000					390,000
		4133	CS Housing Trust Series A	245,000					245,000
		8125	CS General Revenue	14,000					14,000
		9125	CS Tax Increment	121,000					121,000
			New Resources						
		4025	CS Housing Trust	180,000					180,000
		4133	CS Housing Trust Series A	5,000					5,000
		4165	CS Housing Trust Series B	509,000					509,000
		5291	CS City AB1290 Retained (2990)	66,000					66,000
		6200	CS Bond Proceeds Series B	1,527,000					1,527,000
		8125	CS General Revenue	12,000					12,000
		9125	CS Tax Increment	421,000					421,000
			Transfers						
		6200	CS Bond Proceeds Series B (to BH)	-216,000					-216,000
			Restricted Resources (To 9330)						
		7532	CS Debt Service Fund	327,000					327,000
			TOTAL Resources	3,601,000					3,601,000
			Net Resources without Debt Service Available for Work Program	3,274,000					
			Expenditures						
			Proposed Work Program						
56,812	179,400	CS1950	New Housing Initiatives	685,300	643,700				1,329,000
521,942	448,071	CS2010	Commercial Facade & Signage	488,700					488,700
	10,275	CS2100	Industrial Master Plan	4,800					4,800
622,318	230,790	CS2610	Commercial Facade & PI TNI	226,000					226,000
	178,000	CS2990	AB1290 Work Program	66,000					66,000
182,339	171,200	CS3000	Public Improvements	7,200					7,200
	150,000	CS6000	Industrial Feasibility Studies	164,800					164,800
		CS6990	Response to Development Opportunities		466,200				466,200
		CS9330	Project Financing	62,700					62,700
185,807	84,900	CS9910	CAC/Citizens Participation	86,000					86,000

Crenshaw/Slauson

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
860,952	329,339	CS9990	Project General	372,600					372,600
			Work Program Expenditures	2,164,100	1,109,900				3,274,000
			Debt Service						
755,482	627,637	CS9330	Project Financing	188,500				138,500	327,000
			Total Expenditures	2,352,600	1,109,900			138,500	3,601,000
			Project Balance						0

East Hollywood/Beverly Normandie

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		3507	EB MTA Transit Oriented Dist (3000)	452,000					452,000
		4018	EB Housing Trust	969,000					969,000
		4018	EB Housing Trust (1901)	515,000					515,000
		4121	EB Housing Trust Series A	421,000					421,000
		4121	EB Housing Trust Series A (1901)	103,000					103,000
		4152	EB Housing Trust Series B	87,000					87,000
		4152	EB Housing Trust Series B (1901)	396,000					396,000
		5292	EB City AB1290 Retained (2990)	328,000					328,000
		6145	EB Bond Proceeds Series A	1,005,000					1,005,000
		6187	EB Bond Proceeds Series B	3,812,000					3,812,000
		8119	EB General Revenue	40,000					40,000
		9118	EB Tax Increment	4,175,000					4,175,000
			New Resources						
		4018	EB Housing Trust	725,000					725,000
		4018	EB Housing Trust (1901)	131,000					131,000
		4121	EB Housing Trust Series A	8,000					8,000
		4152	EB Housing Trust Series B	2,000					2,000
		5292	EB City AB1290 Retained (2990)	295,000					295,000
		6145	EB Bond Proceeds Series A	20,000					20,000
		6187	EB Bond Proceeds Series B	76,000					76,000
		8119	EB General Revenue	120,000					120,000
		9118	EB Tax Increment	1,684,000					1,684,000
			Restricted Resources (To 9330)						
		7523	EB Debt Service Fund	1,251,000					1,251,000
			TOTAL Resources	16,615,000					16,615,000
			Net Resources without Debt Service Available for Work Program	15,364,000					
			Expenditures						
			Proposed Work Program						
		EB1020	Supportive Housing	107,200					107,200
		EB1030	Vermont Housing	3,373,000					3,373,000

East Hollywood/Beverly Normandie

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
		EB1901	City Affordable Hsng Trust Fund	1,145,000					1,145,000
4,014	106,600	EB1990	Response to Housing Opportunities	99,800					99,800
23,324	60,505	EB2700	Economic Development Opportunities	1,721,400					1,721,400
	385,492	EB2990	AB1290 Work Program	623,000					623,000
89,447	224,400	EB3000	Transit Oriented Dist Public Improvement	944,800					944,800
113,936	265,900	EB3100	East Hollywood Streetscape	1,138,800					1,138,800
	108,600	EB3200	Vermont Parking Mixed-Use	4,489,200					4,489,200
	4,000	EB6000	Beverly/Virgil Economic Development	137,200					137,200
		EB6990	Response to Development Opportunities	430,000	429,900				859,900
		EB9330	Project Financing	49,100					49,100
240,687	437,012	EB9990	Project General	675,600					675,600
			Work Program Expenditures	14,934,100	429,900				15,364,000
			Debt Service						
763,091	710,735	EB9330	Project Financing	1,001,300				249,700	1,251,000
			Total Expenditures	15,935,400	429,900			249,700	16,615,000
			Project Balance						0

Exposition/University Park

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4005	HO Housing Trust	279,000					279,000
		4005	HO Housing Trust (1901)	237,000					237,000
		8108	HO General Revenue	243,000					243,000
		9107	HO Tax Increment	578,000					578,000
			New Resources						
		4005	HO Housing Trust	475,000					475,000
		4005	HO Housing Trust (1901)	158,000					158,000
		4166	HO Housing Trust Series E	570,000					570,000
		4166	HO Housing Trust Series E (1901)	143,000					143,000
		5294	HO City AB1290 Retained (2990)	7,000					7,000
		6201	HO Bond Proceeds Series E	2,137,000					2,137,000
		8108	HO General Revenue	42,000					42,000
		9107	HO Tax Increment	1,243,000					1,243,000
			Restricted Resources (To 9330)						
		7507	HO Debt Service Fund	1,697,000					1,697,000
			TOTAL Resources	7,809,000					7,809,000
			Net Resources without Debt Service Available for Work Program	6,112,000					
			Expenditures						
			Proposed Work Program						
6,494,502	2,798,772	HE1700	Vermont Ave Senior Housing	67,900					67,900
		HO1901	City Affordable Hsng Trust Fund	538,000					538,000
130,200	28,000	HO1950	New Housing Initiatives	38,800	1,217,300				1,256,100
714,452	187,700	HO2070	Commercial Facade/Signage	217,500	200,000				417,500
282,162	34,000	HO2090	USC Events Center	26,600					26,600
	42,800	HO2700	University Gateway	42,300					42,300
		HO2990	AB1290 Work Program	7,000					7,000
149,061	74,381	HO3000	Exposition Parks Improvements	267,600	400,000				667,600
323,867	30,400	HO3020	Figueroa Corridor Dev Opportunities	523,700					523,700
5,852	87,645	HO6130	Public Art Program	83,800					83,800
164,056	134,468	HO6140	Plan Amendment	127,800					127,800

Exposition/University Park

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
713,012	166,385	HO6990	Response to Development Opportunities	490,400	561,500				1,051,900
		HO9330	Project Financing	63,400					63,400
264,226	75,800	HO9910	PAC/Citizens Participation	55,900					55,900
1,389,810	402,894	HO9990	Project General	367,900	814,600				1,182,500
			Work Program Expenditures	2,918,600	3,193,400				6,112,000
			Debt Service						
4,502,784	951,427	HO9330	Project Financing	897,400				799,600	1,697,000
			Total Expenditures	3,816,000	3,193,400			799,600	7,809,000
			Project Balance						0

Hollywood

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		3503	HW MTA Contribution - HCIP (2990)	638,500					638,500
		3512	HW MTA Pedestrian/Transit Crss (3300)	976,900					976,900
		3607	HW TEA - Parkade (4300)	350,000					350,000
		4013	HW Housing Trust	525,000					525,000
		4013	HW Housing Trust (1901)	1,107,000					1,107,000
		4135	HW Housing Trust Series D (1901)	807,000					807,000
		4153	HW Housing Trust Series E (1901)	664,000					664,000
		5148	HW Arts Fund (6130)	664,000					664,000
		5262	HW LACER Trust Fund	97,000					97,000
		6165	HW Bond Proceeds Series D	3,374,000					3,374,000
		6188	HW Bond Proceeds Series E	2,174,000					2,174,000
		8109	HW General Revenue	319,000					319,000
		9108	HW Tax Increment	4,243,000					4,243,000
			New Resources						
		1228	HW UDAG Repayment Retained	250,000					250,000
		4013	HW Housing Trust	2,747,000					2,747,000
		4013	HW Housing Trust (1901)	300,000					300,000
		5148	HW Arts Fund (6130)	13,000					13,000
		5262	HW LACER Trust Fund	2,000					2,000
		6165	HW Bond Proceeds Series D	48,000					48,000
		6188	HW Bond Proceeds Series E	43,000					43,000
		8109	HW General Revenue	233,000					233,000
		9108	HW Tax Increment	6,835,000					6,835,000
			Restricted Resources (To 9330)						
		7508	HW Debt Service Fund	9,795,000					9,795,000
			TOTAL Resources	36,205,400					36,205,400
			Net Resources without Debt Service Available for Work Program	26,410,400					
			Expenditures						
			Proposed Work Program						
521,923	7,077,536	HW1050	Encore Hall	323,500					323,500

Hollywood

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
15,484	101,000	HW1170	Homeownership Initiative	213,300					213,300
	6,315,969	HW1400	Gower Supportive Housing	2,512,400					2,512,400
	2,504,200	HW1500	Bronson Courts Apartments	92,000					92,000
		HW1901	City Affordable Hsng Trust Fund	2,878,000					2,878,000
489,603	101,850	HW1990	Response to Housing Opportunities	130,800					130,800
50,817	104,503	HW2310	Core Industries Education Initiative	117,900					117,900
386,257	151,042	HW2320	Hollywood & Garfield	3,233,300					3,233,300
1,365	106,800	HW2330	Hollywood & Argyle	32,200					32,200
1,138	122,700	HW2350	Historic Preservation	313,200					313,200
110,848	183,100	HW2380	Hawthorne Block	2,984,400					2,984,400
1,245,611	4,555,973	HW2600	Hollywood & Vine	473,800					473,800
		HW2750	Hollywood Passage Development	1,170,000					1,170,000
		HW2760	Hollywood Farmers Market	340,700					340,700
238,637	9,100	HW2830	Hillview Apartments	135,500					135,500
	53,200	HW2850	AMPAS Museum	2,232,400					2,232,400
	5,600	HW2860	Civic Center Master Plan	354,300					354,300
		HW2880	Transit Oriented Smart Growth	172,600					172,600
315,583	91,990	HW2990	HCIP - HW Construction Impact Program	638,500					638,500
683	224,756	HW3010	Santa Monica Blvd Improvements	107,900					107,900
321,610	115,800	HW3300	HW Pedestrian/Transit Crossroads	1,062,600					1,062,600
		HW3500	HBT Green Facility	749,800					749,800
	72,600	HW3800	Entertainment District BID	87,600					87,600
	122,634	HW3850	Sunset Blvd. BID	71,000					71,000
		HW4150	Metrobike	349,500					349,500
		HW4250	Flexcar	283,600					283,600
241,961	40,100	HW4300	Hollywood Parkade	375,000					375,000
82,684	214,500	HW4500	Transportation Plan	161,300					161,300
5,200,116	536,929	HW4600	Cinerama Public Parking	855,000					855,000
	16,700	HW4750	Hollywood Parking Strategy	154,800					154,800
	224,000	HW4850	Valet and Circulator	43,400					43,400
1,289,191	116,240	HW6010	Redevelopment Plan Amendment	70,000					70,000
740,904	54,531	HW6130	Public Art Program	793,200					793,200
19,548	81,800	HW6300	Urban Design Plan Update	50,800					50,800
700,471	1,415,462	HW6400	Social Needs Obligation	136,500					136,500

Hollywood

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
3,071,204	1,243,696	HW6990	Response to Development Opportunities	550,800					550,800
		HW9330	Project Financing	112,600					112,600
140,777	98,200	HW9920	Community Outreach	97,500					97,500
		HW9930	Community Benefit Program	344,400					344,400
4,708,644	1,721,321	HW9990	Project General	1,604,300					1,604,300
			Work Program Expenditures	26,410,400					26,410,400
			Debt Service						
41,336,952	5,069,598	HW9330	Project Financing	6,308,300				3,486,700	9,795,000
			Total Expenditures	32,718,700				3,486,700	36,205,400
			Project Balance						0

Laurel Canyon Commercial Corridor

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4019	LC Housing Trust	958,000					958,000
		4019	LC Housing Trust (1901)	203,000					203,000
		4123	LC Housing Trust Series A	151,000					151,000
		4143	LC Housing Trust Series B	497,000					497,000
		4143	LC Housing Trust Series B (1901)	117,000					117,000
		5295	LC City AB1290 Retained (2990)	31,000					31,000
		6147	LC Bond Proceeds Series A	185,000					185,000
		6173	LC Bond Proceeds Series B	754,000					754,000
		8120	LC General Revenue	99,000					99,000
		9119	LC Tax Increment	992,000					992,000
			New Resources						
		4019	LC Housing Trust	298,000					298,000
		4019	LC Housing Trust (1901)	4,000					4,000
		4123	LC Housing Trust Series A	3,000					3,000
		4143	LC Housing Trust Series B	10,000					10,000
		4167	LC Housing Trust Series C	323,000					323,000
		4167	LC Housing Trust Series C (1901)	81,000					81,000
		5295	LC City AB1290 Retained (2990)	97,000					97,000
		6147	LC Bond Proceeds Series A	4,000					4,000
		6173	LC Bond Proceeds Series B	15,000					15,000
		6202	LC Bond Proceeds Series C	888,000					888,000
		8120	LC General Revenue	33,000					33,000
		9119	LC Tax Increment	488,000					488,000
			Transfers						
		6202	LC Bond Proceeds Series C (to BH)	-254,000					-254,000
		6202	LC Bond Proceeds Series C (to GA)	-30,000					-30,000
			Restricted Resources (To 9330)						
		7524	LC Debt Service Fund	914,000					914,000
			TOTAL Resources	6,861,000					6,861,000
			Net Resources without Debt Service Available for Work Program	5,947,000					

Laurel Canyon Commercial Corridor
First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Expenditures						
			Proposed Work Program						
		LC1901	City Affordable Hsng Trust Fund	405,000					405,000
37,692	37,700	LC1990	Response to Housing Opportunities	82,800	2,157,200				2,240,000
481,503	373,963	LC2100	Development of Valley Plaza	377,700					377,700
		LC2150	Development of Laurel Plaza	28,600					28,600
		LC2200	Commercial Revitalization	106,500					106,500
200,000	175,000	LC2990	AB1290 Work Program	128,000					128,000
26,871	128,917	LC3000	Valley Plaza Streetscape	474,000	577,600				1,051,600
145,274	242,784	LC6000	Plan Amendment	1,106,500					1,106,500
		LC9330	Project Financing	73,100					73,100
431,382	330,844	LC9990	Project General	430,000					430,000
			Work Program Expenditures	3,212,200	2,734,800				5,947,000
			Debt Service						
1,706,979	628,333	LC9330	Project Financing	350,200				563,800	914,000
			Total Expenditures	3,562,400	2,734,800			563,800	6,861,000
			Project Balance						0

Little Tokyo
First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4010	LT Housing Trust	1,886,000					1,886,000
		4010	LT Housing Trust (1901)	450,000					450,000
		4109	LT Housing Trust Series A	416,000					416,000
		4148	LT Housing Trust Series E	682,000					682,000
		4148	LT Housing Trust Series E (1901)	356,000					356,000
		5149	LT Cultural & Arts Fund (6130)	30,000					30,000
		6179	LT Bond Proceeds Series E	1,661,000					1,661,000
		8111	LT General Revenue	203,000					203,000
		9110	LT Tax Increment	126,000					126,000
			New Resources						
		4010	LT Housing Trust	351,000					351,000
		4109	LT Housing Trust Series A	8,000					8,000
		4148	LT Housing Trust Series E	14,000					14,000
		5149	LT Cultural & Arts Fund (6130)	1,000					1,000
		5296	LT City AB1290 Retained (2990)	36,000					36,000
		6179	LT Bond Proceeds Series E	33,000					33,000
		8111	LT General Revenue	60,000					60,000
		9110	LT Tax Increment	533,000					533,000
			Restricted Resources (To 9330)						
		7510	LT Debt Service Fund	4,294,000					4,294,000
			TOTAL Resources	11,140,000					11,140,000
			Net Resources without Debt Service Available for Work Program	6,846,000					
			Expenditures						
			Proposed Work Program						
197,043	23,835	LT1060	Cal Trans Repayment	2,000,700					2,000,700
4,559,132	73,825	LT1080	Second & Central Housing	28,100					28,100
		LT1901	City Affordable Hsng Trust Fund	806,000					806,000
		LT1990	Response to Housing Opportunities	1,328,200					1,328,200
579,715	1,296,958	LT2150	Business Assistance Program	718,200					718,200
101,334	89,308	LT2400	Block 8	92,900					92,900

Little Tokyo

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
7,963	8,171	LT2600	Business Improvement District (BID)	32,600					32,600
6,448	38,448	LT2700	JACCC Rehab & Facility Expansion	1,076,000					1,076,000
	46,000	LT2990	AB1290 Work Program	36,000					36,000
329,676	95,865	LT3110	Central Avenue Art Park	46,200					46,200
26,299	34,602	LT6130	Public Art Program	48,200					48,200
278,113	90,258	LT6990	Response to Development Opportunities	143,600					143,600
		LT9330	Project Financing	55,200					55,200
446,413	23,385	LT9910	CAC/Citizens Participation	27,600					27,600
1,442,186	409,694	LT9990	Project General	406,500					406,500
			Work Program Expenditures	6,846,000					6,846,000
			<u>Debt Service</u>						
21,408,755	2,058,433	LT9330	Project Financing	1,621,800				2,672,200	4,294,000
			Total Expenditures	8,467,800				2,672,200	11,140,000
			Project Balance						0

Los Angeles Harbor-Wilmington

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4016	LA Housing Trust	796,000					796,000
		4016	LA Housing Trust (1901)	254,000					254,000
		5297	LA City AB1290 Retained (2990)	10,000					10,000
		8110	LA General Revenue	55,000					55,000
		9109	LA Tax Increment	194,000					194,000
			New Resources						
		4016	LA Housing Trust	201,000					201,000
		4016	LA Housing Trust (1901)	69,000					69,000
		5297	LA City AB1290 Retained (2990)	10,000					10,000
		8110	LA General Revenue	14,000					14,000
		9109	LA Tax Increment	485,700					485,700
			Transfers						
		1201	BH Program Income (from BH)	98,200					98,200
			Restricted Resources (To 9330)						
		7509	LA Debt Service Fund	999,300					999,300
			TOTAL Resources	3,186,200					3,186,200
			Net Resources without Debt Service Available for Work Program	2,186,900					
			Expenditures						
			Proposed Work Program						
138,272	265,500	LA1020	L&Lecouvreur Affordable Homes	515,200					515,200
		LA1901	City Affordable Hsng Trust Fund	323,000					323,000
5,380	173,500	LA1990	Response to Housing Opportunities	93,700	388,100				481,800
328,204	53,463	LA2320	Industrial Development - Block 29	17,400					17,400
23,766	21,931	LA2500	American Soccer Expansion	30,400					30,400
303,072	149,662	LA2600	Union Ice Expansion	224,500					224,500
		LA2700	BACCES Demonstration Site	60,400					60,400
	9,000	LA2990	AB1290 Work Program	20,000					20,000
263,337	45,399	LA3000	Operation Code Enforcement	42,400					42,400
		LA3200	Alameda Landscape & Public Imp	33,300					33,300
595,351	250,681	LA6990	Response to Development Opportunities	130,000					130,000

Los Angeles Harbor-Wilmington

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
154,230	51,183	LA9000	Wilmington Website & Strategic Impl	58,400					58,400
		LA9330	Project Financing	31,200					31,200
1,006,469	95,430	LA9990	Project General	218,900					218,900
			Work Program Expenditures	1,798,800	388,100				2,186,900
			Debt Service						
2,936,253	617,632	LA9330	Project Financing	578,600				420,700	999,300
			Total Expenditures	2,377,400	388,100			420,700	3,186,200
			Project Balance						0

Mid City Corridors
First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4027	MD Housing Trust	530,000					530,000
		4027	MD Housing Trust (1901)	404,000					404,000
		4136	MD Housing Trust Series B	341,000					341,000
		8126	MD General Revenue	18,000					18,000
		9129	MD Tax Increment	209,000					209,000
			New Resources						
		4027	MD Housing Trust	386,000					386,000
		4027	MD Housing Trust (1901)	138,000					138,000
		4136	MD Housing Trust Series B	7,000					7,000
		5298	MD City AB1290 Retained (2990)	181,000					181,000
		8126	MD General Revenue	23,000					23,000
		9129	MD Tax Increment	888,000					888,000
			Restricted Resources (To 9330)						
		7533	MD Debt Service Fund	1,911,000					1,911,000
			TOTAL Resources	5,036,000					5,036,000
			Net Resources without Debt Service Available for Work Program	3,125,000					
			Expenditures						
			Proposed Work Program						
270,650	561,319	MD1010	Residential Rehabilitation	24,600					24,600
	59,200	MD1750	Adams/La Brea Replacement Housing	1,203,200					1,203,200
875,302	35,100	MD1900	Pico/Gramercy Housing	38,000					38,000
		MD1901	City Affordable Hsng Trust Fund	542,000					542,000
563,645	848,149	MD2010	Adams/La Brea Commercial	461,000					461,000
406,170	120,713	MD2020	Midtown Plaza	54,000					54,000
176,357	571,376	MD2660	Pico Blvd(CD10) TNI Comml Facade	4,400					4,400
99,503	442,748	MD2670	Adams Blvd(CD10) TNI Comml Facade	4,400					4,400
	210,000	MD2700	Crenshaw Transit Village	57,400					57,400
26,341	627,018	MD2990	AB1290 Work Program	181,000					181,000
13,107,599	159,074	MD3060	Washington Blvd Perf Arts Center	20,400					20,400
		MD4200	LeBrea Exposition Transit Center	5,000					5,000

Mid City Corridors

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
215,572	197,285	MD6990	Response to Development Opportunities	122,200					122,200
		MD9330	Project Financing	55,000					55,000
477,839	99,153	MD9910	PAC/Citizens Participation	135,400					135,400
1,553,885	181,745	MD9990	Project General	217,000					217,000
			Work Program Expenditures	3,125,000					3,125,000
			Debt Service						
4,090,557	1,020,606	MD9330	Project Financing	760,500				1,150,500	1,911,000
			Total Expenditures	3,885,500				1,150,500	5,036,000
			Project Balance						0

Monterey Hills

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4017	MH Housing Trust	1,256,000					1,256,000
		4017	MH Housing Trust (1901)	570,000					570,000
		4137	MH Housing Trust Series D	251,000					251,000
		5299	MH City AB1290 Retained (2990)	83,000					83,000
		6167	MH Bond Proceeds Series D	183,000					183,000
		8112	MH General Revenue	317,000					317,000
		9111	MH Tax Increment	515,000					515,000
			New Resources						
		4017	MH Housing Trust	590,000					590,000
		4017	MH Housing Trust (1901)	172,000					172,000
		4137	MH Housing Trust Series D	5,000					5,000
		5299	MH City AB1290 Retained (2990)	86,000					86,000
		6167	MH Bond Proceeds Series D	4,000					4,000
		8112	MH General Revenue	32,000					32,000
		9111	MH Tax Increment	754,000					754,000
			Restricted Resources (To 9330)						
		7511	MH Debt Service Fund	4,220,000					4,220,000
			TOTAL Resources	9,038,000					9,038,000
			Net Resources without Debt Service Available for Work Program	4,818,000					
			Expenditures						
			Proposed Work Program						
105,516	72,896	MH1090	Affordable Housing	2,102,000					2,102,000
		MH1901	City Affordable Hsng Trust Fund	742,000					742,000
75,855	173,394	MH2010	Disposition of Agency Parcels	132,800					132,800
	57,000	MH2990	AB1290 Work Program	169,000					169,000
202,538	136,294	MH3020	Agency Property Maintenance	138,700					138,700
66,690	240,644	MH3140	Project Wide Beautification	751,800					751,800
		MH9330	Project Financing	44,400					44,400
939,048	300,564	MH9990	Project General	737,300					737,300

Monterey Hills

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Work Program Expenditures	4,818,000					4,818,000
			Debt Service						
6,981,701	1,671,136	MH9330	Project Financing	1,625,400				2,594,600	4,220,000
			Total Expenditures	6,443,400				2,594,600	9,038,000
			Project Balance						0

Normandie 5

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4006	N5 Housing Trust	203,000					203,000
		4006	N5 Housing Trust (1901)	341,000					341,000
		4144	N5 Housing Trust Series E	54,000					54,000
		4144	N5 Housing Trust Series E (1901)	185,000					185,000
		5300	N5 City AB1290 Retained (2990)	89,000					89,000
		6174	N5 Bond Proceeds Series E	205,000					205,000
		8113	N5 General Revenue	359,000					359,000
		9112	N5 Tax Increment	295,000					295,000
			New Resources						
		4006	N5 Housing Trust	362,000					362,000
		4006	N5 Housing Trust (1901)	18,000					18,000
		4144	N5 Housing Trust Series E	6,000					6,000
		5300	N5 City AB1290 Retained (2990)	67,000					67,000
		6174	N5 Bond Proceeds Series E	4,000					4,000
		8113	N5 General Revenue	29,000					29,000
		9112	N5 Tax Increment	394,000					394,000
			Restricted Resources (To 9330)						
		7512	N5 Debt Service Fund	2,798,000					2,798,000
			TOTAL Resources	5,409,000					5,409,000
			Net Resources without Debt Service Available for Work Program	2,611,000					
			Expenditures						
			Proposed Work Program						
919,566	484,286	N51010	Residential Rehabilitation	96,000					96,000
		N51901	City Affordable Hsng Trust Fund	544,000					544,000
	177,700	N51990	Response to Housing Opportunities	529,000					529,000
498,716	913,017	N52030	FAME Renaissance Plaza	96,900					96,900
205,712	327,150	N52040	Commercial Facade	19,200					19,200
	56,000	N52990	AB1290 Work Program	156,000					156,000
102,139	153,200	N53200	Community Pride & Graffiti Abatement	22,400					22,400
	30,600	N53400	Engine House No. 18	109,900					109,900

Normandie 5

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
201,713	40,600	N56990	Response to Development Opportunities	183,200	426,900				610,100
		N59330	Project Financing	48,900					48,900
229,426	64,507	N59910	PAC/Citizens Participation	86,000					86,000
928,031	182,281	N59990	Project General	292,600					292,600
			Work Program Expenditures	2,184,100	426,900				2,611,000
			Debt Service						
3,497,939	1,022,600	N59330	Project Financing	977,800				1,820,200	2,798,000
			Total Expenditures	3,161,900	426,900			1,820,200	5,409,000
			Project Balance						0

North Hollywood

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4007	NH Housing Trust	1,311,000					1,311,000
		4007	NH Housing Trust (1901)	1,092,000					1,092,000
		4138	NH Housing Trust Series F	699,000					699,000
		4154	NH Housing Trust Series G	866,000					866,000
		4154	NH Housing Trust Series G (1901)	216,000					216,000
		5125	NH Cultural & Arts Fund (6130)	1,027,000					1,027,000
		5271	NH Cultural/Art Fund Series F (6130)	138,000					138,000
		5273	NH Developer Contribution (2030)	989,000					989,000
		6168	NH Bond Proceeds Series F	353,000					353,000
		6189	NH Bond Proceeds Series G	879,000					879,000
		8114	NH General Revenue	188,000					188,000
		9113	NH Tax Increment	1,597,000					1,597,000
			New Resources						
		4007	NH Housing Trust	1,399,000					1,399,000
		4007	NH Housing Trust (1901)	465,000					465,000
		4138	NH Housing Trust Series F	14,000					14,000
		4154	NH Housing Trust Series G	17,000					17,000
		5125	NH Cultural & Arts Fund (6130)	74,000					74,000
		5271	NH Cultural/Art Fund Series F (6130)	3,000					3,000
		6168	NH Bond Proceeds Series F	7,000					7,000
		6189	NH Bond Proceeds Series G	18,000					18,000
		8114	NH General Revenue	126,000					126,000
		9113	NH Tax Increment	2,679,000					2,679,000
			Restricted Resources (To 9330)						
		7513	NH Debt Service Fund	5,486,000					5,486,000
			TOTAL Resources	19,643,000					19,643,000
			Net Resources without Debt Service Available for Work Program	14,157,000					
			Expenditures						
			Proposed Work Program						
499,956	129,112	NH1010	Residential Rehabilitation	1,273,200					1,273,200

North Hollywood

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
59,191	252,700	NH1180	Elmer Family Housing	375,400	1,200,000				1,575,400
17,227,092	3,406,786	NH1230	No Ho Commons Housing Affordability	1,026,800					1,026,800
		NH1901	City Affordable Hsng Trust Fund	1,773,000					1,773,000
885,146	223,600	NH1990	Response to Housing Opportunities	148,200	282,400				430,600
37,578,212	1,229,308	NH2030	Commercial Core	1,005,800					1,005,800
2,436,586	452,271	NH2060	Commercial Facade Improvement	790,800					790,800
2,478,056	1,657,862	NH2100	No Ho Arts District	953,000					953,000
19,338	91,000	NH2300	MTA Mixed Use Project	180,700					180,700
		NH2310	Cumpston-Hatteras Revitalization	1,521,800					1,521,800
		NH2320	Land Use Variances	47,700					47,700
705,184	134,027	NH3020	Vineland/Edison Right of Way	139,800					139,800
1,010,972	1,960,667	NH3050	Chandler Blvd Bikeway	1,129,300					1,129,300
311,419	1,585,300	NH3070	No Ho Streetscape Improvement	51,500					51,500
617,392	39,800	NH6130	Public Art Program	61,200	1,230,000				1,291,200
1,378,053	381,264	NH6990	Response to Development Opportunities	218,000					218,000
		NH9330	Project Financing	96,800					96,800
200,484	11,990	NH9910	PAC/Citizens Participation	14,500					14,500
2,473,846	755,381	NH9990	Project General	637,100					637,100
			Work Program Expenditures	11,444,600	2,712,400				14,157,000
			<u>Debt Service</u>						
11,557,945	2,826,588	NH9330	Project Financing	3,180,400				2,305,600	5,486,000
			Total Expenditures	14,625,000	2,712,400			2,305,600	19,643,000
			Project Balance						0

Pacific Corridor

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4034	PA Housing Trust	564,000					564,000
		4034	PA Housing Trust (1901)	165,000					165,000
		4155	PA Housing Trust Series A	858,000					858,000
		4155	PA Housing Trust Series A (1901)	215,000					215,000
		5302	PA City AB1290 Retained (2990)	27,000					27,000
		6190	PA Bond Proceeds Series A	743,000					743,000
		8134	PA General Revenue	4,000					4,000
		9133	PA Tax Increment	537,000					537,000
			New Resources						
		4034	PA Housing Trust	342,000					342,000
		4034	PA Housing Trust (1901)	83,000					83,000
		4155	PA Housing Trust Series A	17,000					17,000
		5302	PA City AB1290 Retained (2990)	140,000					140,000
		6190	PA Bond Proceeds Series A	15,000					15,000
		8134	PA General Revenue	28,000					28,000
		9133	PA Tax Increment	886,000					886,000
			Restricted Resources (To 9330)						
		7542	PA Debt Service Fund	379,000					379,000
			TOTAL Resources	5,003,000					5,003,000
			Net Resources without Debt Service Available for Work Program	4,624,000					
			Expenditures						
			Proposed Work Program						
		PA1500	Vinegar Hill HPOZ Expansion	100,000					100,000
		PA1901	City Affordable Hsng Trust Fund	463,000					463,000
51,630	52,400	PA1990	Response to Housing Opportunities	120,100	1,560,900				1,681,000
161,621	313,999	PA2000	Business Incentive & Comml Facade	340,000					340,000
	186,477	PA2990	AB1290 Work Program	167,000					167,000
32,203	13,850	PA3000	Security Enhancements	11,200					11,200
168,831	91,550	PA3100	Gaffey Street Welcome Park	22,400					22,400
7,659	49,300	PA3200	Warner Grand Theater Mixed-Use	56,200					56,200

Pacific Corridor

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
	980,000	PA6200	Joint Development Agreement w/POLA	620,800					620,800
		PA6600	Cultural Arts & Entertain Dist	50,000					50,000
143,084	87,700	PA6990	Response to Development Opportunities	156,100	617,300				773,400
		PA9330	Project Financing	21,600					21,600
799,582	373,358	PA9990	Project General	317,400					317,400
			Work Program Expenditures	2,445,800	2,178,200				4,624,000
			Debt Service						
9,832	1,060,700	PA9330	Project Financing	379,000					379,000
			Total Expenditures	2,824,800	2,178,200				5,003,000
			Project Balance						0

Pacoima/Panorama City

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		3514	PC MTA Town Center (3400)	383,200					383,200
		4020	PC Housing Trust	1,831,000					1,831,000
		4020	PC Housing Trust (1901)	1,582,000					1,582,000
		4124	PC Housing Trust Series A	224,000					224,000
		4124	PC Housing Trust Series A (1901)	236,000					236,000
		4156	PC Housing Trust Series B (1901)	830,000					830,000
		5303	PC City AB1290 Retained (2990)	1,098,000					1,098,000
		6148	PC Bond Proceeds Series A	338,000					338,000
		6191	PC Bond Proceeds Series B	6,693,000					6,693,000
		8121	PC General Revenue	203,000					203,000
		9120	PC Tax Increment	5,992,000					5,992,000
			New Resources						
		4020	PC Housing Trust	2,287,000					2,287,000
		4020	PC Housing Trust (1901)	484,000					484,000
		4124	PC Housing Trust Series A	4,000					4,000
		5303	PC City AB1290 Retained (2990)	873,000					873,000
		6148	PC Bond Proceeds Series A	7,000					7,000
		6191	PC Bond Proceeds Series B	134,000					134,000
		8121	PC General Revenue	236,000					236,000
		9120	PC Tax Increment	5,631,000					5,631,000
			Restricted Resources (To 9330)						
		7525	PC Debt Service Fund	2,515,000					2,515,000
			TOTAL Resources	31,581,200					31,581,200
			Net Resources without Debt Service Available for Work Program	29,066,200					
			Expenditures						
			Proposed Work Program						
21,306	64,535	PC1010	Residential Rehabilitation	1,876,600					1,876,600
139,909	16,178	PC1050	HACLA Low/Moderate Housing	68,100					68,100
2,554,878	2,014,822	PC1060	Osborne Manor	97,800					97,800
39,923	1,771,550	PC1070	Palm Village - Senior Citizen Housing	40,200					40,200

Pacoima/Panorama City

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
		PC1901	City Affordable Hsng Trust Fund	3,132,000					3,132,000
190,290	202,594	PC1990	Response to Housing Opportunities	205,000	2,058,300				2,263,300
294,375	4,948,464	PC2010	Panorama Tower	1,359,500					1,359,500
83,048	84,180	PC2030	Pacoima Center (Price Pfister)	2,206,100					2,206,100
307,563	1,036,813	PC2040	Commercial Incentive Loans	1,692,000					1,692,000
		PC2050	Proj Area Bus Attraction/Retention Prog	30,800					30,800
	135,500	PC2200	Montgomery Ward Site	120,700					120,700
	253,700	PC2210	Project Area Industrial Revitalization	1,138,400					1,138,400
		PC2300	CD7 Neighborhood City Hall Proj	1,525,600					1,525,600
		PC2700	Panorama City BID	53,400					53,400
		PC2710	Pacoima BID	72,200					72,200
		PC2720	Sylmar BID	92,000					92,000
341,269	942,659	PC2990	AB1290 Work Program	1,971,000					1,971,000
		PC3000	Public Improvements	1,032,300					1,032,300
459,630	833,620	PC3400	Pacoima Town Center/Van Nuys Blvd	1,111,700					1,111,700
99,521	535,870	PC3622	Pacoima City Streetscape Improvement	3,909,700					3,909,700
		PC3710	CD7 Sidewalk Improvement Project	1,245,500					1,245,500
		PC3720	Pacoima Infrastructure Improvements	4,600					4,600
		PC3730	Sylmar Streetscape Improvement	1,520,500					1,520,500
		PC3800	Job Readiness/Training Center	209,600					209,600
		PC6030	Plan Adoption	966,900					966,900
		PC6130	Public Art Program	114,300					114,300
981,652	421,237	PC6990	Response to Development Opportunities	517,700					517,700
		PC9330	Project Financing	53,500					53,500
990,168	754,082	PC9990	Project General	640,200					640,200
			Work Program Expenditures	27,007,900	2,058,300				29,066,200
			Debt Service						
1,424,080	1,135,505	PC9330	Project Financing	1,880,000				635,000	2,515,000
			Total Expenditures	28,887,900	2,058,300			635,000	31,581,200
			Project Balance						0

Pico Union I

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4011	P1 Housing Trust	6,000					6,000
		4011	P1 Housing Trust (1901)	188,000					188,000
		4145	P1 Housing Trust Series C (1901)	139,000					139,000
		6175	P1 Bond Proceeds Series C	197,000					197,000
		8115	P1 General Revenue	107,000					107,000
		9114	P1 Tax Increment	297,000					297,000
			New Resources						
		4011	P1 Housing Trust	47,000					47,000
		4011	P1 Housing Trust (1901)	20,000					20,000
		5304	P1 City AB1290 Retained (2990)	60,000					60,000
		6175	P1 Bond Proceeds Series C	4,000					4,000
		8115	P1 General Revenue	23,000					23,000
		9114	P1 Tax Increment	678,000					678,000
			Restricted Resources (To 9330)						
		7514	P1 Debt Service Fund	1,907,000					1,907,000
			TOTAL Resources	3,673,000					3,673,000
			Net Resources without Debt Service Available for Work Program	1,766,000					
			Expenditures						
			Proposed Work Program						
300,696	123,419	P11010	Residential Rehabilitation	31,500					31,500
548,550	1,456,041	P11050	Pascual Reyes Townhouses	59,100					59,100
4,608,466	1,600	P11090	PUHC Scattered Site - Rehab	7,600					7,600
	12,500	P11095	Residential Historic Preservation	17,000					17,000
		P11901	City Affordable Hsng Trust Fund	347,000					347,000
22,712	31,500	P11990	Response to Housing Opportunities	17,400					17,400
14,608	234,694	P12000	Pico Blvd Commercial Facade	305,200					305,200
167,386	420,744	P12010	Pico Blvd Streetscape Program	43,400					43,400
29,038	301,800	P12060	Residential Facade Grant Program	95,400					95,400
3,063	61,400	P12700	Economic Development Opportunities	36,600					36,600
	81,508	P12990	AB1290 Work Program	60,000					60,000

Pico Union I

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
103,443	31,700	P13050	Operation Clean Sweep	32,100					32,100
529,167	146,031	P13070	Block 6 Public Improvements	15,100					15,100
	159,200	P13400	Public Improvements	230,700					230,700
191,275	70,800	P16990	Response to Development Opportunities	65,900					65,900
		P19330	Project Financing	32,600					32,600
311,104	64,400	P19910	PAC/Citizens Participation	75,200					75,200
909,348	254,630	P19990	Project General	294,200					294,200
			Work Program Expenditures	1,766,000					1,766,000
			Debt Service						
2,574,938	749,183	P19330	Project Financing	713,800				1,193,200	1,907,000
			Total Expenditures	2,479,800				1,193,200	3,673,000
			Project Balance						0

Pico Union II

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4014	P2 Housing Trust	946,000					946,000
		4014	P2 Housing Trust (1901)	439,000					439,000
		4146	P2 Housing Trust Series A	775,000					775,000
		4146	P2 Housing Trust Series A (1901)	391,000					391,000
		5226	P2 Cultural Trust Fund (6130)	5,000					5,000
		6176	P2 Bond Proceeds Series A	1,963,000					1,963,000
		8116	P2 General Revenue	279,000					279,000
		9115	P2 Tax Increment	1,354,000					1,354,000
			New Resources						
		4014	P2 Housing Trust	508,000					508,000
		4146	P2 Housing Trust Series A	16,000					16,000
		5305	P2 City AB1290 Retained (2990)	68,000					68,000
		6176	P2 Bond Proceeds Series A	39,000					39,000
		8116	P2 General Revenue	58,000					58,000
		9115	P2 Tax Increment	1,207,000					1,207,000
			Restricted Resources (To 9330)						
		7515	P2 Debt Service Fund	1,895,000					1,895,000
			TOTAL Resources	9,943,000					9,943,000
			Net Resources without Debt Service Available for Work Program	8,048,000					
			Expenditures						
			Proposed Work Program						
49,196	401,600	P21000	Historic Preservation	652,100					652,100
619,234	271,112	P21010	Residential Rehabilitation	356,200					356,200
		P21050	In-Fill Affordable Housing Development	1,636,700					1,636,700
		P21901	City Affordable Hsng Trust Fund	830,000					830,000
51,026	547,400	P21990	Response to Housing Opportunities	311,200					311,200
94,264	71,131	P22010	Alvarado Building Site	4,200					4,200
8,088	435,916	P22620	Pico Blvd Commercial Facade	676,300	428,300				1,104,600
81,547	318,208	P22650	Residential Facade Grant Program	461,000					461,000
19,072	83,600	P22700	Economic Development Opportunities	104,200					104,200

Pico Union II

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
	156,492	P22990	AB1290 Work Program	68,000					68,000
410,420	102,000	P23050	Operation Clean Sweep	102,100					102,100
127,540	1,737,919	P23060	Pico Blvd Streetscape Program	335,700					335,700
49,275	771,050	P23070	Public Improvement	208,300	411,700				620,000
8,330	56,200	P26130	Public Art Program	20,900					20,900
31,240	136,800	P26140	Plan Implementation Tools	66,300					66,300
144,831	89,300	P26990	Response to Development Opportunities	607,700					607,700
		P29330	Project Financing	27,400					27,400
360,448	104,018	P29910	PAC/Citizens Participation	115,900					115,900
864,847	408,729	P29990	Project General	623,800					623,800
			Work Program Expenditures	7,208,000	840,000				8,048,000
			<u>Debt Service</u>						
1,109,297	718,014	P29330	Project Financing	681,700				1,213,300	1,895,000
			Total Expenditures	7,889,700	840,000			1,213,300	9,943,000
			Project Balance						0

Reseda/Canoga Park

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4021	RP Housing Trust	2,073,000					2,073,000
		4125	RP Housing Trust Series B	1,245,000					1,245,000
		4147	RP Housing Trust Series A	996,000					996,000
		4157	RP Housing Trust Series C	1,321,000					1,321,000
		6149	RP Bond Proceeds Series B	358,000					358,000
		6177	RP Bond Proceeds Series A	415,000					415,000
		8122	RP General Revenue	76,000					76,000
		9121	RP Tax Increment	2,937,000					2,937,000
			New Resources						
		4021	RP Housing Trust	2,217,000					2,217,000
		4125	RP Housing Trust Series B	25,000					25,000
		4147	RP Housing Trust Series A	20,000					20,000
		4157	RP Housing Trust Series C	26,000					26,000
		5306	RP City AB1290 Retained (2990)	868,000					868,000
		6149	RP Bond Proceeds Series B	7,000					7,000
		6177	RP Bond Proceeds Series A	8,000					8,000
		8122	RP General Revenue	177,000					177,000
		9121	RP Tax Increment	5,641,000					5,641,000
			Restricted Resources (To 9330)						
		7526	RP Debt Service Fund	3,958,000					3,958,000
			TOTAL Resources	22,368,000					22,368,000
			Net Resources without Debt Service Available for Work Program	18,410,000					
			Expenditures						
			Proposed Work Program						
315,276	2,621,500	RP1030	First Time Homebuyers' Program	96,400					96,400
2,201,796	921,473	RP1040	Hart/Owensmouth Multi-Fam Housing	18,400					18,400
2,591,853	241,122	RP1050	Tierra Del Sol	3,041,100					3,041,100
		RP1070	Small Lot Townhouses	180,700					180,700
106,461	1,087,400	RP1990	Response to Housing Opportunities	7,586,400					7,586,400
1,479,256	3,790,750	RP2060	Reseda Theater	668,600					668,600

Reseda/Canoga Park

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
1,173,330	650,700	RP2070	Library Acquisition	226,600					226,600
1,149,250	294,406	RP2610	Canoga Park Main Street	334,600					334,600
805,631	2,109,515	RP2900	Reseda Commercial Facade	784,900					784,900
157,799	86,500	RP2940	Reseda Specific Plans Compliance	11,600					11,600
980,059	1,432,333	RP2950	Canoga Park Business Attraction	1,348,400					1,348,400
	787,415	RP2990	AB1290 Work Program	868,000					868,000
1,414,335	316,978	RP3610	Canoga Park Streetscape	927,500					927,500
664,486	722,200	RP3630	Guadalupe Center Rehab TNI	1,300					1,300
1,284,988	195,129	RP3640	Reseda Streetscape Management	26,800					26,800
97,862	2,353,996	RP4200	Canoga Park Parking Needs	18,600					18,600
455,056	1,091,719	RP6990	Response to Development Opportunities	987,300					987,300
		RP9330	Project Financing	59,900					59,900
311,891	89,400	RP9910	CAC/Citizens Participation	89,300					89,300
1,940,444	1,039,974	RP9990	Project General	1,133,600					1,133,600
			Work Program Expenditures	18,410,000					18,410,000
			Debt Service						
2,806,249	2,003,662	RP9330	Project Financing	2,486,600				1,471,400	3,958,000
			Total Expenditures	20,896,600				1,471,400	22,368,000
			Project Balance						0

CRA/LA

Vermont Manchester

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4028	VM Housing Trust	35,000					35,000
		5308	VM City AB1290 Retained (2990)	132,000					132,000
		6169	VM Bond Proceeds Series A	123,000					123,000
		8127	VM General Revenue	33,000					33,000
		9127	VM Tax Increment	224,000					224,000
			New Resources						
		4028	VM Housing Trust	113,000					113,000
		5308	VM City AB1290 Retained (2990)	50,000					50,000
		6169	VM Bond Proceeds Series A	2,000					2,000
		8127	VM General Revenue	12,000					12,000
		9127	VM Tax Increment	333,000					333,000
			Transfers						
		1201	BH Program Income (from BH)	118,800					118,800
		7534	VM Debt Service Fund (from BH)	42,000					42,000
			Restricted Resources (To 9330)						
		7534	VM Debt Service Fund	293,000					293,000
			TOTAL Resources	1,510,800					1,510,800
			Net Resources without Debt Service Available for Work Program	1,217,800					
			Expenditures						
			Proposed Work Program						
39,739	154,300	VM1950	New Housing Initiatives	71,400	76,600				148,000
1,107,378	16,505	VM2010	Vermont Village Plaza Phase II	100,000					100,000
	26,800	VM2030	County Office Building	48,800					48,800
	248,736	VM2040	Vermont/Manchester Mixed Use	151,100					151,100
		VM2050	88th & Western Mixed-Use Devel	111,700					111,700
	28,000	VM2990	AB1290 Work Program	182,000					182,000
212,890	53,895	VM6990	Response to Development Opportunities	114,800					114,800
		VM9330	Project Financing	29,500					29,500
168,541	75,500	VM9910	CAC/Citizens Participation	25,600					25,600
795,232	162,450	VM9990	Project General	264,300					264,300

Vermont Manchester

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Work Program Expenditures	1,099,200	76,600				1,175,800
			<u>Debt Service</u>						
601,521	379,408	VM9330	Project Financing	158,100				176,900	335,000
			Total Expenditures	1,257,300	76,600			176,900	1,510,800
			Project Balance						0

Watts

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		1211	WA Program Income from BH	103,000					103,000
		1225	WA Program Income	1,255,000					1,255,000
		3509	WA MTA Watts Blue Line Pkg (4200)	303,400					303,400
		3516	WA MTA Train Museum (3400)	97,000					97,000
		4012	WA Housing Trust	152,000					152,000
		4012	WA Housing Trust (1901)	61,000					61,000
		5309	WA City AB1290 Retained (2990)	10,000					10,000
		8118	WA General Revenue	45,000					45,000
			New Resources						
		1211	WA Program Income from BH	4,000					4,000
		1225	WA Program Income	433,000					433,000
		4012	WA Housing Trust	62,000					62,000
		4012	WA Housing Trust (1901)	15,000					15,000
		4168	WA Housing Trust Series A	165,000					165,000
		4168	WA Housing Trust Series A (1901)	41,000					41,000
		5309	WA City AB1290 Retained (2990)	2,000					2,000
		6203	WA Bond Proceeds Series A	621,000					621,000
		8118	WA General Revenue	5,000					5,000
		9117	WA Tax Increment	211,000					211,000
			TOTAL Resources	3,585,400					3,585,400
			Net Resources without Debt Service Available for Work Program	3,585,400					
			Expenditures						
			Proposed Work Program						
		WA1100	Infill Affordable Housing Development	14,800	364,200				379,000
		WA1901	City Affordable Hsng Trust Fund	117,000					117,000
67,308	16,100	WA2030	Community Marketplace	36,000					36,000
	4,000	WA2990	AB1290 Work Program	12,000					12,000
595,499	36,100	WA3100	WA Cultural Crescent Landscaping	125,800					125,800
492,516	174,526	WA3400	Watts Train Station Rehabilitation	269,000	97,000				366,000
1,008,399	773,342	WA4200	Cultural Crescent Parking	96,200	303,400				399,600

Watts

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
321,855	105,823	WA6990	Response to Development Opportunities	148,000	1,285,100				1,433,100
		WA9330	Project Financing	61,600					61,600
272,896	64,550	WA9910	PAC/Citizens Participation	78,300					78,300
1,560,011	337,564	WA9990	Project General	577,000					577,000
			Work Program Expenditures	1,535,700	2,049,700				3,585,400
			Total Expenditures	1,535,700	2,049,700				3,585,400
			Project Balance						0

Watts Corridors

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		2243	GA CDD #99228 - Redev & Revital (3000)	3,900					3,900
		2243	GA CDD #99228 - Redev & Revital (3100)	97,700					97,700
		4026	WC Housing Trust	48,000					48,000
		4140	WC Housing Trust Series A	72,000					72,000
		5310	WC City AB1290 Retained (2990)	49,000					49,000
		6170	WC Bond Proceeds Series A	16,000					16,000
		8131	WC General Revenue	33,000					33,000
		9126	WC Tax Increment	59,000					59,000
			New Resources						
		4026	WC Housing Trust	67,000					67,000
		4140	WC Housing Trust Series A	1,000					1,000
		5310	WC City AB1290 Retained (2990)	34,000					34,000
		8131	WC General Revenue	2,000					2,000
		9126	WC Tax Increment	190,000					190,000
			Transfers						
		1201	BH Program Income (from BH)	628,700					628,700
			Restricted Resources (To 9330)						
		7538	WC Debt Service Fund	325,000					325,000
			TOTAL Resources	1,626,300					1,626,300
			Net Resources without Debt Service Available for Work Program	1,301,300					
			Expenditures						
			Proposed Work Program						
61,155	196,200	WC1990	Response to Housing Opportunities	188,000					188,000
2,135,876	49,300	WC2100	Grant AME Mixed-Use Develop	63,100					63,100
623,847	1,010,753	WC2120	Wattstar Theater	52,100					52,100
137,351	82,100	WC2210	Brewery Site Development	139,400					139,400
	100,000	WC2250	114th and Wilmington	22,000					22,000
	21,000	WC2990	AB1290 Work Program	83,000					83,000
228,649	6,700	WC3000	Public Improvements	7,600	3,900				11,500
224,169	76,500	WC3100	Cultural Crescent Public Improvement	75,900	97,700				173,600

Watts Corridors

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
56,478	126,200	WC3200	Watts Amphitheater	11,600					11,600
		WC6200	Project Area Expansion	54,000					54,000
228,749	121,950	WC6990	Response to Development Opportunities	122,700					122,700
		WC9330	Project Financing	30,500					30,500
178,808	86,000	WC9910	CAC/Citizens Participation	75,300					75,300
739,619	147,800	WC9990	Project General	274,500					274,500
			Work Program Expenditures	1,199,700	101,600				1,301,300
			Debt Service						
369,563	163,400	WC9330	Project Financing	120,300				204,700	325,000
			Total Expenditures	1,320,000	101,600			204,700	1,626,300
			Project Balance						0

Western Slauson

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4031	WS Housing Trust	266,000					266,000
		4031	WS Housing Trust (1901)	89,000					89,000
		4160	WS Housing Trust Series A	354,000					354,000
		4160	WS Housing Trust Series A (1901)	89,000					89,000
		5311	WS City AB1290 Retained (2990)	82,000					82,000
		6195	WS Bond Proceeds Series A	435,000					435,000
		8128	WS General Revenue	34,000					34,000
		9128	WS Tax Increment	176,000					176,000
			New Resources						
		4031	WS Housing Trust	130,000					130,000
		4031	WS Housing Trust (1901)	31,000					31,000
		4160	WS Housing Trust Series A	7,000					7,000
		5311	WS City AB1290 Retained (2990)	56,000					56,000
		6195	WS Bond Proceeds Series A	9,000					9,000
		8128	WS General Revenue	11,000					11,000
		9128	WS Tax Increment	278,000					278,000
			Restricted Resources (To 9330)						
		7535	WS Debt Service Fund	214,000					214,000
			TOTAL Resources	2,261,000					2,261,000
			Net Resources without Debt Service Available for Work Program	2,047,000					
			Expenditures						
			Proposed Work Program						
		WS1901	City Affordable Hsng Trust Fund	209,000					209,000
	18,200	WS1990	Response to Housing Opportunities	789,800					789,800
7,603	151,123	WS2020	Commercial Facade Program	7,600					7,600
91,317	19,200	WS2030	Chesterfield Square Expansion	31,900					31,900
	12,400	WS2100	Industrial Rehab & Master Plan	19,200					19,200
	25,000	WS2990	AB1290 Work Program	138,000					138,000
472,676	431,619	WS3000	Public Improvements	462,700					462,700
669,466	244,961	WS6990	Response to Development Opportunities	71,700					71,700

Western Slauson

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
		WS9330	Project Financing	37,800					37,800
296,801	71,200	WS9910	CAC/Citizens Participation	82,000					82,000
776,288	324,566	WS9990	Project General	197,300					197,300
			Work Program Expenditures	2,047,000					2,047,000
			Debt Service						
283,040	352,028	WS9330	Project Financing	214,000					214,000
			Total Expenditures	2,261,000					2,261,000
			Project Balance						0

Westlake

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4030	WL Housing Trust	294,000					294,000
		4030	WL Housing Trust (1901)	196,000					196,000
		4159	WL Housing Trust Series A	1,002,000					1,002,000
		6194	WL Bond Proceeds Series A	4,219,000					4,219,000
		8129	WL General Revenue	41,000					41,000
		9132	WL Tax Increment	1,218,000					1,218,000
			New Resources						
		4030	WL Housing Trust	632,000					632,000
		4030	WL Housing Trust (1901)	157,000					157,000
		4159	WL Housing Trust Series A	20,000					20,000
		5312	WL City AB1290 Retained (2990)	283,000					283,000
		6194	WL Bond Proceeds Series A	84,000					84,000
		8129	WL General Revenue	58,000					58,000
		9132	WL Tax Increment	1,645,000					1,645,000
			Restricted Resources (To 9330)						
		7536	WL Debt Service Fund	964,000					964,000
			TOTAL Resources	10,813,000					10,813,000
			Net Resources without Debt Service Available for Work Program	9,849,000					
			Expenditures						
			Proposed Work Program						
	439,300	WL1300	MacArthur Park Metro Development	1,064,700					1,064,700
		WL1350	Supportive Housing Initiative	1,023,900					1,023,900
		WL1400	Hartford Ave. Affordable Rental	3,900					3,900
	790,000	WL1901	City Affordable Hsng Trust Fund	353,000					353,000
46,014	1,353,000	WL1990	Response to Housing Opportunities	824,300					824,300
385,106	842,045	WL2100	Alvarado Comml Facade Grant Program	1,168,300					1,168,300
		WL2500	Transit Oriented Smart Growth	32,100					32,100
9,819	411,200	WL2700	Mixed-Use Catalytic Development	1,366,100	452,700				1,818,800
	571,999	WL2990	AB1290 Work Program	283,000					283,000
	336,200	WL3300	Public Improvements	1,099,700					1,099,700

Westlake

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
		WL3400	MacArthur Park Band Shell Renovation	505,000					505,000
315,997	1,319,262	WL4100	Alvarado Pedestrian Improvements	630,300					630,300
7,381	83,000	WL6100	Plan Implementation Tools	86,600					86,600
		WL6500	Historic Preservation Resource Survey	74,200					74,200
243,857	295,800	WL6990	Response to Development Opportunities	201,900					201,900
		WL9330	Project Financing	40,300					40,300
297,385	77,378	WL9910	PAC/Citizens Participation	136,800					136,800
627,352	352,868	WL9990	Project General	502,200					502,200
			Work Program Expenditures	9,396,300	452,700				9,849,000
			Debt Service						
143,011	182,492	WL9330	Project Financing	964,000					964,000
			Total Expenditures	10,360,300	452,700				10,813,000
			Project Balance						0

Wilshire Koreatown

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4032	WK Housing Trust (1901)	913,000					913,000
		4158	WK Housing Trust Series A	3,321,000					3,321,000
		4158	WK Housing Trust Series A (1901)	830,000					830,000
		6193	WK Bond Proceeds Series A	6,127,000					6,127,000
		8130	WK General Revenue	26,000					26,000
		9130	WK Tax Increment	1,430,000					1,430,000
			New Resources						
		4032	WK Housing Trust	1,550,000					1,550,000
		4032	WK Housing Trust (1901)	389,000					389,000
		4158	WK Housing Trust Series A	66,000					66,000
		5313	WK City AB1290 Retained (2990)	624,000					624,000
		6193	WK Bond Proceeds Series A	123,000					123,000
		8130	WK General Revenue	126,000					126,000
		9130	WK Tax Increment	4,077,000					4,077,000
			Restricted Resources (To 9330)						
		7537	WK Debt Service Fund	1,485,000					1,485,000
			TOTAL Resources	21,087,000					21,087,000
			Net Resources without Debt Service Available for Work Program	19,602,000					
			Expenditures						
			Proposed Work Program						
		WK1300	Hobart Heights Apartments	549,300					549,300
		WK1400	Affordable Housing Initiative	3,673,000					3,673,000
		WK1450	Supportive Housing Initiative	589,700					589,700
		WK1901	City Affordable Hsng Trust Fund	2,132,000					2,132,000
28,925	2,169,573	WK1990	Response to Housing Opportunities	1,003,600					1,003,600
	641,100	WK2050	6th Street Commercial Façade	1,025,400					1,025,400
	3,118,200	WK2150	Wilshire Vermont Cultural Project	3,806,300					3,806,300
		WK2160	Ambassador Hotel/LAUSD Pocket Park	291,800					291,800
		WK2170	Olympic Boulevard BID	654,800					654,800
		WK2800	Transit Oriented Smart Growth	495,200					495,200

Wilshire Koreatown

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
	1,184,434	WK2990	AB1290 Work Program	624,000					624,000
11,207		WK3300	Streetscape and Public Improvement	836,000					836,000
	81,100	WK3400	Signage Design/Code Enforcement	75,000					75,000
		WK3500	Open Space Development Initiative	650,400					650,400
412,028	1,000	WK4100	Wilshire/Western Transit Center	6,800					6,800
	69,200	WK6000	Beverly/Virgil Economic Development	617,000					617,000
51,900	377,100	WK6100	Wilshire Blvd Corridor Economic Devel	189,700					189,700
	162,300	WK6200	Parking & Circulation Study	212,800					212,800
		WK6300	Historic Resources Survey	446,600					446,600
831,389	661,300	WK6990	Response to Development Opportunities	1,026,900					1,026,900
		WK9330	Project Financing	59,700					59,700
334,539	132,800	WK9910	CAC/Citizens Participation	120,000					120,000
843,075	616,997	WK9990	Project General	516,000					516,000
			Work Program Expenditures	19,602,000					19,602,000
			<u>Debt Service</u>						
472,406	467,217	WK9330	Project Financing	1,485,000					1,485,000
			Total Expenditures	21,087,000					21,087,000
			Project Balance						0

General Agency

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		1212	CRA Rehab Loan	105,000					105,000
		1222	HOME Program Income	918,000					918,000
		1224	HODAG Program Income	41,000					41,000
		1226	Rental Rehab Program Income	90,000					90,000
		5132	CRA Special Revenue	3,443,000					3,443,000
		5134	Rockefeller Art Fund	210,000					210,000
		5141	Downtown Cultural	1,184,000					1,184,000
		5185	Santa Fe Art Colony	56,000					56,000
			New Resources						
		1212	CRA Rehab Loan	58,000					58,000
		1222	HOME Program Income	74,000					74,000
		1224	HODAG Program Income	51,800					51,800
		1226	Rental Rehab Program Income	103,800					103,800
		5132	CRA Special Revenue	518,000					518,000
		5134	Rockefeller Art Fund	4,000					4,000
		5141	Downtown Cultural	24,000					24,000
		5185	Santa Fe Art Colony	1,000					1,000
			Transfers						
		1212	CRA Rehab Loan (to CW)	-163,000					-163,000
		1222	HOME Program Income (to CW)	-992,000					-992,000
		1224	HODAG Program Income (to CW)	-92,800					-92,800
		1226	Rental Rehab Program Income (to CW)	-193,800					-193,800
		5132	CRA Special Revenue (to BH)	-3,989,300					-3,989,300
		5132	CRA Special Revenue (from C9)	435,000					435,000
		5132	CRA Special Revenue (to DA)	-102,400					-102,400
		5132	CRA Special Revenue (from LC)	30,000					30,000
		5132	CRA Special Revenue (to ST)	-334,300					-334,300
		5134	Rockefeller Art Fund (to CB)	-214,000					-214,000
		5141	Downtown Cultural (to CB)	-1,208,000					-1,208,000
		5185	Santa Fe Art Colony (to CB)	-57,000					-57,000
			TOTAL Resources	0					0

General Agency

First-Year Resources and Work Program

Prior 5 Yrs.	Current Budget		FY07	FY08	FY09	FY10	FY11	Total
		Net Resources without Debt Service Available for Work Program	0					
		Project Balance						0

Adelante Eastside

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget		FY07	FY08	FY09	FY10	FY11	Total
		Resources						
		Available From Prior Years						
	4029	EA Housing Trust	1,081,000					1,081,000
	4029	EA Housing Trust (1901)	635,000					635,000
	4134	EA Housing Trust Series A	326,000					326,000
	4149	EA Housing Trust Series B	1,486,000					1,486,000
	4149	EA Housing Trust Series B (1901)	367,000					367,000
	5281	EA City AB1290 Retained (2990)	614,000					614,000
	6164	EA Bond Proceeds Series A	32,000					32,000
	6182	EA Bond Proceeds Series B	332,000					332,000
	8133	EA General Revenue	10,000					10,000
	9131	EA Tax Increment	216,000					216,000
		New Resources						
	4029	EA Housing Trust	876,800	657,400	718,000	781,200	843,200	3,876,600
	4029	EA Housing Trust (1901)	208,200	204,600	220,000	235,800	250,800	1,119,400
	4134	EA Housing Trust Series A	7,000					7,000
	4149	EA Housing Trust Series B	30,000					30,000
	4161	EA Housing Trust Series C	2,204,000					2,204,000
	4161	EA Housing Trust Series C (1901)	551,000					551,000
	5281	EA City AB1290 Retained (2990)	365,000	383,000	402,000	422,000	444,000	2,016,000
	6164	EA Bond Proceeds Series A	1,000					1,000
	6182	EA Bond Proceeds Series B	7,000					7,000
	6196	EA Bond Proceeds Series C	6,060,000					6,060,000
	8133	EA General Revenue	49,000	37,000	40,000	43,000	46,000	215,000
	9131	EA Tax Increment	2,194,000	1,788,000	1,953,000	2,123,000	2,238,000	10,296,000
		Transfers						
	6196	EA Bond Proceeds Series C (to BH)	-1,500,000					-1,500,000
		Restricted Resources (To 9330)						
	7540	EA Debt Service Fund	2,973,000	1,932,000	1,932,000	1,930,000	1,934,000	10,701,000
		TOTAL Resources	19,125,000	5,002,000	5,265,000	5,535,000	5,756,000	40,683,000
		Net Resources without Debt Service Available for Work Program	16,152,000	3,070,000	3,333,000	3,605,000	3,822,000	29,982,000

Adelante Eastside

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Expenditures						
			Proposed Work Program						
295,528	43,160	EA1010	Residential Rehabilitation	566,800					566,800
1,106,290	1,838,435	EA1030	Vista Monterey Senior Apartments	32,500					32,500
72,201	41,600	EA1080	First Time Homebuyers	2,050,200					2,050,200
	1,001,630	EA1901	City Affordable Hsng Trust Fund	1,761,200	204,600	220,000	235,800	250,800	2,672,400
124,145	237,143	EA1990	Response to Housing Opportunities	2,656,500	704,800	1,000,000	1,000,000	999,800	6,361,100
54,637	69,007	EA2120	Industrial Rehabilitation	521,600					521,600
1,292	82,900	EA2130	New Industrial Development	356,400					356,400
3,666	91,700	EA2140	Commercial Rehabilitation	564,400	250,000	250,000	250,000	250,000	1,564,400
384,570	1,571,260	EA2150	Sears Olympic Mixed Use	457,200					457,200
68,347	172,296	EA2300	BioMedTech Park	1,092,300					1,092,300
	63,300	EA2400	Eastside Light Rail Devel Opps	433,900	250,000	250,000	250,000	250,000	1,433,900
		EA2700	Commercial Facade	301,600	250,000	250,000	250,000	250,000	1,301,600
		EA2750	First/Mission Mixed-Use Development	251,800					251,800
24,580	284,000	EA2990	AB1290 Work Program	979,000	383,000	402,000	422,000	444,000	2,630,000
264,577	214,800	EA3100	Eastside Industrial Park	825,000	250,000	250,000	250,000	250,000	1,825,000
707,649	383,297	EA3150	Public Improvements	962,300					962,300
875,503	191,069	EA6990	Response to Development Opportunities	171,200	176,300	181,500	186,900	192,500	908,400
		EA9330	Project Financing	81,200	83,600	86,100	88,600	91,200	430,700
1,490,659	184,600	EA9910	PAC/Citizens Participation	207,600	213,800	220,200	226,800	233,600	1,102,000
3,294,724	580,871	EA9990	Project General	1,174,500	575,000	575,000	575,000	561,900	3,461,400
			Work Program Expenditures	15,447,200	3,341,100	3,684,800	3,735,100	3,773,800	29,982,000
			Debt Service						
1,736,300	1,313,637	EA9330	Project Financing	930,000	1,932,000	1,932,000	1,930,000	3,977,000	10,701,000
			Total Expenditures	16,377,200	5,273,100	5,616,800	5,665,100	7,750,800	40,683,000
			Cumulative Balance	2,747,800	2,476,700	2,124,900	1,994,800	0	0

Beacon Street

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4009	BS Housing Trust	243,000					243,000
		4009	BS Housing Trust (1901)	85,000					85,000
		4151	BS Housing Series C	252,000					252,000
		4151	BS Housing Series C (1901)	113,000					113,000
		5282	BS City AB1290 Retained (2990)	3,000					3,000
		6186	BS Series C Bond Proceeds	297,000					297,000
		8103	BS General Revenue	102,000					102,000
		9103	BS Tax Increment	149,000					149,000
			New Resources						
		4009	BS Housing Trust	58,000	57,000	59,000	63,000	67,000	304,000
		4009	BS Housing Trust (1901)	34,000	35,000	36,000	37,000	37,000	179,000
		4151	BS Housing Series C	7,000					7,000
		5282	BS City AB1290 Retained (2990)	6,000	8,000	9,000	10,000	12,000	45,000
		6186	BS Series C Bond Proceeds	6,000					6,000
		8103	BS General Revenue	17,000	12,000	12,000	13,000	13,000	67,000
		9103	BS Tax Increment	147,000	162,000	172,000	182,000	192,000	855,000
			Transfers						
		1201	BH Program Income (from BH)	502,600					502,600
			Restricted Resources (To 9330)						
		7503	BS Debt Service Fund	1,697,000	570,000	570,000	570,000	570,000	3,977,000
			TOTAL Resources	3,718,600	844,000	858,000	875,000	891,000	7,186,600
			Net Resources without Debt Service Available for Work Program	2,021,600	274,000	288,000	305,000	321,000	3,209,600
			Expenditures						
			Proposed Work Program						
		BS1300	Palos Verdes Housing	54,800					54,800
1,173,286	85,800	BS1615	La Salle Lofts	21,400					21,400
		BS1700	Centre Street Lofts Affordable Housing	1,093,200					1,093,200
	198,174	BS1901	City Affordable Hsng Trust Fund	232,000	35,000	36,000	37,000	37,000	377,000

Beacon Street
Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
61,195	242,000	BS1990	Response to Housing Opportunities	123,800	57,000	59,000	63,000	67,000	369,800
313,387	111,800	BS2030	San Pedro Transit Center	44,000					44,000
2,224,995	3,592,913	BS2070	Centre Street Lofts	99,000					99,000
	13,000	BS2990	AB1290 Work Program	9,000	8,000	9,000	10,000	12,000	48,000
		BS3000	Port OPA Homeland Sec/Charter	26,000					26,000
		BS6130	Public Art Program	12,000					12,000
		BS6600	Cultural Arts & Entertain Dist	100,000					100,000
		BS9330	Project Financing	37,400					37,400
1,158,668	236,467	BS9990	Project General	169,000	174,000	184,000	195,000	205,000	927,000
			Work Program Expenditures	2,021,600	274,000	288,000	305,000	321,000	3,209,600
			Debt Service						
2,065,485	708,400	BS9330	Project Financing	567,000	570,000	570,000	570,000	1,700,000	3,977,000
			Total Expenditures	2,588,600	844,000	858,000	875,000	2,021,000	7,186,600
			Cumulative Balance	1,130,000	1,130,000	1,130,000	1,130,000	0	0

Broadway/Manchester

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4023	MC Housing Trust	30,000					30,000
		5283	MC City AB1290 Retained (2990)	4,000					4,000
		8123	MC General Revenue	52,000					52,000
		9123	MC Tax Increment	203,000					203,000
			New Resources						
		4023	MC Housing Trust	63,000	41,000	45,000	49,000	54,000	252,000
		4162	MC Housing Trust Series A	218,000					218,000
		5283	MC City AB1290 Retained (2990)	20,000	22,000	23,000	26,000	27,000	118,000
		6197	MC Bond Proceeds Series A	653,000					653,000
		8123	MC General Revenue	9,000	2,000	3,000	3,000	3,000	20,000
		9123	MC Tax Increment	184,000	121,000	134,000	146,000	155,000	740,000
			Transfers						
		7530	MC Debt Service Fund (from BH)	72,000	69,000	65,000	62,000	58,000	326,000
			Restricted Resources (To 9330)						
		7530	MC Debt Service Fund		108,000	108,000	108,000	108,000	432,000
			TOTAL Resources	1,508,000	363,000	378,000	394,000	405,000	3,048,000
			Net Resources without Debt Service Available for Work Program	1,508,000	255,000	270,000	286,000	297,000	2,616,000
			Expenditures						
			Proposed Work Program						
85,594	46,078	MC1470	Broadway Site Development	71,400					71,400
13,034	91,700	MC1990	Response to Housing Opportunities	11,200	269,400	45,000	49,000	54,000	428,600
	232,499	MC2100	Broadway/Manchester Commercial Center	272,200					272,200
	42,000	MC2990	AB1290 Work Program	24,000	22,000	23,000	26,000	27,000	122,000
167,193	39,600	MC6990	Response to Development Opportunities	424,900	123,000	137,000	149,000	158,000	991,900
		MC9330	Project Financing	41,500					41,500
839,958	283,947	MC9990	Project General	362,400					362,400
			Work Program Expenditures	1,207,600	414,400	205,000	224,000	239,000	2,290,000

Broadway/Manchester

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Debt Service						
404,504	447,200	MC9330	Project Financing	72,000	177,000	173,000	170,000	166,000	758,000
			Total Expenditures	1,279,600	591,400	378,000	394,000	405,000	3,048,000
			Cumulative Balance	228,400	0	0	0	0	0

Bunker Hill

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		1201	BH Program Income	2,168,000					2,168,000
		1202	BH Repl Housing Trust	26,894,000					26,894,000
		3524	BH Prop C Angel's Knoll Plaza (3130)	31,700					31,700
		3530	BH Hill Street Avenida (6140)	21,800					21,800
		3549	BH City of LA Caltrans (STPL) (3010)	1,800,000					1,800,000
		3605	BH TEA Angels Knoll Plaza (3130)	308,400					308,400
		5284	BHCity AB1290 Retained (2990)	146,000					146,000
		6143	BH Bond Proceeds Series I	2,231,000					2,231,000
		8102	BH General Revenue	2,718,000					2,718,000
		9102	BH Tax Increment	12,000,000					12,000,000
			New Resources						
		1201	BH Program Income	5,361,000	3,579,000	2,643,000	2,643,000	2,643,000	16,869,000
		1202	BH Repl Housing Trust	3,088,000	2,550,000	2,550,000	2,550,000	2,550,000	13,288,000
		5284	BHCity AB1290 Retained (2990)	345,000	419,000	598,000	782,000	822,000	2,966,000
		6143	BH Bond Proceeds Series I	45,000					45,000
		8102	BH General Revenue	74,000					74,000
			Transfers						
		1201	BH Program Income (to BR)	-324,600					-324,600
		1201	BH Program Income (to BS)	-502,600					-502,600
		1201	BH Program Income (from C9)	1,065,000					1,065,000
		1201	BH Program Income (to CI)	-417,100					-417,100
		1201	BH Program Income (to CN)	-28,400					-28,400
		1201	BH Program Income (to CR)	-1,662,600					-1,662,600
		1201	BH Program Income (from CS)	216,000					216,000
		1201	BH Program Income (to CT)	-1,307,000					-1,307,000
		1201	BH Program Income (from EA)	1,500,000					1,500,000
		1201	BH Program Income (to LA)	-98,200					-98,200
		1201	BH Program Income (from LC)	254,000					254,000
		1201	BH Program Income (to MC)	-72,000	-69,000	-65,000	-62,000	-58,000	-326,000
		1201	BH Program Income (to VM)	-160,800	-40,000	-37,000	-35,000	-33,000	-305,800
		1201	BH Program Income (to WC)	-628,700					-628,700

Bunker Hill

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
		1202	BH Repl Housing Trust (to C9)	-2,350,000					-2,350,000
		1202	BH Repl Housing Trust (to CI)	-2,130,000					-2,130,000
		1202	BH Repl Housing Trust (to CW)	-830,900					-830,900
		5132	CRA Special Revenue (from GA)	3,989,300					3,989,300
		9102	BH Tax Increment (to CT)	-12,000,000					-12,000,000
			Restricted Resources (To 9330)						
		7502	BH Debt Service Fund	44,090,000	26,441,000	28,569,000	30,777,000	31,258,000	161,135,000
		7522	BH Grand Central Debt Service	1,797,000	990,000	991,000	991,000	992,000	5,761,000
			TOTAL Resources	87,630,300	33,870,000	35,249,000	37,646,000	38,174,000	232,569,300
			Net Resources without Debt Service Available for Work Program	41,743,300	6,439,000	5,689,000	5,878,000	5,924,000	65,673,300
			Expenditures						
			Proposed Work Program						
10,184	21,000	BH1040	Angelus Plaza	25,600					25,600
239,444	2,788,323	BH1050	Grand Avenue JPA	724,900	19,894,400				20,619,300
	16,400	BH1070	Colburn School Phase II	26,200					26,200
		BH1960	Convention Hotel CTD	4,000,000					4,000,000
		BH1990	Response to Housing Opportunities		2,550,000	2,550,000	2,550,000	2,550,000	10,200,000
3,541,016	211,420	BH2050	California Plaza Parcel Y1 Development	1,187,200					1,187,200
	239,000	BH2990	AB1290 Work Program	491,000	419,000	598,000	782,000	822,000	3,112,000
1,513,768	2,632,660	BH3010	Second Street Connection	2,017,600					2,017,600
1,356,608	466,400	BH3090	Grand Avenue Streetscape	678,800					678,800
740,150	80,676	BH3110	Project Wide Maintenance	337,000					337,000
342,891	317,809	BH3130	Angels Knoll Plaza	910,500					910,500
77,196	409,000	BH3140	California Plaza Shade Project	406,600					406,600
		BH4960	Downtown Cultural Tourism	172,300					172,300
252,683	276,801	BH6030	Design for Development	83,000					83,000
163,203	42,850	BH6130	Public Art Program	40,400					40,400
101,180	21,900	BH6140	Hill Street Avenida	21,800					21,800
598,378	232,927	BH6990	Response to Development Opportunities	566,200					566,200
		BH9330	Project Financing	119,700					119,700
1,441,535	518,456	BH9990	Project General	688,800					688,800

Bunker Hill

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Work Program Expenditures	12,497,600	22,863,400	3,148,000	3,332,000	3,372,000	45,213,000
			Debt Service						
240,403,063	25,903,065	BH9330	Project Financing	22,379,700	27,431,000	29,560,000	31,768,000	65,108,600	176,247,300
			Total Expenditures	34,877,300	50,294,400	32,708,000	35,100,000	68,480,600	221,460,300
			Cumulative Balance	52,753,000	36,328,600	38,869,600	41,415,600	11,109,000	11,109,000

Central Business District

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		3510	CB MTA Downtown Parking Mgt (6030)	47,400					47,400
		3521	CB LADOT/Prop C Downtown TMO (6030)	12,600					12,600
		4002	CB Housing Trust	3,853,000					3,853,000
		5224	CB Arena Cultural Facility (6130)	1,131,000					1,131,000
		8104	CB General Revenue	1,385,000					1,385,000
			New Resources						
		4002	CB Housing Trust	405,000	357,000	357,000	357,000	357,000	1,833,000
		5224	CB Arena Cultural Facility (6130)	23,000					23,000
		8104	CB General Revenue	67,000	31,000	31,000	31,000	31,000	191,000
			Transfers						
		4002	CB Housing Trust (to CT)	-4,258,000	-357,000	-357,000	-357,000	-357,000	-5,686,000
		5134	Rockefeller Art Fund (from GA to 6130)	214,000					214,000
		5141	Downtown Cultural (from GA to 6130)	1,208,000					1,208,000
		5185	Santa Fe Art Colony (from GA to 6130)	57,000					57,000
			TOTAL Resources	4,145,000	31,000	31,000	31,000	31,000	4,269,000
			Net Resources without Debt Service Available for Work Program	4,145,000	31,000	31,000	31,000	31,000	4,269,000
			Expenditures						
			Proposed Work Program						
3,561	3,000	CB2100	Civic Center Master Plan	9,000					9,000
844,757	723,281	CB6030	Downtown Parking Management Ord	936,300					936,300
839,874	542,861	CB6130	Public Art Program	55,800	2,614,600				2,670,400
1,425,109	123,094	CB6990	Response to Development Opportunities	96,000					96,000
		CB9330	Project Financing	17,200					17,200
2,558,214	43,359	CB9390	CT/CI Plan Amendment	30,500					30,500
1,814,740	377,943	CB9990	Project General	214,300	31,000	31,000	31,000	31,000	338,300
		FC2010	Citi Corp Plaza - Phase III	18,300					18,300
106,462	71,200	FC2150	Commercial Developer Agreements	13,600					13,600
134,033	167,888	SP2020	Metropolis/City Center Development	103,400					103,400
8,191,909	4,467,723	SP2180	South Park Supermarket	36,000					36,000

CRA/LA

Central Business District

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget		FY07	FY08	FY09	FY10	FY11	Total
		Work Program Expenditures	1,530,400	2,645,600	31,000	31,000	31,000	4,269,000
		Total Expenditures	1,530,400	2,645,600	31,000	31,000	31,000	4,269,000
		Cumulative Balance	2,614,600	0	0	0	0	0

Central Industrial
Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Transfers						
		1201	BH Program Income (from BH)	417,100					417,100
		1202	BH Repl Housing Trust (from BH)	2,130,000					2,130,000
			TOTAL Resources	2,547,100	0	0	0	0	2,547,100
			Net Resources without Debt Service Available for Work Program	2,547,100	0	0	0	0	2,547,100
			Expenditures						
			Proposed Work Program						
		CI1200	Downtown Women's Center	2,075,000					2,075,000
3,868		CI1950	New Housing Opportunities	55,000					55,000
16,807	22,000	CI2000	SRO Monitoring	26,400					26,400
		CI6010	Design for Development Guidelines	39,600					39,600
78,291	98,600	CI6990	Response to Development Opportunities	109,800					109,800
385,404	315,455	CI9990	Project General	241,300					241,300
			Work Program Expenditures	2,547,100	0	0	0	0	2,547,100
			Total Expenditures	2,547,100	0	0	0	0	2,547,100
			Cumulative Balance	0	0	0	0	0	0

Chinatown
Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		2226	GA CDD #95677 (3120)	956,000					956,000
		3544	CH LADOT Prop C (3120)	258,000					258,000
		4003	CH Housing Trust	1,885,000					1,885,000
		4003	CH Housing Trust (1901)	245,000					245,000
		5187	CH Bamboo Plaza - Central	285,000					285,000
		8105	CH General Revenue	400,000					400,000
		9105	CH Tax Increment	2,209,000					2,209,000
			New Resources						
		4003	CH Housing Trust	670,000	718,000	656,000	896,000	915,000	3,855,000
		4003	CH Housing Trust (1901)	231,000	239,000	216,000	222,000	228,000	1,136,000
		4163	CH Housing Trust Series D		1,027,000				1,027,000
		4163	CH Housing Trust Series D (1901)		257,000				257,000
		5187	CH Bamboo Plaza - Central	312,000	306,000	306,000	306,000	306,000	1,536,000
		6198	CH Bond Proceeds Series D		3,850,000				3,850,000
		8105	CH General Revenue	111,000	65,000	60,000	79,000	81,000	396,000
		9105	CH Tax Increment	1,851,000	2,180,000	1,954,000	2,861,000	2,938,000	11,784,000
			Restricted Resources (To 9330)						
		7505	CH Debt Service Fund	4,177,000	1,184,000	1,596,000	557,000	557,000	8,071,000
			TOTAL Resources	13,590,000	9,826,000	4,788,000	4,921,000	5,025,000	38,150,000
			Net Resources without Debt Service Available for Work Program	9,413,000	8,642,000	3,192,000	4,364,000	4,468,000	30,079,000
			Expenditures						
			Proposed Work Program						
46,105	69,504	CH1080	Affordable Housing	40,000	633,700	712,000	750,000	750,000	2,885,700
2,011,062	2,431,138	CH1100	Yale Terrace Large Family Housing	319,000					319,000
		CH1200	Orsini IIA, IIB and III	18,800					18,800
		CH1210	Gateway Chinatown	11,200					11,200
		CH1220	Grand View Gardens	11,600					11,600
		CH1230	Capitol Mill at the Cornfield	20,700					20,700
		CH1300	Blossom Plaza Affordability	1,500,000	2,000,000				3,500,000

Chinatown

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
	539,623	CH1901	City Affordable Hsng Trust Fund	476,000	496,000	216,000	222,000	228,000	1,638,000
2,433,312	126,200	CH2000	Commercial Incentive Loans	638,000	1,000,000	1,000,000	1,000,000	1,000,000	4,638,000
14,360	20,250	CH2010	Business Improvement Program	594,700					594,700
2,122,956	388,988	CH2050	Bamboo Plaza Public Parking	911,200	899,200				1,810,400
	33,500	CH2300	Facade Improvement Program	1,100,400					1,100,400
269,963	81,314	CH3120	Blossom Plaza	485,200	759,000	1,000,000	1,000,000	1,000,000	4,244,200
		CH3200	Chinatown Linkages	18,800					18,800
43,445	134,774	CH6000	Chinatown Master Plan	158,600					158,600
1,441,865	175,783	CH6990	Response to Development Opportunities	248,800	2,074,900	1,214,300	1,250,700	1,288,200	6,076,900
		CH9330	Project Financing	48,700	50,100	51,600	53,100	54,600	258,100
791,967	107,900	CH9910	CAC/Citizens Participation	155,100	159,700	164,400	169,300	174,300	822,800
1,528,661	301,901	CH9990	Project General	367,600	378,600	389,900	401,500	413,500	1,951,100
			Work Program Expenditures	7,124,400	8,451,200	4,748,200	4,846,600	4,908,600	30,079,000
			Debt Service						
6,861,031	1,506,250	CH9330	Project Financing	1,437,100	1,184,000	1,596,000	557,000	3,296,900	8,071,000
			Total Expenditures	8,561,500	9,635,200	6,344,200	5,403,600	8,205,500	38,150,000
			Cumulative Balance	5,028,500	5,219,300	3,663,100	3,180,500	0	0

City Center

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		3550	CT State Urban Parks (3030)	1,780,700					1,780,700
		5227	CB Grand Hope Park Fin Fund (3020)	999,000					999,000
		5319	Convention Hotel CT Swap	4,000,000					4,000,000
		8135	CT General Revenue	80,000					80,000
			New Resources						
		5227	CB Grand Hope Park Fin Fund (3020)	20,000					20,000
		8135	CT General Revenue	2,000					2,000
			Transfers						
		1201	BH Program Income (from BH)	1,307,000					1,307,000
		4002	CB Housing Trust (from CB)	4,258,000	357,000	357,000	357,000	357,000	5,686,000
		9102	BH Tax Increment (from BH)	12,000,000					12,000,000
			TOTAL Resources	24,446,700	357,000	357,000	357,000	357,000	25,874,700
			Net Resources without Debt Service Available for Work Program	24,446,700	357,000	357,000	357,000	357,000	25,874,700
			Expenditures						
			Proposed Work Program						
2,068,807	47,600	CT1030	Downtown YWCA/Jobs Corp	402,100					402,100
937,483	13,200	CT1040	901 S. Broadway Apartments	12,700					12,700
385,807	77,269	CT1090	Downtown Housing Opportunities	130,000	3,545,500	476,000	476,000	476,000	5,103,500
	26,000	CT1100	Morrison Hotel	117,100					117,100
		CT1200	Olympic City House	50,600					50,600
77,446	147,800	CT2000	Homeless Reduction Program	30,400					30,400
11,030	39,800	CT2020	Historic Core Entertainment District	14,600					14,600
192,190	19,015	CT2030	Broadway Spring Center	8,000					8,000
26,291	3,132	CT2070	Grand Central Square	6,400					6,400
768,253	459,580	CT2080	Historic Core Revitalization	63,600					63,600
5,534	6,600	CT2100	Museum of Neon Art	16,600					16,600
20,886	9,500	CT2120	St. Vibiana	2,200					2,200
	42,400	CT2125	St. Vibiana/Little Tokyo Gym	3,800					3,800
16,820	19,400	CT2150	Monitoring Various Agreements	1,100					1,100

City Center

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
211,221	54,567	CT2190	Metro Lofts (Forest City)	11,300					11,300
		CT2200	Downtown Open Space Opportunities	6,300					6,300
		CT2300	Convention Hotel	16,049,400					16,049,400
		CT2400	LA Sports Entertainment Dist Master Plan	28,800					28,800
		CT2500	Pershing Square Center	41,500					41,500
		CT2600	Grand Ave. Plaza Mixed-Use Development	44,200					44,200
40,523	3,700	CT3000	UCLA Building - Adaptive Reuse	1,200					1,200
151,477	54,400	CT3020	Grand Hope Park	58,000	961,000				1,019,000
		CT3025	Venice Hope Park	13,400					13,400
1,932,266	1,431,124	CT3030	Venice & Hope Community Center	1,246,500	605,400				1,851,900
216	20,700	CT3060	S. Park Elementary School - Mixed Use	8,600					8,600
1,314,544	176,484	CT3080	L.A. Arena	63,500					63,500
	63,800	CT3090	Downtown Open Space Opportunities	14,600					14,600
	28,500	CT3100	Downtown Visitor's Center	16,700					16,700
1,125,412	2,963,285	CT4100	Broadway Sidewalk Reconstruction	18,500					18,500
49,337	142,726	CT4200	Red Car Circulation Study	11,200					11,200
	48,400	CT4300	Grtr Pershing Sq Pub WiFi Dist	12,300					12,300
		CT4400	Planning & Development Guidelines	26,300					26,300
		CT6000	Fashion District Strategic Plan	5,400					5,400
1,835,536	422,175	CT6990	Response to Development Opportunities	443,300					443,300
		CT9330	Project Financing	9,200					9,200
1,137,876	504,360	CT9990	Project General	345,400					345,400
			Work Program Expenditures	19,334,800	5,111,900	476,000	476,000	476,000	25,874,700
			Total Expenditures	19,334,800	5,111,900	476,000	476,000	476,000	25,874,700
			Cumulative Balance	5,111,900	357,000	238,000	119,000	0	0

Citywide Brownfields
Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		2229	GA CDBG Brownfields (7777)	800,000					800,000
		5266	CN Alameda Prod Mkt - Exp Dep	103,000					103,000
			Transfers						
		1201	BH Program Income (from BH)	324,600					324,600
			TOTAL Resources	1,227,600	0	0	0	0	1,227,600
			Net Resources without Debt Service Available for Work Program	1,227,600	0	0	0	0	1,227,600
			Expenditures						
			Proposed Work Program						
1,792,343	361,106	CN3311	BR-Site Investigation & Assistance	410,800					410,800
1,025,080	241,187	CN3320	BR-Crown Coach Demo Site	417,800					417,800
453,828	286,160	CN3330	BR-Wilmington Demo Site	56,000					56,000
832,092	180,552	CN3351	BR-Showcase Comml Matching Fund	45,200					45,200
232,890	108,810	CN3361	BR-Tool Box	55,600					55,600
15,782	185,513	CN3371	BR-4th Demonstration Site	28,400					28,400
75,642	292,859	CN3381	BR-Sm Site Neighborhood Assessment	213,800					213,800
			Work Program Expenditures	1,227,600	0	0	0	0	1,227,600
			Total Expenditures	1,227,600	0	0	0	0	1,227,600
			Cumulative Balance	0	0	0	0	0	0

Citywide Disaster Assistance

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Transfers						
		5132	CRA Special Revenue (from GA)	102,400					102,400
			TOTAL Resources	102,400	0	0	0	0	102,400
			Net Resources without Debt Service Available for Work Program	102,400	0	0	0	0	102,400
			Expenditures						
			Proposed Work Program						
1,604,416	203,600	DA2010	Com/Ind Earthquake Recovery	102,400					102,400
			Work Program Expenditures	102,400	0	0	0	0	102,400
			Total Expenditures	102,400	0	0	0	0	102,400
			Cumulative Balance	0	0	0	0	0	0

Citywide Feasibility Studies

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Transfers						
		5132	CRA Special Revenue (from GA)	334,300					334,300
			TOTAL Resources	334,300	0	0	0	0	334,300
			Net Resources without Debt Service Available for Work Program	334,300	0	0	0	0	334,300
			Expenditures						
			Proposed Work Program						
	1,140,000	ST6650	Redevelopment Plan Amendment	334,300					334,300
			Work Program Expenditures	334,300	0	0	0	0	334,300
			Total Expenditures	334,300	0	0	0	0	334,300
			Cumulative Balance	0	0	0	0	0	0

Citywide Housing

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			New Resources						
		3108	CW Section 8 HAPP (1070)	6,818,800					6,818,800
			Transfers						
		1202	BH Repl Housing Trust (from BH)	830,900					830,900
		1212	CRA Rehab Loan (from GA)	163,000	56,000	56,000	56,000	56,000	387,000
		1222	HOME Program Income (from GA)	992,000	56,000	56,000	56,000	56,000	1,216,000
		1224	HODAG Program Income (from GA)	92,800	51,000	51,000	51,000	51,000	296,800
		1226	Rental Rehab Program Income (from GA)	193,800	102,000	102,000	102,000	102,000	601,800
			TOTAL Resources	9,091,300	265,000	265,000	265,000	265,000	10,151,300
			Net Resources without Debt Service Available for Work Program	9,091,300	265,000	265,000	265,000	265,000	10,151,300
			Expenditures						
			Proposed Work Program						
242,062	247,026	CW1047	Reacquired Properties	58,400	59,500	59,500	59,500	59,500	296,400
33,782,400	7,334,200	CW1070	Sec 8 NC Contract Administration	6,818,800					6,818,800
2,105,381	1,190,200	CW1080	Loan/Bnd Compliance Monitoring	1,447,300	135,300	135,300	135,300	135,300	1,988,500
		CW1470	CW Housing Policy Development	46,300					46,300
859,467	476,912	CW9990	Project General	720,500	70,200	70,200	70,200	70,200	1,001,300
			Work Program Expenditures	9,091,300	265,000	265,000	265,000	265,000	10,151,300
			Total Expenditures	9,091,300	265,000	265,000	265,000	265,000	10,151,300
			Cumulative Balance	0	0	0	0	0	0

Citywide Non-Housing

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Transfers						
		1201	BH Program Income (from BH)	28,400					28,400
			TOTAL Resources	28,400	0	0	0	0	28,400
			Net Resources without Debt Service Available for Work Program	28,400	0	0	0	0	28,400
			Expenditures						
			Proposed Work Program						
298,104	129,843	CN4000	LA Cultural Tourism Web Page	28,400					28,400
			Work Program Expenditures	28,400	0	0	0	0	28,400
			Total Expenditures	28,400	0	0	0	0	28,400
			Cumulative Balance	0	0	0	0	0	0

Council District 9

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		2247	C9 Section 108 - Goodyear (2200)	2,500,000					2,500,000
		2247	C9 Section 108 - Goodyear (2310)	1,317,000					1,317,000
		3800	C9 BEDI Goodyear (2120)	135,900					135,900
		3800	C9 BEDI Goodyear (2200)	400,000					400,000
		3800	C9 BEDI Goodyear (2310)	225,000					225,000
		4024	C9 Housing Trust	1,877,000					1,877,000
		4024	C9 Housing Trust (1901)	493,000					493,000
		4141	C9 Housing Trust Series B	184,000					184,000
		4142	C9 Housing Trust Series C	700,000					700,000
		4142	C9 Housing Trust Series C (1901)	306,000					306,000
		4150	C9 Housing Trust Series D	1,461,000					1,461,000
		4150	C9 Housing Trust Series D (1901)	354,000					354,000
		6171	C9 Bond Proceeds Series B	44,000					44,000
		6172	C9 Bond Proceeds Series C	3,000					3,000
		6183	C9 Bond Proceeds Series D	2,264,000					2,264,000
		9124	C9 Tax Increment	196,000					196,000
			New Resources						
		4024	C9 Housing Trust	1,177,000	896,000	985,000	1,076,000	1,038,000	5,172,000
		4024	C9 Housing Trust (1901)	157,000	247,000	271,000	294,000	284,000	1,253,000
		4141	C9 Housing Trust Series B	4,000					4,000
		4142	C9 Housing Trust Series C	20,000					20,000
		4150	C9 Housing Trust Series D	36,000					36,000
		4164	C9 Housing Trust Series E	2,235,000			1,178,300		3,413,300
		4164	C9 Housing Trust Series E (1901)	559,000			294,600		853,600
		5289	C9 City AB1290 Retained (2990)	428,000	470,000	500,000	529,000	560,000	2,487,000
		6171	C9 Bond Proceeds Series B	1,000					1,000
		6183	C9 Bond Proceeds Series D	45,000					45,000
		6199	C9 Bond Proceeds Series E	6,146,000			3,240,100		9,386,100
		8124	C9 General Revenue	55,000	42,000	40,000	44,000	47,000	228,000
		9124	C9 Tax Increment	2,524,000	2,225,000	2,470,000	2,646,000	2,473,000	12,338,000
			Transfers						

Council District 9

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
		1202	BH Repl Housing Trust (from BH)	2,350,000					2,350,000
		6199	C9 Bond Proceeds Series E (to BH)	-1,065,000					-1,065,000
		6199	C9 Bond Proceeds Series E (to GA)	-435,000					-435,000
			Restricted Resources (To 9330)						
		7531	C9 Debt Service Fund	3,704,000	2,276,000	2,271,000	2,263,000	2,768,000	13,282,000
			TOTAL Resources	30,400,900	6,156,000	6,537,000	11,565,000	7,170,000	61,828,900
			Net Resources without Debt Service Available for Work Program	26,696,900	3,880,000	4,266,000	9,302,000	4,402,000	48,546,900
			Expenditures						
			Proposed Work Program						
52,168	27,200	C91010	Housing Rehabilitation Program	255,300	200,000	200,000	300,000	300,000	1,255,300
204,619	109,544	C91204	Central Avenue Townhomes	1,159,500					1,159,500
	284,057	C91300	Homeownership Properties Acq/RFP	3,535,600					3,535,600
	2,451,593	C91350	Central Village Apartments	26,500					26,500
		C91400	29th Street Crossing	2,619,900	250,000	250,000	250,000	250,000	3,619,900
	1,566,257	C91901	City Affordable Hsng Trust Fund	1,869,000	197,000	221,000	588,600	384,000	3,259,600
266,240	314,247	C91950	New Housing Initiatives	2,447,200	600,000	750,000	900,000	923,300	5,620,500
3,638,225	576,016	C92010	Goodyear Industrial Tract	554,700					554,700
6,416,888	3,526,111	C92120	Slauson/Central Retail Plaza	1,173,600	500,000	70,000	70,000	70,000	1,883,600
44,076	368,415	C92150	Commercial Facade	587,600	500,000	550,000	650,000	700,000	2,987,600
		C92200	American Apparel (Brownsfields)	3,224,800					3,224,800
		C92210	Central Ave. Opportunity Sites	820,500	300,000	400,000	425,000	422,500	2,368,000
1,026,678	372,431	C92300	Goodyear Site (Brownsfields)	426,400					426,400
5,452	62,100	C92310	Calko Steel Expansion (Brownsfields)	1,403,400	222,500				1,625,900
		C92410	Figueroa/Washington Auto Row	18,600					18,600
372,559	114,280	C92500	BID Formation & Security Program	71,600					71,600
	69,781	C92700	Vermont Senior Center	1,079,900					1,079,900
	244,300	C92770	Washington Retail Center RFP	1,588,600	250,000	250,000	250,000	250,000	2,588,600
	1,327,000	C92990	AB1290 Work Program	428,000	370,000	400,000	629,000	660,000	2,487,000
975,573	231,400	C93130	Clean and Safe Program	253,200	250,000	250,000	250,000	250,000	1,253,200
		C93200	Central Avenue Streetscape	523,300	1,000,000				1,523,300
		C93210	Challengers Track & Field	615,700					615,700

Council District 9

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
		C93220	Hist Pres Angeles Funeral Home	310,600					310,600
2,248,506	46,953	C93620	Community Service Center (TNI)	20,600					20,600
	524,490	C93650	48th Street Public Improvement	23,900					23,900
	32,031	C96000	Strategic Plan	106,800					106,800
	154,000	C96100	Design Guidelines	36,700					36,700
896,054	322,092	C96990	Response to Development Opportunities	450,200	463,700	477,600	491,900	506,600	2,390,000
		C99330	Project Financing	88,800	91,400	94,100	96,900	99,800	471,000
459,192	38,741	C99910	CAC/Citizens Participation	44,700	46,000	47,300	48,700	50,100	236,800
2,235,071	362,601	C99990	Project General	709,200	730,400	752,300	774,800	798,000	3,764,700
			Work Program Expenditures	26,474,400	5,971,000	4,712,300	5,724,900	5,664,300	48,546,900
			Debt Service						
3,415,490	1,637,957	C99330	Project Financing	1,323,100	2,276,000	2,271,000	2,263,000	5,148,900	13,282,000
			Total Expenditures	27,797,500	8,247,000	6,983,300	7,987,900	10,813,200	61,828,900
			Cumulative Balance	2,603,400	512,400	66,100	3,643,200	0	0

Crenshaw

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4015	CR Housing Trust	159,000					159,000
		5290	CR City AB1290 Retained (2990)	20,000					20,000
		8106	CR General Revenue	34,000					34,000
		9106	CR Tax Increment	77,000					77,000
			New Resources						
		4015	CR Housing Trust	153,000	142,000	146,000	151,000	154,000	746,000
		5290	CR City AB1290 Retained (2990)	14,000	15,000	16,000	18,000	19,000	82,000
		8106	CR General Revenue	5,000	3,000	3,000	3,000	4,000	18,000
		9106	CR Tax Increment	132,000	153,000	165,000	169,000	184,000	803,000
			Transfers						
		1201	BH Program Income (from BH)	411,600					411,600
		7506	CR Debt Service Fund (from BH)	1,251,000					1,251,000
			Restricted Resources (To 9330)						
		7506	CR Debt Service Fund	1,148,000	361,000	363,000	366,000	362,000	2,600,000
			TOTAL Resources	3,404,600	674,000	693,000	707,000	723,000	6,201,600
			Net Resources without Debt Service Available for Work Program	2,256,600	313,000	330,000	341,000	361,000	3,601,600
			Expenditures						
			Proposed Work Program						
6,286,380	2,508,235	CR1050	Buckingham Place Senior Housing	66,100					66,100
75,305	104,600	CR1990	Response to Housing Opportunities	245,900	142,000	146,000	151,000	154,000	838,900
51,349	19,200	CR2010	Crenshaw Shopping Center	5,200					5,200
2,201,251	1,780,568	CR2140	Marlton Square	221,200					221,200
20,993	8,400	CR2150	Leimert Park Village Facade	2,200					2,200
5,000	12,000	CR2990	AB1290 Work Program	34,000	15,000	16,000	18,000	19,000	102,000
927,267	338,177	CR3020	Public Improvements	12,800					12,800
		CR6000	Leimert Park Village Master Plan	20,400					20,400
307,736		CR6990	Response to Development Opportunities		156,000	168,000	172,000	188,000	684,000
		CR9330	Project Financing	34,300					34,300

Crenshaw
Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
234,057	69,200	CR9910	CAC/Citizens Participation	68,800					68,800
1,275,804	230,900	CR9990	Project General	294,700					294,700
			Work Program Expenditures	1,005,600	313,000	330,000	341,000	361,000	2,350,600
			Debt Service						
1,847,266	926,300	CR9330	Project Financing	1,609,700	361,000	363,000	366,000	1,151,300	3,851,000
			Total Expenditures	2,615,300	674,000	693,000	707,000	1,512,300	6,201,600
			Cumulative Balance	789,300	789,300	789,300	789,300	0	0

Crenshaw/Slauson

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4025	CS Housing Trust	390,000					390,000
		4133	CS Housing Trust Series A	245,000					245,000
		8125	CS General Revenue	14,000					14,000
		9125	CS Tax Increment	121,000					121,000
			New Resources						
		4025	CS Housing Trust	180,000	126,000	135,000	145,000	154,000	740,000
		4133	CS Housing Trust Series A	5,000					5,000
		4165	CS Housing Trust Series B	509,000					509,000
		5291	CS City AB1290 Retained (2990)	66,000	70,000	73,000	77,000	80,000	366,000
		6200	CS Bond Proceeds Series B	1,527,000					1,527,000
		8125	CS General Revenue	12,000	7,000	7,000	8,000	8,000	42,000
		9125	CS Tax Increment	421,000	280,000	299,000	323,000	347,000	1,670,000
			Transfers						
		6200	CS Bond Proceeds Series B (to BH)	-216,000					-216,000
			Restricted Resources (To 9330)						
		7532	CS Debt Service Fund	327,000	414,000	415,000	410,000	406,000	1,972,000
			TOTAL Resources	3,601,000	897,000	929,000	963,000	995,000	7,385,000
			Net Resources without Debt Service Available for Work Program	3,274,000	483,000	514,000	553,000	589,000	5,413,000
			Expenditures						
			Proposed Work Program						
56,812	179,400	CS1950	New Housing Initiatives	685,300	769,700	135,000	145,000	154,000	1,889,000
521,942	448,071	CS2010	Commercial Facade & Signage	488,700					488,700
	10,275	CS2100	Industrial Master Plan	4,800					4,800
622,318	230,790	CS2610	Commercial Facade & PI TNI	226,000					226,000
	178,000	CS2990	AB1290 Work Program	66,000	70,000	73,000	77,000	80,000	366,000
182,339	171,200	CS3000	Public Improvements	7,200					7,200
	150,000	CS6000	Industrial Feasibility Studies	164,800					164,800
		CS6990	Response to Development Opportunities		753,200	306,000	331,000	355,000	1,745,200

Crenshaw/Slauson

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
		CS9330	Project Financing	62,700					62,700
185,807	84,900	CS9910	CAC/Citizens Participation	86,000					86,000
860,952	329,339	CS9990	Project General	372,600					372,600
			Work Program Expenditures	2,164,100	1,592,900	514,000	553,000	589,000	5,413,000
			Debt Service						
755,482	627,637	CS9330	Project Financing	188,500	414,000	415,000	410,000	544,500	1,972,000
			Total Expenditures	2,352,600	2,006,900	929,000	963,000	1,133,500	7,385,000
			Cumulative Balance	1,248,400	138,500	138,500	138,500	0	0

East Hollywood/Beverly Normandie

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget		FY07	FY08	FY09	FY10	FY11	Total
		Resources						
		Available From Prior Years						
	3507	EB MTA Transit Oriented Dist (3000)	452,000					452,000
	4018	EB Housing Trust	969,000					969,000
	4018	EB Housing Trust (1901)	515,000					515,000
	4121	EB Housing Trust Series A	421,000					421,000
	4121	EB Housing Trust Series A (1901)	103,000					103,000
	4152	EB Housing Trust Series B	87,000					87,000
	4152	EB Housing Trust Series B (1901)	396,000					396,000
	5292	EB City AB1290 Retained (2990)	328,000					328,000
	6145	EB Bond Proceeds Series A	1,005,000					1,005,000
	6187	EB Bond Proceeds Series B	3,812,000					3,812,000
	8119	EB General Revenue	40,000					40,000
	9118	EB Tax Increment	4,175,000					4,175,000
		New Resources						
	4018	EB Housing Trust	725,000	727,000	774,000	598,000	645,000	3,469,000
	4018	EB Housing Trust (1901)	131,000	184,000	195,000	152,000	164,000	826,000
	4121	EB Housing Trust Series A	8,000					8,000
	4152	EB Housing Trust Series B	2,000					2,000
	41EB	EB Housing Trust - New Bonds			2,042,500			2,042,500
	41EB	EB Housing Trust - New Bonds (1901)			511,000			511,000
	5292	EB City AB1290 Retained (2990)	295,000	310,000	325,000	341,000	356,000	1,627,000
	6145	EB Bond Proceeds Series A	20,000					20,000
	6187	EB Bond Proceeds Series B	76,000					76,000
	61EB	EB New Bond Proceeds			5,616,500			5,616,500
	8119	EB General Revenue	120,000	38,000	41,000	32,000	33,000	264,000
	9118	EB Tax Increment	1,684,000	1,870,000	1,998,000	1,526,000	1,615,000	8,693,000
		Restricted Resources (To 9330)						
	7523	EB Debt Service Fund	1,251,000	946,000	941,000	1,813,000	1,813,000	6,764,000
		TOTAL Resources	16,615,000	4,075,000	12,444,000	4,462,000	4,626,000	42,222,000
		Net Resources without Debt Service Available for Work Program	15,364,000	3,129,000	11,503,000	2,649,000	2,813,000	35,458,000

East Hollywood/Beverly Normandie

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Expenditures						
			Proposed Work Program						
		EB1020	Supportive Housing	107,200					107,200
		EB1030	Vermont Housing	3,373,000					3,373,000
		EB1050	Housing Rehabilitation		727,000				727,000
	1,013,802	EB1901	City Affordable Hsng Trust Fund	1,145,000	184,000	706,000	152,000	164,000	2,351,000
4,014	181,600	EB1990	Response to Housing Opportunities	99,800		950,000	1,532,000	1,577,500	4,159,300
23,324	111,405	EB2700	Economic Development Opportunities	1,721,400	604,000	1,500,000	1,000,000	1,000,000	5,825,400
	713,804	EB2990	AB1290 Work Program	623,000	310,000	325,000	341,000	356,000	1,955,000
89,447	225,400	EB3000	Transit Oriented Dist Public Improvement	944,800					944,800
113,936	355,900	EB3100	East Hollywood Streetscape	1,138,800					1,138,800
	134,100	EB3200	Vermont Parking Mixed-Use	4,489,200					4,489,200
		EB3300	Commercial Rehabilitation Program		604,000				604,000
	4,000	EB6000	Beverly/Virgil Economic Development	137,200					137,200
		EB6990	Response to Development Opportunities	430,000	429,900	2,455,500	1,358,000	1,448,000	6,121,400
		EB9330	Project Financing	49,100					49,100
240,687	542,911	EB9990	Project General	675,600	700,000	700,000	700,000	700,000	3,475,600
			Work Program Expenditures	14,934,100	3,558,900	6,636,500	5,083,000	5,245,500	35,458,000
			Debt Service						
763,091	710,735	EB9330	Project Financing	1,001,300	946,000	941,000	1,813,000	2,062,700	6,764,000
			Total Expenditures	15,935,400	4,504,900	7,577,500	6,896,000	7,308,200	42,222,000
			Cumulative Balance	679,600	249,700	5,116,200	2,682,200	0	0

Exposition/University Park

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4005	HO Housing Trust	279,000					279,000
		4005	HO Housing Trust (1901)	237,000					237,000
		8108	HO General Revenue	243,000					243,000
		9107	HO Tax Increment	578,000					578,000
			New Resources						
		4005	HO Housing Trust	475,000	421,000	443,000	455,000	471,000	2,265,000
		4005	HO Housing Trust (1901)	158,000	148,000	152,000	156,000	160,000	774,000
		4166	HO Housing Trust Series E	570,000					570,000
		4166	HO Housing Trust Series E (1901)	143,000					143,000
		5294	HO City AB1290 Retained (2990)	7,000	9,000	10,000	11,000	12,000	49,000
		6201	HO Bond Proceeds Series E	2,137,000					2,137,000
		8108	HO General Revenue	42,000	22,000	23,000	24,000	26,000	137,000
		9107	HO Tax Increment	1,243,000	1,081,000	1,151,000	1,183,000	1,236,000	5,894,000
			Restricted Resources (To 9330)						
		7507	HO Debt Service Fund	1,697,000	1,235,000	1,209,000	1,231,000	1,230,000	6,602,000
			TOTAL Resources	7,809,000	2,916,000	2,988,000	3,060,000	3,135,000	19,908,000
			Net Resources without Debt Service Available for Work Program	6,112,000	1,681,000	1,779,000	1,829,000	1,905,000	13,306,000
			Expenditures						
			Proposed Work Program						
6,494,502	727,551	HE1700	Vermont Ave Senior Housing	67,900					67,900
	236,976	HO1901	City Affordable Hsng Trust Fund	538,000	148,000	152,000	156,000	160,000	1,154,000
130,200	28,000	HO1950	New Housing Initiatives	38,800	1,638,300	443,000	455,000	471,000	3,046,100
714,452	187,700	HO2070	Commercial Facade/Signage	217,500	200,000				417,500
282,162	34,000	HO2090	USC Events Center	26,600					26,600
	36,800	HO2700	University Gateway	42,300					42,300
		HO2990	AB1290 Work Program	7,000	9,000	10,000	11,000	12,000	49,000
149,061	74,381	HO3000	Exposition Parks Improvements	267,600	400,000				667,600
323,867	30,400	HO3020	Figueroa Corridor Dev Opportunities	523,700	500,000				1,023,700
5,852	87,645	HO6130	Public Art Program	83,800					83,800

Exposition/University Park

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
164,056	134,468	HO6140	Plan Amendment	127,800					127,800
713,012	166,385	HO6990	Response to Development Opportunities	490,400	1,164,500	674,000	707,000	762,000	3,797,900
		HO9330	Project Financing	63,400					63,400
264,226	75,800	HO9910	PAC/Citizens Participation	55,900					55,900
1,389,810	402,894	HO9990	Project General	367,900	814,600	500,000	500,000	500,000	2,682,500
			Work Program Expenditures	2,918,600	4,874,400	1,779,000	1,829,000	1,905,000	13,306,000
			Debt Service						
4,502,784	951,427	HO9330	Project Financing	897,400	1,235,000	1,209,000	1,231,000	2,029,600	6,602,000
			Total Expenditures	3,816,000	6,109,400	2,988,000	3,060,000	3,934,600	19,908,000
			Cumulative Balance	3,993,000	799,600	799,600	799,600	0	0

Hollywood

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget		FY07	FY08	FY09	FY10	FY11	Total
		Resources						
		Available From Prior Years						
	3503	HW MTA Contribution - HCIP (2990)	638,500					638,500
	3512	HW MTA Pedestrian/Transit Crss (3300)	976,900					976,900
	3607	HW TEA - Parkade (4300)	350,000					350,000
	4013	HW Housing Trust	525,000					525,000
	4013	HW Housing Trust (1901)	1,107,000					1,107,000
	4135	HW Housing Trust Series D (1901)	807,000					807,000
	4153	HW Housing Trust Series E (1901)	664,000					664,000
	5148	HW Arts Fund (6130)	664,000					664,000
	5262	HW LACER Trust Fund	97,000					97,000
	6165	HW Bond Proceeds Series D	3,374,000					3,374,000
	6188	HW Bond Proceeds Series E	2,174,000					2,174,000
	8109	HW General Revenue	319,000					319,000
	9108	HW Tax Increment	4,243,000					4,243,000
		New Resources						
	1228	HW UDAG Repayment Retained	250,000	250,000	250,000	250,000	500,000	1,500,000
	4013	HW Housing Trust	2,747,000	3,200,000	3,005,000	3,130,000	3,020,000	15,102,000
	4013	HW Housing Trust (1901)	300,000	926,000	879,000	911,000	885,000	3,901,000
	41HW	HW Housing Trust - New Bonds		2,931,000		2,196,000		5,127,000
	41HW	HW Housing Trust - New Bonds (1901)		733,000		549,000		1,282,000
	5148	HW Arts Fund (6130)	13,000					13,000
	5262	HW LACER Trust Fund	2,000					2,000
	5293	HW City AB1290 Retained (2990)		20,000	36,000	50,000	64,000	170,000
	6165	HW Bond Proceeds Series D	48,000					48,000
	6188	HW Bond Proceeds Series E	43,000					43,000
	61HW	HW New Bond Proceeds		10,990,000		8,237,000		19,227,000
	8109	HW General Revenue	233,000	114,000	94,000	98,000	84,000	623,000
	9108	HW Tax Increment	6,835,000	5,596,000	4,608,000	4,789,000	4,096,000	25,924,000
		Restricted Resources (To 9330)						
	7508	HW Debt Service Fund	9,795,000	7,081,000	8,643,000	8,653,000	10,081,000	44,253,000
		TOTAL Resources	36,205,400	31,841,000	17,515,000	28,863,000	18,730,000	133,154,400

Hollywood

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Net Resources without Debt Service Available for Work Program	26,410,400	24,760,000	8,872,000	20,210,000	8,649,000	88,901,400
			Expenditures						
			Proposed Work Program						
521,923	7,079,236	HW1050	Encore Hall	323,500					323,500
15,484	101,500	HW1170	Homeownership Initiative	213,300					213,300
	6,849,950	HW1400	Gower Supportive Housing	2,512,400	3,200,000				5,712,400
	2,504,200	HW1500	Bronson Courts Apartments	92,000					92,000
		HW1600	Historic Preservation Housing		2,931,000				2,931,000
	2,577,765	HW1901	City Affordable Hsng Trust Fund	2,878,000	1,659,000	879,000	1,460,000	885,000	7,761,000
489,603	127,350	HW1990	Response to Housing Opportunities	130,800		3,005,000	5,326,000	3,020,000	11,481,800
50,817	104,503	HW2310	Core Industries Education Initiative	117,900	2,000,000		5,000,000		7,117,900
386,257	340,142	HW2320	Hollywood & Garfield	3,233,300					3,233,300
1,365	106,800	HW2330	Hollywood & Argyle	32,200					32,200
1,138	153,700	HW2350	Historic Preservation	313,200					313,200
110,848	233,100	HW2380	Hawthorne Block	2,984,400	2,110,000				5,094,400
1,245,611	4,555,973	HW2600	Hollywood & Vine	473,800					473,800
		HW2750	Hollywood Passage Development	1,170,000					1,170,000
		HW2760	Hollywood Farmers Market	340,700					340,700
238,637	169,500	HW2830	Hillview Apartments	135,500	75,000	80,000	79,000	78,000	447,500
	133,200	HW2850	AMPAS Museum	2,232,400					2,232,400
	180,600	HW2860	Civic Center Master Plan	354,300					354,300
		HW2880	Transit Oriented Smart Growth	172,600					172,600
315,583	258,760	HW2990	HCIP - HW Construction Impact Program	638,500					638,500
		HW2991	AB1290 Work Program		20,000	36,000	50,000	64,000	170,000
683	224,756	HW3010	Santa Monica Blvd Improvements	107,900					107,900
321,610	133,300	HW3300	HW Pedestrian/Transit Crossroads	1,062,600					1,062,600
		HW3500	HBT Green Facility	749,800					749,800
	72,600	HW3800	Entertainment District BID	87,600					87,600
	122,634	HW3850	Sunset Blvd. BID	71,000					71,000
		HW4150	Metrobike	349,500					349,500
		HW4250	Flexcar	283,600					283,600
241,961	40,100	HW4300	Hollywood Parkade	375,000					375,000

Hollywood

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
82,684	214,500	HW4500	Transportation Plan	161,300					161,300
5,200,116	536,929	HW4600	Cinerama Public Parking	855,000					855,000
	16,700	HW4750	Hollywood Parking Strategy	154,800					154,800
	224,000	HW4850	Valet and Circulator	43,400					43,400
		HW4992	Parking District		10,990,000				10,990,000
1,289,191	116,240	HW6010	Redevelopment Plan Amendment	70,000					70,000
740,904	54,531	HW6130	Public Art Program	793,200					793,200
19,548	81,800	HW6300	Urban Design Plan Update	50,800					50,800
700,471	565,462	HW6400	Social Needs Obligation	136,500					136,500
3,071,204	1,220,696	HW6990	Response to Development Opportunities	550,800		3,102,000	6,524,000	2,580,000	12,756,800
		HW9330	Project Financing	112,600					112,600
140,777	98,200	HW9920	Community Outreach	97,500					97,500
		HW9930	Community Benefit Program	344,400	175,000	170,000	171,000	422,000	1,282,400
4,708,644	1,720,803	HW9990	Project General	1,604,300	1,600,000	1,600,000	1,600,000	1,600,000	8,004,300
			Work Program Expenditures	26,410,400	24,760,000	8,872,000	20,210,000	8,649,000	88,901,400
			Debt Service						
41,336,952	5,075,098	HW9330	Project Financing	6,308,300	7,081,000	8,643,000	8,653,000	13,567,700	44,253,000
			Total Expenditures	32,718,700	31,841,000	17,515,000	28,863,000	22,216,700	133,154,400
			Cumulative Balance	3,486,700	3,486,700	3,486,700	3,486,700	0	0

Laurel Canyon Commercial Corridor

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4019	LC Housing Trust	958,000					958,000
		4019	LC Housing Trust (1901)	203,000					203,000
		4123	LC Housing Trust Series A	151,000					151,000
		4143	LC Housing Trust Series B	497,000					497,000
		4143	LC Housing Trust Series B (1901)	117,000					117,000
		5295	LC City AB1290 Retained (2990)	31,000					31,000
		6147	LC Bond Proceeds Series A	185,000					185,000
		6173	LC Bond Proceeds Series B	754,000					754,000
		8120	LC General Revenue	99,000					99,000
		9119	LC Tax Increment	992,000					992,000
			New Resources						
		4019	LC Housing Trust	298,000	203,000	219,000	233,000	248,000	1,201,000
		4019	LC Housing Trust (1901)	4,000	52,000	55,000	59,000	63,000	233,000
		4123	LC Housing Trust Series A	3,000					3,000
		4143	LC Housing Trust Series B	10,000					10,000
		4167	LC Housing Trust Series C	323,000					323,000
		4167	LC Housing Trust Series C (1901)	81,000					81,000
		5295	LC City AB1290 Retained (2990)	97,000	102,000	107,000	112,000	117,000	535,000
		6147	LC Bond Proceeds Series A	4,000					4,000
		6173	LC Bond Proceeds Series B	15,000					15,000
		6202	LC Bond Proceeds Series C	888,000					888,000
		8120	LC General Revenue	33,000	9,000	9,000	10,000	10,000	71,000
		9119	LC Tax Increment	488,000	425,000	456,000	488,000	518,000	2,375,000
			Transfers						
		6202	LC Bond Proceeds Series C (to BH)	-254,000					-254,000
		6202	LC Bond Proceeds Series C (to GA)	-30,000					-30,000
			Restricted Resources (To 9330)						
		7524	LC Debt Service Fund	914,000	500,000	494,000	492,000	490,000	2,890,000
			TOTAL Resources	6,861,000	1,291,000	1,340,000	1,394,000	1,446,000	12,332,000

Laurel Canyon Commercial Corridor

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Net Resources without Debt Service Available for Work Program	5,947,000	791,000	846,000	902,000	956,000	9,442,000
			Expenditures						
			Proposed Work Program						
	319,877	LC1901	City Affordable Hsng Trust Fund	405,000	52,000	55,000	59,000	63,000	634,000
37,692	37,700	LC1990	Response to Housing Opportunities	82,800	2,157,200	301,000	301,000	301,000	3,143,000
481,503	373,463	LC2100	Development of Valley Plaza	377,700					377,700
		LC2150	Development of Laurel Plaza	28,600					28,600
		LC2200	Commercial Revitalization	106,500					106,500
200,000	175,000	LC2990	AB1290 Work Program	128,000	102,000	107,000	112,000	117,000	566,000
26,871	128,917	LC3000	Valley Plaza Streetscape	474,000	577,600				1,051,600
145,274	139,124	LC6000	Plan Amendment	1,106,500					1,106,500
		LC9330	Project Financing	73,100	75,200	77,400	79,700	82,000	387,400
431,382	313,504	LC9990	Project General	430,000	382,500	395,700	409,300	423,200	2,040,700
			Work Program Expenditures	3,212,200	3,346,500	936,100	961,000	986,200	9,442,000
			Debt Service						
1,706,979	628,333	LC9330	Project Financing	350,200	500,000	494,000	492,000	1,053,800	2,890,000
			Total Expenditures	3,562,400	3,846,500	1,430,100	1,453,000	2,040,000	12,332,000
			Cumulative Balance	3,298,600	743,100	653,000	594,000	0	0

Little Tokyo

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4010	LT Housing Trust	1,886,000					1,886,000
		4010	LT Housing Trust (1901)	450,000					450,000
		4109	LT Housing Trust Series A	416,000					416,000
		4148	LT Housing Trust Series E	682,000					682,000
		4148	LT Housing Trust Series E (1901)	356,000					356,000
		5149	LT Cultural & Arts Fund (6130)	30,000					30,000
		6179	LT Bond Proceeds Series E	1,661,000					1,661,000
		8111	LT General Revenue	203,000					203,000
		9110	LT Tax Increment	126,000					126,000
			New Resources						
		4010	LT Housing Trust	351,000	326,000	291,000	271,000	284,000	1,523,000
		4010	LT Housing Trust (1901)			49,000	83,000	86,000	218,000
		4109	LT Housing Trust Series A	8,000					8,000
		4148	LT Housing Trust Series E	14,000					14,000
		5149	LT Cultural & Arts Fund (6130)	1,000					1,000
		5296	LT City AB1290 Retained (2990)	36,000	41,000	45,000	48,000	52,000	222,000
		6179	LT Bond Proceeds Series E	33,000					33,000
		8111	LT General Revenue	60,000	55,000	55,000	56,000	56,000	282,000
		9110	LT Tax Increment	533,000	579,000	611,000	638,000	673,000	3,034,000
			Restricted Resources (To 9330)						
		7510	LT Debt Service Fund	4,294,000	1,635,000	1,636,000	1,639,000	1,635,000	10,839,000
			TOTAL Resources	11,140,000	2,636,000	2,687,000	2,735,000	2,786,000	21,984,000
			Net Resources without Debt Service Available for Work Program	6,846,000	1,001,000	1,051,000	1,096,000	1,151,000	11,145,000
			Expenditures						
			Proposed Work Program						
197,043	23,835	LT1060	Cal Trans Repayment	2,000,700					2,000,700
4,559,132	73,825	LT1080	Second & Central Housing	28,100					28,100
	805,951	LT1901	City Affordable Hsng Trust Fund	806,000		49,000	83,000	86,000	1,024,000
		LT1990	Response to Housing Opportunities	1,328,200	293,000	293,000	293,000	293,000	2,500,200

Little Tokyo

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
579,715	1,296,958	LT2150	Business Assistance Program	718,200					718,200
101,334	95,241	LT2400	Block 8	92,900					92,900
7,963	8,171	LT2600	Business Improvement District (BID)	32,600					32,600
6,448	36,759	LT2700	JACCC Rehab & Facility Expansion	1,076,000					1,076,000
	46,000	LT2990	AB1290 Work Program	36,000	41,000	45,000	48,000	52,000	222,000
329,676	95,865	LT3110	Central Avenue Art Park	46,200					46,200
26,299	34,602	LT6130	Public Art Program	48,200					48,200
278,113	86,014	LT6990	Response to Development Opportunities	143,600	147,900	152,300	156,800	161,500	762,100
		LT9330	Project Financing	55,200	56,800	58,500	60,200	62,000	292,700
446,413	23,385	LT9910	CAC/Citizens Participation	27,600	28,400	29,200	30,000	30,900	146,100
1,442,186	409,694	LT9990	Project General	406,500	418,600	431,100	444,000	454,800	2,155,000
			Work Program Expenditures	6,846,000	985,700	1,058,100	1,115,000	1,140,200	11,145,000
			Debt Service						
21,408,755	2,058,424	LT9330	Project Financing	1,621,800	1,635,000	1,636,000	1,639,000	4,307,200	10,839,000
			Total Expenditures	8,467,800	2,620,700	2,694,100	2,754,000	5,447,400	21,984,000
			Cumulative Balance	2,672,200	2,687,500	2,680,400	2,661,400	0	0

CRA/LA

Los Angeles Harbor-Wilmington

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4016	LA Housing Trust	796,000					796,000
		4016	LA Housing Trust (1901)	254,000					254,000
		5297	LA City AB1290 Retained (2990)	10,000					10,000
		8110	LA General Revenue	55,000					55,000
		9109	LA Tax Increment	194,000					194,000
			New Resources						
		4016	LA Housing Trust	201,000	187,000	194,000	201,000	207,000	990,000
		4016	LA Housing Trust (1901)	69,000	71,000	72,000	74,000	75,000	361,000
		5297	LA City AB1290 Retained (2990)	10,000	12,000	14,000	16,000	18,000	70,000
		8110	LA General Revenue	14,000	10,000	11,000	12,000	13,000	60,000
		9109	LA Tax Increment	485,700	508,700	529,700	624,000	641,000	2,789,100
			Transfers						
		1201	BH Program Income (from BH)	98,200					98,200
			Restricted Resources (To 9330)						
		7509	LA Debt Service Fund	999,300	585,300	577,300	497,000	497,000	3,155,900
			TOTAL Resources	3,186,200	1,374,000	1,398,000	1,424,000	1,451,000	8,833,200
			Net Resources without Debt Service Available for Work Program	2,186,900	788,700	820,700	927,000	954,000	5,677,300
			Expenditures						
			Proposed Work Program						
138,272	266,000	LA1020	L&Lecouvreur Affordable Homes	515,200					515,200
	253,655	LA1901	City Affordable Hsng Trust Fund	323,000	71,000	72,000	74,000	75,000	615,000
5,380	174,000	LA1990	Response to Housing Opportunities	93,700	575,100	194,000	201,000	207,000	1,270,800
328,204	58,463	LA2320	Industrial Development - Block 29	17,400					17,400
23,766	23,300	LA2500	American Soccer Expansion	30,400					30,400
303,072	152,776	LA2600	Union Ice Expansion	224,500					224,500
		LA2700	BACCES Demonstration Site	60,400	74,600	77,600	99,000	102,200	413,800
	9,000	LA2990	AB1290 Work Program	20,000	12,000	14,000	16,000	18,000	80,000
263,337	44,899	LA3000	Operation Code Enforcement	42,400	74,600	77,600	99,000	102,200	395,800

Los Angeles Harbor-Wilmington

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
		LA3200	Alameda Landscape & Public Imp	33,300	149,500	155,500	198,000	204,600	740,900
595,351	247,476	LA6990	Response to Development Opportunities	130,000					130,000
154,230	51,183	LA9000	Wilmington Website & Strategic Impl	58,400					58,400
		LA9330	Project Financing	31,200					31,200
1,006,469	93,615	LA9990	Project General	218,900	220,000	230,000	240,000	245,000	1,153,900
			Work Program Expenditures	1,798,800	1,176,800	820,700	927,000	954,000	5,677,300
			Debt Service						
2,936,253	619,447	LA9330	Project Financing	578,600	585,300	577,300	497,000	917,700	3,155,900
			Total Expenditures	2,377,400	1,762,100	1,398,000	1,424,000	1,871,700	8,833,200
			Cumulative Balance	808,800	420,700	420,700	420,700	0	0

CRA/LA

Mid City Corridors

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4027	MD Housing Trust	530,000					530,000
		4027	MD Housing Trust (1901)	404,000					404,000
		4136	MD Housing Trust Series B	341,000					341,000
		8126	MD General Revenue	18,000					18,000
		9129	MD Tax Increment	209,000					209,000
			New Resources						
		4027	MD Housing Trust	386,000	424,000	380,000	410,000	440,000	2,040,000
		4027	MD Housing Trust (1901)	138,000	148,000	138,000	145,000	152,000	721,000
		4136	MD Housing Trust Series B	7,000					7,000
		41MD	MD Housing Trust - New Bonds		634,300				634,300
		41MD	MD Housing Trust - New Bonds (1901)		158,600				158,600
		5298	MD City AB1290 Retained (2990)	181,000	194,000	211,000	228,000	246,000	1,060,000
		61MD	MD New Bond Proceeds		1,744,100				1,744,100
		8126	MD General Revenue	23,000	21,000	18,000	19,000	20,000	101,000
		9129	MD Tax Increment	888,000	1,048,000	910,000	965,000	1,022,000	4,833,000
			Restricted Resources (To 9330)						
		7533	MD Debt Service Fund	1,911,000	706,000	984,000	983,000	981,000	5,565,000
			TOTAL Resources	5,036,000	5,078,000	2,641,000	2,750,000	2,861,000	18,366,000
			Net Resources without Debt Service Available for Work Program	3,125,000	4,372,000	1,657,000	1,767,000	1,880,000	12,801,000
			Expenditures						
			Proposed Work Program						
270,650	649,878	MD1010	Residential Rehabilitation	24,600					24,600
	59,200	MD1750	Adams/La Brea Replacement Housing	1,203,200	1,058,300	380,000	410,000	440,000	3,491,500
875,302	35,100	MD1900	Pico/Gramercy Housing	38,000					38,000
	315,279	MD1901	City Affordable Hsng Trust Fund	542,000	306,600	138,000	145,000	152,000	1,283,600
563,645	848,149	MD2010	Adams/La Brea Commercial	461,000	1,413,100	528,000	584,000	642,000	3,628,100
406,170	120,713	MD2020	Midtown Plaza	54,000					54,000
176,357	571,376	MD2660	Pico Blvd(CD10) TNI Comml Facade	4,400					4,400
99,503	431,700	MD2670	Adams Blvd(CD10) TNI Comml Facade	4,400					4,400

Mid City Corridors

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
	210,000	MD2700	Crenshaw Transit Village	57,400	500,000	50,000			607,400
26,341	627,018	MD2990	AB1290 Work Program	181,000	194,000	211,000	228,000	246,000	1,060,000
13,107,599	159,064	MD3060	Washington Blvd Perf Arts Center	20,400					20,400
		MD4200	LeBrea Exposition Transit Center	5,000	550,000				555,000
215,572	210,285	MD6990	Response to Development Opportunities	122,200					122,200
		MD9330	Project Financing	55,000					55,000
477,839	88,153	MD9910	PAC/Citizens Participation	135,400	100,000	100,000	150,000	150,000	635,400
1,553,885	181,745	MD9990	Project General	217,000	250,000	250,000	250,000	250,000	1,217,000
			Work Program Expenditures	3,125,000	4,372,000	1,657,000	1,767,000	1,880,000	12,801,000
			Debt Service						
4,090,557	1,020,606	MD9330	Project Financing	760,500	706,000	984,000	983,000	2,131,500	5,565,000
			Total Expenditures	3,885,500	5,078,000	2,641,000	2,750,000	4,011,500	18,366,000
			Cumulative Balance	1,150,500	1,150,500	1,150,500	1,150,500	0	0

Monterey Hills

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4017	MH Housing Trust	1,256,000					1,256,000
		4017	MH Housing Trust (1901)	570,000					570,000
		4137	MH Housing Trust Series D	251,000					251,000
		5299	MH City AB1290 Retained (2990)	83,000					83,000
		6167	MH Bond Proceeds Series D	183,000					183,000
		8112	MH General Revenue	317,000					317,000
		9111	MH Tax Increment	515,000					515,000
			New Resources						
		4017	MH Housing Trust	590,000	574,000	555,000	570,000	585,000	2,874,000
		4017	MH Housing Trust (1901)	172,000	177,000	174,000	177,000	181,000	881,000
		4137	MH Housing Trust Series D	5,000					5,000
		41MH	MH Housing Trust - New Bonds		227,000				227,000
		41MH	MH Housing Trust - New Bonds (1901)		57,000				57,000
		5299	MH City AB1290 Retained (2990)	86,000	93,000	98,000	102,000	107,000	486,000
		6167	MH Bond Proceeds Series D	4,000					4,000
		61MH	MH New Bond Proceeds		853,000				853,000
		8112	MH General Revenue	32,000	16,000	15,000	15,000	16,000	94,000
		9111	MH Tax Increment	754,000	814,000	730,000	769,000	802,000	3,869,000
			Restricted Resources (To 9330)						
		7511	MH Debt Service Fund	4,220,000	1,640,000	1,801,000	1,801,000	1,807,000	11,269,000
			TOTAL Resources	9,038,000	4,451,000	3,373,000	3,434,000	3,498,000	23,794,000
			Net Resources without Debt Service Available for Work Program	4,818,000	2,811,000	1,572,000	1,633,000	1,691,000	12,525,000
			Expenditures						
			Proposed Work Program						
105,516	72,896	MH1090	Affordable Housing	2,102,000	625,000	625,000	625,000	636,000	4,613,000
	569,921	MH1901	City Affordable Hsng Trust Fund	742,000	234,000	174,000	177,000	181,000	1,508,000
75,855	173,394	MH2010	Disposition of Agency Parcels	132,800					132,800
	57,000	MH2990	AB1290 Work Program	169,000	93,000	98,000	102,000	107,000	569,000
202,538	136,294	MH3020	Agency Property Maintenance	138,700	30,000	30,000	30,000	30,000	258,700

Monterey Hills

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
66,690	240,644	MH3140	Project Wide Beautification	751,800	135,000	135,000	135,000	137,500	1,294,300
		MH9330	Project Financing	44,400	45,700	47,000	48,400	49,800	235,300
939,048	300,564	MH9990	Project General	737,300	759,400	782,100	805,500	829,600	3,913,900
			Work Program Expenditures	4,818,000	1,922,100	1,891,100	1,922,900	1,970,900	12,525,000
			Debt Service						
6,981,701	1,671,136	MH9330	Project Financing	1,625,400	1,640,000	1,801,000	1,801,000	4,401,600	11,269,000
			Total Expenditures	6,443,400	3,562,100	3,692,100	3,723,900	6,372,500	23,794,000
			Cumulative Balance	2,594,600	3,483,500	3,164,400	2,874,500	0	0

CRA/LA

Normandie 5

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4006	N5 Housing Trust	203,000					203,000
		4006	N5 Housing Trust (1901)	341,000					341,000
		4144	N5 Housing Trust Series E	54,000					54,000
		4144	N5 Housing Trust Series E (1901)	185,000					185,000
		5300	N5 City AB1290 Retained (2990)	89,000					89,000
		6174	N5 Bond Proceeds Series E	205,000					205,000
		8113	N5 General Revenue	359,000					359,000
		9112	N5 Tax Increment	295,000					295,000
			New Resources						
		4006	N5 Housing Trust	362,000	301,000	308,000	317,000	333,000	1,621,000
		4006	N5 Housing Trust (1901)	18,000	83,000	85,000	87,000	89,000	362,000
		4144	N5 Housing Trust Series E	6,000					6,000
		5300	N5 City AB1290 Retained (2990)	67,000	71,000	74,000	77,000	80,000	369,000
		6174	N5 Bond Proceeds Series E	4,000					4,000
		8113	N5 General Revenue	29,000	15,000	16,000	16,000	20,000	96,000
		9112	N5 Tax Increment	394,000	420,000	446,000	466,000	654,000	2,380,000
			Restricted Resources (To 9330)						
		7512	N5 Debt Service Fund	2,798,000	994,000	991,000	994,000	822,000	6,599,000
			TOTAL Resources	5,409,000	1,884,000	1,920,000	1,957,000	1,998,000	13,168,000
			Net Resources without Debt Service Available for Work Program	2,611,000	890,000	929,000	963,000	1,176,000	6,569,000
			Expenditures						
			Proposed Work Program						
919,566	484,286	N51010	Residential Rehabilitation	96,000					96,000
	526,423	N51901	City Affordable Hsng Trust Fund	544,000	83,000	85,000	87,000	89,000	888,000
	177,700	N51990	Response to Housing Opportunities	529,000	301,000	308,000	317,000	333,000	1,788,000
498,716	913,017	N52030	FAME Renaissance Plaza	96,900					96,900
205,712	327,150	N52040	Commercial Facade	19,200					19,200
	56,000	N52990	AB1290 Work Program	156,000	71,000	74,000	77,000	80,000	458,000
102,139	3,200	N53200	Community Pride & Graffiti Abatement	22,400					22,400

Normandie 5

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
	30,600	N53400	Engine House No. 18	109,900					109,900
201,713	40,600	N56990	Response to Development Opportunities	183,200	861,900	462,000	482,000	674,000	2,663,100
		N59330	Project Financing	48,900					48,900
229,426	64,507	N59910	PAC/Citizens Participation	86,000					86,000
928,031	182,281	N59990	Project General	292,600					292,600
			Work Program Expenditures	2,184,100	1,316,900	929,000	963,000	1,176,000	6,569,000
			Debt Service						
3,497,939	1,022,600	N59330	Project Financing	977,800	994,000	991,000	994,000	2,642,200	6,599,000
			Total Expenditures	3,161,900	2,310,900	1,920,000	1,957,000	3,818,200	13,168,000
			Cumulative Balance	2,247,100	1,820,200	1,820,200	1,820,200	0	0

North Hollywood

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4007	NH Housing Trust	1,311,000					1,311,000
		4007	NH Housing Trust (1901)	1,092,000					1,092,000
		4138	NH Housing Trust Series F	699,000					699,000
		4154	NH Housing Trust Series G	866,000					866,000
		4154	NH Housing Trust Series G (1901)	216,000					216,000
		5125	NH Cultural & Arts Fund (6130)	1,027,000					1,027,000
		5271	NH Cultural/Art Fund Series F (6130)	138,000					138,000
		5273	NH Developer Contribution (2030)	989,000					989,000
		6168	NH Bond Proceeds Series F	353,000					353,000
		6189	NH Bond Proceeds Series G	879,000					879,000
		8114	NH General Revenue	188,000					188,000
		9113	NH Tax Increment	1,597,000					1,597,000
			New Resources						
		4007	NH Housing Trust	1,399,000	1,418,000	1,336,000	1,382,000	1,429,000	6,964,000
		4007	NH Housing Trust (1901)	465,000	482,000	463,000	474,000	486,000	2,370,000
		4138	NH Housing Trust Series F	14,000					14,000
		4154	NH Housing Trust Series G	17,000					17,000
		41NH	NH Housing Trust - New Bonds		1,136,000				1,136,000
		41NH	NH Housing Trust - New Bonds (1901)		284,000				284,000
		5125	NH Cultural & Arts Fund (6130)	74,000	111,800	52,000	53,000	54,000	344,800
		5271	NH Cultural/Art Fund Series F (6130)	3,000					3,000
		6168	NH Bond Proceeds Series F	7,000					7,000
		6189	NH Bond Proceeds Series G	18,000					18,000
		61NH	NH New Bond Proceeds		4,203,200				4,203,200
		8114	NH General Revenue	126,000	93,000	85,000	87,000	88,000	479,000
		9113	NH Tax Increment	2,679,000	2,817,000	2,416,000	2,475,000	2,532,000	12,919,000
			Restricted Resources (To 9330)						
		7513	NH Debt Service Fund	5,486,000	3,204,000	3,821,000	3,821,000	3,822,000	20,154,000
			TOTAL Resources	19,643,000	13,749,000	8,173,000	8,292,000	8,411,000	58,268,000

North Hollywood

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Net Resources without Debt Service Available for Work Program	14,157,000	10,545,000	4,352,000	4,471,000	4,589,000	38,114,000
			Expenditures						
			Proposed Work Program						
499,956	129,668	NH1010	Residential Rehabilitation	1,273,200	750,000	750,000	750,000	750,000	4,273,200
59,191	252,700	NH1180	Elmer Family Housing	375,400	1,200,000	335,000	335,000	337,500	2,582,900
17,227,092	1,906,786	NH1230	No Ho Commons Housing Affordability	1,026,800					1,026,800
	1,307,721	NH1901	City Affordable Hsng Trust Fund	1,773,000	766,000	463,000	474,000	486,000	3,962,000
885,146	223,600	NH1990	Response to Housing Opportunities	148,200	725,900	750,000	750,000	750,000	3,124,100
37,578,212	1,228,874	NH2030	Commercial Core	1,005,800	375,000	375,000	375,000	375,000	2,505,800
2,436,586	452,271	NH2060	Commercial Facade Improvement	790,800	250,000	250,000	250,000	250,000	1,790,800
2,478,056	1,658,079	NH2100	No Ho Arts District	953,000	290,000	290,000	290,000	290,000	2,113,000
19,338	91,000	NH2300	MTA Mixed Use Project	180,700					180,700
		NH2310	Cumpston-Hatteras Revitalization	1,521,800	750,000	750,000	750,000	750,000	4,521,800
		NH2320	Land Use Variances	47,700					47,700
705,184	134,027	NH3020	Vineland/Edison Right of Way	139,800	40,000	40,000	40,000	40,000	299,800
1,010,972	1,162,068	NH3050	Chandler Blvd Bikeway	1,129,300					1,129,300
311,419	1,568,879	NH3070	No Ho Streetscape Improvement	51,500					51,500
617,392	39,800	NH6130	Public Art Program	61,200	1,230,000	221,600			1,512,800
1,378,053	381,264	NH6990	Response to Development Opportunities	218,000	1,200,000	1,200,000	1,200,000	1,202,000	5,020,000
		NH9330	Project Financing	96,800	99,700	102,600	105,600	108,700	513,400
200,484	11,990	NH9910	PAC/Citizens Participation	14,500	14,900	15,300	15,700	16,100	76,500
2,473,846	734,381	NH9990	Project General	637,100	656,200	675,800	696,000	716,800	3,381,900
			Work Program Expenditures	11,444,600	8,347,700	6,218,300	6,031,300	6,072,100	38,114,000
			Debt Service						
11,557,945	2,826,549	NH9330	Project Financing	3,180,400	3,204,000	3,821,000	3,821,000	6,127,600	20,154,000
			Total Expenditures	14,625,000	11,551,700	10,039,300	9,852,300	12,199,700	58,268,000
			Cumulative Balance	5,018,000	7,215,300	5,349,000	3,788,700	0	0

Pacific Corridor
Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4034	PA Housing Trust	564,000					564,000
		4034	PA Housing Trust (1901)	165,000					165,000
		4155	PA Housing Trust Series A	858,000					858,000
		4155	PA Housing Trust Series A (1901)	215,000					215,000
		5302	PA City AB1290 Retained (2990)	27,000					27,000
		6190	PA Bond Proceeds Series A	743,000					743,000
		8134	PA General Revenue	4,000					4,000
		9133	PA Tax Increment	537,000					537,000
			New Resources						
		4034	PA Housing Trust	342,000	371,000	397,000	302,000	331,000	1,743,000
		4034	PA Housing Trust (1901)	83,000	93,000	100,000	77,000	84,000	437,000
		4155	PA Housing Trust Series A	17,000					17,000
		41PA	PA Housing Trust - New Bonds			1,131,000			1,131,000
		41PA	PA Housing Trust - New Bonds (1901)			283,000			283,000
		5302	PA City AB1290 Retained (2990)	140,000	153,000	162,000	171,000	181,000	807,000
		6190	PA Bond Proceeds Series A	15,000					15,000
		61PA	PA New Bond Proceeds			3,111,000			3,111,000
		8134	PA General Revenue	28,000	20,000	21,000	16,000	18,000	103,000
		9133	PA Tax Increment	886,000	993,000	1,067,000	803,000	880,000	4,629,000
			Restricted Resources (To 9330)						
		7542	PA Debt Service Fund	379,000	379,000	379,000	871,000	871,000	2,879,000
			TOTAL Resources	5,003,000	2,009,000	6,651,000	2,240,000	2,365,000	18,268,000
			Net Resources without Debt Service Available for Work Program	4,624,000	1,630,000	6,272,000	1,369,000	1,494,000	15,389,000
			Expenditures						
			Proposed Work Program						
		PA1500	Vinegar Hill HPOZ Expansion	100,000					100,000
	379,836	PA1901	City Affordable Hsng Trust Fund	463,000	93,000	383,000	77,000	84,000	1,100,000
51,630	52,400	PA1990	Response to Housing Opportunities	120,100	1,931,900	1,528,000	302,000	331,000	4,213,000
161,621	313,999	PA2000	Business Incentive & Comml Facade	340,000					340,000

Pacific Corridor

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
	186,477	PA2990	AB1290 Work Program	167,000	153,000	162,000	171,000	181,000	834,000
32,203	13,850	PA3000	Security Enhancements	11,200					11,200
168,831	91,550	PA3100	Gaffey Street Welcome Park	22,400					22,400
7,659	49,300	PA3200	Warner Grand Theater Mixed-Use	56,200					56,200
	980,000	PA6200	Joint Development Agreement w/POLA	620,800	331,500	1,924,500	234,500	264,000	3,375,300
		PA6600	Cultural Arts & Entertain Dist	50,000					50,000
143,084	83,700	PA6990	Response to Development Opportunities	156,100	948,800	1,924,500	234,500	264,000	3,527,900
		PA9330	Project Financing	21,600					21,600
799,582	373,358	PA9990	Project General	317,400	350,000	350,000	350,000	370,000	1,737,400
			Work Program Expenditures	2,445,800	3,808,200	6,272,000	1,369,000	1,494,000	15,389,000
			Debt Service						
9,832	1,064,700	PA9330	Project Financing	379,000	379,000	379,000	871,000	871,000	2,879,000
			Total Expenditures	2,824,800	4,187,200	6,651,000	2,240,000	2,365,000	18,268,000
			Cumulative Balance	2,178,200	0	0	0	0	0

Pacoima/Panorama City

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		3514	PC MTA Town Center (3400)	383,200					383,200
		4020	PC Housing Trust	1,831,000					1,831,000
		4020	PC Housing Trust (1901)	1,582,000					1,582,000
		4124	PC Housing Trust Series A	224,000					224,000
		4124	PC Housing Trust Series A (1901)	236,000					236,000
		4156	PC Housing Trust Series B (1901)	830,000					830,000
		5303	PC City AB1290 Retained (2990)	1,098,000					1,098,000
		6148	PC Bond Proceeds Series A	338,000					338,000
		6191	PC Bond Proceeds Series B	6,693,000					6,693,000
		8121	PC General Revenue	203,000					203,000
		9120	PC Tax Increment	5,992,000					5,992,000
			New Resources						
		4020	PC Housing Trust	2,287,000	2,366,000	2,084,000	2,228,000	1,952,000	10,917,000
		4020	PC Housing Trust (1901)	484,000	594,800	527,300	562,500	496,500	2,665,100
		4124	PC Housing Trust Series A	4,000					4,000
		41PC	PC Housing Trust - New Bonds		3,881,000		3,880,800		7,761,800
		41PC	PC Housing Trust - New Bonds (1901)		970,000		970,200		1,940,200
		5303	PC City AB1290 Retained (2990)	873,000	918,000	964,000	1,011,000	1,059,000	4,825,000
		6148	PC Bond Proceeds Series A	7,000					7,000
		6191	PC Bond Proceeds Series B	134,000					134,000
		61PC	PC New Bond Proceeds		10,672,000		10,672,000		21,344,000
		8121	PC General Revenue	236,000	124,000	109,000	114,000	97,000	680,000
		9120	PC Tax Increment	5,631,000	6,187,200	5,440,700	5,711,500	4,852,500	27,822,900
			Restricted Resources (To 9330)						
		7525	PC Debt Service Fund	2,515,000	1,873,000	3,516,000	3,511,000	5,156,000	16,571,000
			TOTAL Resources	31,581,200	27,586,000	12,641,000	28,661,000	13,613,000	114,082,200
			Net Resources without Debt Service Available for Work Program	29,066,200	25,713,000	9,125,000	25,150,000	8,457,000	97,511,200
			Expenditures						
			Proposed Work Program						

Pacoima/Panorama City

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
21,306	67,701	PC1010	Residential Rehabilitation	1,876,600	1,000,000	1,000,000	1,000,000	1,000,000	5,876,600
139,909	16,178	PC1050	HACLA Low/Moderate Housing	68,100					68,100
2,554,878	2,014,822	PC1060	Osborne Manor	97,800					97,800
39,923	1,785,800	PC1070	Palm Village - Senior Citizen Housing	40,200					40,200
		PC1110	Pacoima Neighborhood Revit Program		625,000	625,000	625,000	625,000	2,500,000
	2,648,262	PC1901	City Affordable Hsng Trust Fund	3,132,000	1,564,800	527,300	1,532,700	496,500	7,253,300
190,290	168,691	PC1990	Response to Housing Opportunities	205,000	3,058,300	3,000,000	3,000,000	2,891,800	12,155,100
294,375	4,948,464	PC2010	Panorama Tower	1,359,500	2,250,000	2,250,000	2,250,000	2,250,000	10,359,500
83,048	84,180	PC2030	Pacoima Center (Price Pfister)	2,206,100	2,250,000	2,250,000	2,250,000	2,250,000	11,206,100
307,563	1,036,813	PC2040	Commercial Incentive Loans	1,692,000	500,000	500,000	500,000	500,000	3,692,000
		PC2050	Proj Area Bus Attraction/Retention Prog	30,800	500,000	500,000	500,000	500,000	2,030,800
		PC2070	Pacoima Ind Attraction/Retention Program		500,000	500,000	500,000	500,000	2,000,000
		PC2080	Pacoima Commercial Core		500,000	500,000	500,000	500,000	2,000,000
		PC2090	Pacoima Industrial Facade Improvement		500,000	500,000	500,000	500,000	2,000,000
	135,500	PC2200	Montgomery Ward Site	120,700					120,700
	253,700	PC2210	Project Area Industrial Revitalization	1,138,400					1,138,400
		PC2300	CD7 Neighborhood City Hall Proj	1,525,600					1,525,600
		PC2700	Panorama City BID	53,400					53,400
		PC2710	Pacoima BID	72,200					72,200
		PC2720	Sylmar BID	92,000					92,000
341,269	942,659	PC2990	AB1290 Work Program	1,971,000	918,000	964,000	1,011,000	1,059,000	5,923,000
		PC3000	Public Improvements	1,032,300					1,032,300
459,630	833,620	PC3400	Pacoima Town Center/Van Nuys Blvd	1,111,700					1,111,700
99,521	535,870	PC3622	Pacoima City Streetscape Improvement	3,909,700					3,909,700
		PC3710	CD7 Sidewalk Improvement Project	1,245,500	1,000,000	1,000,000	1,000,000	1,000,000	5,245,500
		PC3720	Pacoima Infrastructure Improvements	4,600	1,000,000	1,000,000	1,000,000	1,000,000	4,004,600
		PC3730	Sylmar Streetscape Improvement	1,520,500	1,000,000	1,000,000	1,000,000	1,000,000	5,520,500
		PC3800	Job Readiness/Training Center	209,600					209,600
		PC6030	Plan Adoption	966,900					966,900
		PC6130	Public Art Program	114,300					114,300
981,652	420,263	PC6990	Response to Development Opportunities	517,700	250,000	250,000	250,000	241,400	1,509,100
		PC9330	Project Financing	53,500	55,100	56,700	58,400	60,100	283,800
990,168	754,515	PC9990	Project General	640,200	659,400	679,100	699,400	720,300	3,398,400

Pacoima/Panorama City

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Work Program Expenditures	27,007,900	18,130,600	17,102,100	18,176,500	17,094,100	97,511,200
			Debt Service						
1,424,080	1,135,505	PC9330	Project Financing	1,880,000	1,873,000	3,516,000	3,511,000	5,791,000	16,571,000
			Total Expenditures	28,887,900	20,003,600	20,618,100	21,687,500	22,885,100	114,082,200
			Cumulative Balance	2,693,300	10,275,700	2,298,600	9,272,100	0	0

Pico Union I
Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4011	P1 Housing Trust	6,000					6,000
		4011	P1 Housing Trust (1901)	188,000					188,000
		4145	P1 Housing Trust Series C (1901)	139,000					139,000
		6175	P1 Bond Proceeds Series C	197,000					197,000
		8115	P1 General Revenue	107,000					107,000
		9114	P1 Tax Increment	297,000					297,000
			New Resources						
		4011	P1 Housing Trust	47,000	10,000	14,000	21,000	31,000	123,000
		4011	P1 Housing Trust (1901)	20,000	71,000	73,000	75,000	77,000	316,000
		5304	P1 City AB1290 Retained (2990)	60,000	64,000	67,000	69,000	72,000	332,000
		6175	P1 Bond Proceeds Series C	4,000					4,000
		8115	P1 General Revenue	23,000	14,000	15,000	15,000	15,000	82,000
		9114	P1 Tax Increment	678,000	709,000	727,000	748,000	773,000	3,635,000
			Restricted Resources (To 9330)						
		7514	P1 Debt Service Fund	1,907,000	717,000	724,000	726,000	721,000	4,795,000
			TOTAL Resources	3,673,000	1,585,000	1,620,000	1,654,000	1,689,000	10,221,000
			Net Resources without Debt Service Available for Work Program	1,766,000	868,000	896,000	928,000	968,000	5,426,000
			Expenditures						
			Proposed Work Program						
300,696	123,419	P11010	Residential Rehabilitation	31,500					31,500
548,550	436,541	P11050	Pascual Reyes Townhouses	59,100					59,100
4,608,466	5,600	P11090	PUHC Scattered Site - Rehab	7,600					7,600
	12,500	P11095	Residential Historic Preservation	17,000					17,000
	326,744	P11901	City Affordable Hsng Trust Fund	347,000	71,000	73,000	75,000	77,000	643,000
22,712	32,000	P11990	Response to Housing Opportunities	17,400	10,000	14,000	21,000	31,000	93,400
14,608	275,914	P12000	Pico Blvd Commercial Facade	305,200					305,200
167,386	417,744	P12010	Pico Blvd Streetscape Program	43,400					43,400
29,038	304,800	P12060	Residential Facade Grant Program	95,400					95,400
3,063	61,400	P12700	Economic Development Opportunities	36,600	100,000	100,000	100,000	100,000	436,600

Pico Union I

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
	81,508	P12990	AB1290 Work Program	60,000	64,000	67,000	69,000	72,000	332,000
103,443	31,700	P13050	Operation Clean Sweep	32,100					32,100
529,167	104,811	P13070	Block 6 Public Improvements	15,100					15,100
	159,200	P13400	Public Improvements	230,700					230,700
191,275	70,800	P16990	Response to Development Opportunities	65,900	233,000	237,000	243,000	243,000	1,021,900
		P19330	Project Financing	32,600					32,600
311,104	61,900	P19910	PAC/Citizens Participation	75,200	80,000	85,000	90,000	95,000	425,200
909,348	256,630	P19990	Project General	294,200	310,000	320,000	330,000	350,000	1,604,200
			Work Program Expenditures	1,766,000	868,000	896,000	928,000	968,000	5,426,000
			Debt Service						
2,574,938	749,683	P19330	Project Financing	713,800	717,000	724,000	726,000	1,914,200	4,795,000
			Total Expenditures	2,479,800	1,585,000	1,620,000	1,654,000	2,882,200	10,221,000
			Cumulative Balance	1,193,200	1,193,200	1,193,200	1,193,200	0	0

Pico Union II

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4014	P2 Housing Trust	946,000					946,000
		4014	P2 Housing Trust (1901)	439,000					439,000
		4146	P2 Housing Trust Series A	775,000					775,000
		4146	P2 Housing Trust Series A (1901)	391,000					391,000
		5226	P2 Cultural Trust Fund (6130)	5,000					5,000
		6176	P2 Bond Proceeds Series A	1,963,000					1,963,000
		8116	P2 General Revenue	279,000					279,000
		9115	P2 Tax Increment	1,354,000					1,354,000
			New Resources						
		4014	P2 Housing Trust	508,000	349,000	322,000	335,000	346,000	1,860,000
		4014	P2 Housing Trust (1901)		30,000	76,000	79,000	82,000	267,000
		4146	P2 Housing Trust Series A	16,000					16,000
		41P2	P2 Housing Trust - New Bonds		885,000				885,000
		41P2	P2 Housing Trust - New Bonds (1901)		221,000				221,000
		5305	P2 City AB1290 Retained (2990)	68,000	74,000	79,000	83,000	87,000	391,000
		6176	P2 Bond Proceeds Series A	39,000					39,000
		61P2	P2 New Bond Proceeds		2,434,000				2,434,000
		8116	P2 General Revenue	58,000	19,000	20,000	20,000	21,000	138,000
		9115	P2 Tax Increment	1,207,000	971,000	996,000	1,024,000	1,042,000	5,240,000
			Restricted Resources (To 9330)						
		7515	P2 Debt Service Fund	1,895,000	1,079,000	1,076,000	1,071,000	1,081,000	6,202,000
			TOTAL Resources	9,943,000	6,062,000	2,569,000	2,612,000	2,659,000	23,845,000
			Net Resources without Debt Service Available for Work Program	8,048,000	4,983,000	1,493,000	1,541,000	1,578,000	17,643,000
			Expenditures						
			Proposed Work Program						
49,196	401,600	P21000	Historic Preservation	652,100	367,000				1,019,100
619,234	271,112	P21010	Residential Rehabilitation	356,200	367,000				723,200
		P21050	In-Fill Affordable Housing Development	1,636,700					1,636,700
	829,496	P21901	City Affordable Hsng Trust Fund	830,000	251,000	76,000	79,000	82,000	1,318,000

Pico Union II
Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
51,026	547,400	P21990	Response to Housing Opportunities	311,200	500,000	322,000	335,000	346,000	1,814,200
94,264	71,131	P22010	Alvarado Building Site	4,200					4,200
8,088	435,916	P22620	Pico Blvd Commercial Facade	676,300	428,300				1,104,600
81,547	318,208	P22650	Residential Facade Grant Program	461,000					461,000
19,072	83,600	P22700	Economic Development Opportunities	104,200	624,000				728,200
	156,492	P22990	AB1290 Work Program	68,000	74,000	79,000	83,000	87,000	391,000
410,420	102,000	P23050	Operation Clean Sweep	102,100	250,000				352,100
127,540	1,737,919	P23060	Pico Blvd Streetscape Program	335,700					335,700
49,275	770,050	P23070	Public Improvement	208,300	411,700				620,000
8,330	57,200	P26130	Public Art Program	20,900					20,900
31,240	136,800	P26140	Plan Implementation Tools	66,300					66,300
144,831	89,300	P26990	Response to Development Opportunities	607,700	1,500,000	266,000	294,000	313,000	2,980,700
		P29330	Project Financing	27,400					27,400
360,448	104,018	P29910	PAC/Citizens Participation	115,900	250,000	100,000	100,000	100,000	665,900
864,847	408,729	P29990	Project General	623,800	800,000	650,000	650,000	650,000	3,373,800
			Work Program Expenditures	7,208,000	5,823,000	1,493,000	1,541,000	1,578,000	17,643,000
			Debt Service						
1,109,297	718,014	P29330	Project Financing	681,700	1,079,000	1,076,000	1,071,000	2,294,300	6,202,000
			Total Expenditures	7,889,700	6,902,000	2,569,000	2,612,000	3,872,300	23,845,000
			Cumulative Balance	2,053,300	1,213,300	1,213,300	1,213,300	0	0

Reseda/Canoga Park

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4021	RP Housing Trust	2,073,000					2,073,000
		4125	RP Housing Trust Series B	1,245,000					1,245,000
		4147	RP Housing Trust Series A	996,000					996,000
		4157	RP Housing Trust Series C	1,321,000					1,321,000
		6149	RP Bond Proceeds Series B	358,000					358,000
		6177	RP Bond Proceeds Series A	415,000					415,000
		8122	RP General Revenue	76,000					76,000
		9121	RP Tax Increment	2,937,000					2,937,000
			New Resources						
		4021	RP Housing Trust	2,217,000	2,251,000	1,936,000	2,069,000	2,203,000	10,676,000
		4021	RP Housing Trust (1901)		539,000	490,000	523,000	557,000	2,109,000
		4125	RP Housing Trust Series B	25,000					25,000
		4147	RP Housing Trust Series A	20,000					20,000
		4157	RP Housing Trust Series C	26,000					26,000
		41RP	RP Housing Trust - New Bonds		3,881,000				3,881,000
		41RP	RP Housing Trust - New Bonds (1901)		970,000				970,000
		5306	RP City AB1290 Retained (2990)	868,000	921,000	964,000	1,007,000	1,052,000	4,812,000
		6149	RP Bond Proceeds Series B	7,000					7,000
		6177	RP Bond Proceeds Series A	8,000					8,000
		61RP	RP New Bond Proceeds		10,672,000				10,672,000
		8122	RP General Revenue	177,000	118,000	100,000	105,000	110,000	610,000
		9121	RP Tax Increment	5,641,000	5,793,000	4,904,000	5,155,000	5,413,000	26,906,000
			Restricted Resources (To 9330)						
		7526	RP Debt Service Fund	3,958,000	2,480,000	4,125,000	4,116,000	4,107,000	18,786,000
			TOTAL Resources	22,368,000	27,625,000	12,519,000	12,975,000	13,442,000	88,929,000
			Net Resources without Debt Service Available for Work Program	18,410,000	25,145,000	8,394,000	8,859,000	9,335,000	70,143,000
			Expenditures						
			Proposed Work Program						
315,276	2,617,500	RP1030	First Time Homebuyers' Program	96,400					96,400

CRA/LA

Reseda/Canoga Park

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
2,201,796	915,473	RP1040	Hart/Owensmouth Multi-Fam Housing	18,400					18,400
2,591,853	2,038,122	RP1050	Tierra Del Sol	3,041,100					3,041,100
		RP1070	Small Lot Townhouses	180,700					180,700
	972,409	RP1901	City Affordable Hsng Trust Fund		1,509,000	490,000	523,000	557,000	3,079,000
106,461	1,090,400	RP1990	Response to Housing Opportunities	7,586,400	6,132,000	1,936,000	2,069,000	2,203,000	19,926,400
1,479,256	3,790,750	RP2060	Reseda Theater	668,600					668,600
1,173,330	650,700	RP2070	Library Acquisition	226,600					226,600
1,149,250	272,359	RP2610	Canoga Park Main Street	334,600	350,000	350,000	350,000	350,000	1,734,600
805,631	2,136,515	RP2900	Reseda Commercial Facade	784,900					784,900
157,799	86,500	RP2940	Reseda Specific Plans Compliance	11,600					11,600
980,059	1,415,833	RP2950	Canoga Park Business Attraction	1,348,400	1,000,000	1,000,000	1,000,000	1,000,000	5,348,400
	882,415	RP2990	AB1290 Work Program	868,000	921,000	964,000	1,007,000	1,052,000	4,812,000
1,414,335	315,610	RP3610	Canoga Park Streetscape	927,500					927,500
664,486	722,200	RP3630	Guadalupe Center Rehab TNI	1,300					1,300
1,284,988	187,129	RP3640	Reseda Streetscape Management	26,800					26,800
97,862	2,359,864	RP4200	Canoga Park Parking Needs	18,600					18,600
455,056	2,150,606	RP6990	Response to Development Opportunities	987,300	13,643,000	2,064,000	2,320,000	2,583,000	21,597,300
		RP9330	Project Financing	59,900					59,900
311,891	89,400	RP9910	CAC/Citizens Participation	89,300	90,000	90,000	90,000	90,000	449,300
1,940,444	1,027,280	RP9990	Project General	1,133,600	1,500,000	1,500,000	1,500,000	1,500,000	7,133,600
			Work Program Expenditures	18,410,000	25,145,000	8,394,000	8,859,000	9,335,000	70,143,000
			Debt Service						
2,806,249	2,006,662	RP9330	Project Financing	2,486,600	2,480,000	4,125,000	4,116,000	5,578,400	18,786,000
			Total Expenditures	20,896,600	27,625,000	12,519,000	12,975,000	14,913,400	88,929,000
			Cumulative Balance	1,471,400	1,471,400	1,471,400	1,471,400	0	0

Vermont Manchester

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4028	VM Housing Trust	35,000					35,000
		5308	VM City AB1290 Retained (2990)	132,000					132,000
		6169	VM Bond Proceeds Series A	123,000					123,000
		8127	VM General Revenue	33,000					33,000
		9127	VM Tax Increment	224,000					224,000
			New Resources						
		4028	VM Housing Trust	113,000	121,000	90,000	97,000	103,000	524,000
		41VM	VM Housing Trust - New Bonds		294,000				294,000
		5308	VM City AB1290 Retained (2990)	50,000	50,000	51,000	53,000	55,000	259,000
		6169	VM Bond Proceeds Series A	2,000					2,000
		61VM	VM New Bond Proceeds		881,000				881,000
		8127	VM General Revenue	12,000	7,000	5,000	6,000	6,000	36,000
		9127	VM Tax Increment	333,000	357,000	262,000	276,000	289,000	1,517,000
			Transfers						
		1201	BH Program Income (from BH)	118,800					118,800
		7534	VM Debt Service Fund (from BH)	42,000	40,000	37,000	35,000	33,000	187,000
			Restricted Resources (To 9330)						
		7534	VM Debt Service Fund	293,000	115,000	259,000	257,000	256,000	1,180,000
			TOTAL Resources	1,510,800	1,865,000	704,000	724,000	742,000	5,545,800
			Net Resources without Debt Service Available for Work Program	1,217,800	1,750,000	445,000	467,000	486,000	4,365,800
			Expenditures						
			Proposed Work Program						
39,739	154,300	VM1950	New Housing Initiatives	71,400	491,600	90,000	97,000	103,000	853,000
1,107,378	16,505	VM2010	Vermont Village Plaza Phase II	100,000					100,000
	26,800	VM2030	County Office Building	48,800					48,800
	248,736	VM2040	Vermont/Manchester Mixed Use	151,100					151,100
		VM2050	88th & Western Mixed-Use Devel	111,700					111,700
	28,000	VM2990	AB1290 Work Program	182,000	50,000	51,000	53,000	55,000	391,000

Vermont Manchester
Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
212,890	53,895	VM6990	Response to Development Opportunities	114,800	474,000	377,000	392,000	405,000	1,762,800
		VM9330	Project Financing	29,500					29,500
168,541	75,500	VM9910	CAC/Citizens Participation	25,600					25,600
795,232	162,450	VM9990	Project General	264,300	110,000	110,000	110,000	111,000	705,300
			Work Program Expenditures	1,099,200	1,125,600	628,000	652,000	674,000	4,178,800
			Debt Service						
601,521	379,408	VM9330	Project Financing	158,100	155,000	296,000	292,000	465,900	1,367,000
			Total Expenditures	1,257,300	1,280,600	924,000	944,000	1,139,900	5,545,800
			Cumulative Balance	253,500	837,900	617,900	397,900	0	0

Watts
Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget		FY07	FY08	FY09	FY10	FY11	Total
		Resources						
		Available From Prior Years						
	1211	WA Program Income from BH	103,000					103,000
	1225	WA Program Income	1,255,000					1,255,000
	3509	WA MTA Watts Blue Line Pkg (4200)	303,400					303,400
	3516	WA MTA Train Museum (3400)	97,000					97,000
	4012	WA Housing Trust	152,000					152,000
	4012	WA Housing Trust (1901)	61,000					61,000
	5309	WA City AB1290 Retained (2990)	10,000					10,000
	8118	WA General Revenue	45,000					45,000
		New Resources						
	1211	WA Program Income from BH	4,000	2,000	2,000	2,000	2,000	12,000
	1225	WA Program Income	433,000	408,000	408,000	408,000	408,000	2,065,000
	4012	WA Housing Trust	62,000	60,000	62,000	64,000	66,000	314,000
	4012	WA Housing Trust (1901)	15,000	15,000	16,000	16,000	16,000	78,000
	4168	WA Housing Trust Series A	165,000					165,000
	4168	WA Housing Trust Series A (1901)	41,000					41,000
	5309	WA City AB1290 Retained (2990)	2,000	2,000	3,000	3,000	4,000	14,000
	6203	WA Bond Proceeds Series A	621,000					621,000
	8118	WA General Revenue	5,000	3,000	3,000	3,000	3,000	17,000
	9117	WA Tax Increment	211,000	125,000	129,000	133,000	136,000	734,000
		Restricted Resources (To 9330)						
	4012	WA Housing Trust		-24,000	-24,000	-24,000	-24,000	-96,000
	4012	WA Housing Trust (1901)		-6,000	-6,000	-6,000	-6,000	-24,000
	7518	WA Debt Service Fund		122,000	122,000	122,000	122,000	488,000
		TOTAL Resources	3,585,400	707,000	715,000	721,000	727,000	6,455,400
		Net Resources without Debt Service Available for Work Program	3,585,400	585,000	593,000	599,000	605,000	5,967,400
		Expenditures						
		Proposed Work Program						
	WA1100	Infill Affordable Housing Development	14,800	400,200	38,000	40,000	42,000	535,000
60,749	WA1901	City Affordable Hsng Trust Fund	117,000	9,000	10,000	10,000	10,000	156,000

Watts

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
67,308	16,100	WA2030	Community Marketplace	36,000					36,000
	4,000	WA2990	AB1290 Work Program	12,000	2,000	3,000	3,000	4,000	24,000
595,499	36,100	WA3100	WA Cultural Crescent Landscaping	125,800					125,800
492,516	180,526	WA3400	Watts Train Station Rehabilitation	269,000	97,000				366,000
1,008,399	773,342	WA4200	Cultural Crescent Parking	96,200	303,400				399,600
321,855	121,823	WA6990	Response to Development Opportunities	148,000	1,823,100	542,000	546,000	549,000	3,608,100
		WA9330	Project Financing	61,600					61,600
272,896	64,550	WA9910	PAC/Citizens Participation	78,300					78,300
1,560,011	306,539	WA9990	Project General	577,000					577,000
			Work Program Expenditures	1,535,700	2,634,700	593,000	599,000	605,000	5,967,400
			Debt Service						
288,591	39,710	WA9330	Project Financing		122,000	122,000	122,000	122,000	488,000
			Total Expenditures	1,535,700	2,756,700	715,000	721,000	727,000	6,455,400
			Cumulative Balance	2,049,700	0	0	0	0	0

Watts Corridors

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		2243	GA CDD #99228 - Redev & Revital (3000)	3,900					3,900
		2243	GA CDD #99228 - Redev & Revital (3100)	97,700					97,700
		4026	WC Housing Trust	48,000					48,000
		4140	WC Housing Trust Series A	72,000					72,000
		5310	WC City AB1290 Retained (2990)	49,000					49,000
		6170	WC Bond Proceeds Series A	16,000					16,000
		8131	WC General Revenue	33,000					33,000
		9126	WC Tax Increment	59,000					59,000
			New Resources						
		4026	WC Housing Trust	67,000	81,000	85,000	89,000	93,000	415,000
		4140	WC Housing Trust Series A	1,000					1,000
		5310	WC City AB1290 Retained (2990)	34,000	35,000	36,000	37,000	38,000	180,000
		8131	WC General Revenue	2,000	2,000	2,000	2,000	2,000	10,000
		9126	WC Tax Increment	190,000	226,000	236,000	245,000	253,000	1,150,000
			Transfers						
		1201	BH Program Income (from BH)	628,700					628,700
			Restricted Resources (To 9330)						
		7538	WC Debt Service Fund	325,000	91,000	89,000	89,000	88,000	682,000
			TOTAL Resources	1,626,300	435,000	448,000	462,000	474,000	3,445,300
			Net Resources without Debt Service Available for Work Program	1,301,300	344,000	359,000	373,000	386,000	2,763,300
			Expenditures						
			Proposed Work Program						
61,155	196,200	WC1990	Response to Housing Opportunities	188,000	81,000	85,000	89,000	93,000	536,000
2,135,876	49,300	WC2100	Grant AME Mixed-Use Develop	63,100					63,100
623,847	1,010,753	WC2120	Wattstar Theater	52,100					52,100
137,351	282,100	WC2210	Brewery Site Development	139,400					139,400
	100,000	WC2250	114th and Wilmington	22,000					22,000
	21,000	WC2990	AB1290 Work Program	83,000	35,000	36,000	37,000	38,000	229,000

Watts Corridors

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
228,649	6,700	WC3000	Public Improvements	7,600	3,900				11,500
224,169	76,500	WC3100	Cultural Crescent Public Improvement	75,900	97,700				173,600
56,478	126,200	WC3200	Watts Amphitheater	11,600					11,600
		WC6200	Project Area Expansion	54,000					54,000
228,749	121,950	WC6990	Response to Development Opportunities	122,700	228,000	238,000	247,000	255,000	1,090,700
		WC9330	Project Financing	30,500					30,500
178,808	86,000	WC9910	CAC/Citizens Participation	75,300					75,300
739,619	147,800	WC9990	Project General	274,500					274,500
			Work Program Expenditures	1,199,700	445,600	359,000	373,000	386,000	2,763,300
			Debt Service						
369,563	163,400	WC9330	Project Financing	120,300	91,000	89,000	89,000	292,700	682,000
			Total Expenditures	1,320,000	536,600	448,000	462,000	678,700	3,445,300
			Cumulative Balance	306,300	204,700	204,700	204,700	0	0

CRA/LA

Western Slauson

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4031	WS Housing Trust	266,000					266,000
		4031	WS Housing Trust (1901)	89,000					89,000
		4160	WS Housing Trust Series A	354,000					354,000
		4160	WS Housing Trust Series A (1901)	89,000					89,000
		5311	WS City AB1290 Retained (2990)	82,000					82,000
		6195	WS Bond Proceeds Series A	435,000					435,000
		8128	WS General Revenue	34,000					34,000
		9128	WS Tax Increment	176,000					176,000
			New Resources						
		4031	WS Housing Trust	130,000	138,000	149,000	160,000	171,000	748,000
		4031	WS Housing Trust (1901)	31,000	35,000	38,000	40,000	43,000	187,000
		4160	WS Housing Trust Series A	7,000					7,000
		5311	WS City AB1290 Retained (2990)	56,000	59,000	62,000	66,000	69,000	312,000
		6195	WS Bond Proceeds Series A	9,000					9,000
		8128	WS General Revenue	11,000	3,000	4,000	4,000	4,000	26,000
		9128	WS Tax Increment	278,000	322,000	353,000	383,000	415,000	1,751,000
			Restricted Resources (To 9330)						
		7535	WS Debt Service Fund	214,000	212,000	209,000	207,000	204,000	1,046,000
			TOTAL Resources	2,261,000	769,000	815,000	860,000	906,000	5,611,000
			Net Resources without Debt Service Available for Work Program	2,047,000	557,000	606,000	653,000	702,000	4,565,000
			Expenditures						
			Proposed Work Program						
	177,777	WS1901	City Affordable Hsng Trust Fund	209,000	35,000	38,000	40,000	43,000	365,000
	18,200	WS1990	Response to Housing Opportunities	789,800	138,000	149,000	160,000	171,000	1,407,800
7,603	151,123	WS2020	Commercial Facade Program	7,600					7,600
91,317	19,200	WS2030	Chesterfield Square Expansion	31,900					31,900
	12,400	WS2100	Industrial Rehab & Master Plan	19,200					19,200
	25,000	WS2990	AB1290 Work Program	138,000	59,000	62,000	66,000	69,000	394,000
472,676	431,619	WS3000	Public Improvements	462,700					462,700

Western Slauson

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
669,466	244,961	WS6990	Response to Development Opportunities	71,700	325,000	357,000	387,000	419,000	1,559,700
		WS9330	Project Financing	37,800					37,800
296,801	71,200	WS9910	CAC/Citizens Participation	82,000					82,000
776,288	324,566	WS9990	Project General	197,300					197,300
			Work Program Expenditures	2,047,000	557,000	606,000	653,000	702,000	4,565,000
			Debt Service						
283,040	352,028	WS9330	Project Financing	214,000	212,000	209,000	207,000	204,000	1,046,000
			Total Expenditures	2,261,000	769,000	815,000	860,000	906,000	5,611,000
			Cumulative Balance	0	0	0	0	0	0

Westlake

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4030	WL Housing Trust	294,000					294,000
		4030	WL Housing Trust (1901)	196,000					196,000
		4159	WL Housing Trust Series A	1,002,000					1,002,000
		6194	WL Bond Proceeds Series A	4,219,000					4,219,000
		8129	WL General Revenue	41,000					41,000
		9132	WL Tax Increment	1,218,000					1,218,000
			New Resources						
		4030	WL Housing Trust	632,000	690,000	558,000	604,000	652,000	3,136,000
		4030	WL Housing Trust (1901)	157,000	174,000	142,000	154,000	166,000	793,000
		4159	WL Housing Trust Series A	20,000					20,000
		41WL	WL Housing Trust - New Bonds		1,602,000				1,602,000
		41WL	WL Housing Trust - New Bonds (1901)		400,000				400,000
		5312	WL City AB1290 Retained (2990)	283,000	304,000	319,000	335,000	350,000	1,591,000
		6194	WL Bond Proceeds Series A	84,000					84,000
		61WL	WL New Bond Proceeds		4,404,000				4,404,000
		8129	WL General Revenue	58,000	36,000	29,000	32,000	35,000	190,000
		9132	WL Tax Increment	1,645,000	1,824,000	1,472,900	1,599,900	1,727,900	8,269,700
			Restricted Resources (To 9330)						
		7536	WL Debt Service Fund	964,000	963,000	1,653,100	1,652,100	1,651,100	6,883,300
			TOTAL Resources	10,813,000	10,397,000	4,174,000	4,377,000	4,582,000	34,343,000
			Net Resources without Debt Service Available for Work Program	9,849,000	9,434,000	2,520,900	2,724,900	2,930,900	27,459,700
			Expenditures						
			Proposed Work Program						
	439,300	WL1300	MacArthur Park Metro Development	1,064,700					1,064,700
		WL1350	Supportive Housing Initiative	1,023,900	1,000,000				2,023,900
		WL1400	Hartford Ave. Affordable Rental	3,900					3,900
	986,615	WL1901	City Affordable Hsng Trust Fund	353,000	574,000	142,000	154,000	166,000	1,389,000
46,014	753,000	WL1990	Response to Housing Opportunities	824,300	1,292,000	558,000	604,000	652,000	3,930,300
385,106	842,045	WL2100	Alvarado Comml Facade Grant Program	1,168,300	1,500,000	151,900	231,900	312,900	3,365,000

Westlake

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
		WL2500	Transit Oriented Smart Growth	32,100					32,100
9,819	411,200	WL2700	Mixed-Use Catalytic Development	1,366,100	452,700				1,818,800
	571,999	WL2990	AB1290 Work Program	283,000	304,000	319,000	335,000	350,000	1,591,000
	336,200	WL3300	Public Improvements	1,099,700	1,500,000	150,000	200,000	250,000	3,199,700
		WL3400	MacArthur Park Band Shell Renovation	505,000	200,000				705,000
315,997	1,319,262	WL4100	Alvarado Pedestrian Improvements	630,300					630,300
7,381	83,000	WL6100	Plan Implementation Tools	86,600	200,000				286,600
		WL6500	Historic Preservation Resource Survey	74,200					74,200
243,857	295,800	WL6990	Response to Development Opportunities	201,900	2,000,000	500,000	500,000	500,000	3,701,900
		WL9330	Project Financing	40,300					40,300
297,385	77,378	WL9910	PAC/Citizens Participation	136,800	200,000	150,000	150,000	150,000	786,800
627,352	352,868	WL9990	Project General	502,200	664,000	550,000	550,000	550,000	2,816,200
			Work Program Expenditures	9,396,300	9,886,700	2,520,900	2,724,900	2,930,900	27,459,700
			Debt Service						
143,011	182,492	WL9330	Project Financing	964,000	963,000	1,653,100	1,652,100	1,651,100	6,883,300
			Total Expenditures	10,360,300	10,849,700	4,174,000	4,377,000	4,582,000	34,343,000
			Cumulative Balance	452,700	0	0	0	0	0

Wilshire Koreatown

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
			Resources						
			Available From Prior Years						
		4032	WK Housing Trust (1901)	913,000					913,000
		4158	WK Housing Trust Series A	3,321,000					3,321,000
		4158	WK Housing Trust Series A (1901)	830,000					830,000
		6193	WK Bond Proceeds Series A	6,127,000					6,127,000
		8130	WK General Revenue	26,000					26,000
		9130	WK Tax Increment	1,430,000					1,430,000
			New Resources						
		4032	WK Housing Trust	1,550,000	1,750,000	1,524,000	1,664,000	1,453,000	7,941,000
		4032	WK Housing Trust (1901)	389,000	439,000	386,000	421,000	370,000	2,005,000
		4158	WK Housing Trust Series A	66,000					66,000
		41WK	WK Housing Trust - New Bonds		3,321,000		3,215,000		6,536,000
		41WK	WK Housing Trust - New Bonds (1901)		830,000		804,000		1,634,000
		5313	WK City AB1290 Retained (2990)	624,000	690,000	734,000	780,000	827,000	3,655,000
		6193	WK Bond Proceeds Series A	123,000					123,000
		61WK	WK New Bond Proceeds		9,133,000		8,841,000		17,974,000
		8130	WK General Revenue	126,000	92,000	80,000	88,000	76,000	462,000
		9130	WK Tax Increment	4,077,000	4,615,000	4,012,000	4,391,000	3,824,000	20,919,000
			Restricted Resources (To 9330)						
		7537	WK Debt Service Fund	1,485,000	1,482,000	2,894,000	2,891,000	4,272,000	13,024,000
			TOTAL Resources	21,087,000	22,352,000	9,630,000	23,095,000	10,822,000	86,986,000
			Net Resources without Debt Service Available for Work Program	19,602,000	20,870,000	6,736,000	20,204,000	6,550,000	73,962,000
			Expenditures						
			Proposed Work Program						
		WK1300	Hobart Heights Apartments	549,300					549,300
		WK1400	Affordable Housing Initiative	3,673,000	1,000,000	1,000,000	1,000,000	1,000,000	7,673,000
		WK1450	Supportive Housing Initiative	589,700	500,000	500,000			1,589,700
	1,743,334	WK1901	City Affordable Hsng Trust Fund	2,132,000	1,269,000	386,000	1,225,000	370,000	5,382,000
28,925	3,644,573	WK1990	Response to Housing Opportunities	1,003,600	2,000,000	1,595,000	2,000,000	2,332,000	8,930,600
	635,100	WK2050	6th Street Commercial Façade	1,025,400	500,000	500,000			2,025,400

Wilshire Koreatown

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget			FY07	FY08	FY09	FY10	FY11	Total
	3,121,200	WK2150	Wilshire Vermont Cultural Project	3,806,300	3,000,000				6,806,300
		WK2160	Ambassador Hotel/LAUSD Pocket Park	291,800					291,800
		WK2170	Olympic Boulevard BID	654,800	500,000				1,154,800
		WK2800	Transit Oriented Smart Growth	495,200	500,000	500,000	500,000	500,000	2,495,200
	1,184,434	WK2990	AB1290 Work Program	624,000	690,000	734,000	780,000	827,000	3,655,000
11,207		WK3300	Streetscape and Public Improvement	836,000	500,000	500,000	1,000,000	1,000,000	3,836,000
	84,100	WK3400	Signage Design/Code Enforcement	75,000					75,000
		WK3500	Open Space Development Initiative	650,400	1,100,000	500,000			2,250,400
412,028	1,000	WK4100	Wilshire/Western Transit Center	6,800					6,800
	603,000	WK6000	Beverly/Virgil Economic Development	617,000	2,000,000	1,000,000			3,617,000
51,900	377,100	WK6100	Wilshire Blvd Corridor Economic Devel	189,700	500,000				689,700
	162,300	WK6200	Parking & Circulation Study	212,800	1,000,000				1,212,800
		WK6300	Historic Resources Survey	446,600	500,000				946,600
831,389	661,300	WK6990	Response to Development Opportunities	1,026,900	1,000,000	2,433,000	4,000,000	9,019,000	17,478,900
		WK9330	Project Financing	59,700					59,700
334,539	132,800	WK9910	CAC/Citizens Participation	120,000	125,000	125,000	125,000	125,000	620,000
843,075	616,997	WK9990	Project General	516,000	525,000	525,000	525,000	525,000	2,616,000
			Work Program Expenditures	19,602,000	17,209,000	10,298,000	11,155,000	15,698,000	73,962,000
			Debt Service						
472,406	467,217	WK9330	Project Financing	1,485,000	1,482,000	2,894,000	2,891,000	4,272,000	13,024,000
			Total Expenditures	21,087,000	18,691,000	13,192,000	14,046,000	19,970,000	86,986,000
			Cumulative Balance	0	3,661,000	99,000	9,148,000	0	0

General Agency
Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget		FY07	FY08	FY09	FY10	FY11	Total
		Resources						
		Available From Prior Years						
	1212	CRA Rehab Loan	105,000					105,000
	1222	HOME Program Income	918,000					918,000
	1224	HODAG Program Income	41,000					41,000
	1226	Rental Rehab Program Income	90,000					90,000
	5132	CRA Special Revenue	3,443,000					3,443,000
	5134	Rockefeller Art Fund	210,000					210,000
	5141	Downtown Cultural	1,184,000					1,184,000
	5185	Santa Fe Art Colony	56,000					56,000
		New Resources						
	1212	CRA Rehab Loan	58,000	56,000	56,000	56,000	56,000	282,000
	1222	HOME Program Income	74,000	56,000	56,000	56,000	56,000	298,000
	1224	HODAG Program Income	51,800	51,000	51,000	51,000	51,000	255,800
	1226	Rental Rehab Program Income	103,800	102,000	102,000	102,000	102,000	511,800
	5132	CRA Special Revenue	518,000	360,000	360,000	360,000	360,000	1,958,000
	5134	Rockefeller Art Fund	4,000					4,000
	5141	Downtown Cultural	24,000					24,000
	5185	Santa Fe Art Colony	1,000					1,000
		Transfers						
	1212	CRA Rehab Loan (to CW)	-163,000	-56,000	-56,000	-56,000	-56,000	-387,000
	1222	HOME Program Income (to CW)	-992,000	-56,000	-56,000	-56,000	-56,000	-1,216,000
	1224	HODAG Program Income (to CW)	-92,800	-51,000	-51,000	-51,000	-51,000	-296,800
	1226	Rental Rehab Program Income (to CW)	-193,800	-102,000	-102,000	-102,000	-102,000	-601,800
	5132	CRA Special Revenue (to BH)	-3,989,300					-3,989,300
	5132	CRA Special Revenue (from C9)	435,000					435,000
	5132	CRA Special Revenue (to DA)	-102,400					-102,400
	5132	CRA Special Revenue (from LC)	30,000					30,000
	5132	CRA Special Revenue (to ST)	-334,300					-334,300
	5134	Rockefeller Art Fund (to CB)	-214,000					-214,000
	5141	Downtown Cultural (to CB)	-1,208,000					-1,208,000
	5185	Santa Fe Art Colony (to CB)	-57,000					-57,000
		TOTAL Resources	0	360,000	360,000	360,000	360,000	1,440,000

General Agency

Five-Year Resources and Work Program

Prior 5 Yrs.	Current Budget		FY07	FY08	FY09	FY10	FY11	Total
		Net Resources without Debt Service Available for Work Program	0	360,000	360,000	360,000	360,000	1,440,000
		Cumulative Balance	0	360,000	720,000	1,080,000	1,440,000	1,440,000

CRA/LA

Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

Project Area/Objective		Operating (Program Delivery) Budget				Capital Budget					
		Direct Personnel	Indirect Personnel	Non-Personnel	Total	Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
Adelante Eastside											
EA1010	Residential Rehabilitation	24,200	19,538	13,062	56,800	10,000	500,000	0	0	510,000	566,800
EA1030	Vista Monterey Senior Apartments	14,700	10,668	7,132	32,500	0	0	0	0	0	32,500
EA1080	First Time Homebuyers	21,600	17,140	11,460	50,200	0	2,000,000	0	0	2,000,000	2,050,200
EA1901	City Affordable Hsng Trust Fund	0	0	0	0	0	0	0	1,761,200	1,761,200	1,761,200
EA1990	Response to Housing Opportunities	52,900	44,109	29,491	126,500	0	2,530,000	0	0	2,530,000	2,656,500
EA2120	Industrial Rehabilitation	26,800	20,856	13,944	61,600	60,000	400,000	0	0	460,000	521,600
EA2130	New Industrial Development	24,400	19,178	12,822	56,400	50,000	250,000	0	0	300,000	356,400
EA2140	Commercial Rehabilitation	34,600	26,849	17,951	79,400	85,000	400,000	0	0	485,000	564,400
EA2150	Sears Olympic Mixed Use	108,200	119,263	79,737	307,200	150,000	0	0	0	150,000	457,200
EA2300	BioMedTech Park	197,900	442,233	295,667	935,800	153,500	0	0	3,000	156,500	1,092,300
EA2400	Eastside Light Rail Devel Opps	35,700	28,887	19,313	83,900	50,000	300,000	0	0	350,000	433,900
EA2700	Commercial Facade	22,100	17,680	11,820	51,600	50,000	200,000	0	0	250,000	301,600
EA2750	First/Mission Mixed-Use Development	59,400	48,784	32,616	140,800	110,000	0	0	1,000	111,000	251,800
EA2990	AB1290 Work Program	0	0	0	0	0	0	0	979,000	979,000	979,000
EA3100	Eastside Industrial Park	53,200	43,031	28,769	125,000	50,000	650,000	0	0	700,000	825,000
EA3150	Public Improvements	15,600	12,586	8,414	36,600	0	925,700	0	0	925,700	962,300
EA6990	Response to Development Opportunities	53,000	42,671	28,529	124,200	47,000	0	0	0	47,000	171,200
EA9330	Project Financing	23,400	16,062	10,738	50,200	22,000	0	9,000	0	31,000	81,200
EA9910	PAC/Citizens Participation	89,700	70,659	47,241	207,600	0	0	0	0	0	207,600
EA9990	Project General	148,100	132,089	88,311	368,500	0	0	118,000	688,000	806,000	1,174,500
	Project Total	1,005,500	1,132,283	757,017	2,894,800	837,500	8,155,700	127,000	3,432,200	12,552,400	15,447,200

Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

Project Area/Objective		Operating (Program Delivery) Budget				Capital Budget					
		Direct Personnel	Indirect Personnel	Non-Personnel	Total	Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
Beacon Street											
BS1300	Palos Verdes Housing	22,600	18,099	12,101	52,800	0	0	2,000	0	2,000	54,800
BS1615	La Salle Lofts	8,500	7,731	5,169	21,400	0	0	0	0	0	21,400
BS1700	Centre Street Lofts Affordable Housing	0	0	0	0	0	1,093,200	0	0	1,093,200	1,093,200
BS1901	City Affordable Hsng Trust Fund	0	0	0	0	0	0	0	232,000	232,000	232,000
BS1990	Response to Housing Opportunities	52,400	42,791	28,609	123,800	0	0	0	0	0	123,800
BS2030	San Pedro Transit Center	19,400	14,743	9,857	44,000	0	0	0	0	0	44,000
BS2070	Centre Street Lofts	43,300	33,382	22,318	99,000	0	0	0	0	0	99,000
BS2990	AB1290 Work Program	0	0	0	0	0	0	0	9,000	9,000	9,000
BS3000	Port OPA Homeland Sec/Charter	10,800	7,911	5,289	24,000	0	0	2,000	0	2,000	26,000
BS6130	Public Art Program	0	0	0	0	12,000	0	0	0	12,000	12,000
BS6600	Cultural Arts & Entertain Dist	21,200	17,260	11,540	50,000	50,000	0	0	0	50,000	100,000
BS9330	Project Financing	6,800	4,555	3,045	14,400	17,000	0	6,000	0	23,000	37,400
BS9990	Project General	61,700	60,411	40,389	162,500	0	0	2,000	4,500	6,500	169,000
	Project Total	246,700	206,883	138,317	591,900	79,000	1,093,200	12,000	245,500	1,429,700	2,021,600
Broadway/Manchester											
MC1470	Broadway Site Development	30,000	24,212	16,188	70,400	0	0	0	1,000	1,000	71,400
MC1990	Response to Housing Opportunities	4,800	3,836	2,564	11,200	0	0	0	0	0	11,200
MC2100	Broadway/Manchester Commercial Center	98,600	82,945	55,455	237,000	35,200	0	0	0	35,200	272,200
MC2990	AB1290 Work Program	0	0	0	0	0	0	0	24,000	24,000	24,000
MC6990	Response to Development Opportunities	49,600	40,394	27,006	117,000	307,900	0	0	0	307,900	424,900
MC9330	Project Financing	13,700	9,469	6,331	29,500	10,000	0	2,000	0	12,000	41,500
MC9990	Project General	115,600	97,089	64,911	277,600	0	0	4,000	80,800	84,800	362,400
	Project Total	312,300	257,945	172,455	742,700	353,100	0	6,000	105,800	464,900	1,207,600

CRA/LA

Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

Project Area/Objective		Operating (Program Delivery) Budget				Capital Budget					
		Direct Personnel	Indirect Personnel	Non-Personnel	Total	Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
Bunker Hill											
BH1040	Angelus Plaza	3,200	2,637	1,763	7,600	0	15,000	3,000	0	18,000	25,600
BH1050	Grand Avenue JPA	63,900	52,740	35,260	151,900	110,000	350,000	100,000	13,000	573,000	724,900
BH1070	Colburn School Phase II	9,800	6,832	4,568	21,200	0	0	0	5,000	5,000	26,200
BH1960	Convention Hotel CTD	0	0	0	0	0	0	0	4,000,000	4,000,000	4,000,000
BH2050	California Plaza Parcel Y1 Development	26,900	22,354	14,946	64,200	0	1,000,000	73,000	50,000	1,123,000	1,187,200
BH2990	AB1290 Work Program	0	0	0	0	0	0	0	491,000	491,000	491,000
BH3010	Second Street Connection	91,300	75,693	50,607	217,600	200,000	1,579,600	0	20,400	1,800,000	2,017,600
BH3090	Grand Avenue Streetscape	16,400	13,425	8,975	38,800	0	600,000	25,000	15,000	640,000	678,800
BH3110	Project Wide Maintenance	28,800	19,897	13,303	62,000	0	250,000	0	25,000	275,000	337,000
BH3130	Angels Knoll Plaza	43,200	35,839	23,961	103,000	0	790,000	10,000	7,500	807,500	910,500
BH3140	California Plaza Shade Project	19,600	16,181	10,819	46,600	0	350,000	10,000	0	360,000	406,600
BH4960	Downtown Cultural Tourism	9,400	7,731	5,169	22,300	0	100,000	0	50,000	150,000	172,300
BH6030	Design for Development	3,400	2,757	1,843	8,000	0	0	75,000	0	75,000	83,000
BH6130	Public Art Program	15,600	14,863	9,937	40,400	0	0	0	0	0	40,400
BH6140	Hill Street Avenida	0	0	0	0	0	0	0	21,800	21,800	21,800
BH6990	Response to Development Opportunities	86,500	71,738	47,962	206,200	0	0	360,000	0	360,000	566,200
BH9330	Project Financing	38,700	26,969	18,031	83,700	0	0	36,000	0	36,000	119,700
BH9990	Project General	176,800	167,688	112,112	456,600	0	0	30,000	202,200	232,200	688,800
	Project Total	633,500	537,344	359,256	1,530,100	310,000	5,034,600	722,000	4,900,900	10,967,500	12,497,600

CRA/LA

Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

Project Area/Objective		Operating (Program Delivery) Budget				Capital Budget					
		Direct Personnel	Indirect Personnel	Non-Personnel	Total	Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
Central Business District											
CB2100	Civic Center Master Plan	2,500	2,098	1,402	6,000	0	0	1,000	2,000	3,000	9,000
CB6030	Downtown Parking Management Ord	56,000	491,617	328,683	876,300	40,600	0	10,000	9,400	60,000	936,300
CB6130	Public Art Program	12,500	14,923	9,977	37,400	18,000	0	400	0	18,400	55,800
CB6990	Response to Development Opportunities	20,100	20,317	13,583	54,000	1,000	0	1,000	40,000	42,000	96,000
CB9330	Project Financing	2,400	1,678	1,122	5,200	0	0	12,000	0	12,000	17,200
CB9390	CT/CI Plan Amendment	0	0	0	0	0	0	30,500	0	30,500	30,500
CB9990	Project General	46,700	53,998	36,102	136,800	0	0	50,000	27,500	77,500	214,300
FC2010	Citi Corp Plaza - Phase III	6,500	5,274	3,526	15,300	0	0	0	3,000	3,000	18,300
FC2150	Commercial Developer Agreements	2,400	6,712	4,488	13,600	0	0	0	0	0	13,600
SP2020	Metropolis/City Center Development	29,000	22,834	15,266	67,100	1,000	0	32,300	3,000	36,300	103,400
SP2180	South Park Supermarket	13,900	10,848	7,252	32,000	1,000	0	0	3,000	4,000	36,000
	Project Total	192,000	630,299	421,401	1,243,700	61,600	0	137,200	87,900	286,700	1,530,400
Central Industrial											
CI1200	Downtown Women's Center	10,500	8,690	5,810	25,000	50,000	2,000,000	0	0	2,050,000	2,075,000
CI1950	New Housing Opportunities	0	0	0	0	55,000	0	0	0	55,000	55,000
CI2000	SRO Monitoring	11,200	9,110	6,090	26,400	0	0	0	0	0	26,400
CI6010	Design for Development Guidelines	16,800	13,664	9,136	39,600	0	0	0	0	0	39,600
CI6990	Response to Development Opportunities	46,300	38,056	25,444	109,800	0	0	0	0	0	109,800
CI9990	Project General	93,600	88,519	59,181	241,300	0	0	0	0	0	241,300
	Project Total	178,400	158,039	105,661	442,100	105,000	2,000,000	0	0	2,105,000	2,547,100

Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

Project Area/Objective	Operating (Program Delivery) Budget				Capital Budget					
	Direct Personnel	Indirect Personnel	Non-Personnel	Total	Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
Chinatown										
CH1080 Affordable Housing	16,800	13,904	9,296	40,000	0	0	0	0	0	40,000
CH1100 Yale Terrace Large Family Housing	44,300	34,221	22,879	101,400	40,000	175,600	0	2,000	217,600	319,000
CH1200 Orsini IIA, IIB and III	8,000	6,473	4,327	18,800	0	0	0	0	0	18,800
CH1210 Gateway Chinatown	4,800	3,836	2,564	11,200	0	0	0	0	0	11,200
CH1220 Grand View Gardens	5,000	3,955	2,645	11,600	0	0	0	0	0	11,600
CH1230 Capitol Mill at the Cornfield	8,900	7,072	4,728	20,700	0	0	0	0	0	20,700
CH1300 Blossom Plaza Affordability	0	0	0	0	0	1,500,000	0	0	1,500,000	1,500,000
CH1901 City Affordable Hsng Trust Fund	0	0	0	0	0	0	0	476,000	476,000	476,000
CH2000 Commercial Incentive Loans	82,800	68,561	45,839	197,200	0	440,800	0	0	440,800	638,000
CH2010 Business Improvement Program	8,300	6,832	4,568	19,700	50,000	525,000	0	0	575,000	594,700
CH2050 Bamboo Plaza Public Parking	15,400	11,866	7,934	35,200	76,000	0	4,000	796,000	876,000	911,200
CH2300 Facade Improvement Program	6,600	5,274	3,526	15,400	85,000	1,000,000	0	0	1,085,000	1,100,400
CH3120 Blossom Plaza	13,000	10,308	6,892	30,200	165,000	250,000	40,000	0	455,000	485,200
CH3200 Chinatown Linkages	8,000	6,473	4,327	18,800	0	0	0	0	0	18,800
CH6000 Chinatown Master Plan	24,600	20,377	13,623	58,600	100,000	0	0	0	100,000	158,600
CH6990 Response to Development Opportunities	65,200	53,698	35,902	154,800	40,000	0	54,000	0	94,000	248,800
CH9330 Project Financing	22,800	15,522	10,378	48,700	0	0	0	0	0	48,700
CH9910 CAC/Citizens Participation	27,200	22,414	14,986	64,600	0	16,000	0	74,500	90,500	155,100
CH9990 Project General	81,600	86,181	57,619	225,400	30,000	50,000	6,000	56,200	142,200	367,600
Project Total	443,300	376,967	252,033	1,072,300	586,000	3,957,400	104,000	1,404,700	6,052,100	7,124,400

CRA/LA

Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

Project Area/Objective		Operating (Program Delivery) Budget				Capital Budget					
		Direct Personnel	Indirect Personnel	Non-Personnel	Total	Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
City Center											
CT1030	Downtown YWCA/Jobs Corp	26,300	21,755	14,545	62,600	250,000	0	89,500	0	339,500	402,100
CT1040	901 S. Broadway Apartments	6,000	4,015	2,685	12,700	0	0	0	0	0	12,700
CT1090	Downtown Housing Opportunities	21,000	17,380	11,620	50,000	40,000	0	40,000	0	80,000	130,000
CT1100	Morrison Hotel	11,500	9,349	6,251	27,100	90,000	0	0	0	90,000	117,100
CT1200	Olympic City House	21,300	17,560	11,740	50,600	0	0	0	0	0	50,600
CT2000	Homeless Reduction Program	8,800	6,952	4,648	20,400	0	0	10,000	0	10,000	30,400
CT2020	Historic Core Entertainment District	3,200	2,637	1,763	7,600	0	0	7,000	0	7,000	14,600
CT2030	Broadway Spring Center	2,600	2,038	1,362	6,000	0	0	2,000	0	2,000	8,000
CT2070	Grand Central Square	2,000	1,438	962	4,400	0	0	2,000	0	2,000	6,400
CT2080	Historic Core Revitalization	26,800	22,055	14,745	63,600	0	0	0	0	0	63,600
CT2100	Museum of Neon Art	6,500	5,454	3,646	15,600	0	0	1,000	0	1,000	16,600
CT2120	St. Vibiana	1,000	719	481	2,200	0	0	0	0	0	2,200
CT2125	St. Vibiana/Little Tokyo Gym	1,600	1,318	882	3,800	0	0	0	0	0	3,800
CT2150	Monitoring Various Agreements	500	360	240	1,100	0	0	0	0	0	1,100
CT2190	Metro Lofts (Forest City)	5,100	3,716	2,484	11,300	0	0	0	0	0	11,300
CT2200	Downtown Open Space Opportunities	2,800	2,098	1,402	6,300	0	0	0	0	0	6,300
CT2300	Convention Hotel	22,200	16,301	10,899	49,400	0	16,000,000	0	0	16,000,000	16,049,400
CT2400	LA Sports Entertainment Dist Master Plan	7,900	6,533	4,367	18,800	0	0	10,000	0	10,000	28,800
CT2500	Pershing Square Center	16,300	13,305	8,895	38,500	0	0	0	3,000	3,000	41,500
CT2600	Grand Ave. Plaza Mixed-Use Development	17,200	14,384	9,616	41,200	0	0	0	3,000	3,000	44,200
CT3000	UCLA Building - Adaptive Reuse	0	0	0	0	0	0	0	1,200	1,200	1,200
CT3020	Grand Hope Park	0	0	0	0	0	0	10,000	48,000	58,000	58,000
CT3025	Venice Hope Park	5,700	4,615	3,085	13,400	0	0	0	0	0	13,400
CT3030	Venice & Hope Community Center	30,600	24,332	16,268	71,200	585,000	474,900	100,000	15,400	1,175,300	1,246,500
CT3060	S. Park Elementary School - Mixed Use	3,300	2,577	1,723	7,600	0	0	0	1,000	1,000	8,600
CT3080	L.A. Arena	27,900	20,856	13,944	62,700	0	0	0	800	800	63,500
CT3090	Downtown Open Space Opportunities	6,000	5,154	3,446	14,600	0	0	0	0	0	14,600
CT3100	Downtown Visitor's Center	7,100	5,753	3,847	16,700	0	0	0	0	0	16,700
CT4100	Broadway Sidewalk Reconstruction	7,800	6,413	4,287	18,500	0	0	0	0	0	18,500
CT4200	Red Car Circulation Study	4,200	3,356	2,244	9,800	0	0	1,000	400	1,400	11,200
CT4300	Grtr Pershing Sq Pub WiFi Dist	5,200	4,255	2,845	12,300	0	0	0	0	0	12,300

CRA/LA

Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

Project Area/Objective		Operating (Program Delivery) Budget				Capital Budget					Total
		Direct Personnel	Indirect Personnel	Non-Personnel	Total	Professional Services	Land, Bricks and Mortar	Legal	Other	Total	
City Center											
CT4400	Planning & Development Guidelines	11,100	9,110	6,090	26,300	0	0	0	0	0	26,300
CT6000	Fashion District Strategic Plan	2,400	1,798	1,202	5,400	0	0	0	0	0	5,400
CT6990	Response to Development Opportunities	183,800	152,525	101,975	438,300	0	0	5,000	0	5,000	443,300
CT9330	Project Financing	2,400	1,678	1,122	5,200	0	0	4,000	0	4,000	9,200
CT9990	Project General	122,600	115,188	77,012	314,800	0	0	21,700	8,900	30,600	345,400
	Project Total	630,700	526,977	352,323	1,510,000	965,000	16,474,900	303,200	81,700	17,824,800	19,334,800
Citywide Brownfields											
CN3311	BR-Site Investigation & Assistance	30,000	54,418	36,382	120,800	290,000	0	0	0	290,000	410,800
CN3320	BR-Crown Coach Demo Site	23,600	47,466	31,734	102,800	265,000	0	0	50,000	315,000	417,800
CN3330	BR-Wilmington Demo Site	14,400	24,931	16,669	56,000	0	0	0	0	0	56,000
CN3351	BR-Showcase Comml Matching Fund	10,000	21,096	14,104	45,200	0	0	0	0	0	45,200
CN3361	BR-Tool Box	12,000	26,130	17,470	55,600	0	0	0	0	0	55,600
CN3371	BR-4th Demonstration Site	7,200	12,705	8,495	28,400	0	0	0	0	0	28,400
CN3381	BR-Sm Site Neighborhood Assessment	14,800	15,582	10,418	40,800	120,000	0	0	53,000	173,000	213,800
	Project Total	112,000	202,328	135,272	449,600	675,000	0	0	103,000	778,000	1,227,600
Citywide Disaster Assistance											
DA2010	Com/Ind Earthquake Recovery	39,200	27,089	18,111	84,400	10,000	0	8,000	0	18,000	102,400
	Project Total	39,200	27,089	18,111	84,400	10,000	0	8,000	0	18,000	102,400
Citywide Feasibility Studies											
ST6650	Redevelopment Plan Amendment	117,800	100,984	67,516	286,300	48,000	0	0	0	48,000	334,300
	Project Total	117,800	100,984	67,516	286,300	48,000	0	0	0	48,000	334,300

Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

Project Area/Objective	Operating (Program Delivery) Budget: Direct Personnel	Indirect Personnel	Non-Personnel	Total	Capital Budget: Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
Citywide Housing										
CW1047 Reacquired Properties	22,400	16,781	11,219	50,400	0	0	0	8,000	8,000	58,400
CW1070 Sec 8 NC Contract Administration	112,700	91,575	61,225	265,500	50,000	6,501,700	0	1,600	6,553,300	6,818,800
CW1080 Loan/Bnd Compliance Monitoring	572,800	449,305	300,395	1,322,500	100,000	0	20,000	4,800	124,800	1,447,300
CW1470 CW Housing Policy Development	19,700	15,942	10,658	46,300	0	0	0	0	0	46,300
CW9990 Project General	265,200	263,158	175,942	704,300	0	0	0	16,200	16,200	720,500
Project Total	992,800	836,761	559,439	2,389,000	150,000	6,501,700	20,000	30,600	6,702,300	9,091,300
Citywide Non-Housing										
CN4000 LA Cultural Tourism Web Page	11,900	9,889	6,611	28,400	0	0	0	0	0	28,400
Project Total	11,900	9,889	6,611	28,400	0	0	0	0	0	28,400

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Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

Project Area/Objective		Operating (Program Delivery) Budget: Direct Personnel	Indirect Personnel	Non-Personnel	Total	Capital Budget: Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
Council District 9											
C91010	Housing Rehabilitation Program	1,500	1,079	721	3,300	0	250,000	2,000	0	252,000	255,300
C91204	Central Avenue Townhomes	22,300	17,680	11,820	51,800	0	1,107,700	0	0	1,107,700	1,159,500
C91300	Homeownership Properties Acq/RFP	72,300	71,498	47,802	191,600	40,000	3,050,000	2,000	252,000	3,344,000	3,535,600
C91350	Central Village Apartments	11,200	9,169	6,131	26,500	0	0	0	0	0	26,500
C91400	29th Street Crossing	44,100	45,428	30,372	119,900	0	2,500,000	0	0	2,500,000	2,619,900
C91901	City Affordable Hsng Trust Fund	0	0	0	0	0	0	0	1,869,000	1,869,000	1,869,000
C91950	New Housing Initiatives	19,400	16,062	10,738	46,200	400,000	2,000,000	1,000	0	2,401,000	2,447,200
C92010	Goodyear Industrial Tract	37,300	30,805	20,595	88,700	200,000	250,000	0	16,000	466,000	554,700
C92120	Slauson/Central Retail Plaza	32,500	39,615	26,485	98,600	30,000	1,000,000	25,000	20,000	1,075,000	1,173,600
C92150	Commercial Facade	37,000	30,325	20,275	87,600	0	500,000	0	0	500,000	587,600
C92200	American Apparel (Brownsfields)	25,600	26,190	17,510	69,300	405,500	2,750,000	0	0	3,155,500	3,224,800
C92210	Central Ave. Opportunity Sites	37,800	38,296	25,604	101,700	50,000	603,300	60,000	5,500	718,800	820,500
C92300	Goodyear Site (Brownsfields)	34,000	52,979	35,421	122,400	300,000	0	4,000	0	304,000	426,400
C92310	Calko Steel Expansion (Brownsfields)	29,700	32,483	21,717	83,900	0	1,317,000	2,000	500	1,319,500	1,403,400
C92410	Figueroa/Washington Auto Row	7,900	6,413	4,287	18,600	0	0	0	0	0	18,600
C92500	BID Formation & Security Program	7,400	6,113	4,087	17,600	50,000	0	2,000	2,000	54,000	71,600
C92700	Vermont Senior Center	30,700	25,291	16,909	72,900	7,000	1,000,000	0	0	1,007,000	1,079,900
C92770	Washington Retail Center RFP	92,100	78,210	52,290	222,600	85,000	1,220,000	60,000	1,000	1,366,000	1,588,600
C92990	AB1290 Work Program	0	0	0	0	0	0	0	428,000	428,000	428,000
C93130	Clean and Safe Program	1,200	1,199	801	3,200	0	250,000	0	0	250,000	253,200
C93200	Central Avenue Streetscape	16,200	13,245	8,855	38,300	180,000	300,000	0	5,000	485,000	523,300
C93210	Challengers Track & Field	5,800	4,735	3,165	13,700	600,000	0	2,000	0	602,000	615,700
C93220	Hist Pres Angeles Funeral Home	3,600	2,997	2,003	8,600	0	300,000	2,000	0	302,000	310,600
C93620	Community Service Center (TNI)	8,400	6,113	4,087	18,600	0	0	0	2,000	2,000	20,600
C93650	48th Street Public Improvement	10,200	8,211	5,489	23,900	0	0	0	0	0	23,900
C96000	Strategic Plan	13,800	10,788	7,212	31,800	75,000	0	0	0	75,000	106,800
C96100	Design Guidelines	15,800	12,526	8,374	36,700	0	0	0	0	0	36,700
C96990	Response to Development Opportunities	149,200	121,361	81,139	351,700	85,000	3,500	0	10,000	98,500	450,200
C99330	Project Financing	20,800	14,384	9,616	44,800	37,000	0	7,000	0	44,000	88,800
C99910	CAC/Citizens Participation	16,400	13,065	8,735	38,200	0	0	0	6,500	6,500	44,700
C99990	Project General	124,400	113,630	75,970	314,000	250,000	0	10,000	135,200	395,200	709,200

Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

Project Area/Objective	Operating (Program Delivery) Budget: Direct Personnel	Indirect Personnel	Non-Personnel	Total	Capital Budget: Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
Council District 9										
Project Total	928,600	849,890	568,210	2,346,700	2,794,500	18,401,500	179,000	2,752,700	24,127,700	26,474,400
Crenshaw										
CR1050 Buckingham Place Senior Housing	23,600	17,680	11,820	53,100	0	13,000	0	0	13,000	66,100
CR1990 Response to Housing Opportunities	14,400	11,507	7,693	33,600	0	212,300	0	0	212,300	245,900
CR2010 Crenshaw Shopping Center	2,300	1,738	1,162	5,200	0	0	0	0	0	5,200
CR2140 Marlton Square	89,700	78,810	52,690	221,200	0	0	0	0	0	221,200
CR2150 Leimert Park Village Facade	1,000	719	481	2,200	0	0	0	0	0	2,200
CR2990 AB1290 Work Program	0	0	0	0	0	0	0	34,000	34,000	34,000
CR3020 Public Improvements	5,400	4,435	2,965	12,800	0	0	0	0	0	12,800
CR6000 Leimert Park Village Master Plan	8,800	6,952	4,648	20,400	0	0	0	0	0	20,400
CR9330 Project Financing	6,300	4,195	2,805	13,300	13,000	0	8,000	0	21,000	34,300
CR9910 CAC/Citizens Participation	29,600	23,493	15,707	68,800	0	0	0	0	0	68,800
CR9990 Project General	103,400	99,486	66,514	269,400	0	0	2,000	23,300	25,300	294,700
Project Total	284,500	249,015	166,485	700,000	13,000	225,300	10,000	57,300	305,600	1,005,600
Crenshaw/Slauson										
CS1950 New Housing Initiatives	11,800	9,469	6,331	27,600	0	657,700	0	0	657,700	685,300
CS2010 Commercial Facade & Signage	5,600	4,195	2,805	12,600	50,000	426,100	0	0	476,100	488,700
CS2100 Industrial Master Plan	2,000	1,678	1,122	4,800	0	0	0	0	0	4,800
CS2610 Commercial Facade & PI TNI	11,200	8,870	5,930	26,000	0	200,000	0	0	200,000	226,000
CS2990 AB1290 Work Program	0	0	0	0	0	0	0	66,000	66,000	66,000
CS3000 Public Improvements	3,200	2,397	1,603	7,200	0	0	0	0	0	7,200
CS6000 Industrial Feasibility Studies	6,400	5,034	3,366	14,800	150,000	0	0	0	150,000	164,800
CS9330 Project Financing	19,900	13,664	9,136	42,700	15,000	0	5,000	0	20,000	62,700
CS9910 CAC/Citizens Participation	36,800	29,486	19,714	86,000	0	0	0	0	0	86,000
CS9990 Project General	83,700	80,967	54,133	218,800	30,900	0	50,000	72,900	153,800	372,600
Project Total	180,600	155,760	104,140	440,500	245,900	1,283,800	55,000	138,900	1,723,600	2,164,100

Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

Project Area/Objective		Operating (Program Delivery) Budget				Capital Budget					Total
		Direct Personnel	Indirect Personnel	Non-Personnel	Total	Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
East Hollywood/Beverly Normandie											
EB1020	Supportive Housing	7,800	5,634	3,766	17,200	45,000	20,000	25,000	0	90,000	107,200
EB1030	Vermont Housing	0	0	0	0	80,000	3,253,000	40,000	0	3,373,000	3,373,000
EB1901	City Affordable Hsng Trust Fund	0	0	0	0	0	0	0	1,145,000	1,145,000	1,145,000
EB1990	Response to Housing Opportunities	0	0	0	0	49,800	0	50,000	0	99,800	99,800
EB2700	Economic Development Opportunities	56,400	45,548	30,452	132,400	25,000	1,500,000	50,000	14,000	1,589,000	1,721,400
EB2990	AB1290 Work Program	0	0	0	0	0	0	0	623,000	623,000	623,000
EB3000	Transit Oriented Dist Public Improvement	35,200	28,288	18,912	82,400	105,000	752,000	0	5,400	862,400	944,800
EB3100	East Hollywood Streetscape	27,000	21,875	14,625	63,500	150,000	900,000	25,000	300	1,075,300	1,138,800
EB3200	Vermont Parking Mixed-Use	20,000	16,062	10,738	46,800	175,000	4,177,400	90,000	0	4,442,400	4,489,200
EB6000	Beverly/Virgil Economic Development	3,200	2,397	1,603	7,200	90,000	0	40,000	0	130,000	137,200
EB6990	Response to Development Opportunities	0	0	0	0	0	430,000	0	0	430,000	430,000
EB9330	Project Financing	11,800	7,971	5,329	25,100	19,000	0	5,000	0	24,000	49,100
EB9990	Project General	154,700	132,388	88,512	375,600	200,000	0	50,000	50,000	300,000	675,600
	Project Total	316,100	260,163	173,937	750,200	938,800	11,032,400	375,000	1,837,700	14,183,900	14,934,100

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Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

Project Area/Objective		Operating (Program Delivery) Budget Direct Personnel	Indirect Personnel	Non-Personnel	Total	Capital Budget Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
Exposition/University Park											
HE1700	Vermont Ave Senior Housing	29,200	23,193	15,507	67,900	0	0	0	0	0	67,900
HO1901	City Affordable Hsng Trust Fund	0	0	0	0	0	0	0	538,000	538,000	538,000
HO1950	New Housing Initiatives	16,800	13,185	8,815	38,800	0	0	0	0	0	38,800
HO2070	Commercial Facade/Signage	7,600	5,933	3,967	17,500	0	200,000	0	0	200,000	217,500
HO2090	USC Events Center	12,400	8,510	5,690	26,600	0	0	0	0	0	26,600
HO2700	University Gateway	18,200	14,443	9,657	42,300	0	0	0	0	0	42,300
HO2990	AB1290 Work Program	0	0	0	0	0	0	0	7,000	7,000	7,000
HO3000	Exposition Parks Improvements	7,600	5,993	4,007	17,600	200,000	0	50,000	0	250,000	267,600
HO3020	Figueroa Corridor Dev Opportunities	31,600	25,231	16,869	73,700	450,000	0	0	0	450,000	523,700
HO6130	Public Art Program	2,400	2,637	1,763	6,800	12,000	0	0	65,000	77,000	83,800
HO6140	Plan Amendment	7,500	6,173	4,127	17,800	60,000	0	50,000	0	110,000	127,800
HO6990	Response to Development Opportunities	71,800	58,373	39,027	169,200	321,200	0	0	0	321,200	490,400
HO9330	Project Financing	21,600	14,863	9,937	46,400	16,000	0	1,000	0	17,000	63,400
HO9910	PAC/Citizens Participation	21,400	17,080	11,420	49,900	0	0	0	6,000	6,000	55,900
HO9990	Project General	113,500	102,602	68,598	284,700	0	0	4,000	79,200	83,200	367,900
	Project Total	361,600	298,216	199,384	859,200	1,059,200	200,000	105,000	695,200	2,059,400	2,918,600

CRA/LA

Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

Project Area/Objective	Operating (Program Delivery) Budget Direct Personnel	Indirect Personnel	Non-Personnel	Total	Capital Budget Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
Hollywood										
HW1050 Encore Hall	34,100	26,610	17,790	78,500	20,000	200,000	25,000	0	245,000	323,500
HW1170 Homeownership Initiative	19,500	17,260	11,540	48,300	130,000	0	25,000	10,000	165,000	213,300
HW1400 Gower Supportive Housing	45,000	34,401	22,999	102,400	889,000	1,459,000	26,000	36,000	2,410,000	2,512,400
HW1500 Bronson Courts Apartments	13,500	11,087	7,413	32,000	30,000	0	30,000	0	60,000	92,000
HW1901 City Affordable Hsng Trust Fund	0	0	0	0	0	0	0	2,878,000	2,878,000	2,878,000
HW1990 Response to Housing Opportunities	26,200	21,336	14,264	61,800	49,000	0	20,000	0	69,000	130,800
HW2310 Core Industries Education Initiative	37,700	30,086	20,114	87,900	30,000	0	0	0	30,000	117,900
HW2320 Hollywood & Garfield	79,100	66,164	44,236	189,500	87,000	2,923,800	30,000	3,000	3,043,800	3,233,300
HW2330 Hollywood & Argyle	1,000	719	481	2,200	10,000	0	20,000	0	30,000	32,200
HW2350 Historic Preservation	17,000	13,784	9,216	40,000	233,200	20,000	20,000	0	273,200	313,200
HW2380 Hawthorne Block	73,800	62,389	41,711	177,900	143,500	2,605,000	56,000	2,000	2,806,500	2,984,400
HW2600 Hollywood & Vine	94,300	83,604	55,896	233,800	70,000	70,000	100,000	0	240,000	473,800
HW2750 Hollywood Passage Development	23,600	18,818	12,582	55,000	90,000	1,000,000	25,000	0	1,115,000	1,170,000
HW2760 Hollywood Farmers Market	10,900	8,870	5,930	25,700	25,000	250,000	40,000	0	315,000	340,700
HW2830 Hillview Apartments	0	0	0	0	0	135,500	0	0	135,500	135,500
HW2850 AMPAS Museum	51,800	42,312	28,288	122,400	55,000	2,005,000	50,000	0	2,110,000	2,232,400
HW2860 Civic Center Master Plan	29,000	24,752	16,548	70,300	251,000	0	30,000	3,000	284,000	354,300
HW2880 Transit Oriented Smart Growth	7,600	5,993	4,007	17,600	155,000	0	0	0	155,000	172,600
HW2990 HCIP - HW Construction Impact Program	0	0	0	0	0	638,500	0	0	638,500	638,500
HW3010 Santa Monica Blvd Improvements	24,700	19,897	13,303	57,900	0	0	50,000	0	50,000	107,900
HW3300 HW Pedestrian/Transit Crossroads	21,400	17,560	11,740	50,700	0	991,900	20,000	0	1,011,900	1,062,600
HW3500 HBT Green Facility	6,300	5,094	3,406	14,800	65,000	650,000	20,000	0	735,000	749,800
HW3800 Entertainment District BID	3,200	2,637	1,763	7,600	80,000	0	0	0	80,000	87,600
HW3850 Sunset Blvd. BID	0	0	0	0	51,000	0	20,000	0	71,000	71,000
HW4150 Metrobike	17,600	13,724	9,176	40,500	275,000	0	30,000	4,000	309,000	349,500
HW4250 Flexcar	3,200	2,637	1,763	7,600	0	0	20,000	256,000	276,000	283,600
HW4300 Hollywood Parkade	0	0	0	0	0	350,000	25,000	0	375,000	375,000
HW4500 Transportation Plan	11,300	8,990	6,010	26,300	125,000	0	10,000	0	135,000	161,300
HW4600 Cinerama Public Parking	82,800	57,774	38,626	179,200	140,000	250,800	85,000	200,000	675,800	855,000
HW4750 Hollywood Parking Strategy	6,400	5,034	3,366	14,800	100,000	0	40,000	0	140,000	154,800
HW4850 Valet and Circulator	7,600	6,473	4,327	18,400	0	0	25,000	0	25,000	43,400

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Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

Project Area/Objective	Operating (Program Delivery) Budget				Capital Budget					
	Direct Personnel	Indirect Personnel	Non-Personnel	Total	Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
Hollywood										
HW6010 Redevelopment Plan Amendment	0	0	0	0	0	0	70,000	0	70,000	70,000
HW6130 Public Art Program	6,800	6,233	4,167	17,200	776,000	0	0	0	776,000	793,200
HW6300 Urban Design Plan Update	6,400	5,034	3,366	14,800	35,000	0	0	1,000	36,000	50,800
HW6400 Social Needs Obligation	13,500	10,788	7,212	31,500	80,000	0	25,000	0	105,000	136,500
HW6990 Response to Development Opportunities	153,400	124,417	83,183	361,000	53,800	0	135,000	1,000	189,800	550,800
HW9330 Project Financing	27,300	18,759	12,541	58,600	35,000	0	19,000	0	54,000	112,600
HW9920 Community Outreach	20,200	16,361	10,939	47,500	0	0	0	50,000	50,000	97,500
HW9930 Community Benefit Program	8,300	6,652	4,448	19,400	0	325,000	0	0	325,000	344,400
HW9990 Project General	424,800	368,338	246,262	1,039,400	80,000	10,000	80,000	394,900	564,900	1,604,300
Project Total	1,409,300	1,164,587	778,613	3,352,500	4,163,500	13,884,500	1,171,000	3,838,900	23,057,900	26,410,400
Laurel Canyon Commercial Corridor										
LC1901 City Affordable Hsng Trust Fund	0	0	0	0	0	0	0	405,000	405,000	405,000
LC1990 Response to Housing Opportunities	34,600	28,887	19,313	82,800	0	0	0	0	0	82,800
LC2100 Development of Valley Plaza	94,100	80,668	53,932	228,700	126,000	0	10,000	13,000	149,000	377,700
LC2150 Development of Laurel Plaza	11,800	10,068	6,732	28,600	0	0	0	0	0	28,600
LC2200 Commercial Revitalization	13,000	11,087	7,413	31,500	75,000	0	0	0	75,000	106,500
LC2990 AB1290 Work Program	0	0	0	0	0	0	0	128,000	128,000	128,000
LC3000 Valley Plaza Streetscape	38,900	33,022	22,078	94,000	80,000	300,000	0	0	380,000	474,000
LC6000 Plan Amendment	53,800	46,567	31,133	131,500	900,000	0	40,000	35,000	975,000	1,106,500
LC9330 Project Financing	24,400	16,601	11,099	52,100	17,000	0	4,000	0	21,000	73,100
LC9990 Project General	127,600	120,162	80,338	328,100	0	0	10,000	91,900	101,900	430,000
Project Total	398,200	347,062	232,038	977,300	1,198,000	300,000	64,000	672,900	2,234,900	3,212,200

Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

Project Area/Objective		Operating (Program Delivery) Budget				Capital Budget					
		Direct Personnel	Indirect Personnel	Non-Personnel	Total	Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
Little Tokyo											
LT1060	Cal Trans Repayment	300	240	160	700	0	2,000,000	0	0	2,000,000	2,000,700
LT1080	Second & Central Housing	10,200	7,731	5,169	23,100	0	0	0	5,000	5,000	28,100
LT1901	City Affordable Hsng Trust Fund	0	0	0	0	0	0	0	806,000	806,000	806,000
LT1990	Response to Housing Opportunities	32,900	27,149	18,151	78,200	0	1,240,000	0	10,000	1,250,000	1,328,200
LT2150	Business Assistance Program	39,300	32,303	21,597	93,200	105,000	520,000	0	0	625,000	718,200
LT2400	Block 8	23,600	19,178	12,822	55,600	35,300	0	0	2,000	37,300	92,900
LT2600	Business Improvement District (BID)	3,200	2,637	1,763	7,600	0	25,000	0	0	25,000	32,600
LT2700	JACCC Rehab & Facility Expansion	17,600	14,024	9,376	41,000	0	1,035,000	0	0	1,035,000	1,076,000
LT2990	AB1290 Work Program	0	0	0	0	0	0	0	36,000	36,000	36,000
LT3110	Central Avenue Art Park	7,300	5,334	3,566	16,200	30,000	0	0	0	30,000	46,200
LT6130	Public Art Program	6,800	6,233	4,167	17,200	12,000	0	0	19,000	31,000	48,200
LT6990	Response to Development Opportunities	37,000	30,925	20,675	88,600	55,000	0	0	0	55,000	143,600
LT9330	Project Financing	10,800	7,431	4,969	23,200	27,000	0	5,000	0	32,000	55,200
LT9910	CAC/Citizens Participation	7,400	6,113	4,087	17,600	0	0	0	10,000	10,000	27,600
LT9990	Project General	83,600	81,866	54,734	220,200	60,000	40,000	0	86,300	186,300	406,500
	Project Total	280,000	241,164	161,236	682,400	324,300	4,860,000	5,000	974,300	6,163,600	6,846,000

Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

Project Area/Objective		Operating (Program Delivery) Budget: Direct Personnel	Indirect Personnel	Non-Personnel	Total	Capital Budget: Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
Los Angeles Harbor-Wilmington											
LA1020	L&Lecouvreur Affordable Homes	15,400	11,866	7,934	35,200	0	480,000	0	0	480,000	515,200
LA1901	City Affordable Hsng Trust Fund	0	0	0	0	0	0	0	323,000	323,000	323,000
LA1990	Response to Housing Opportunities	39,400	32,543	21,757	93,700	0	0	0	0	0	93,700
LA2320	Industrial Development - Block 29	7,000	6,233	4,167	17,400	0	0	0	0	0	17,400
LA2500	American Soccer Expansion	13,200	10,308	6,892	30,400	0	0	0	0	0	30,400
LA2600	Union Ice Expansion	97,500	76,113	50,887	224,500	0	0	0	0	0	224,500
LA2700	BACCES Demonstration Site	26,200	20,497	13,703	60,400	0	0	0	0	0	60,400
LA2990	AB1290 Work Program	0	0	0	0	0	0	0	20,000	20,000	20,000
LA3000	Operation Code Enforcement	18,400	14,384	9,616	42,400	0	0	0	0	0	42,400
LA3200	Alameda Landscape & Public Imp	14,200	11,447	7,653	33,300	0	0	0	0	0	33,300
LA6990	Response to Development Opportunities	56,800	43,870	29,330	130,000	0	0	0	0	0	130,000
LA9000	Wilmington Website & Strategic Impl	14,200	11,507	7,693	33,400	25,000	0	0	0	25,000	58,400
LA9330	Project Financing	7,200	4,795	3,205	15,200	14,000	0	2,000	0	16,000	31,200
LA9990	Project General	74,900	71,138	47,562	193,600	0	0	2,000	23,300	25,300	218,900
	Project Total	384,400	314,701	210,399	909,500	39,000	480,000	4,000	366,300	889,300	1,798,800

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Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

Project Area/Objective	Operating (Program Delivery) Budget				Capital Budget					
	Direct Personnel	Indirect Personnel	Non-Personnel	Total	Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
Mid City Corridors										
MD1010 Residential Rehabilitation	10,900	8,211	5,489	24,600	0	0	0	0	0	24,600
MD1750 Adams/La Brea Replacement Housing	0	0	0	0	0	1,203,200	0	0	1,203,200	1,203,200
MD1900 Pico/Gramercy Housing	16,800	12,705	8,495	38,000	0	0	0	0	0	38,000
MD1901 City Affordable Hsng Trust Fund	0	0	0	0	0	0	0	542,000	542,000	542,000
MD2010 Adams/La Brea Commercial	122,000	105,419	70,481	297,900	76,100	0	76,000	11,000	163,100	461,000
MD2020 Midtown Plaza	23,200	18,459	12,341	54,000	0	0	0	0	0	54,000
MD2660 Pico Blvd(CD10) TNI Comml Facade	2,200	1,318	882	4,400	0	0	0	0	0	4,400
MD2670 Adams Blvd(CD10) TNI Comml Facade	2,100	1,378	922	4,400	0	0	0	0	0	4,400
MD2700 Crenshaw Transit Village	13,600	11,267	7,533	32,400	25,000	0	0	0	25,000	57,400
MD2990 AB1290 Work Program	0	0	0	0	0	0	0	181,000	181,000	181,000
MD3060 Washington Blvd Perf Arts Center	9,600	6,473	4,327	20,400	0	0	0	0	0	20,400
MD4200 LeBrea Exposition Transit Center	0	0	0	0	5,000	0	0	0	5,000	5,000
MD6990 Response to Development Opportunities	50,000	40,274	26,926	117,200	5,000	0	0	0	5,000	122,200
MD9330 Project Financing	13,200	8,870	5,930	28,000	21,000	0	6,000	0	27,000	55,000
MD9910 PAC/Citizens Participation	49,600	40,034	26,766	116,400	10,000	0	0	9,000	19,000	135,400
MD9990 Project General	66,800	64,246	42,954	174,000	2,000	0	8,500	32,500	43,000	217,000
Project Total	380,000	318,654	213,046	911,700	144,100	1,203,200	90,500	775,500	2,213,300	3,125,000
Monterey Hills										
MH1090 Affordable Housing	27,000	21,216	14,184	62,400	0	2,039,600	0	0	2,039,600	2,102,000
MH1901 City Affordable Hsng Trust Fund	0	0	0	0	0	0	0	742,000	742,000	742,000
MH2010 Disposition of Agency Parcels	23,300	18,519	12,381	54,200	78,600	0	0	0	78,600	132,800
MH2990 AB1290 Work Program	0	0	0	0	0	0	0	169,000	169,000	169,000
MH3020 Agency Property Maintenance	34,900	26,250	17,550	78,700	50,000	0	0	10,000	60,000	138,700
MH3140 Project Wide Beautification	17,500	13,844	9,256	40,600	57,000	654,200	0	0	711,200	751,800
MH9330 Project Financing	8,200	5,514	3,686	17,400	20,000	0	7,000	0	27,000	44,400
MH9990 Project General	57,700	56,455	37,745	151,900	0	451,300	16,800	117,300	585,400	737,300
Project Total	168,600	141,798	94,802	405,200	205,600	3,145,100	23,800	1,038,300	4,412,800	4,818,000

Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

Project Area/Objective		Operating (Program Delivery) Budget Direct Personnel	Indirect Personnel	Non-Personnel	Total	Capital Budget Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
Normandie 5											
N51010	Residential Rehabilitation	34,300	27,389	18,311	80,000	16,000	0	0	0	16,000	96,000
N51901	City Affordable Hsng Trust Fund	0	0	0	0	0	0	0	544,000	544,000	544,000
N51990	Response to Housing Opportunities	15,000	11,866	7,934	34,800	0	494,200	0	0	494,200	529,000
N52030	FAME Renaissance Plaza	41,600	33,142	22,158	96,900	0	0	0	0	0	96,900
N52040	Commercial Facade	8,400	6,473	4,327	19,200	0	0	0	0	0	19,200
N52990	AB1290 Work Program	0	0	0	0	0	0	0	156,000	156,000	156,000
N53200	Community Pride & Graffiti Abatement	9,600	7,671	5,129	22,400	0	0	0	0	0	22,400
N53400	Engine House No. 18	46,900	37,757	25,243	109,900	0	0	0	0	0	109,900
N56990	Response to Development Opportunities	47,600	38,596	25,804	112,000	71,200	0	0	0	71,200	183,200
N59330	Project Financing	10,800	7,252	4,848	22,900	21,000	0	5,000	0	26,000	48,900
N59910	PAC/Citizens Participation	28,000	22,055	14,745	64,800	0	0	0	21,200	21,200	86,000
N59990	Project General	94,800	77,431	51,769	224,000	0	0	0	68,600	68,600	292,600
	Project Total	337,000	269,632	180,268	786,900	108,200	494,200	5,000	789,800	1,397,200	2,184,100

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Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

Project Area/Objective		Operating (Program Delivery) Budget				Capital Budget					
		Direct Personnel	Indirect Personnel	Non-Personnel	Total	Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
North Hollywood											
NH1010	Residential Rehabilitation	30,400	25,651	17,149	73,200	0	1,200,000	0	0	1,200,000	1,273,200
NH1180	Elmer Family Housing	6,400	5,394	3,606	15,400	130,000	200,000	30,000	0	360,000	375,400
NH1230	No Ho Commons Housing Affordability	11,000	9,469	6,331	26,800	0	1,000,000	0	0	1,000,000	1,026,800
NH1901	City Affordable Hsng Trust Fund	0	0	0	0	0	0	0	1,773,000	1,773,000	1,773,000
NH1990	Response to Housing Opportunities	40,700	34,461	23,039	98,200	50,000	0	0	0	50,000	148,200
NH2030	Commercial Core	73,800	63,947	42,753	180,500	16,000	806,300	0	3,000	825,300	1,005,800
NH2060	Commercial Facade Improvement	37,400	32,003	21,397	90,800	0	700,000	0	0	700,000	790,800
NH2100	No Ho Arts District	40,200	34,640	23,160	98,000	175,000	605,000	0	75,000	855,000	953,000
NH2300	MTA Mixed Use Project	40,700	35,359	23,641	99,700	80,000	0	0	1,000	81,000	180,700
NH2310	Cumpston-Hatteras Revitalization	8,800	7,611	5,089	21,500	0	1,500,300	0	0	1,500,300	1,521,800
NH2320	Land Use Variances	14,000	11,806	7,894	33,700	10,000	0	0	4,000	14,000	47,700
NH3020	Vineland/Edison Right of Way	4,400	3,836	2,564	10,800	75,000	0	0	54,000	129,000	139,800
NH3050	Chandler Blvd Bikeway	42,700	36,918	24,682	104,300	625,000	395,000	0	5,000	1,025,000	1,129,300
NH3070	No Ho Streetscape Improvement	21,800	17,800	11,900	51,500	0	0	0	0	0	51,500
NH6130	Public Art Program	20,000	17,500	11,700	49,200	12,000	0	0	0	12,000	61,200
NH6990	Response to Development Opportunities	68,500	59,632	39,868	168,000	0	0	0	50,000	50,000	218,000
NH9330	Project Financing	20,900	14,324	9,576	44,800	44,000	0	8,000	0	52,000	96,800
NH9910	PAC/Citizens Participation	4,800	4,315	2,885	12,000	0	0	0	2,500	2,500	14,500
NH9990	Project General	168,100	164,991	110,309	443,400	0	0	0	193,700	193,700	637,100
	Project Total	654,600	579,657	387,543	1,621,800	1,217,000	6,406,600	38,000	2,161,200	9,822,800	11,444,600

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Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

		Operating (Program Delivery) Budget				Capital Budget					
Project Area/Objective		Direct Personnel	Indirect Personnel	Non-Personnel	Total	Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
Pacific Corridor											
PA1500	Vinegar Hill HPOZ Expansion	0	0	0	0	100,000	0	0	0	100,000	100,000
PA1901	City Affordable Hsng Trust Fund	0	0	0	0	0	0	0	463,000	463,000	463,000
PA1990	Response to Housing Opportunities	51,800	40,933	27,367	120,100	0	0	0	0	0	120,100
PA2000	Business Incentive & Comml Facade	17,200	13,664	9,136	40,000	0	300,000	0	0	300,000	340,000
PA2990	AB1290 Work Program	0	0	0	0	0	0	0	167,000	167,000	167,000
PA3000	Security Enhancements	4,900	3,776	2,524	11,200	0	0	0	0	0	11,200
PA3100	Gaffey Street Welcome Park	9,700	7,611	5,089	22,400	0	0	0	0	0	22,400
PA3200	Warner Grand Theater Mixed-Use	24,100	18,639	12,461	55,200	0	0	0	1,000	1,000	56,200
PA6200	Joint Development Agreement w/POLA	49,400	39,794	26,606	115,800	425,000	0	80,000	0	505,000	620,800
PA6600	Cultural Arts & Entertain Dist	0	0	0	0	50,000	0	0	0	50,000	50,000
PA6990	Response to Development Opportunities	66,600	53,639	35,861	156,100	0	0	0	0	0	156,100
PA9330	Project Financing	3,600	2,397	1,603	7,600	11,000	0	3,000	0	14,000	21,600
PA9990	Project General	110,100	104,640	69,960	284,700	0	0	2,000	30,700	32,700	317,400
	Project Total	337,400	285,093	190,607	813,100	586,000	300,000	85,000	661,700	1,632,700	2,445,800

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Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

Project Area/Objective		Operating (Program Delivery) Budget				Capital Budget					
		Direct Personnel	Indirect Personnel	Non-Personnel	Total	Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
Pacoima/Panorama City											
PC1010	Residential Rehabilitation	31,700	26,909	17,991	76,600	0	1,800,000	0	0	1,800,000	1,876,600
PC1050	HACLA Low/Moderate Housing	27,800	24,152	16,148	68,100	0	0	0	0	0	68,100
PC1060	Osborne Manor	30,800	25,171	16,829	72,800	0	20,000	5,000	0	25,000	97,800
PC1070	Palm Village - Senior Citizen Housing	6,800	5,034	3,366	15,200	0	25,000	0	0	25,000	40,200
PC1901	City Affordable Hsng Trust Fund	0	0	0	0	0	0	0	3,132,000	3,132,000	3,132,000
PC1990	Response to Housing Opportunities	63,200	55,017	36,783	155,000	50,000	0	0	0	50,000	205,000
PC2010	Panorama Tower	53,700	46,027	30,773	130,500	29,000	1,025,000	175,000	0	1,229,000	1,359,500
PC2030	Pacoima Center (Price Pfister)	78,100	76,113	50,887	205,100	0	2,000,000	0	1,000	2,001,000	2,206,100
PC2040	Commercial Incentive Loans	37,900	32,423	21,677	92,000	95,000	1,500,000	5,000	0	1,600,000	1,692,000
PC2050	Proj Area Bus Attraction/Retention Prog	12,600	10,908	7,292	30,800	0	0	0	0	0	30,800
PC2200	Montgomery Ward Site	28,400	24,752	16,548	69,700	51,000	0	0	0	51,000	120,700
PC2210	Project Area Industrial Revitalization	31,700	27,269	18,231	77,200	30,000	1,031,200	0	0	1,061,200	1,138,400
PC2300	CD7 Neighborhood City Hall Proj	10,600	8,990	6,010	25,600	0	0	0	1,500,000	1,500,000	1,525,600
PC2700	Panorama City BID	11,800	9,949	6,651	28,400	25,000	0	0	0	25,000	53,400
PC2710	Pacoima BID	19,200	16,781	11,219	47,200	25,000	0	0	0	25,000	72,200
PC2720	Sylmar BID	13,200	11,267	7,533	32,000	25,000	35,000	0	0	60,000	92,000
PC2990	AB1290 Work Program	0	0	0	0	0	0	0	1,971,000	1,971,000	1,971,000
PC3000	Public Improvements	13,300	11,387	7,613	32,300	500,000	500,000	0	0	1,000,000	1,032,300
PC3400	Pacoima Town Center/Van Nuys Blvd	45,300	38,476	25,724	109,500	100,000	902,200	0	0	1,002,200	1,111,700
PC3622	Pacoima City Streetscape Improvement	33,400	27,748	18,552	79,700	30,000	3,800,000	0	0	3,830,000	3,909,700
PC3710	CD7 Sidewalk Improvement Project	18,700	16,062	10,738	45,500	700,000	500,000	0	0	1,200,000	1,245,500
PC3720	Pacoima Infrastructure Improvements	1,900	1,618	1,082	4,600	0	0	0	0	0	4,600
PC3730	Sylmar Streetscape Improvement	29,100	24,812	16,588	70,500	0	1,450,000	0	0	1,450,000	1,520,500
PC3800	Job Readiness/Training Center	4,100	3,296	2,204	9,600	0	200,000	0	0	200,000	209,600
PC6030	Plan Adoption	39,300	33,921	22,679	95,900	691,000	0	65,000	115,000	871,000	966,900
PC6130	Public Art Program	7,900	6,832	4,568	19,300	25,000	60,000	0	10,000	95,000	114,300
PC6990	Response to Development Opportunities	164,700	151,626	101,374	417,700	90,000	0	10,000	0	100,000	517,700
PC9330	Project Financing	13,700	9,469	6,331	29,500	19,000	0	5,000	0	24,000	53,500
PC9990	Project General	167,500	154,383	103,217	425,100	25,000	25,000	0	165,100	215,100	640,200
	Project Total	996,400	880,392	588,608	2,465,400	2,510,000	14,873,400	265,000	6,894,100	24,542,500	27,007,900

Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

Project Area/Objective		Operating (Program Delivery) Budget: Direct Personnel	Indirect Personnel	Non-Personnel	Total	Capital Budget: Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
Pico Union I											
P11010	Residential Rehabilitation	13,200	10,967	7,333	31,500	0	0	0	0	0	31,500
P11050	Pascual Reyes Townhouses	25,700	20,017	13,383	59,100	0	0	0	0	0	59,100
P11090	PUHC Scattered Site - Rehab	3,200	2,637	1,763	7,600	0	0	0	0	0	7,600
P11095	Residential Historic Preservation	7,300	5,813	3,887	17,000	0	0	0	0	0	17,000
P11901	City Affordable Hsng Trust Fund	0	0	0	0	0	0	0	347,000	347,000	347,000
P11990	Response to Housing Opportunities	7,500	5,933	3,967	17,400	0	0	0	0	0	17,400
P12000	Pico Blvd Commercial Facade	23,700	18,878	12,622	55,200	50,000	200,000	0	0	250,000	305,200
P12010	Pico Blvd Streetscape Program	3,700	2,817	1,883	8,400	0	30,000	0	5,000	35,000	43,400
P12060	Residential Facade Grant Program	17,300	13,904	9,296	40,500	44,900	0	0	10,000	54,900	95,400
P12700	Economic Development Opportunities	5,000	3,955	2,645	11,600	25,000	0	0	0	25,000	36,600
P12990	AB1290 Work Program	0	0	0	0	0	0	0	60,000	60,000	60,000
P13050	Operation Clean Sweep	900	719	481	2,100	0	30,000	0	0	30,000	32,100
P13070	Block 6 Public Improvements	6,500	5,154	3,446	15,100	0	0	0	0	0	15,100
P13400	Public Improvements	8,500	6,832	4,568	19,900	75,100	135,700	0	0	210,800	230,700
P16990	Response to Development Opportunities	14,700	11,507	7,693	33,900	0	0	0	32,000	32,000	65,900
P19330	Project Financing	6,400	4,315	2,885	13,600	15,000	0	4,000	0	19,000	32,600
P19910	PAC/Citizens Participation	25,200	20,377	13,623	59,200	0	0	0	16,000	16,000	75,200
P19990	Project General	61,500	59,871	40,029	161,400	25,000	30,000	16,000	61,800	132,800	294,200
	Project Total	230,300	193,696	129,504	553,500	235,000	425,700	20,000	531,800	1,212,500	1,766,000

Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

Project Area/Objective		Operating (Program Delivery) Budget				Capital Budget					
		Direct Personnel	Indirect Personnel	Non-Personnel	Total	Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
Pico Union II											
P21000	Historic Preservation	13,700	11,027	7,373	32,100	75,000	545,000	0	0	620,000	652,100
P21010	Residential Rehabilitation	11,200	8,990	6,010	26,200	0	330,000	0	0	330,000	356,200
P21050	In-Fill Affordable Housing Development	13,600	10,848	7,252	31,700	25,000	1,550,000	0	30,000	1,605,000	1,636,700
P21901	City Affordable Hsng Trust Fund	0	0	0	0	0	0	0	830,000	830,000	830,000
P21990	Response to Housing Opportunities	4,800	3,836	2,564	11,200	50,000	250,000	0	0	300,000	311,200
P22010	Alvarado Building Site	1,800	1,438	962	4,200	0	0	0	0	0	4,200
P22620	Pico Blvd Commercial Facade	32,500	26,250	17,550	76,300	100,000	500,000	0	0	600,000	676,300
P22650	Residential Facade Grant Program	15,400	12,346	8,254	36,000	75,000	350,000	0	0	425,000	461,000
P22700	Economic Development Opportunities	1,800	1,438	962	4,200	50,000	0	0	50,000	100,000	104,200
P22990	AB1290 Work Program	0	0	0	0	0	0	0	68,000	68,000	68,000
P23050	Operation Clean Sweep	900	719	481	2,100	0	100,000	0	0	100,000	102,100
P23060	Pico Blvd Streetscape Program	15,000	12,406	8,294	35,700	0	300,000	0	0	300,000	335,700
P23070	Public Improvement	12,300	9,589	6,411	28,300	0	180,000	0	0	180,000	208,300
P26130	Public Art Program	3,300	3,356	2,244	8,900	12,000	0	0	0	12,000	20,900
P26140	Plan Implementation Tools	2,700	2,158	1,442	6,300	0	0	0	60,000	60,000	66,300
P26990	Response to Development Opportunities	24,300	20,017	13,383	57,700	0	550,000	0	0	550,000	607,700
P29330	Project Financing	5,400	3,596	2,404	11,400	13,000	0	3,000	0	16,000	27,400
P29910	PAC/Citizens Participation	34,600	27,748	18,552	80,900	0	0	0	35,000	35,000	115,900
P29990	Project General	54,900	56,276	37,624	148,800	198,500	50,000	40,000	186,500	475,000	623,800
	Project Total	248,200	212,038	141,762	602,000	598,500	4,705,000	43,000	1,259,500	6,606,000	7,208,000

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Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

Project Area/Objective		Operating (Program Delivery) Budget				Capital Budget					
		Direct Personnel	Indirect Personnel	Non-Personnel	Total	Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
Reseda/Canoga Park											
RP1030	First Time Homebuyers' Program	41,600	32,842	21,958	96,400	0	0	0	0	0	96,400
RP1040	Hart/Owensmouth Multi-Fam Housing	8,400	5,993	4,007	18,400	0	0	0	0	0	18,400
RP1050	Tierra Del Sol	17,900	13,904	9,296	41,100	0	3,000,000	0	0	3,000,000	3,041,100
RP1070	Small Lot Townhouses	77,100	62,089	41,511	180,700	0	0	0	0	0	180,700
RP1990	Response to Housing Opportunities	60,300	47,526	31,774	139,600	0	7,446,800	0	0	7,446,800	7,586,400
RP2060	Reseda Theater	90,000	71,079	47,521	208,600	60,000	400,000	0	0	460,000	668,600
RP2070	Library Acquisition	7,200	5,634	3,766	16,600	0	200,000	0	10,000	210,000	226,600
RP2610	Canoga Park Main Street	85,700	67,662	45,238	198,600	100,000	0	0	36,000	136,000	334,600
RP2900	Reseda Commercial Facade	97,300	76,472	51,128	224,900	60,000	500,000	0	0	560,000	784,900
RP2940	Reseda Specific Plans Compliance	5,000	3,955	2,645	11,600	0	0	0	0	0	11,600
RP2950	Canoga Park Business Attraction	107,600	84,383	56,417	248,400	100,000	1,000,000	0	0	1,100,000	1,348,400
RP2990	AB1290 Work Program	0	0	0	0	0	0	0	868,000	868,000	868,000
RP3610	Canoga Park Streetscape	18,100	14,623	9,777	42,500	80,000	800,000	0	5,000	885,000	927,500
RP3630	Guadalupe Center Rehab TNI	600	420	280	1,300	0	0	0	0	0	1,300
RP3640	Reseda Streetscape Management	11,600	9,110	6,090	26,800	0	0	0	0	0	26,800
RP4200	Canoga Park Parking Needs	8,000	6,353	4,247	18,600	0	0	0	0	0	18,600
RP6990	Response to Development Opportunities	140,900	112,012	74,888	327,800	0	659,500	0	0	659,500	987,300
RP9330	Project Financing	14,400	9,889	6,611	30,900	23,000	0	6,000	0	29,000	59,900
RP9910	CAC/Citizens Participation	38,500	30,445	20,355	89,300	0	0	0	0	0	89,300
RP9990	Project General	227,400	198,133	132,467	558,000	200,000	60,000	0	315,600	575,600	1,133,600
	Project Total	1,057,600	852,524	569,976	2,480,100	623,000	14,066,300	6,000	1,234,600	15,929,900	18,410,000

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Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

	Operating (Program Delivery) Budget				Capital Budget					
Project Area/Objective	Direct Personnel	Indirect Personnel	Non-Personnel	Total	Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
Vermont Manchester										
VM1950 New Housing Initiatives	13,400	10,788	7,212	31,400	0	40,000	0	0	40,000	71,400
VM2010 Vermont Village Plaza Phase II	10,800	8,510	5,690	25,000	50,000	0	25,000	0	75,000	100,000
VM2030 County Office Building	22,000	16,062	10,738	48,800	0	0	0	0	0	48,800
VM2040 Vermont/Manchester Mixed Use	54,400	46,447	31,053	131,900	19,200	0	0	0	19,200	151,100
VM2050 88th & Western Mixed-Use Devel	36,900	29,846	19,954	86,700	25,000	0	0	0	25,000	111,700
VM2990 AB1290 Work Program	0	0	0	0	0	0	0	182,000	182,000	182,000
VM6990 Response to Development Opportunities	42,400	34,281	22,919	99,600	15,200	0	0	0	15,200	114,800
VM9330 Project Financing	4,500	2,997	2,003	9,500	15,000	0	5,000	0	20,000	29,500
VM9910 CAC/Citizens Participation	10,000	8,151	5,449	23,600	0	0	0	2,000	2,000	25,600
VM9990 Project General	80,400	68,262	45,638	194,300	0	0	0	70,000	70,000	264,300
Project Total	274,800	225,344	150,656	650,800	124,400	40,000	30,000	254,000	448,400	1,099,200
Watts										
WA1100 Infill Affordable Housing Development	6,400	5,034	3,366	14,800	0	0	0	0	0	14,800
WA1901 City Affordable Hsng Trust Fund	0	0	0	0	0	0	0	117,000	117,000	117,000
WA2030 Community Marketplace	12,000	9,589	6,411	28,000	0	0	8,000	0	8,000	36,000
WA2990 AB1290 Work Program	0	0	0	0	0	0	0	12,000	12,000	12,000
WA3100 WA Cultural Crescent Landscaping	25,600	18,699	12,501	56,800	69,000	0	0	0	69,000	125,800
WA3400 Watts Train Station Rehabilitation	49,600	39,195	26,205	115,000	150,000	0	4,000	0	154,000	269,000
WA4200 Cultural Crescent Parking	38,400	29,846	19,954	88,200	0	0	8,000	0	8,000	96,200
WA6990 Response to Development Opportunities	29,000	23,373	15,627	68,000	30,000	0	50,000	0	80,000	148,000
WA9330 Project Financing	22,400	15,103	10,097	47,600	6,000	0	8,000	0	14,000	61,600
WA9910 PAC/Citizens Participation	29,300	23,373	15,627	68,300	0	0	0	10,000	10,000	78,300
WA9990 Project General	113,400	94,991	63,509	271,900	50,000	0	80,000	175,100	305,100	577,000
Project Total	326,100	259,203	173,297	758,600	305,000	0	158,000	314,100	777,100	1,535,700

Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

Project Area/Objective	Operating (Program Delivery) Budget: Direct Personnel	Indirect Personnel	Non-Personnel	Total	Capital Budget: Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
Watts Corridors										
WC1990 Response to Housing Opportunities	21,000	16,781	11,219	49,000	0	0	19,000	120,000	139,000	188,000
WC2100 Grant AME Mixed-Use Develop	14,100	11,387	7,613	33,100	10,000	0	20,000	0	30,000	63,100
WC2120 Wattstar Theater	22,400	17,800	11,900	52,100	0	0	0	0	0	52,100
WC2210 Brewery Site Development	15,700	14,204	9,496	39,400	0	95,000	4,000	1,000	100,000	139,400
WC2250 114th and Wilmington	8,200	8,271	5,529	22,000	0	0	0	0	0	22,000
WC2990 AB1290 Work Program	0	0	0	0	0	0	0	83,000	83,000	83,000
WC3000 Public Improvements	3,200	2,637	1,763	7,600	0	0	0	0	0	7,600
WC3100 Cultural Crescent Public Improvement	25,900	18,579	12,421	56,900	19,000	0	0	0	19,000	75,900
WC3200 Watts Amphitheater	3,200	2,637	1,763	7,600	4,000	0	0	0	4,000	11,600
WC6200 Project Area Expansion	23,200	18,459	12,341	54,000	0	0	0	0	0	54,000
WC6990 Response to Development Opportunities	44,000	35,180	23,520	102,700	20,000	0	0	0	20,000	122,700
WC9330 Project Financing	4,500	2,997	2,003	9,500	16,000	0	5,000	0	21,000	30,500
WC9910 CAC/Citizens Participation	28,000	22,354	14,946	65,300	0	0	0	10,000	10,000	75,300
WC9990 Project General	104,900	95,231	63,669	263,800	0	0	0	10,700	10,700	274,500
Project Total	318,300	266,517	178,183	763,000	69,000	95,000	48,000	224,700	436,700	1,199,700
Western Slauson										
WS1901 City Affordable Hsng Trust Fund	0	0	0	0	0	0	0	209,000	209,000	209,000
WS1990 Response to Housing Opportunities	14,000	11,267	7,533	32,800	0	757,000	0	0	757,000	789,800
WS2020 Commercial Facade Program	3,200	2,637	1,763	7,600	0	0	0	0	0	7,600
WS2030 Chesterfield Square Expansion	13,600	10,967	7,333	31,900	0	0	0	0	0	31,900
WS2100 Industrial Rehab & Master Plan	8,000	6,712	4,488	19,200	0	0	0	0	0	19,200
WS2990 AB1290 Work Program	0	0	0	0	0	0	0	138,000	138,000	138,000
WS3000 Public Improvements	17,000	13,724	9,176	39,900	0	422,800	0	0	422,800	462,700
WS6990 Response to Development Opportunities	29,900	25,051	16,749	71,700	0	0	0	0	0	71,700
WS9330 Project Financing	9,300	6,293	4,207	19,800	14,000	0	4,000	0	18,000	37,800
WS9910 CAC/Citizens Participation	35,200	28,048	18,752	82,000	0	0	0	0	0	82,000
WS9990 Project General	75,800	71,318	47,682	194,800	0	0	0	2,500	2,500	197,300
Project Total	206,000	176,017	117,683	499,700	14,000	1,179,800	4,000	349,500	1,547,300	2,047,000

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Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

Project Area/Objective		Operating (Program Delivery) Budget				Capital Budget					Total
		Direct Personnel	Indirect Personnel	Non-Personnel	Total	Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
Westlake											
WL1300	MacArthur Park Metro Development	27,100	21,935	14,665	63,700	0	1,000,000	0	1,000	1,001,000	1,064,700
WL1350	Supportive Housing Initiative	10,300	8,151	5,449	23,900	0	1,000,000	0	0	1,000,000	1,023,900
WL1400	Hartford Ave. Affordable Rental	1,700	1,318	882	3,900	0	0	0	0	0	3,900
WL1901	City Affordable Hsng Trust Fund	0	0	0	0	0	0	0	353,000	353,000	353,000
WL1990	Response to Housing Opportunities	22,200	17,979	12,021	52,200	50,000	672,100	0	50,000	772,100	824,300
WL2100	Alvarado Comml Facade Grant Program	27,200	21,635	14,465	63,300	300,000	800,000	0	5,000	1,105,000	1,168,300
WL2500	Transit Oriented Smart Growth	900	719	481	2,100	30,000	0	0	0	30,000	32,100
WL2700	Mixed-Use Catalytic Development	38,900	31,284	20,916	91,100	150,000	1,050,000	0	75,000	1,275,000	1,366,100
WL2990	AB1290 Work Program	0	0	0	0	0	0	0	283,000	283,000	283,000
WL3300	Public Improvements	10,400	8,570	5,730	24,700	75,000	1,000,000	0	0	1,075,000	1,099,700
WL3400	MacArthur Park Band Shell Renovation	2,100	1,738	1,162	5,000	0	500,000	0	0	500,000	505,000
Wl4100	Alvarado Pedestrian Improvements	16,600	14,204	9,496	40,300	70,000	500,000	0	20,000	590,000	630,300
WL6100	Plan Implementation Tools	5,000	3,955	2,645	11,600	75,000	0	0	0	75,000	86,600
WL6500	Historic Preservation Resource Survey	1,800	1,438	962	4,200	0	0	0	70,000	70,000	74,200
WL6990	Response to Development Opportunities	36,900	29,966	20,034	86,900	50,000	30,000	0	35,000	115,000	201,900
WL9330	Project Financing	10,500	7,072	4,728	22,300	14,000	0	4,000	0	18,000	40,300
WL9910	PAC/Citizens Participation	32,800	26,370	17,630	76,800	0	0	0	60,000	60,000	136,800
WL9990	Project General	49,100	47,466	31,734	128,300	80,000	60,000	49,000	184,900	373,900	502,200
	Project Total	293,500	243,800	163,000	700,300	894,000	6,612,100	53,000	1,136,900	8,696,000	9,396,300

CRA/LA

Operating and Capital Budget by Project Area and Objective (Excluding Debt and Future Year)

Project Area/Objective	Operating (Program Delivery) Budget				Capital Budget					
	Direct Personnel	Indirect Personnel	Non-Personnel	Total	Professional Services	Land, Bricks and Mortar	Legal	Other	Total	Total
<u>Wilshire Koreatown</u>										
WK1300 Hobart Heights Apartments	6,000	4,974	3,326	14,300	5,000	500,000	30,000	0	535,000	549,300
WK1400 Affordable Housing Initiative	36,800	30,086	20,114	87,000	50,000	3,515,000	20,000	1,000	3,586,000	3,673,000
WK1450 Supportive Housing Initiative	19,100	15,342	10,258	44,700	35,000	510,000	0	0	545,000	589,700
WK1901 City Affordable Hsng Trust Fund	0	0	0	0	0	0	0	2,132,000	2,132,000	2,132,000
WK1990 Response to Housing Opportunities	0	0	0	0	10,000	993,600	0	0	1,003,600	1,003,600
WK2050 6th Street Commercial Façade	53,200	43,270	28,930	125,400	150,000	750,000	0	0	900,000	1,025,400
WK2150 Wilshire Vermont Cultural Project	81,400	65,865	44,035	191,300	450,000	3,000,000	160,000	5,000	3,615,000	3,806,300
WK2160 Ambassador Hotel/LAUSD Pocket Park	13,400	11,027	7,373	31,800	10,000	250,000	0	0	260,000	291,800
WK2170 Olympic Boulevard BID	6,400	5,034	3,366	14,800	20,000	600,000	0	20,000	640,000	654,800
WK2800 Transit Oriented Smart Growth	8,600	6,952	4,648	20,200	75,000	400,000	0	0	475,000	495,200
WK2990 AB1290 Work Program	0	0	0	0	0	0	0	624,000	624,000	624,000
WK3300 Streetscape and Public Improvement	36,000	29,966	20,034	86,000	50,000	700,000	0	0	750,000	836,000
WK3400 Signage Design/Code Enforcement	0	0	0	0	25,000	0	0	50,000	75,000	75,000
WK3500 Open Space Development Initiative	10,800	8,750	5,850	25,400	125,000	500,000	0	0	625,000	650,400
WK4100 Wilshire/Western Transit Center	3,200	2,158	1,442	6,800	0	0	0	0	0	6,800
WK6000 Beverly/Virgil Economic Development	18,000	14,384	9,616	42,000	75,000	500,000	0	0	575,000	617,000
WK6100 Wilshire Blvd Corridor Economic Devel	12,400	9,829	6,571	28,800	50,000	50,000	0	60,900	160,900	189,700
WK6200 Parking & Circulation Study	26,700	21,635	14,465	62,800	0	0	0	150,000	150,000	212,800
WK6300 Historic Resources Survey	9,200	7,431	4,969	21,600	75,000	350,000	0	0	425,000	446,600
WK6990 Response to Development Opportunities	84,900	69,161	46,239	200,300	65,600	750,000	0	11,000	826,600	1,026,900
WK9330 Project Financing	10,200	6,892	4,608	21,700	32,000	0	6,000	0	38,000	59,700
WK9910 CAC/Citizens Participation	25,600	20,616	13,784	60,000	0	0	0	60,000	60,000	120,000
WK9990 Project General	88,000	80,128	53,572	221,700	50,000	0	35,000	209,300	294,300	516,000
Project Total	549,900	453,500	303,200	1,306,600	1,352,600	13,368,600	251,000	3,323,200	18,295,400	19,602,000
Agency total	15,838,100	14,242,200	9,522,000	39,602,300	23,942,800	160,800,000	4,527,700	42,675,400	231,945,900	271,548,200

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget	Capital Budget						
	Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
Adelante Eastside								
EA1010 Residential Rehabilitation								
4029 EA Housing Trust	0	0	400,000	0	0	0	400,000	400,000
4134 EA Housing Trust Series A	56,800	10,000	0	0	0	0	10,000	66,800
4149 EA Housing Trust Series B	0	0	100,000	0	0	0	100,000	100,000
EA1010 Total	56,800	10,000	500,000	0	0	0	510,000	566,800
EA1030 Vista Monterey Senior Apartments								
4134 EA Housing Trust Series A	32,500	0	0	0	0	0	0	32,500
EA1030 Total	32,500	0	0	0	0	0	0	32,500
EA1080 First Time Homebuyers								
4029 EA Housing Trust	0	0	1,500,000	0	0	0	1,500,000	1,500,000
4134 EA Housing Trust Series A	50,200	0	0	0	0	0	0	50,200
4149 EA Housing Trust Series B	0	0	500,000	0	0	0	500,000	500,000
EA1080 Total	50,200	0	2,000,000	0	0	0	2,000,000	2,050,200
EA1901 City Affordable Hsng Trust Fund								
4029 EA Housing Trust	0	0	0	0	843,200	0	843,200	843,200
4149 EA Housing Trust Series B	0	0	0	0	367,000	0	367,000	367,000
4161 EA Housing Trust Series C	0	0	0	0	551,000	0	551,000	551,000
EA1901 Total	0	0	0	0	1,761,200	0	1,761,200	1,761,200
EA1990 Response to Housing Opportunities								
4029 EA Housing Trust	0	0	0	0	0	57,800	57,800	57,800
4134 EA Housing Trust Series A	126,500	0	0	0	0	57,000	57,000	183,500
4149 EA Housing Trust Series B	0	0	530,000	0	0	386,000	916,000	916,000
4161 EA Housing Trust Series C	0	0	2,000,000	0	0	204,000	2,204,000	2,204,000
EA1990 Total	126,500	0	2,530,000	0	0	704,800	3,234,800	3,361,300
EA2120 Industrial Rehabilitation								
6196 EA Bond Proceeds Series C	0	60,000	400,000	0	0	0	460,000	460,000
9131 EA Tax Increment	61,600	0	0	0	0	0	0	61,600
EA2120 Total	61,600	60,000	400,000	0	0	0	460,000	521,600

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
EA2130	New Industrial Development									
6196	EA Bond Proceeds Series C		0	50,000	250,000	0	0	0	300,000	300,000
9131	EA Tax Increment		56,400	0	0	0	0	0	0	56,400
		EA2130 Total	56,400	50,000	250,000	0	0	0	300,000	356,400
EA2140	Commercial Rehabilitation									
6196	EA Bond Proceeds Series C		0	85,000	400,000	0	0	0	485,000	485,000
9131	EA Tax Increment		79,400	0	0	0	0	0	0	79,400
		EA2140 Total	79,400	85,000	400,000	0	0	0	485,000	564,400
EA2150	Sears Olympic Mixed Use									
6182	EA Bond Proceeds Series B		307,200	0	0	0	0	0	0	307,200
6196	EA Bond Proceeds Series C		0	150,000	0	0	0	0	150,000	150,000
		EA2150 Total	307,200	150,000	0	0	0	0	150,000	457,200
EA2300	BioMedTech Park									
6196	EA Bond Proceeds Series C		0	153,500	0	0	3,000	0	156,500	156,500
9131	EA Tax Increment		935,800	0	0	0	0	0	0	935,800
		EA2300 Total	935,800	153,500	0	0	3,000	0	156,500	1,092,300
EA2400	Eastside Light Rail Devel Opps									
6196	EA Bond Proceeds Series C		0	50,000	300,000	0	0	0	350,000	350,000
9131	EA Tax Increment		83,900	0	0	0	0	0	0	83,900
		EA2400 Total	83,900	50,000	300,000	0	0	0	350,000	433,900
EA2700	Commercial Facade									
6196	EA Bond Proceeds Series C		0	50,000	200,000	0	0	0	250,000	250,000
9131	EA Tax Increment		51,600	0	0	0	0	0	0	51,600
		EA2700 Total	51,600	50,000	200,000	0	0	0	250,000	301,600
EA2750	First/Mission Mixed-Use Development									
6196	EA Bond Proceeds Series C		0	110,000	0	0	1,000	0	111,000	111,000
9131	EA Tax Increment		140,800	0	0	0	0	0	0	140,800
		EA2750 Total	140,800	110,000	0	0	1,000	0	111,000	251,800

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund		Operating Budget	Capital Budget						
		Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
EA2990	AB1290 Work Program								
5281	EA City AB1290 Retained	0	0	0	0	979,000	0	979,000	979,000
	EA2990 Total	0	0	0	0	979,000	0	979,000	979,000
EA3100	Eastside Industrial Park								
6196	EA Bond Proceeds Series C	0	50,000	650,000	0	0	0	700,000	700,000
9131	EA Tax Increment	125,000	0	0	0	0	0	0	125,000
	EA3100 Total	125,000	50,000	650,000	0	0	0	700,000	825,000
EA3150	Public Improvements								
6196	EA Bond Proceeds Series C	0	0	925,700	0	0	0	925,700	925,700
9131	EA Tax Increment	36,600	0	0	0	0	0	0	36,600
	EA3150 Total	36,600	0	925,700	0	0	0	925,700	962,300
EA6990	Response to Development Opportunities								
6196	EA Bond Proceeds Series C	0	47,000	0	0	0	0	47,000	47,000
9131	EA Tax Increment	124,200	0	0	0	0	0	0	124,200
	EA6990 Total	124,200	47,000	0	0	0	0	47,000	171,200
EA9330	Project Financing								
6196	EA Bond Proceeds Series C	0	22,000	0	9,000	0	0	31,000	31,000
7540	EA Debt Service Fund	0	0	0	0	0	2,043,000	2,043,000	2,043,000
9131	EA Tax Increment	50,200	0	0	0	0	0	0	50,200
	EA9330 Total	50,200	22,000	0	9,000	0	2,043,000	2,074,000	2,124,200
EA9910	PAC/Citizens Participation								
9131	EA Tax Increment	207,600	0	0	0	0	0	0	207,600
	EA9910 Total	207,600	0	0	0	0	0	0	207,600

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

		Operating Budget	Capital Budget						
Project/Objective/Fund		Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
EA9990	Project General								
6164	EA Bond Proceeds Series A	0	0	0	0	33,000	0	33,000	33,000
6182	EA Bond Proceeds Series B	0	0	0	0	31,800	0	31,800	31,800
6196	EA Bond Proceeds Series C	0	0	0	118,000	475,800	0	593,800	593,800
8133	EA General Revenue	0	0	0	0	59,000	0	59,000	59,000
9131	EA Tax Increment	368,500	0	0	0	88,400	0	88,400	456,900
	EA9990 Total	368,500	0	0	118,000	688,000	0	806,000	1,174,500
	Adelante Eastside Total	2,894,800	837,500	8,155,700	127,000	3,432,200	2,747,800	15,300,200	18,195,000

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund		Operating Budget	Capital Budget						
		Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
Beacon Street									
BS1300	Palos Verdes Housing								
1201	BH Program Income	52,800	0	0	0	0	0	0	52,800
8103	BS General Revenue	0	0	0	2,000	0	0	2,000	2,000
	BS1300 Total	52,800	0	0	2,000	0	0	2,000	54,800
BS1615	La Salle Lofts								
1201	BH Program Income	21,400	0	0	0	0	0	0	21,400
	BS1615 Total	21,400	0	0	0	0	0	0	21,400
BS1700	Centre Street Lofts Affordable Housing								
4009	BS Housing Trust	0	0	301,000	0	0	0	301,000	301,000
4151	BS Housing Series C	0	0	259,000	0	0	0	259,000	259,000
6186	BS Series C Bond Proceeds	0	0	303,000	0	0	0	303,000	303,000
9103	BS Tax Increment	0	0	230,200	0	0	0	230,200	230,200
	BS1700 Total	0	0	1,093,200	0	0	0	1,093,200	1,093,200
BS1901	City Affordable Hsng Trust Fund								
4009	BS Housing Trust	0	0	0	0	119,000	0	119,000	119,000
4151	BS Housing Series C	0	0	0	0	113,000	0	113,000	113,000
	BS1901 Total	0	0	0	0	232,000	0	232,000	232,000
BS1990	Response to Housing Opportunities								
1201	BH Program Income	34,500	0	0	0	0	0	0	34,500
8103	BS General Revenue	23,500	0	0	0	0	0	0	23,500
9103	BS Tax Increment	65,800	0	0	0	0	0	0	65,800
	BS1990 Total	123,800	0	0	0	0	0	0	123,800
BS2030	San Pedro Transit Center								
1201	BH Program Income	44,000	0	0	0	0	0	0	44,000
	BS2030 Total	44,000	0	0	0	0	0	0	44,000

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
BS2070	Centre Street Lofts									
1201	BH Program Income		99,000	0	0	0	0	0	0	99,000
		BS2070 Total	99,000	0	0	0	0	0	0	99,000
BS2990	AB1290 Work Program									
5282	BS City AB1290 Retained		0	0	0	0	9,000	0	9,000	9,000
		BS2990 Total	0	0	0	0	9,000	0	9,000	9,000
BS3000	Port OPA Homeland Sec/Charter									
1201	BH Program Income		24,000	0	0	0	0	0	0	24,000
8103	BS General Revenue		0	0	0	2,000	0	0	2,000	2,000
		BS3000 Total	24,000	0	0	2,000	0	0	2,000	26,000
BS6130	Public Art Program									
8103	BS General Revenue		0	12,000	0	0	0	0	12,000	12,000
		BS6130 Total	0	12,000	0	0	0	0	12,000	12,000
BS6600	Cultural Arts & Entertain Dist									
1201	BH Program Income		50,000	0	0	0	0	0	0	50,000
8103	BS General Revenue		0	50,000	0	0	0	0	50,000	50,000
		BS6600 Total	50,000	50,000	0	0	0	0	50,000	100,000
BS9330	Project Financing									
1201	BH Program Income		14,400	0	0	0	0	0	0	14,400
7503	BS Debt Service Fund		0	0	0	0	0	1,130,000	1,130,000	1,130,000
8103	BS General Revenue		0	17,000	0	6,000	0	0	23,000	23,000
		BS9330 Total	14,400	17,000	0	6,000	0	1,130,000	1,153,000	1,167,400
BS9990	Project General									
1201	BH Program Income		162,500	0	0	0	0	0	0	162,500
8103	BS General Revenue		0	0	0	2,000	4,500	0	6,500	6,500
		BS9990 Total	162,500	0	0	2,000	4,500	0	6,500	169,000
		Beacon Street Total	591,900	79,000	1,093,200	12,000	245,500	1,130,000	2,559,700	3,151,600

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget	Capital Budget						
	Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
Broadway/Manchester								
MC1470 Broadway Site Development								
4023 MC Housing Trust	70,400	0	0	0	1,000	0	1,000	71,400
MC1470 Total	70,400	0	0	0	1,000	0	1,000	71,400
MC1990 Response to Housing Opportunities								
4023 MC Housing Trust	11,200	0	0	0	0	10,400	10,400	21,600
4162 MC Housing Trust Series A	0	0	0	0	0	218,000	218,000	218,000
MC1990 Total	11,200	0	0	0	0	228,400	228,400	239,600
MC2010 Broadway/Manchester Shopping Center								
6197 MC Bond Proceeds Series A	9,900	0	0	0	0	0	0	9,900
8123 MC General Revenue	34,900	0	0	0	0	0	0	34,900
MC2010 Total	44,800	0	0	0	0	0	0	44,800
MC2100 Broadway/Manchester Commercial Center								
6197 MC Bond Proceeds Series A	183,000	35,200	0	0	0	0	35,200	218,200
8123 MC General Revenue	9,200	0	0	0	0	0	0	9,200
MC2100 Total	192,200	35,200	0	0	0	0	35,200	227,400
MC2990 AB1290 Work Program								
5283 MC City AB1290 Retained	0	0	0	0	24,000	0	24,000	24,000
MC2990 Total	0	0	0	0	24,000	0	24,000	24,000
MC6990 Response to Development Opportunities								
6197 MC Bond Proceeds Series A	117,000	307,900	0	0	0	0	307,900	424,900
MC6990 Total	117,000	307,900	0	0	0	0	307,900	424,900
MC9330 Project Financing								
8123 MC General Revenue	16,900	0	0	0	0	0	0	16,900
9123 MC Tax Increment	12,600	10,000	0	2,000	0	0	12,000	24,600
MC9330 Total	29,500	10,000	0	2,000	0	0	12,000	41,500

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget	Capital Budget						
	Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
MC9990 Project General								
9123 MC Tax Increment	277,600	0	0	4,000	80,800	0	84,800	362,400
MC9990 Total	277,600	0	0	4,000	80,800	0	84,800	362,400
Broadway/Manchester Total	742,700	353,100	0	6,000	105,800	228,400	693,300	1,436,000

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget: Program Delivery	Capital Budget: Professional Services	Capital Budget: Land, Bricks and Mortar	Capital Budget: Legal	Capital Budget: Other	Capital Budget: Future Year	Capital Budget: Total	Total
Bunker Hill								
BH1040 Angelus Plaza								
1202 BH Repl Housing Trust	7,600	0	15,000	3,000	0	0	18,000	25,600
BH1040 Total	7,600	0	15,000	3,000	0	0	18,000	25,600
BH1050 Grand Avenue JPA								
1202 BH Repl Housing Trust	151,900	110,000	350,000	100,000	13,000	19,894,400	20,467,400	20,619,300
BH1050 Total	151,900	110,000	350,000	100,000	13,000	19,894,400	20,467,400	20,619,300
BH1070 Colburn School Phase II								
1202 BH Repl Housing Trust	21,200	0	0	0	5,000	0	5,000	26,200
BH1070 Total	21,200	0	0	0	5,000	0	5,000	26,200
BH1960 Convention Hotel CTD								
1202 BH Repl Housing Trust	0	0	0	0	4,000,000	0	4,000,000	4,000,000
BH1960 Total	0	0	0	0	4,000,000	0	4,000,000	4,000,000
BH2050 California Plaza Parcel Y1 Development								
6143 BH Bond Proceeds Series I	0	0	0	73,000	50,000	0	123,000	123,000
8102 BH General Revenue	64,200	0	1,000,000	0	0	0	1,000,000	1,064,200
BH2050 Total	64,200	0	1,000,000	73,000	50,000	0	1,123,000	1,187,200
BH2990 AB1290 Work Program								
5284 BHCity AB1290 Retained	0	0	0	0	491,000	0	491,000	491,000
BH2990 Total	0	0	0	0	491,000	0	491,000	491,000
BH3010 Second Street Connection								
3549 BH City of LA Caltrans (STPL)	0	200,000	1,579,600	0	20,400	0	1,800,000	1,800,000
8102 BH General Revenue	217,600	0	0	0	0	0	0	217,600
BH3010 Total	217,600	200,000	1,579,600	0	20,400	0	1,800,000	2,017,600
BH3090 Grand Avenue Streetscape								
6143 BH Bond Proceeds Series I	0	0	157,400	25,000	15,000	0	197,400	197,400
8102 BH General Revenue	38,800	0	442,600	0	0	0	442,600	481,400
BH3090 Total	38,800	0	600,000	25,000	15,000	0	640,000	678,800

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						Total
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
BH3110	Project Wide Maintenance									
6143	BH Bond Proceeds Series I		0	0	250,000	0	25,000	0	275,000	275,000
8102	BH General Revenue		62,000	0	0	0	0	0	0	62,000
		BH3110 Total	62,000	0	250,000	0	25,000	0	275,000	337,000
BH3130	Angels Knoll Plaza									
3524	BH Prop C Angel's Knoll Plaza		0	0	14,200	10,000	7,500	0	31,700	31,700
3605	BH TEA Angels Knoll Plaza		0	0	308,400	0	0	0	308,400	308,400
6143	BH Bond Proceeds Series I		0	0	467,400	0	0	0	467,400	467,400
8102	BH General Revenue		103,000	0	0	0	0	0	0	103,000
		BH3130 Total	103,000	0	790,000	10,000	7,500	0	807,500	910,500
BH3140	California Plaza Shade Project									
6143	BH Bond Proceeds Series I		0	0	350,000	10,000	0	0	360,000	360,000
8102	BH General Revenue		46,600	0	0	0	0	0	0	46,600
		BH3140 Total	46,600	0	350,000	10,000	0	0	360,000	406,600
BH4960	Downtown Cultural Tourism									
6143	BH Bond Proceeds Series I		0	0	100,000	0	50,000	0	150,000	150,000
8102	BH General Revenue		22,300	0	0	0	0	0	0	22,300
		BH4960 Total	22,300	0	100,000	0	50,000	0	150,000	172,300
BH6030	Design for Development									
6143	BH Bond Proceeds Series I		0	0	0	75,000	0	0	75,000	75,000
8102	BH General Revenue		8,000	0	0	0	0	0	0	8,000
		BH6030 Total	8,000	0	0	75,000	0	0	75,000	83,000
BH6130	Public Art Program									
8102	BH General Revenue		40,400	0	0	0	0	0	0	40,400
		BH6130 Total	40,400	0	0	0	0	0	0	40,400
BH6140	Hill Street Avenida									
3530	BH Hill Street Avenida		0	0	0	0	21,800	0	21,800	21,800
		BH6140 Total	0	0	0	0	21,800	0	21,800	21,800

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund		Operating Budget	Capital Budget						
		Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
BH6990	Response to Development Opportunities								
6143	BH Bond Proceeds Series I	0	0	0	360,000	0	0	360,000	360,000
8102	BH General Revenue	206,200	0	0	0	0	0	0	206,200
	BH6990 Total	206,200	0	0	360,000	0	0	360,000	566,200
BH9330	Project Financing								
1201	BH Program Income	0	0	0	0	0	5,362,000	5,362,000	5,362,000
5132	CRA Special Revenue	0	0	0	0	0	3,989,300	3,989,300	3,989,300
6143	BH Bond Proceeds Series I	0	0	0	36,000	0	0	36,000	36,000
7502	BH Debt Service Fund	0	0	0	0	0	22,693,100	22,693,100	22,693,100
7522	BH Grand Central Debt Service	0	0	0	0	0	814,200	814,200	814,200
8102	BH General Revenue	83,700	0	0	0	0	0	0	83,700
	BH9330 Total	83,700	0	0	36,000	0	32,858,600	32,894,600	32,978,300
BH9990	Project General								
6143	BH Bond Proceeds Series I	183,000	0	0	0	49,200	0	49,200	232,200
8102	BH General Revenue	273,600	0	0	30,000	153,000	0	183,000	456,600
	BH9990 Total	456,600	0	0	30,000	202,200	0	232,200	688,800
	Bunker Hill Total	1,530,100	310,000	5,034,600	722,000	4,900,900	52,753,000	63,720,500	65,250,600

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget Program Delivery	Capital Budget Professional Services	Capital Budget Land, Bricks and Mortar	Capital Budget Legal	Capital Budget Other	Capital Budget Future Year	Capital Budget Total	Total
Central Business District										
CB2100	Civic Center Master Plan									
8104	CB General Revenue		6,000	0	0	1,000	2,000	0	3,000	9,000
		CB2100 Total	6,000	0	0	1,000	2,000	0	3,000	9,000
CB6030	Downtown Parking Management Ord									
3510	CB MTA Downtown Parking Mgt		0	40,600	0	0	6,800	0	47,400	47,400
3521	CB LADOT/Prop C Downtown TMO		0	0	0	10,000	2,600	0	12,600	12,600
8104	CB General Revenue		876,300	0	0	0	0	0	0	876,300
		CB6030 Total	876,300	40,600	0	10,000	9,400	0	60,000	936,300
CB6130	Public Art Program									
5134	Rockefeller Art Fund		0	0	0	0	0	214,000	214,000	214,000
5141	Downtown Cultural		0	0	0	0	0	1,208,000	1,208,000	1,208,000
5185	Santa Fe Art Colony		0	0	0	0	0	57,000	57,000	57,000
5224	CB Arena Cultural Facility		0	18,000	0	400	0	1,135,600	1,154,000	1,154,000
8104	CB General Revenue		37,400	0	0	0	0	0	0	37,400
		CB6130 Total	37,400	18,000	0	400	0	2,614,600	2,633,000	2,670,400
CB6990	Response to Development Opportunities									
8104	CB General Revenue		54,000	1,000	0	1,000	40,000	0	42,000	96,000
		CB6990 Total	54,000	1,000	0	1,000	40,000	0	42,000	96,000
CB9330	Project Financing									
8104	CB General Revenue		5,200	0	0	12,000	0	0	12,000	17,200
		CB9330 Total	5,200	0	0	12,000	0	0	12,000	17,200
CB9390	CT/CI Plan Amendment									
8104	CB General Revenue		0	0	0	30,500	0	0	30,500	30,500
		CB9390 Total	0	0	0	30,500	0	0	30,500	30,500
CB9990	Project General									
8104	CB General Revenue		136,800	0	0	50,000	27,500	0	77,500	214,300
		CB9990 Total	136,800	0	0	50,000	27,500	0	77,500	214,300

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget	Capital Budget						
	Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
FC2010 Citi Corp Plaza - Phase III								
8104 CB General Revenue	15,300	0	0	0	3,000	0	3,000	18,300
FC2010 Total	15,300	0	0	0	3,000	0	3,000	18,300
FC2150 Commercial Developer Agreements								
8104 CB General Revenue	13,600	0	0	0	0	0	0	13,600
FC2150 Total	13,600	0	0	0	0	0	0	13,600
SP2020 Metropolis/City Center Development								
8104 CB General Revenue	67,100	1,000	0	32,300	3,000	0	36,300	103,400
SP2020 Total	67,100	1,000	0	32,300	3,000	0	36,300	103,400
SP2180 South Park Supermarket								
8104 CB General Revenue	32,000	1,000	0	0	3,000	0	4,000	36,000
SP2180 Total	32,000	1,000	0	0	3,000	0	4,000	36,000
Central Business District Total	1,243,700	61,600	0	137,200	87,900	2,614,600	2,901,300	4,145,000

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget	Capital Budget						
	Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
Central Industrial								
CI1200 Downtown Women's Center								
1202 BH Repl Housing Trust	25,000	50,000	2,000,000	0	0	0	2,050,000	2,075,000
CI1200 Total	25,000	50,000	2,000,000	0	0	0	2,050,000	2,075,000
CI1950 New Housing Opportunities								
1202 BH Repl Housing Trust	0	55,000	0	0	0	0	55,000	55,000
CI1950 Total	0	55,000	0	0	0	0	55,000	55,000
CI2000 SRO Monitoring								
1201 BH Program Income	26,400	0	0	0	0	0	0	26,400
CI2000 Total	26,400	0	0	0	0	0	0	26,400
CI6010 Design for Development Guidelines								
1201 BH Program Income	39,600	0	0	0	0	0	0	39,600
CI6010 Total	39,600	0	0	0	0	0	0	39,600
CI6990 Response to Development Opportunities								
1201 BH Program Income	109,800	0	0	0	0	0	0	109,800
CI6990 Total	109,800	0	0	0	0	0	0	109,800
CI9990 Project General								
1201 BH Program Income	241,300	0	0	0	0	0	0	241,300
CI9990 Total	241,300	0	0	0	0	0	0	241,300
Central Industrial Total	442,100	105,000	2,000,000	0	0	0	2,105,000	2,547,100

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
Chinatown										
CH1080	Affordable Housing									
4003	CH Housing Trust		40,000	0	0	0	0	633,700	633,700	673,700
		CH1080 Total	40,000	0	0	0	0	633,700	633,700	673,700
CH1100	Yale Terrace Large Family Housing									
4003	CH Housing Trust		101,400	40,000	175,600	0	2,000	0	217,600	319,000
		CH1100 Total	101,400	40,000	175,600	0	2,000	0	217,600	319,000
CH1200	Orsini IIA, IIB and III									
4003	CH Housing Trust		18,800	0	0	0	0	0	0	18,800
		CH1200 Total	18,800	0	0	0	0	0	0	18,800
CH1210	Gateway Chinatown									
4003	CH Housing Trust		11,200	0	0	0	0	0	0	11,200
		CH1210 Total	11,200	0	0	0	0	0	0	11,200
CH1220	Grand View Gardens									
4003	CH Housing Trust		11,600	0	0	0	0	0	0	11,600
		CH1220 Total	11,600	0	0	0	0	0	0	11,600
CH1230	Capitol Mill at the Cornfield									
4003	CH Housing Trust		20,700	0	0	0	0	0	0	20,700
		CH1230 Total	20,700	0	0	0	0	0	0	20,700
CH1300	Blossom Plaza Affordability									
4003	CH Housing Trust		0	0	1,500,000	0	0	0	1,500,000	1,500,000
		CH1300 Total	0	0	1,500,000	0	0	0	1,500,000	1,500,000
CH1901	City Affordable Hsng Trust Fund									
4003	CH Housing Trust		0	0	0	0	476,000	0	476,000	476,000
		CH1901 Total	0	0	0	0	476,000	0	476,000	476,000

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
CH2000	Commercial Incentive Loans									
9105	CH Tax Increment		197,200	0	440,800	0	0	0	440,800	638,000
		CH2000 Total	197,200	0	440,800	0	0	0	440,800	638,000
CH2010	Business Improvement Program									
8105	CH General Revenue		0	50,000	0	0	0	0	50,000	50,000
9105	CH Tax Increment		19,700	0	525,000	0	0	0	525,000	544,700
		CH2010 Total	19,700	50,000	525,000	0	0	0	575,000	594,700
CH2050	Bamboo Plaza Public Parking									
5187	CH Bamboo Plaza - Central		0	0	0	0	597,000	0	597,000	597,000
8105	CH General Revenue		0	76,000	0	4,000	0	0	80,000	80,000
9105	CH Tax Increment		35,200	0	0	0	199,000	0	199,000	234,200
		CH2050 Total	35,200	76,000	0	4,000	796,000	0	876,000	911,200
CH2300	Facade Improvement Program									
8105	CH General Revenue		0	85,000	0	0	0	0	85,000	85,000
9105	CH Tax Increment		15,400	0	1,000,000	0	0	0	1,000,000	1,015,400
		CH2300 Total	15,400	85,000	1,000,000	0	0	0	1,085,000	1,100,400
CH3120	Blossom Plaza									
2226	GA CDD #95677		0	0	197,000	0	0	759,000	956,000	956,000
3544	CH LADOT Prop C		0	165,000	53,000	40,000	0	0	258,000	258,000
9105	CH Tax Increment		30,200	0	0	0	0	0	0	30,200
		CH3120 Total	30,200	165,000	250,000	40,000	0	759,000	1,214,000	1,244,200
CH3200	Chinatown Linkages									
9105	CH Tax Increment		18,800	0	0	0	0	0	0	18,800
		CH3200 Total	18,800	0	0	0	0	0	0	18,800
CH6000	Chinatown Master Plan									
8105	CH General Revenue		0	100,000	0	0	0	0	100,000	100,000
9105	CH Tax Increment		58,600	0	0	0	0	0	0	58,600
		CH6000 Total	58,600	100,000	0	0	0	0	100,000	158,600

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						Total
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
CH6990	Response to Development Opportunities									
8105	CH General Revenue		0	40,000	0	54,000	0	0	94,000	94,000
9105	CH Tax Increment		154,800	0	0	0	0	895,900	895,900	1,050,700
		CH6990 Total	154,800	40,000	0	54,000	0	895,900	989,900	1,144,700
CH9330	Project Financing									
7505	CH Debt Service Fund		0	0	0	0	0	2,739,900	2,739,900	2,739,900
9105	CH Tax Increment		48,700	0	0	0	0	0	0	48,700
		CH9330 Total	48,700	0	0	0	0	2,739,900	2,739,900	2,788,600
CH9910	CAC/Citizens Participation									
8105	CH General Revenue		0	0	0	0	20,000	0	20,000	20,000
9105	CH Tax Increment		64,600	0	16,000	0	54,500	0	70,500	135,100
		CH9910 Total	64,600	0	16,000	0	74,500	0	90,500	155,100
CH9990	Project General									
8105	CH General Revenue		0	30,000	50,000	0	2,000	0	82,000	82,000
9105	CH Tax Increment		225,400	0	0	6,000	54,200	0	60,200	285,600
		CH9990 Total	225,400	30,000	50,000	6,000	56,200	0	142,200	367,600
		Chinatown Total	1,072,300	586,000	3,957,400	104,000	1,404,700	5,028,500	11,080,600	12,152,900

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
City Center										
CT1030	Downtown YWCA/Jobs Corp									
4002	CB Housing Trust		62,600	250,000	0	89,500	0	0	339,500	402,100
		CT1030 Total	62,600	250,000	0	89,500	0	0	339,500	402,100
CT1040	901 S. Broadway Apartments									
4002	CB Housing Trust		12,700	0	0	0	0	0	0	12,700
		CT1040 Total	12,700	0	0	0	0	0	0	12,700
CT1090	Downtown Housing Opportunities									
4002	CB Housing Trust		50,000	40,000	0	40,000	0	3,545,500	3,625,500	3,675,500
		CT1090 Total	50,000	40,000	0	40,000	0	3,545,500	3,625,500	3,675,500
CT1100	Morrison Hotel									
4002	CB Housing Trust		27,100	90,000	0	0	0	0	90,000	117,100
		CT1100 Total	27,100	90,000	0	0	0	0	90,000	117,100
CT1200	Olympic City House									
4002	CB Housing Trust		50,600	0	0	0	0	0	0	50,600
		CT1200 Total	50,600	0	0	0	0	0	0	50,600
CT2000	Homeless Reduction Program									
1201	BH Program Income		20,400	0	0	0	0	0	0	20,400
8135	CT General Revenue		0	0	0	10,000	0	0	10,000	10,000
		CT2000 Total	20,400	0	0	10,000	0	0	10,000	30,400
CT2020	Historic Core Entertainment District									
1201	BH Program Income		7,600	0	0	0	0	0	0	7,600
8135	CT General Revenue		0	0	0	7,000	0	0	7,000	7,000
		CT2020 Total	7,600	0	0	7,000	0	0	7,000	14,600
CT2030	Broadway Spring Center									
1201	BH Program Income		6,000	0	0	0	0	0	0	6,000
8135	CT General Revenue		0	0	0	2,000	0	0	2,000	2,000
		CT2030 Total	6,000	0	0	2,000	0	0	2,000	8,000

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget	Capital Budget						
	Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
CT2070 Grand Central Square								
1201 BH Program Income	4,400	0	0	0	0	0	0	4,400
8135 CT General Revenue	0	0	0	2,000	0	0	2,000	2,000
CT2070 Total	4,400	0	0	2,000	0	0	2,000	6,400
CT2080 Historic Core Revitalization								
1201 BH Program Income	63,600	0	0	0	0	0	0	63,600
CT2080 Total	63,600	0	0	0	0	0	0	63,600
CT2100 Museum of Neon Art								
1201 BH Program Income	15,600	0	0	0	0	0	0	15,600
8135 CT General Revenue	0	0	0	1,000	0	0	1,000	1,000
CT2100 Total	15,600	0	0	1,000	0	0	1,000	16,600
CT2120 St. Vibiana								
1201 BH Program Income	2,200	0	0	0	0	0	0	2,200
CT2120 Total	2,200	0	0	0	0	0	0	2,200
CT2125 St. Vibiana/Little Tokyo Gym								
1201 BH Program Income	3,800	0	0	0	0	0	0	3,800
CT2125 Total	3,800	0	0	0	0	0	0	3,800
CT2150 Monitoring Various Agreements								
1201 BH Program Income	1,100	0	0	0	0	0	0	1,100
CT2150 Total	1,100	0	0	0	0	0	0	1,100
CT2190 Metro Lofts (Forest City)								
1201 BH Program Income	11,300	0	0	0	0	0	0	11,300
CT2190 Total	11,300	0	0	0	0	0	0	11,300
CT2200 Downtown Open Space Opportunities								
1201 BH Program Income	6,300	0	0	0	0	0	0	6,300
CT2200 Total	6,300	0	0	0	0	0	0	6,300

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund		Operating Budget	Capital Budget						
		Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
CT2300	Convention Hotel								
1201	BH Program Income	49,400	0	0	0	0	0	0	49,400
5319	Convention Hotel CT Swap	0	0	4,000,000	0	0	0	4,000,000	4,000,000
9102	BH Tax Increment	0	0	12,000,000	0	0	0	12,000,000	12,000,000
	CT2300 Total	49,400	0	16,000,000	0	0	0	16,000,000	16,049,400
CT2400	LA Sports Entertainment Dist Master Plan								
1201	BH Program Income	18,800	0	0	0	0	0	0	18,800
8135	CT General Revenue	0	0	0	10,000	0	0	10,000	10,000
	CT2400 Total	18,800	0	0	10,000	0	0	10,000	28,800
CT2500	Pershing Square Center								
1201	BH Program Income	38,500	0	0	0	0	0	0	38,500
8135	CT General Revenue	0	0	0	0	3,000	0	3,000	3,000
	CT2500 Total	38,500	0	0	0	3,000	0	3,000	41,500
CT2600	Grand Ave. Plaza Mixed-Use Development								
1201	BH Program Income	41,200	0	0	0	0	0	0	41,200
8135	CT General Revenue	0	0	0	0	3,000	0	3,000	3,000
	CT2600 Total	41,200	0	0	0	3,000	0	3,000	44,200
CT3000	UCLA Building - Adaptive Reuse								
8135	CT General Revenue	0	0	0	0	1,200	0	1,200	1,200
	CT3000 Total	0	0	0	0	1,200	0	1,200	1,200
CT3020	Grand Hope Park								
5227	CB Grand Hope Park Fin Fund	0	0	0	10,000	48,000	961,000	1,019,000	1,019,000
	CT3020 Total	0	0	0	10,000	48,000	961,000	1,019,000	1,019,000
CT3025	Venice Hope Park								
1201	BH Program Income	13,400	0	0	0	0	0	0	13,400
	CT3025 Total	13,400	0	0	0	0	0	0	13,400

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund		Operating Budget	Capital Budget						
		Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
CT3030	Venice & Hope Community Center								
1201	BH Program Income	71,200	0	0	0	0	0	0	71,200
3550	CT State Urban Parks	0	585,000	474,900	100,000	15,400	605,400	1,780,700	1,780,700
	CT3030 Total	71,200	585,000	474,900	100,000	15,400	605,400	1,780,700	1,851,900
CT3060	S. Park Elementary School - Mixed Use								
1201	BH Program Income	7,600	0	0	0	0	0	0	7,600
8135	CT General Revenue	0	0	0	0	1,000	0	1,000	1,000
	CT3060 Total	7,600	0	0	0	1,000	0	1,000	8,600
CT3080	L.A. Arena								
1201	BH Program Income	62,700	0	0	0	0	0	0	62,700
8135	CT General Revenue	0	0	0	0	800	0	800	800
	CT3080 Total	62,700	0	0	0	800	0	800	63,500
CT3090	Downtown Open Space Opportunities								
1201	BH Program Income	14,600	0	0	0	0	0	0	14,600
	CT3090 Total	14,600	0	0	0	0	0	0	14,600
CT3100	Downtown Visitor's Center								
1201	BH Program Income	16,700	0	0	0	0	0	0	16,700
	CT3100 Total	16,700	0	0	0	0	0	0	16,700
CT4100	Broadway Sidewalk Reconstruction								
1201	BH Program Income	18,500	0	0	0	0	0	0	18,500
	CT4100 Total	18,500	0	0	0	0	0	0	18,500
CT4200	Red Car Circulation Study								
1201	BH Program Income	9,800	0	0	0	0	0	0	9,800
8135	CT General Revenue	0	0	0	1,000	400	0	1,400	1,400
	CT4200 Total	9,800	0	0	1,000	400	0	1,400	11,200
CT4300	Grtr Pershing Sq Pub WiFi Dist								
1201	BH Program Income	12,300	0	0	0	0	0	0	12,300
	CT4300 Total	12,300	0	0	0	0	0	0	12,300

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
CT4400	Planning & Development Guidelines									
1201	BH Program Income		26,300	0	0	0	0	0	0	26,300
		CT4400 Total	26,300	0	0	0	0	0	0	26,300
CT6000	Fashion District Strategic Plan									
1201	BH Program Income		5,400	0	0	0	0	0	0	5,400
		CT6000 Total	5,400	0	0	0	0	0	0	5,400
CT6990	Response to Development Opportunities									
1201	BH Program Income		438,300	0	0	0	0	0	0	438,300
8135	CT General Revenue		0	0	0	5,000	0	0	5,000	5,000
		CT6990 Total	438,300	0	0	5,000	0	0	5,000	443,300
CT9330	Project Financing									
1201	BH Program Income		5,200	0	0	0	0	0	0	5,200
8135	CT General Revenue		0	0	0	4,000	0	0	4,000	4,000
		CT9330 Total	5,200	0	0	4,000	0	0	4,000	9,200
CT9990	Project General									
1201	BH Program Income		314,800	0	0	0	0	0	0	314,800
8135	CT General Revenue		0	0	0	21,700	8,900	0	30,600	30,600
		CT9990 Total	314,800	0	0	21,700	8,900	0	30,600	345,400
		City Center Total	1,510,000	965,000	16,474,900	303,200	81,700	5,111,900	22,936,700	24,446,700

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

	Operating Budget	Capital Budget						
Project/Objective/Fund	Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
Citywide Brownfields								
CN3311 BR-Site Investigation & Assistance								
2229 GA CDBG Brownfields	120,800	290,000	0	0	0	0	290,000	410,800
CN3311 Total	120,800	290,000	0	0	0	0	290,000	410,800
CN3320 BR-Crown Coach Demo Site								
1201 BH Program Income	98,600	0	0	0	0	0	0	98,600
2229 GA CDBG Brownfields	4,200	162,000	0	0	50,000	0	212,000	216,200
5266 CN Alameda Prod Mkt - Exp Dep	0	103,000	0	0	0	0	103,000	103,000
CN3320 Total	102,800	265,000	0	0	50,000	0	315,000	417,800
CN3330 BR-Wilmington Demo Site								
1201 BH Program Income	56,000	0	0	0	0	0	0	56,000
CN3330 Total	56,000	0	0	0	0	0	0	56,000
CN3351 BR-Showcase Comml Matching Fund								
1201 BH Program Income	45,200	0	0	0	0	0	0	45,200
CN3351 Total	45,200	0	0	0	0	0	0	45,200
CN3361 BR-Tool Box								
1201 BH Program Income	55,600	0	0	0	0	0	0	55,600
CN3361 Total	55,600	0	0	0	0	0	0	55,600
CN3371 BR-4th Demonstration Site								
1201 BH Program Income	28,400	0	0	0	0	0	0	28,400
CN3371 Total	28,400	0	0	0	0	0	0	28,400
CN3381 BR-Sm Site Neighborhood Assessment								
1201 BH Program Income	40,800	0	0	0	0	0	0	40,800
2229 GA CDBG Brownfields	0	120,000	0	0	53,000	0	173,000	173,000
CN3381 Total	40,800	120,000	0	0	53,000	0	173,000	213,800
Citywide Brownfields Total	449,600	675,000	0	0	103,000	0	778,000	1,227,600

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget	Capital Budget						Total
	Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
Citywide Disaster Assistance								
DA2010 Com/Ind Earthquake Recovery								
5132 CRA Special Revenue	84,400	10,000	0	8,000	0	0	18,000	102,400
DA2010 Total	84,400	10,000	0	8,000	0	0	18,000	102,400
Citywide Disaster Assistance Total	84,400	10,000	0	8,000	0	0	18,000	102,400

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget	Capital Budget						
	Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
Citywide Feasibility Studies								
ST6650 Redevelopment Plan Amendment								
5132 CRA Special Revenue	286,300	48,000	0	0	0	0	48,000	334,300
ST6650 Total	286,300	48,000	0	0	0	0	48,000	334,300
Citywide Feasibility Studies Total	286,300	48,000	0	0	0	0	48,000	334,300

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget: Program Delivery	Capital Budget: Professional Services	Capital Budget: Land, Bricks and Mortar	Capital Budget: Legal	Capital Budget: Other	Capital Budget: Future Year	Capital Budget: Total	Total
Citywide Housing								
CW1047 Reacquired Properties								
1226 Rental Rehab Program Income	50,400	0	0	0	8,000	0	8,000	58,400
CW1047 Total	50,400	0	0	0	8,000	0	8,000	58,400
CW1070 Sec 8 NC Contract Administration								
3108 CW Section 8 HAPP	265,500	50,000	6,501,700	0	1,600	0	6,553,300	6,818,800
CW1070 Total	265,500	50,000	6,501,700	0	1,600	0	6,553,300	6,818,800
CW1080 Loan/Bnd Compliance Monitoring								
1202 BH Repl Housing Trust	64,100	0	0	0	0	0	0	64,100
1212 CRA Rehab Loan	63,000	100,000	0	0	0	0	100,000	163,000
1222 HOME Program Income	992,000	0	0	0	0	0	0	992,000
1224 HODAG Program Income	92,800	0	0	0	0	0	0	92,800
1226 Rental Rehab Program Income	110,600	0	0	20,000	4,800	0	24,800	135,400
CW1080 Total	1,322,500	100,000	0	20,000	4,800	0	124,800	1,447,300
CW1470 CW Housing Policy Development								
1202 BH Repl Housing Trust	46,300	0	0	0	0	0	0	46,300
CW1470 Total	46,300	0	0	0	0	0	0	46,300
CW9990 Project General								
1202 BH Repl Housing Trust	704,300	0	0	0	16,200	0	16,200	720,500
CW9990 Total	704,300	0	0	0	16,200	0	16,200	720,500
Citywide Housing Total	2,389,000	150,000	6,501,700	20,000	30,600	0	6,702,300	9,091,300

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget	Capital Budget						
	Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
Citywide Non-Housing								
CN4000 LA Cultural Tourism Web Page								
1201 BH Program Income	28,400	0	0	0	0	0	0	28,400
CN4000 Total	28,400	0	0	0	0	0	0	28,400
Citywide Non-Housing Total	28,400	0	0	0	0	0	0	28,400

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund		Operating Budget	Capital Budget						
		Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
Council District 9									
C91010	Housing Rehabilitation Program								
4141	C9 Housing Trust Series B	3,300	0	0	0	0	0	0	3,300
4142	C9 Housing Trust Series C	0	0	250,000	2,000	0	0	252,000	252,000
	C91010 Total	3,300	0	250,000	2,000	0	0	252,000	255,300
C91204	Central Avenue Townhomes								
4024	C9 Housing Trust	0	0	54,000	0	0	0	54,000	54,000
4141	C9 Housing Trust Series B	51,800	0	60,200	0	0	0	60,200	112,000
4142	C9 Housing Trust Series C	0	0	63,500	0	0	0	63,500	63,500
4150	C9 Housing Trust Series D	0	0	695,000	0	0	0	695,000	695,000
4164	C9 Housing Trust Series E	0	0	235,000	0	0	0	235,000	235,000
	C91204 Total	51,800	0	1,107,700	0	0	0	1,107,700	1,159,500
C91300	Homeownership Properties Acq/RFP								
4024	C9 Housing Trust	0	0	3,000,000	0	0	0	3,000,000	3,000,000
4142	C9 Housing Trust Series C	191,600	40,000	50,000	2,000	0	0	92,000	283,600
4150	C9 Housing Trust Series D	0	0	0	0	252,000	0	252,000	252,000
	C91300 Total	191,600	40,000	3,050,000	2,000	252,000	0	3,344,000	3,535,600
C91350	Central Village Apartments								
4141	C9 Housing Trust Series B	26,500	0	0	0	0	0	0	26,500
	C91350 Total	26,500	0	0	0	0	0	0	26,500
C91400	29th Street Crossing								
1202	BH Repl Housing Trust	0	0	2,350,000	0	0	0	2,350,000	2,350,000
4142	C9 Housing Trust Series C	119,900	0	0	0	0	0	0	119,900
4150	C9 Housing Trust Series D	0	0	150,000	0	0	0	150,000	150,000
	C91400 Total	119,900	0	2,500,000	0	0	0	2,500,000	2,619,900

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						Total
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
C91901	City Affordable Hsng Trust Fund									
4024	C9 Housing Trust		0	0	0	0	650,000	0	650,000	650,000
4142	C9 Housing Trust Series C		0	0	0	0	306,000	0	306,000	306,000
4150	C9 Housing Trust Series D		0	0	0	0	354,000	0	354,000	354,000
4164	C9 Housing Trust Series E		0	0	0	0	559,000	0	559,000	559,000
		C91901 Total	0	0	0	0	1,869,000	0	1,869,000	1,869,000
C91950	New Housing Initiatives									
4141	C9 Housing Trust Series B		46,200	0	0	0	0	0	0	46,200
4142	C9 Housing Trust Series C		0	0	0	1,000	0	0	1,000	1,000
4150	C9 Housing Trust Series D		0	400,000	0	0	0	0	400,000	400,000
4164	C9 Housing Trust Series E		0	0	2,000,000	0	0	0	2,000,000	2,000,000
		C91950 Total	46,200	400,000	2,000,000	1,000	0	0	2,401,000	2,447,200
C92010	Goodyear Industrial Tract									
6183	C9 Bond Proceeds Series D		0	200,000	250,000	0	0	0	450,000	450,000
9124	C9 Tax Increment		88,700	0	0	0	16,000	0	16,000	104,700
		C92010 Total	88,700	200,000	250,000	0	16,000	0	466,000	554,700
C92120	Slauson/Central Retail Plaza									
3800	C9 BEDI Goodyear		0	0	135,900	0	0	0	135,900	135,900
6199	C9 Bond Proceeds Series E		0	0	864,100	0	0	0	864,100	864,100
9124	C9 Tax Increment		98,600	30,000	0	25,000	20,000	0	75,000	173,600
		C92120 Total	98,600	30,000	1,000,000	25,000	20,000	0	1,075,000	1,173,600
C92150	Commercial Facade									
6199	C9 Bond Proceeds Series E		0	0	500,000	0	0	0	500,000	500,000
9124	C9 Tax Increment		87,600	0	0	0	0	0	0	87,600
		C92150 Total	87,600	0	500,000	0	0	0	500,000	587,600

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund		Operating Budget	Capital Budget						
		Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
C92200	American Apparel (Brownsfields)								
2247	C9 Section 108 - Goodyear	0	0	2,500,000	0	0	0	2,500,000	2,500,000
3800	C9 BEDI Goodyear	0	400,000	0	0	0	0	400,000	400,000
6183	C9 Bond Proceeds Series D	0	0	250,000	0	0	0	250,000	250,000
9124	C9 Tax Increment	69,300	5,500	0	0	0	0	5,500	74,800
	C92200 Total	69,300	405,500	2,750,000	0	0	0	3,155,500	3,224,800
C92210	Central Ave. Opportunity Sites								
6199	C9 Bond Proceeds Series E	0	0	603,300	0	0	0	603,300	603,300
9124	C9 Tax Increment	101,700	50,000	0	60,000	5,500	0	115,500	217,200
	C92210 Total	101,700	50,000	603,300	60,000	5,500	0	718,800	820,500
C92300	Goodyear Site (Brownsfields)								
6183	C9 Bond Proceeds Series D	0	100,000	0	0	0	0	100,000	100,000
9124	C9 Tax Increment	122,400	200,000	0	4,000	0	0	204,000	326,400
	C92300 Total	122,400	300,000	0	4,000	0	0	304,000	426,400
C92310	Calko Steel Expansion (Brownsfields)								
2247	C9 Section 108 - Goodyear	0	0	1,317,000	0	0	0	1,317,000	1,317,000
3800	C9 BEDI Goodyear	0	0	0	2,000	500	222,500	225,000	225,000
9124	C9 Tax Increment	83,900	0	0	0	0	0	0	83,900
	C92310 Total	83,900	0	1,317,000	2,000	500	222,500	1,542,000	1,625,900
C92410	Figueroa/Washington Auto Row								
9124	C9 Tax Increment	18,600	0	0	0	0	0	0	18,600
	C92410 Total	18,600	0	0	0	0	0	0	18,600
C92500	BID Formation & Security Program								
6171	C9 Bond Proceeds Series B	0	25,000	0	0	0	0	25,000	25,000
6172	C9 Bond Proceeds Series C	0	0	0	0	2,000	0	2,000	2,000
6183	C9 Bond Proceeds Series D	0	0	0	2,000	0	0	2,000	2,000
8124	C9 General Revenue	0	25,000	0	0	0	0	25,000	25,000
9124	C9 Tax Increment	17,600	0	0	0	0	0	0	17,600
	C92500 Total	17,600	50,000	0	2,000	2,000	0	54,000	71,600

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget	Capital Budget						
	Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
C92700 Vermont Senior Center								
6183 C9 Bond Proceeds Series D	0	7,000	0	0	0	0	7,000	7,000
6199 C9 Bond Proceeds Series E	0	0	1,000,000	0	0	0	1,000,000	1,000,000
9124 C9 Tax Increment	72,900	0	0	0	0	0	0	72,900
C92700 Total	72,900	7,000	1,000,000	0	0	0	1,007,000	1,079,900
C92770 Washington Retail Center RFP								
6171 C9 Bond Proceeds Series B	0	20,000	0	0	0	0	20,000	20,000
6172 C9 Bond Proceeds Series C	0	0	0	0	1,000	0	1,000	1,000
6183 C9 Bond Proceeds Series D	0	0	220,000	0	0	0	220,000	220,000
6199 C9 Bond Proceeds Series E	0	0	1,000,000	0	0	0	1,000,000	1,000,000
8124 C9 General Revenue	0	30,000	0	0	0	0	30,000	30,000
9124 C9 Tax Increment	222,600	35,000	0	60,000	0	0	95,000	317,600
C92770 Total	222,600	85,000	1,220,000	60,000	1,000	0	1,366,000	1,588,600
C92990 AB1290 Work Program								
5289 C9 City AB1290 Retained	0	0	0	0	428,000	0	428,000	428,000
C92990 Total	0	0	0	0	428,000	0	428,000	428,000
C93130 Clean and Safe Program								
6183 C9 Bond Proceeds Series D	0	0	250,000	0	0	0	250,000	250,000
9124 C9 Tax Increment	3,200	0	0	0	0	0	0	3,200
C93130 Total	3,200	0	250,000	0	0	0	250,000	253,200
C93200 Central Avenue Streetscape								
6183 C9 Bond Proceeds Series D	0	180,000	300,000	0	0	0	480,000	480,000
9124 C9 Tax Increment	38,300	0	0	0	5,000	0	5,000	43,300
C93200 Total	38,300	180,000	300,000	0	5,000	0	485,000	523,300
C93210 Challengers Track & Field								
6199 C9 Bond Proceeds Series E	0	600,000	0	0	0	0	600,000	600,000
9124 C9 Tax Increment	13,700	0	0	2,000	0	0	2,000	15,700
C93210 Total	13,700	600,000	0	2,000	0	0	602,000	615,700

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund		Operating Budget	Capital Budget						
		Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
C93220	Hist Pres Angeles Funeral Home								
6183	C9 Bond Proceeds Series D	0	0	300,000	0	0	0	300,000	300,000
9124	C9 Tax Increment	8,600	0	0	2,000	0	0	2,000	10,600
	C93220 Total	8,600	0	300,000	2,000	0	0	302,000	310,600
C93620	Community Service Center (TNI)								
9124	C9 Tax Increment	18,600	0	0	0	2,000	0	2,000	20,600
	C93620 Total	18,600	0	0	0	2,000	0	2,000	20,600
C93650	48th Street Public Improvement								
9124	C9 Tax Increment	23,900	0	0	0	0	0	0	23,900
	C93650 Total	23,900	0	0	0	0	0	0	23,900
C96000	Strategic Plan								
9124	C9 Tax Increment	31,800	75,000	0	0	0	0	75,000	106,800
	C96000 Total	31,800	75,000	0	0	0	0	75,000	106,800
C96100	Design Guidelines								
9124	C9 Tax Increment	36,700	0	0	0	0	0	0	36,700
	C96100 Total	36,700	0	0	0	0	0	0	36,700
C96990	Response to Development Opportunities								
9124	C9 Tax Increment	351,700	85,000	3,500	0	10,000	0	98,500	450,200
	C96990 Total	351,700	85,000	3,500	0	10,000	0	98,500	450,200
C99330	Project Financing								
6199	C9 Bond Proceeds Series E	0	0	0	2,000	0	0	2,000	2,000
7531	C9 Debt Service Fund	0	0	0	0	0	2,380,900	2,380,900	2,380,900
9124	C9 Tax Increment	44,800	37,000	0	5,000	0	0	42,000	86,800
	C99330 Total	44,800	37,000	0	7,000	0	2,380,900	2,424,900	2,469,700
C99910	CAC/Citizens Participation								
9124	C9 Tax Increment	38,200	0	0	0	6,500	0	6,500	44,700
	C99910 Total	38,200	0	0	0	6,500	0	6,500	44,700

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

	Operating Budget	Capital Budget						
Project/Objective/Fund	Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
C99990 Project General								
6183 C9 Bond Proceeds Series D	0	250,000	0	0	0	0	250,000	250,000
6199 C9 Bond Proceeds Series E	0	0	0	10,000	66,600	0	76,600	76,600
9124 C9 Tax Increment	314,000	0	0	0	68,600	0	68,600	382,600
C99990 Total	314,000	250,000	0	10,000	135,200	0	395,200	709,200
Council District 9 Total	2,346,700	2,794,500	18,401,500	179,000	2,752,700	2,603,400	26,731,100	29,077,800

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
Crenshaw										
CR1050	Buckingham Place Senior Housing									
4015	CR Housing Trust		53,100	0	13,000	0	0	0	13,000	66,100
		CR1050 Total	53,100	0	13,000	0	0	0	13,000	66,100
CR1990	Response to Housing Opportunities									
4015	CR Housing Trust		33,600	0	212,300	0	0	0	212,300	245,900
		CR1990 Total	33,600	0	212,300	0	0	0	212,300	245,900
CR2010	Crenshaw Shopping Center									
1201	BH Program Income		5,200	0	0	0	0	0	0	5,200
		CR2010 Total	5,200	0	0	0	0	0	0	5,200
CR2140	Marlton Square									
1201	BH Program Income		221,200	0	0	0	0	0	0	221,200
		CR2140 Total	221,200	0	0	0	0	0	0	221,200
CR2150	Leimert Park Village Facade									
1201	BH Program Income		2,200	0	0	0	0	0	0	2,200
		CR2150 Total	2,200	0	0	0	0	0	0	2,200
CR2990	AB1290 Work Program									
5290	CR City AB1290 Retained		0	0	0	0	34,000	0	34,000	34,000
		CR2990 Total	0	0	0	0	34,000	0	34,000	34,000
CR3020	Public Improvements									
1201	BH Program Income		12,800	0	0	0	0	0	0	12,800
		CR3020 Total	12,800	0	0	0	0	0	0	12,800
CR6000	Leimert Park Village Master Plan									
1201	BH Program Income		20,400	0	0	0	0	0	0	20,400
		CR6000 Total	20,400	0	0	0	0	0	0	20,400

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

	Operating Budget	Capital Budget						
Project/Objective/Fund	Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
CR9330 Project Financing								
1201 BH Program Income	13,300	0	0	0	0	0	0	13,300
7506 CR Debt Service Fund	0	0	0	0	0	789,300	789,300	789,300
9106 CR Tax Increment	0	13,000	0	8,000	0	0	21,000	21,000
CR9330 Total	13,300	13,000	0	8,000	0	789,300	810,300	823,600
CR9910 CAC/Citizens Participation								
1201 BH Program Income	68,800	0	0	0	0	0	0	68,800
CR9910 Total	68,800	0	0	0	0	0	0	68,800
CR9990 Project General								
1201 BH Program Income	67,700	0	0	0	0	0	0	67,700
8106 CR General Revenue	33,000	0	0	2,000	4,000	0	6,000	39,000
9106 CR Tax Increment	168,700	0	0	0	19,300	0	19,300	188,000
CR9990 Total	269,400	0	0	2,000	23,300	0	25,300	294,700
Crenshaw Total	700,000	13,000	225,300	10,000	57,300	789,300	1,094,900	1,794,900

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
Crenshaw/Slauson										
CS1950	New Housing Initiatives									
4025	CS Housing Trust		27,600	0	407,700	0	0	134,700	542,400	570,000
4133	CS Housing Trust Series A		0	0	250,000	0	0	0	250,000	250,000
4165	CS Housing Trust Series B		0	0	0	0	0	509,000	509,000	509,000
		CS1950 Total	27,600	0	657,700	0	0	643,700	1,301,400	1,329,000
CS2010	Commercial Facade & Signage									
6200	CS Bond Proceeds Series B		3,900	0	326,100	0	0	0	326,100	330,000
9125	CS Tax Increment		8,700	0	0	0	0	0	0	8,700
		CS2010 Total	12,600	0	326,100	0	0	0	326,100	338,700
CS2100	Industrial Master Plan									
9125	CS Tax Increment		4,800	0	0	0	0	0	0	4,800
		CS2100 Total	4,800	0	0	0	0	0	0	4,800
CS2610	Commercial Facade & PI TNI									
6200	CS Bond Proceeds Series B		0	0	200,000	0	0	0	200,000	200,000
8125	CS General Revenue		26,000	0	0	0	0	0	0	26,000
		CS2610 Total	26,000	0	200,000	0	0	0	200,000	226,000
CS2990	AB1290 Work Program									
5291	CS City AB1290 Retained		0	0	0	0	66,000	0	66,000	66,000
		CS2990 Total	0	0	0	0	66,000	0	66,000	66,000
CS3000	Public Improvements									
6200	CS Bond Proceeds Series B		0	50,000	100,000	0	0	0	150,000	150,000
9125	CS Tax Increment		7,200	0	0	0	0	0	0	7,200
		CS3000 Total	7,200	50,000	100,000	0	0	0	150,000	157,200
CS6000	Industrial Feasibility Studies									
6200	CS Bond Proceeds Series B		14,800	150,000	0	0	0	466,200	616,200	631,000
		CS6000 Total	14,800	150,000	0	0	0	466,200	616,200	631,000

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

	Operating Budget	Capital Budget						
Project/Objective/Fund	Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
CS9330 Project Financing								
7532 CS Debt Service Fund	0	0	0	0	0	138,500	138,500	138,500
9125 CS Tax Increment	42,700	15,000	0	5,000	0	0	20,000	62,700
CS9330 Total	42,700	15,000	0	5,000	0	138,500	158,500	201,200
CS9910 CAC/Citizens Participation								
9125 CS Tax Increment	86,000	0	0	0	0	0	0	86,000
CS9910 Total	86,000	0	0	0	0	0	0	86,000
CS9990 Project General								
9125 CS Tax Increment	218,800	30,900	0	50,000	72,900	0	153,800	372,600
CS9990 Total	218,800	30,900	0	50,000	72,900	0	153,800	372,600
Crenshaw/Slauson Total	440,500	245,900	1,283,800	55,000	138,900	1,248,400	2,972,000	3,412,500

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund		Operating Budget	Capital Budget						
		Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
East Hollywood/Beverly Normandie									
EB1020	Supportive Housing								
4121	EB Housing Trust Series A	17,200	45,000	20,000	25,000	0	0	90,000	107,200
	EB1020 Total	17,200	45,000	20,000	25,000	0	0	90,000	107,200
EB1030	Vermont Housing								
4018	EB Housing Trust	0	0	1,694,000	0	0	0	1,694,000	1,694,000
4121	EB Housing Trust Series A	0	31,000	191,000	0	0	0	222,000	222,000
4152	EB Housing Trust Series B	0	49,000	0	40,000	0	0	89,000	89,000
6187	EB Bond Proceeds Series B	0	0	1,368,000	0	0	0	1,368,000	1,368,000
	EB1030 Total	0	80,000	3,253,000	40,000	0	0	3,373,000	3,373,000
EB1901	City Affordable Hsng Trust Fund								
4018	EB Housing Trust	0	0	0	0	646,000	0	646,000	646,000
4121	EB Housing Trust Series A	0	0	0	0	103,000	0	103,000	103,000
4152	EB Housing Trust Series B	0	0	0	0	396,000	0	396,000	396,000
	EB1901 Total	0	0	0	0	1,145,000	0	1,145,000	1,145,000
EB1990	Response to Housing Opportunities								
4121	EB Housing Trust Series A	0	49,800	0	50,000	0	0	99,800	99,800
	EB1990 Total	0	49,800	0	50,000	0	0	99,800	99,800
EB2700	Economic Development Opportunities								
6145	EB Bond Proceeds Series A	0	0	1,025,000	0	0	0	1,025,000	1,025,000
6187	EB Bond Proceeds Series B	0	0	475,000	0	0	0	475,000	475,000
8119	EB General Revenue	0	25,000	0	50,000	14,000	0	89,000	89,000
9118	EB Tax Increment	132,400	0	0	0	0	0	0	132,400
	EB2700 Total	132,400	25,000	1,500,000	50,000	14,000	0	1,589,000	1,721,400
EB2990	AB1290 Work Program								
5292	EB City AB1290 Retained	0	0	0	0	623,000	0	623,000	623,000
	EB2990 Total	0	0	0	0	623,000	0	623,000	623,000

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						Total
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
EB3000	Transit Oriented Dist Public Improvement									
3507	EB MTA Transit Oriented Dist		0	0	452,000	0	0	0	452,000	452,000
6187	EB Bond Proceeds Series B		82,400	105,000	300,000	0	5,400	0	410,400	492,800
		EB3000 Total	82,400	105,000	752,000	0	5,400	0	862,400	944,800
EB3100	East Hollywood Streetscape									
6187	EB Bond Proceeds Series B		0	150,000	474,800	25,000	300	0	650,100	650,100
9118	EB Tax Increment		63,500	0	425,200	0	0	0	425,200	488,700
		EB3100 Total	63,500	150,000	900,000	25,000	300	0	1,075,300	1,138,800
EB3200	Vermont Parking Mixed-Use									
6187	EB Bond Proceeds Series B		0	175,000	0	90,000	0	0	265,000	265,000
9118	EB Tax Increment		46,800	0	4,177,400	0	0	0	4,177,400	4,224,200
		EB3200 Total	46,800	175,000	4,177,400	90,000	0	0	4,442,400	4,489,200
EB6000	Beverly/Virgil Economic Development									
6187	EB Bond Proceeds Series B		7,200	0	0	40,000	0	0	40,000	47,200
8119	EB General Revenue		0	71,000	0	0	0	0	71,000	71,000
9118	EB Tax Increment		0	19,000	0	0	0	0	19,000	19,000
		EB6000 Total	7,200	90,000	0	40,000	0	0	130,000	137,200
EB6990	Response to Development Opportunities									
6187	EB Bond Proceeds Series B		0	0	160,000	0	0	429,900	589,900	589,900
9118	EB Tax Increment		0	0	270,000	0	0	0	270,000	270,000
		EB6990 Total	0	0	430,000	0	0	429,900	859,900	859,900
EB9330	Project Financing									
7523	EB Debt Service Fund		0	0	0	0	0	249,700	249,700	249,700
9118	EB Tax Increment		25,100	19,000	0	5,000	0	0	24,000	49,100
		EB9330 Total	25,100	19,000	0	5,000	0	249,700	273,700	298,800
EB9990	Project General									
9118	EB Tax Increment		375,600	200,000	0	50,000	50,000	0	300,000	675,600
		EB9990 Total	375,600	200,000	0	50,000	50,000	0	300,000	675,600

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

	Operating Budget	Capital Budget							
Project/Objective/Fund	Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
East Hollywood/Beverly Normandie Total	750,200	938,800	11,032,400	375,000	1,837,700	679,600	14,863,500	15,613,700

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						Total
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
Exposition/University Park										
HE1700	Vermont Ave Senior Housing									
4005	HO Housing Trust		67,900	0	0	0	0	0	0	67,900
		HE1700 Total	67,900	0	0	0	0	0	0	67,900
HO1901	City Affordable Hsng Trust Fund									
4005	HO Housing Trust		0	0	0	0	395,000	0	395,000	395,000
4166	HO Housing Trust Series E		0	0	0	0	143,000	0	143,000	143,000
		HO1901 Total	0	0	0	0	538,000	0	538,000	538,000
HO1950	New Housing Initiatives									
4005	HO Housing Trust		38,800	0	0	0	0	647,300	647,300	686,100
4166	HO Housing Trust Series E		0	0	0	0	0	570,000	570,000	570,000
		HO1950 Total	38,800	0	0	0	0	1,217,300	1,217,300	1,256,100
HO2070	Commercial Facade/Signage									
6201	HO Bond Proceeds Series E		0	0	0	0	0	200,000	200,000	200,000
9107	HO Tax Increment		17,500	0	200,000	0	0	0	200,000	217,500
		HO2070 Total	17,500	0	200,000	0	0	200,000	400,000	417,500
HO2090	USC Events Center									
9107	HO Tax Increment		26,600	0	0	0	0	0	0	26,600
		HO2090 Total	26,600	0	0	0	0	0	0	26,600
HO2700	University Gateway									
9107	HO Tax Increment		42,300	0	0	0	0	0	0	42,300
		HO2700 Total	42,300	0	0	0	0	0	0	42,300
HO2990	AB1290 Work Program									
5294	HO City AB1290 Retained		0	0	0	0	7,000	0	7,000	7,000
		HO2990 Total	0	0	0	0	7,000	0	7,000	7,000

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget: Program Delivery	Capital Budget: Professional Services	Capital Budget: Land, Bricks and Mortar	Capital Budget: Legal	Capital Budget: Other	Capital Budget: Future Year	Capital Budget: Total	Total
HO3000 Exposition Parks Improvements								
6201 HO Bond Proceeds Series E	0	0	0	0	0	400,000	400,000	400,000
8108 HO General Revenue	0	0	0	50,000	0	0	50,000	50,000
9107 HO Tax Increment	17,600	200,000	0	0	0	0	200,000	217,600
HO3000 Total	17,600	200,000	0	50,000	0	400,000	650,000	667,600
HO3020 Figueroa Corridor Dev Opportunities								
9107 HO Tax Increment	73,700	450,000	0	0	0	0	450,000	523,700
HO3020 Total	73,700	450,000	0	0	0	0	450,000	523,700
HO6130 Public Art Program								
8108 HO General Revenue	0	12,000	0	0	65,000	0	77,000	77,000
9107 HO Tax Increment	6,800	0	0	0	0	0	0	6,800
HO6130 Total	6,800	12,000	0	0	65,000	0	77,000	83,800
HO6140 Plan Amendment								
8108 HO General Revenue	0	60,000	0	50,000	0	0	110,000	110,000
9107 HO Tax Increment	17,800	0	0	0	0	0	0	17,800
HO6140 Total	17,800	60,000	0	50,000	0	0	110,000	127,800
HO6990 Response to Development Opportunities								
6201 HO Bond Proceeds Series E	0	160,900	0	0	0	561,500	722,400	722,400
8108 HO General Revenue	0	48,000	0	0	0	0	48,000	48,000
9107 HO Tax Increment	169,200	112,300	0	0	0	0	112,300	281,500
HO6990 Total	169,200	321,200	0	0	0	561,500	882,700	1,051,900
HO9330 Project Financing								
7507 HO Debt Service Fund	0	0	0	0	0	799,600	799,600	799,600
9107 HO Tax Increment	46,400	16,000	0	1,000	0	0	17,000	63,400
HO9330 Total	46,400	16,000	0	1,000	0	799,600	816,600	863,000
HO9910 PAC/Citizens Participation								
9107 HO Tax Increment	49,900	0	0	0	6,000	0	6,000	55,900
HO9910 Total	49,900	0	0	0	6,000	0	6,000	55,900

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

	Operating Budget	Capital Budget						
Project/Objective/Fund	Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
HO9990 Project General								
6201 HO Bond Proceeds Series E	0	0	0	0	0	814,600	814,600	814,600
9107 HO Tax Increment	284,700	0	0	4,000	79,200	0	83,200	367,900
HO9990 Total	284,700	0	0	4,000	79,200	814,600	897,800	1,182,500
Exposition/University Park Total	859,200	1,059,200	200,000	105,000	695,200	3,993,000	6,052,400	6,911,600

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						Total
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
Hollywood										
HW1050 Encore Hall										
4013	HW Housing Trust		78,500	20,000	200,000	25,000	0	0	245,000	323,500
		HW1050 Total	78,500	20,000	200,000	25,000	0	0	245,000	323,500
HW1170 Homeownership Initiative										
4013	HW Housing Trust		48,300	130,000	0	25,000	10,000	0	165,000	213,300
		HW1170 Total	48,300	130,000	0	25,000	10,000	0	165,000	213,300
HW1400 Gower Supportive Housing										
4013	HW Housing Trust		102,400	889,000	1,459,000	26,000	36,000	0	2,410,000	2,512,400
		HW1400 Total	102,400	889,000	1,459,000	26,000	36,000	0	2,410,000	2,512,400
HW1500 Bronson Courts Apartments										
4013	HW Housing Trust		32,000	30,000	0	30,000	0	0	60,000	92,000
		HW1500 Total	32,000	30,000	0	30,000	0	0	60,000	92,000
HW1901 City Affordable Hsng Trust Fund										
4013	HW Housing Trust		0	0	0	0	1,407,000	0	1,407,000	1,407,000
4135	HW Housing Trust Series D		0	0	0	0	807,000	0	807,000	807,000
4153	HW Housing Trust Series E		0	0	0	0	664,000	0	664,000	664,000
		HW1901 Total	0	0	0	0	2,878,000	0	2,878,000	2,878,000
HW1990 Response to Housing Opportunities										
4013	HW Housing Trust		61,800	49,000	0	20,000	0	0	69,000	130,800
		HW1990 Total	61,800	49,000	0	20,000	0	0	69,000	130,800
HW2310 Core Industries Education Initiative										
6165	HW Bond Proceeds Series D		0	30,000	0	0	0	0	30,000	30,000
9108	HW Tax Increment		87,900	0	0	0	0	0	0	87,900
		HW2310 Total	87,900	30,000	0	0	0	0	30,000	117,900

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
HW2320 Hollywood & Garfield										
6165	HW Bond Proceeds Series D		45,000	87,000	2,923,800	30,000	3,000	0	3,043,800	3,088,800
9108	HW Tax Increment		144,500	0	0	0	0	0	0	144,500
		HW2320 Total	189,500	87,000	2,923,800	30,000	3,000	0	3,043,800	3,233,300
HW2330 Hollywood & Argyle										
6165	HW Bond Proceeds Series D		0	10,000	0	20,000	0	0	30,000	30,000
9108	HW Tax Increment		2,200	0	0	0	0	0	0	2,200
		HW2330 Total	2,200	10,000	0	20,000	0	0	30,000	32,200
HW2350 Historic Preservation										
6165	HW Bond Proceeds Series D		0	233,200	20,000	20,000	0	0	273,200	273,200
9108	HW Tax Increment		40,000	0	0	0	0	0	0	40,000
		HW2350 Total	40,000	233,200	20,000	20,000	0	0	273,200	313,200
HW2380 Hawthorne Block										
6188	HW Bond Proceeds Series E		0	136,800	5,000	56,000	2,000	0	199,800	199,800
8109	HW General Revenue		0	6,700	0	0	0	0	6,700	6,700
9108	HW Tax Increment		177,900	0	2,600,000	0	0	0	2,600,000	2,777,900
		HW2380 Total	177,900	143,500	2,605,000	56,000	2,000	0	2,806,500	2,984,400
HW2600 Hollywood & Vine										
6188	HW Bond Proceeds Series E		0	70,000	70,000	100,000	0	0	240,000	240,000
9108	HW Tax Increment		233,800	0	0	0	0	0	0	233,800
		HW2600 Total	233,800	70,000	70,000	100,000	0	0	240,000	473,800
HW2750 Hollywood Passage Development										
6188	HW Bond Proceeds Series E		55,000	90,000	1,000,000	25,000	0	0	1,115,000	1,170,000
		HW2750 Total	55,000	90,000	1,000,000	25,000	0	0	1,115,000	1,170,000
HW2760 Hollywood Farmers Market										
6188	HW Bond Proceeds Series E		25,700	25,000	250,000	40,000	0	0	315,000	340,700
		HW2760 Total	25,700	25,000	250,000	40,000	0	0	315,000	340,700

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget	Capital Budget						
	Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
HW2830 Hillview Apartments								
1228 HW UDAG Repayment Retained	0	0	74,300	0	0	0	74,300	74,300
6188 HW Bond Proceeds Series E	0	0	61,200	0	0	0	61,200	61,200
HW2830 Total	0	0	135,500	0	0	0	135,500	135,500
HW2850 AMPAS Museum								
6188 HW Bond Proceeds Series E	0	50,000	0	50,000	0	0	100,000	100,000
9108 HW Tax Increment	122,400	5,000	2,005,000	0	0	0	2,010,000	2,132,400
HW2850 Total	122,400	55,000	2,005,000	50,000	0	0	2,110,000	2,232,400
HW2860 Civic Center Master Plan								
6188 HW Bond Proceeds Series E	0	0	0	30,000	3,000	0	33,000	33,000
9108 HW Tax Increment	70,300	251,000	0	0	0	0	251,000	321,300
HW2860 Total	70,300	251,000	0	30,000	3,000	0	284,000	354,300
HW2880 Transit Oriented Smart Growth								
9108 HW Tax Increment	17,600	155,000	0	0	0	0	155,000	172,600
HW2880 Total	17,600	155,000	0	0	0	0	155,000	172,600
HW2990 HCIP - HW Construction Impact Program								
3503 HW MTA Contribution - HCIP	0	0	638,500	0	0	0	638,500	638,500
HW2990 Total	0	0	638,500	0	0	0	638,500	638,500
HW3010 Santa Monica Blvd Improvements								
6188 HW Bond Proceeds Series E	0	0	0	50,000	0	0	50,000	50,000
9108 HW Tax Increment	57,900	0	0	0	0	0	0	57,900
HW3010 Total	57,900	0	0	50,000	0	0	50,000	107,900
HW3300 HW Pedestrian/Transit Crossroads								
3512 HW MTA Pedestrian/Transit Crss	0	0	976,900	0	0	0	976,900	976,900
8109 HW General Revenue	0	0	0	20,000	0	0	20,000	20,000
9108 HW Tax Increment	50,700	0	15,000	0	0	0	15,000	65,700
HW3300 Total	50,700	0	991,900	20,000	0	0	1,011,900	1,062,600

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

		Operating Budget	Capital Budget						
Project/Objective/Fund		Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
HW3500 HBT Green Facility									
6188	HW Bond Proceeds Series E	0	22,300	0	0	0	0	22,300	22,300
8109	HW General Revenue	0	0	0	20,000	0	0	20,000	20,000
9108	HW Tax Increment	14,800	42,700	650,000	0	0	0	692,700	707,500
	HW3500 Total	14,800	65,000	650,000	20,000	0	0	735,000	749,800
HW3800 Entertainment District BID									
9108	HW Tax Increment	7,600	80,000	0	0	0	0	80,000	87,600
	HW3800 Total	7,600	80,000	0	0	0	0	80,000	87,600
HW3850 Sunset Blvd. BID									
8109	HW General Revenue	0	0	0	20,000	0	0	20,000	20,000
9108	HW Tax Increment	0	51,000	0	0	0	0	51,000	51,000
	HW3850 Total	0	51,000	0	20,000	0	0	71,000	71,000
HW4150 Metrobike									
8109	HW General Revenue	0	0	0	30,000	4,000	0	34,000	34,000
9108	HW Tax Increment	40,500	275,000	0	0	0	0	275,000	315,500
	HW4150 Total	40,500	275,000	0	30,000	4,000	0	309,000	349,500
HW4250 Flexcar									
8109	HW General Revenue	0	0	0	20,000	6,000	0	26,000	26,000
9108	HW Tax Increment	7,600	0	0	0	250,000	0	250,000	257,600
	HW4250 Total	7,600	0	0	20,000	256,000	0	276,000	283,600
HW4300 Hollywood Parkade									
3607	HW TEA - Parkade	0	0	350,000	0	0	0	350,000	350,000
8109	HW General Revenue	0	0	0	25,000	0	0	25,000	25,000
	HW4300 Total	0	0	350,000	25,000	0	0	375,000	375,000
HW4500 Transportation Plan									
8109	HW General Revenue	0	0	0	10,000	0	0	10,000	10,000
9108	HW Tax Increment	26,300	125,000	0	0	0	0	125,000	151,300
	HW4500 Total	26,300	125,000	0	10,000	0	0	135,000	161,300

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund		Operating Budget	Capital Budget						
		Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
HW4600 Cinerama Public Parking									
8109	HW General Revenue	0	0	0	85,000	0	0	85,000	85,000
9108	HW Tax Increment	179,200	140,000	250,800	0	200,000	0	590,800	770,000
	HW4600 Total	179,200	140,000	250,800	85,000	200,000	0	675,800	855,000
HW4750 Hollywood Parking Strategy									
8109	HW General Revenue	0	0	0	40,000	0	0	40,000	40,000
9108	HW Tax Increment	14,800	100,000	0	0	0	0	100,000	114,800
	HW4750 Total	14,800	100,000	0	40,000	0	0	140,000	154,800
HW4850 Valet and Circulator									
8109	HW General Revenue	0	0	0	25,000	0	0	25,000	25,000
9108	HW Tax Increment	18,400	0	0	0	0	0	0	18,400
	HW4850 Total	18,400	0	0	25,000	0	0	25,000	43,400
HW6010 Redevelopment Plan Amendment									
8109	HW General Revenue	0	0	0	70,000	0	0	70,000	70,000
	HW6010 Total	0	0	0	70,000	0	0	70,000	70,000
HW6130 Public Art Program									
5148	HW Arts Fund	0	677,000	0	0	0	0	677,000	677,000
5262	HW LACER Trust Fund	0	99,000	0	0	0	0	99,000	99,000
9108	HW Tax Increment	17,200	0	0	0	0	0	0	17,200
	HW6130 Total	17,200	776,000	0	0	0	0	776,000	793,200
HW6300 Urban Design Plan Update									
8109	HW General Revenue	0	0	0	0	1,000	0	1,000	1,000
9108	HW Tax Increment	14,800	35,000	0	0	0	0	35,000	49,800
	HW6300 Total	14,800	35,000	0	0	1,000	0	36,000	50,800
HW6400 Social Needs Obligation									
8109	HW General Revenue	31,500	0	0	25,000	0	0	25,000	56,500
9108	HW Tax Increment	0	80,000	0	0	0	0	80,000	80,000
	HW6400 Total	31,500	80,000	0	25,000	0	0	105,000	136,500

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget	Capital Budget						Total
	Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
HW6990 Response to Development Opportunities								
8109 HW General Revenue	0	0	0	104,800	1,000	0	105,800	105,800
9108 HW Tax Increment	361,000	53,800	0	30,200	0	0	84,000	445,000
HW6990 Total	361,000	53,800	0	135,000	1,000	0	189,800	550,800
HW9330 Project Financing								
7508 HW Debt Service Fund	0	0	0	0	0	3,486,700	3,486,700	3,486,700
8109 HW General Revenue	0	0	0	7,000	0	0	7,000	7,000
9108 HW Tax Increment	58,600	35,000	0	12,000	0	0	47,000	105,600
HW9330 Total	58,600	35,000	0	19,000	0	3,486,700	3,540,700	3,599,300
HW9920 Community Outreach								
9108 HW Tax Increment	47,500	0	0	0	50,000	0	50,000	97,500
HW9920 Total	47,500	0	0	0	50,000	0	50,000	97,500
HW9930 Community Benefit Program								
1228 HW UDAG Repayment Retained	0	0	175,700	0	0	0	175,700	175,700
9108 HW Tax Increment	19,400	0	149,300	0	0	0	149,300	168,700
HW9930 Total	19,400	0	325,000	0	0	0	325,000	344,400
HW9990 Project General								
9108 HW Tax Increment	1,039,400	80,000	10,000	80,000	394,900	0	564,900	1,604,300
HW9990 Total	1,039,400	80,000	10,000	80,000	394,900	0	564,900	1,604,300
Hollywood Total	3,352,500	4,163,500	13,884,500	1,171,000	3,838,900	3,486,700	26,544,600	29,897,100

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget: Program Delivery	Capital Budget: Professional Services	Capital Budget: Land, Bricks and Mortar	Capital Budget: Legal	Capital Budget: Other	Capital Budget: Future Year	Capital Budget: Total	Total
Laurel Canyon Commercial Corridor										
LC1901	City Affordable Hsng Trust Fund									
4019	LC Housing Trust		0	0	0	0	207,000	0	207,000	207,000
4143	LC Housing Trust Series B		0	0	0	0	117,000	0	117,000	117,000
4167	LC Housing Trust Series C		0	0	0	0	81,000	0	81,000	81,000
		LC1901 Total	0	0	0	0	405,000	0	405,000	405,000
LC1990	Response to Housing Opportunities									
4019	LC Housing Trust		0	0	0	0	0	1,256,000	1,256,000	1,256,000
4123	LC Housing Trust Series A		82,800	0	0	0	0	71,200	71,200	154,000
4143	LC Housing Trust Series B		0	0	0	0	0	507,000	507,000	507,000
4167	LC Housing Trust Series C		0	0	0	0	0	323,000	323,000	323,000
		LC1990 Total	82,800	0	0	0	0	2,157,200	2,157,200	2,240,000
LC2100	Development of Valley Plaza									
6147	LC Bond Proceeds Series A		0	25,000	0	0	0	0	25,000	25,000
6173	LC Bond Proceeds Series B		228,700	1,000	0	10,000	13,000	0	24,000	252,700
8120	LC General Revenue		0	100,000	0	0	0	0	100,000	100,000
		LC2100 Total	228,700	126,000	0	10,000	13,000	0	149,000	377,700
LC2150	Development of Laurel Plaza									
6147	LC Bond Proceeds Series A		28,600	0	0	0	0	0	0	28,600
		LC2150 Total	28,600	0	0	0	0	0	0	28,600
LC2200	Commercial Revitalization									
6147	LC Bond Proceeds Series A		31,500	0	0	0	0	0	0	31,500
9119	LC Tax Increment		0	75,000	0	0	0	0	75,000	75,000
		LC2200 Total	31,500	75,000	0	0	0	0	75,000	106,500
LC2990	AB1290 Work Program									
5295	LC City AB1290 Retained		0	0	0	0	128,000	0	128,000	128,000
		LC2990 Total	0	0	0	0	128,000	0	128,000	128,000

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund		Operating Budget	Capital Budget						
		Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
LC3000	Valley Plaza Streetscape								
6147	LC Bond Proceeds Series A	94,000	0	0	0	0	0	0	94,000
6202	LC Bond Proceeds Series C	0	0	0	0	0	502,600	502,600	502,600
8120	LC General Revenue	0	30,000	0	0	0	0	30,000	30,000
9119	LC Tax Increment	0	50,000	300,000	0	0	75,000	425,000	425,000
	LC3000 Total	94,000	80,000	300,000	0	0	577,600	957,600	1,051,600
LC6000	Plan Amendment								
6173	LC Bond Proceeds Series B	131,500	0	0	0	0	0	0	131,500
6202	LC Bond Proceeds Series C	0	0	0	40,000	35,000	0	75,000	75,000
9119	LC Tax Increment	0	900,000	0	0	0	0	900,000	900,000
	LC6000 Total	131,500	900,000	0	40,000	35,000	0	975,000	1,106,500
LC9330	Project Financing								
6173	LC Bond Proceeds Series B	52,100	0	0	2,000	0	0	2,000	54,100
6202	LC Bond Proceeds Series C	0	17,000	0	0	0	0	17,000	17,000
7524	LC Debt Service Fund	0	0	0	0	0	563,800	563,800	563,800
8120	LC General Revenue	0	0	0	2,000	0	0	2,000	2,000
	LC9330 Total	52,100	17,000	0	4,000	0	563,800	584,800	636,900
LC9990	Project General								
6147	LC Bond Proceeds Series A	0	0	0	500	9,400	0	9,900	9,900
6173	LC Bond Proceeds Series B	328,100	0	0	100	2,500	0	2,600	330,700
6202	LC Bond Proceeds Series C	0	0	0	7,400	2,000	0	9,400	9,400
9119	LC Tax Increment	0	0	0	2,000	78,000	0	80,000	80,000
	LC9990 Total	328,100	0	0	10,000	91,900	0	101,900	430,000
	Laurel Canyon Commercial Corridor Total	977,300	1,198,000	300,000	64,000	672,900	3,298,600	5,533,500	6,510,800

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						Total
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
Little Tokyo										
LT1060	Cal Trans Repayment									
4010	LT Housing Trust		700	0	2,000,000	0	0	0	2,000,000	2,000,700
		LT1060 Total	700	0	2,000,000	0	0	0	2,000,000	2,000,700
LT1080	Second & Central Housing									
4010	LT Housing Trust		23,100	0	0	0	5,000	0	5,000	28,100
		LT1080 Total	23,100	0	0	0	5,000	0	5,000	28,100
LT1901	City Affordable Hsng Trust Fund									
4010	LT Housing Trust		0	0	0	0	450,000	0	450,000	450,000
4148	LT Housing Trust Series E		0	0	0	0	356,000	0	356,000	356,000
		LT1901 Total	0	0	0	0	806,000	0	806,000	806,000
LT1990	Response to Housing Opportunities									
4010	LT Housing Trust		78,200	0	120,000	0	10,000	0	130,000	208,200
4109	LT Housing Trust Series A		0	0	424,000	0	0	0	424,000	424,000
4148	LT Housing Trust Series E		0	0	696,000	0	0	0	696,000	696,000
		LT1990 Total	78,200	0	1,240,000	0	10,000	0	1,250,000	1,328,200
LT2150	Business Assistance Program									
6179	LT Bond Proceeds Series E		0	45,000	520,000	0	0	0	565,000	565,000
9110	LT Tax Increment		93,200	60,000	0	0	0	0	60,000	153,200
		LT2150 Total	93,200	105,000	520,000	0	0	0	625,000	718,200
LT2400	Block 8									
6179	LT Bond Proceeds Series E		0	20,000	0	0	0	0	20,000	20,000
8111	LT General Revenue		0	0	0	0	2,000	0	2,000	2,000
9110	LT Tax Increment		55,600	15,300	0	0	0	0	15,300	70,900
		LT2400 Total	55,600	35,300	0	0	2,000	0	37,300	92,900

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
LT2600	Business Improvement District (BID)									
6179	LT Bond Proceeds Series E		0	0	25,000	0	0	0	25,000	25,000
9110	LT Tax Increment		7,600	0	0	0	0	0	0	7,600
		LT2600 Total	7,600	0	25,000	0	0	0	25,000	32,600
LT2700	JACCC Rehab & Facility Expansion									
6179	LT Bond Proceeds Series E		0	0	1,030,000	0	0	0	1,030,000	1,030,000
8111	LT General Revenue		0	0	5,000	0	0	0	5,000	5,000
9110	LT Tax Increment		41,000	0	0	0	0	0	0	41,000
		LT2700 Total	41,000	0	1,035,000	0	0	0	1,035,000	1,076,000
LT2990	AB1290 Work Program									
5296	LT City AB1290 Retained		0	0	0	0	36,000	0	36,000	36,000
		LT2990 Total	0	0	0	0	36,000	0	36,000	36,000
LT3110	Central Avenue Art Park									
6179	LT Bond Proceeds Series E		0	30,000	0	0	0	0	30,000	30,000
9110	LT Tax Increment		16,200	0	0	0	0	0	0	16,200
		LT3110 Total	16,200	30,000	0	0	0	0	30,000	46,200
LT6130	Public Art Program									
5149	LT Cultural & Arts Fund		0	12,000	0	0	19,000	0	31,000	31,000
9110	LT Tax Increment		17,200	0	0	0	0	0	0	17,200
		LT6130 Total	17,200	12,000	0	0	19,000	0	31,000	48,200
LT6990	Response to Development Opportunities									
8111	LT General Revenue		0	55,000	0	0	0	0	55,000	55,000
9110	LT Tax Increment		88,600	0	0	0	0	0	0	88,600
		LT6990 Total	88,600	55,000	0	0	0	0	55,000	143,600

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund		Operating Budget	Capital Budget						
		Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
LT9330	Project Financing								
6179	LT Bond Proceeds Series E	0	24,000	0	0	0	0	24,000	24,000
7510	LT Debt Service Fund	0	0	0	0	0	2,672,200	2,672,200	2,672,200
8111	LT General Revenue	0	2,700	0	2,000	0	0	4,700	4,700
9110	LT Tax Increment	23,200	300	0	3,000	0	0	3,300	26,500
	LT9330 Total	23,200	27,000	0	5,000	0	2,672,200	2,704,200	2,727,400
LT9910	CAC/Citizens Participation								
8111	LT General Revenue	0	0	0	0	10,000	0	10,000	10,000
9110	LT Tax Increment	17,600	0	0	0	0	0	0	17,600
	LT9910 Total	17,600	0	0	0	10,000	0	10,000	27,600
LT9990	Project General								
8111	LT General Revenue	0	60,000	40,000	0	86,300	0	186,300	186,300
9110	LT Tax Increment	220,200	0	0	0	0	0	0	220,200
	LT9990 Total	220,200	60,000	40,000	0	86,300	0	186,300	406,500
	Little Tokyo Total	682,400	324,300	4,860,000	5,000	974,300	2,672,200	8,835,800	9,518,200

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
Los Angeles Harbor-Wilmington										
LA1020	L&Lecouvreur Affordable Homes									
4016	LA Housing Trust		35,200	0	480,000	0	0	0	480,000	515,200
		LA1020 Total	35,200	0	480,000	0	0	0	480,000	515,200
LA1901	City Affordable Hsng Trust Fund									
4016	LA Housing Trust		0	0	0	0	323,000	0	323,000	323,000
		LA1901 Total	0	0	0	0	323,000	0	323,000	323,000
LA1990	Response to Housing Opportunities									
4016	LA Housing Trust		93,700	0	0	0	0	388,100	388,100	481,800
		LA1990 Total	93,700	0	0	0	0	388,100	388,100	481,800
LA2320	Industrial Development - Block 29									
1201	BH Program Income		17,400	0	0	0	0	0	0	17,400
		LA2320 Total	17,400	0	0	0	0	0	0	17,400
LA2500	American Soccer Expansion									
1201	BH Program Income		12,400	0	0	0	0	0	0	12,400
9109	LA Tax Increment		18,000	0	0	0	0	0	0	18,000
		LA2500 Total	30,400	0	0	0	0	0	0	30,400
LA2600	Union Ice Expansion									
1201	BH Program Income		68,400	0	0	0	0	0	0	68,400
9109	LA Tax Increment		156,100	0	0	0	0	0	0	156,100
		LA2600 Total	224,500	0	0	0	0	0	0	224,500
LA2700	BACCES Demonstration Site									
9109	LA Tax Increment		60,400	0	0	0	0	0	0	60,400
		LA2700 Total	60,400	0	0	0	0	0	0	60,400
LA2990	AB1290 Work Program									
5297	LA City AB1290 Retained		0	0	0	0	20,000	0	20,000	20,000
		LA2990 Total	0	0	0	0	20,000	0	20,000	20,000

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget Program Delivery	Capital Budget Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
LA3000 Operation Code Enforcement								
9109 LA Tax Increment	42,400	0	0	0	0	0	0	42,400
LA3000 Total	42,400	0	0	0	0	0	0	42,400
LA3200 Alameda Landscape & Public Imp								
9109 LA Tax Increment	33,300	0	0	0	0	0	0	33,300
LA3200 Total	33,300	0	0	0	0	0	0	33,300
LA6990 Response to Development Opportunities								
9109 LA Tax Increment	130,000	0	0	0	0	0	0	130,000
LA6990 Total	130,000	0	0	0	0	0	0	130,000
LA9000 Wilmington Website & Strategic Impl								
8110 LA General Revenue	0	25,000	0	0	0	0	25,000	25,000
9109 LA Tax Increment	33,400	0	0	0	0	0	0	33,400
LA9000 Total	33,400	25,000	0	0	0	0	25,000	58,400
LA9330 Project Financing								
7509 LA Debt Service Fund	0	0	0	0	0	420,700	420,700	420,700
8110 LA General Revenue	15,200	14,000	0	0	0	0	14,000	29,200
9109 LA Tax Increment	0	0	0	2,000	0	0	2,000	2,000
LA9330 Total	15,200	14,000	0	2,000	0	420,700	436,700	451,900
LA9990 Project General								
8110 LA General Revenue	0	0	0	0	14,800	0	14,800	14,800
9109 LA Tax Increment	193,600	0	0	2,000	8,500	0	10,500	204,100
LA9990 Total	193,600	0	0	2,000	23,300	0	25,300	218,900
Los Angeles Harbor-Wilmington Total	909,500	39,000	480,000	4,000	366,300	808,800	1,698,100	2,607,600

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget Program Delivery	Capital Budget Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
Mid City Corridors								
MD1010 Residential Rehabilitation								
4027 MD Housing Trust	24,600	0	0	0	0	0	0	24,600
MD1010 Total	24,600	0	0	0	0	0	0	24,600
MD1750 Adams/La Brea Replacement Housing								
4027 MD Housing Trust	0	0	853,400	0	0	0	853,400	853,400
4136 MD Housing Trust Series B	0	0	348,000	0	0	0	348,000	348,000
8126 MD General Revenue	0	0	1,800	0	0	0	1,800	1,800
MD1750 Total	0	0	1,203,200	0	0	0	1,203,200	1,203,200
MD1900 Pico/Gramercy Housing								
4027 MD Housing Trust	38,000	0	0	0	0	0	0	38,000
MD1900 Total	38,000	0	0	0	0	0	0	38,000
MD1901 City Affordable Hsng Trust Fund								
4027 MD Housing Trust	0	0	0	0	542,000	0	542,000	542,000
MD1901 Total	0	0	0	0	542,000	0	542,000	542,000
MD2010 Adams/La Brea Commercial								
8126 MD General Revenue	0	0	0	28,200	11,000	0	39,200	39,200
9129 MD Tax Increment	297,900	76,100	0	47,800	0	0	123,900	421,800
MD2010 Total	297,900	76,100	0	76,000	11,000	0	163,100	461,000
MD2020 Midtown Plaza								
9129 MD Tax Increment	54,000	0	0	0	0	0	0	54,000
MD2020 Total	54,000	0	0	0	0	0	0	54,000
MD2660 Pico Blvd(CD10) TNI Comml Facade								
9129 MD Tax Increment	4,400	0	0	0	0	0	0	4,400
MD2660 Total	4,400	0	0	0	0	0	0	4,400
MD2670 Adams Blvd(CD10) TNI Comml Facade								
9129 MD Tax Increment	4,400	0	0	0	0	0	0	4,400
MD2670 Total	4,400	0	0	0	0	0	0	4,400

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget Program Delivery	Capital Budget Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
MD2700	Crenshaw Transit Village									
9129	MD Tax Increment		32,400	25,000	0	0	0	0	25,000	57,400
		MD2700 Total	32,400	25,000	0	0	0	0	25,000	57,400
MD2990	AB1290 Work Program									
5298	MD City AB1290 Retained		0	0	0	0	181,000	0	181,000	181,000
		MD2990 Total	0	0	0	0	181,000	0	181,000	181,000
MD3060	Washington Blvd Perf Arts Center									
9129	MD Tax Increment		20,400	0	0	0	0	0	0	20,400
		MD3060 Total	20,400	0	0	0	0	0	0	20,400
MD4200	LeBrea Exposition Transit Center									
9129	MD Tax Increment		0	5,000	0	0	0	0	5,000	5,000
		MD4200 Total	0	5,000	0	0	0	0	5,000	5,000
MD6990	Response to Development Opportunities									
9129	MD Tax Increment		117,200	5,000	0	0	0	0	5,000	122,200
		MD6990 Total	117,200	5,000	0	0	0	0	5,000	122,200
MD9330	Project Financing									
7533	MD Debt Service Fund		0	0	0	0	0	1,150,500	1,150,500	1,150,500
9129	MD Tax Increment		28,000	21,000	0	6,000	0	0	27,000	55,000
		MD9330 Total	28,000	21,000	0	6,000	0	1,150,500	1,177,500	1,205,500
MD9910	PAC/Citizens Participation									
9129	MD Tax Increment		116,400	10,000	0	0	9,000	0	19,000	135,400
		MD9910 Total	116,400	10,000	0	0	9,000	0	19,000	135,400
MD9990	Project General									
9129	MD Tax Increment		174,000	2,000	0	8,500	32,500	0	43,000	217,000
		MD9990 Total	174,000	2,000	0	8,500	32,500	0	43,000	217,000
		Mid City Corridors Total	911,700	144,100	1,203,200	90,500	775,500	1,150,500	3,363,800	4,275,500

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget: Program Delivery	Capital Budget: Professional Services	Capital Budget: Land, Bricks and Mortar	Capital Budget: Legal	Capital Budget: Other	Capital Budget: Future Year	Capital Budget: Total	Total
Monterey Hills								
MH1090 Affordable Housing								
4017 MH Housing Trust	0	0	1,846,000	0	0	0	1,846,000	1,846,000
4137 MH Housing Trust Series D	62,400	0	193,600	0	0	0	193,600	256,000
MH1090 Total	62,400	0	2,039,600	0	0	0	2,039,600	2,102,000
MH1901 City Affordable Hsng Trust Fund								
4017 MH Housing Trust	0	0	0	0	742,000	0	742,000	742,000
MH1901 Total	0	0	0	0	742,000	0	742,000	742,000
MH2010 Disposition of Agency Parcels								
6167 MH Bond Proceeds Series D	0	70,000	0	0	0	0	70,000	70,000
9111 MH Tax Increment	54,200	8,600	0	0	0	0	8,600	62,800
MH2010 Total	54,200	78,600	0	0	0	0	78,600	132,800
MH2990 AB1290 Work Program								
5299 MH City AB1290 Retained	0	0	0	0	169,000	0	169,000	169,000
MH2990 Total	0	0	0	0	169,000	0	169,000	169,000
MH3020 Agency Property Maintenance								
6167 MH Bond Proceeds Series D	0	50,000	0	0	10,000	0	60,000	60,000
9111 MH Tax Increment	78,700	0	0	0	0	0	0	78,700
MH3020 Total	78,700	50,000	0	0	10,000	0	60,000	138,700
MH3140 Project Wide Beautification								
6167 MH Bond Proceeds Series D	0	57,000	0	0	0	0	57,000	57,000
8112 MH General Revenue	0	0	349,000	0	0	0	349,000	349,000
9111 MH Tax Increment	40,600	0	305,200	0	0	0	305,200	345,800
MH3140 Total	40,600	57,000	654,200	0	0	0	711,200	751,800
MH9330 Project Financing								
7511 MH Debt Service Fund	0	0	0	0	0	2,594,600	2,594,600	2,594,600
9111 MH Tax Increment	17,400	20,000	0	7,000	0	0	27,000	44,400
MH9330 Total	17,400	20,000	0	7,000	0	2,594,600	2,621,600	2,639,000

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget	Capital Budget						
	Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
MH9990 Project General								
9111 MH Tax Increment	151,900	0	451,300	16,800	117,300	0	585,400	737,300
MH9990 Total	151,900	0	451,300	16,800	117,300	0	585,400	737,300
Monterey Hills Total	405,200	205,600	3,145,100	23,800	1,038,300	2,594,600	7,007,400	7,412,600

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
Normandie 5										
N51010	Residential Rehabilitation									
4006	N5 Housing Trust		80,000	16,000	0	0	0	0	16,000	96,000
		N51010 Total	80,000	16,000	0	0	0	0	16,000	96,000
N51901	City Affordable Hsng Trust Fund									
4006	N5 Housing Trust		0	0	0	0	359,000	0	359,000	359,000
4144	N5 Housing Trust Series E		0	0	0	0	185,000	0	185,000	185,000
		N51901 Total	0	0	0	0	544,000	0	544,000	544,000
N51990	Response to Housing Opportunities									
4006	N5 Housing Trust		34,800	0	434,200	0	0	0	434,200	469,000
4144	N5 Housing Trust Series E		0	0	60,000	0	0	0	60,000	60,000
		N51990 Total	34,800	0	494,200	0	0	0	494,200	529,000
N52030	FAME Renaissance Plaza									
9112	N5 Tax Increment		96,900	0	0	0	0	0	0	96,900
		N52030 Total	96,900	0	0	0	0	0	0	96,900
N52040	Commercial Facade									
9112	N5 Tax Increment		19,200	0	0	0	0	0	0	19,200
		N52040 Total	19,200	0	0	0	0	0	0	19,200
N52990	AB1290 Work Program									
5300	N5 City AB1290 Retained		0	0	0	0	156,000	0	156,000	156,000
		N52990 Total	0	0	0	0	156,000	0	156,000	156,000
N53200	Community Pride & Graffiti Abatement									
9112	N5 Tax Increment		22,400	0	0	0	0	0	0	22,400
		N53200 Total	22,400	0	0	0	0	0	0	22,400
N53400	Engine House No. 18									
9112	N5 Tax Increment		109,900	0	0	0	0	0	0	109,900
		N53400 Total	109,900	0	0	0	0	0	0	109,900

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund		Operating Budget	Capital Budget						
		Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
N56990	Response to Development Opportunities								
6174	N5 Bond Proceeds Series E	0	71,200	0	0	0	117,800	189,000	189,000
8113	N5 General Revenue	0	0	0	0	0	309,100	309,100	309,100
9112	N5 Tax Increment	112,000	0	0	0	0	0	0	112,000
	N56990 Total	112,000	71,200	0	0	0	426,900	498,100	610,100
N59330	Project Financing								
7512	N5 Debt Service Fund	0	0	0	0	0	1,820,200	1,820,200	1,820,200
8113	N5 General Revenue	0	0	0	5,000	0	0	5,000	5,000
9112	N5 Tax Increment	22,900	21,000	0	0	0	0	21,000	43,900
	N59330 Total	22,900	21,000	0	5,000	0	1,820,200	1,846,200	1,869,100
N59910	PAC/Citizens Participation								
6174	N5 Bond Proceeds Series E	0	0	0	0	20,000	0	20,000	20,000
9112	N5 Tax Increment	64,800	0	0	0	1,200	0	1,200	66,000
	N59910 Total	64,800	0	0	0	21,200	0	21,200	86,000
N59990	Project General								
8113	N5 General Revenue	17,500	0	0	0	56,400	0	56,400	73,900
9112	N5 Tax Increment	206,500	0	0	0	12,200	0	12,200	218,700
	N59990 Total	224,000	0	0	0	68,600	0	68,600	292,600
	Normandie 5 Total	786,900	108,200	494,200	5,000	789,800	2,247,100	3,644,300	4,431,200

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund		Operating Budget	Capital Budget						Total
		Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
North Hollywood									
NH1010	Residential Rehabilitation								
4007	NH Housing Trust	73,200	0	1,200,000	0	0	0	1,200,000	1,273,200
	NH1010 Total	73,200	0	1,200,000	0	0	0	1,200,000	1,273,200
NH1180	Elmer Family Housing								
4007	NH Housing Trust	15,400	0	0	30,000	0	647,000	677,000	692,400
4154	NH Housing Trust Series G	0	130,000	200,000	0	0	553,000	883,000	883,000
	NH1180 Total	15,400	130,000	200,000	30,000	0	1,200,000	1,560,000	1,575,400
NH1230	No Ho Commons Housing Affordability								
4007	NH Housing Trust	26,800	0	287,000	0	0	0	287,000	313,800
4138	NH Housing Trust Series F	0	0	713,000	0	0	0	713,000	713,000
	NH1230 Total	26,800	0	1,000,000	0	0	0	1,000,000	1,026,800
NH1901	City Affordable Hsng Trust Fund								
4007	NH Housing Trust	0	0	0	0	1,557,000	0	1,557,000	1,557,000
4154	NH Housing Trust Series G	0	0	0	0	216,000	0	216,000	216,000
	NH1901 Total	0	0	0	0	1,773,000	0	1,773,000	1,773,000
NH1990	Response to Housing Opportunities								
4007	NH Housing Trust	98,200	50,000	0	0	0	282,400	332,400	430,600
	NH1990 Total	98,200	50,000	0	0	0	282,400	332,400	430,600
NH2030	Commercial Core								
5273	NH Developer Contribution	163,700	16,000	806,300	0	3,000	0	825,300	989,000
8114	NH General Revenue	16,800	0	0	0	0	0	0	16,800
	NH2030 Total	180,500	16,000	806,300	0	3,000	0	825,300	1,005,800
NH2060	Commercial Facade Improvement								
6189	NH Bond Proceeds Series G	0	0	267,300	0	0	0	267,300	267,300
9113	NH Tax Increment	90,800	0	432,700	0	0	0	432,700	523,500
	NH2060 Total	90,800	0	700,000	0	0	0	700,000	790,800

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

		Operating Budget	Capital Budget						
Project/Objective/Fund		Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
NH2100 No Ho Arts District									
8114 NH General Revenue		0	125,000	88,200	0	75,000	0	288,200	288,200
9113 NH Tax Increment		98,000	50,000	516,800	0	0	0	566,800	664,800
	NH2100 Total	98,000	175,000	605,000	0	75,000	0	855,000	953,000
NH2300 MTA Mixed Use Project									
9113 NH Tax Increment		99,700	80,000	0	0	1,000	0	81,000	180,700
	NH2300 Total	99,700	80,000	0	0	1,000	0	81,000	180,700
NH2310 Cumpston-Hatteras Revitalization									
9113 NH Tax Increment		21,500	0	1,500,300	0	0	0	1,500,300	1,521,800
	NH2310 Total	21,500	0	1,500,300	0	0	0	1,500,300	1,521,800
NH2320 Land Use Variances									
8114 NH General Revenue		0	0	0	0	4,000	0	4,000	4,000
9113 NH Tax Increment		33,700	10,000	0	0	0	0	10,000	43,700
	NH2320 Total	33,700	10,000	0	0	4,000	0	14,000	47,700
NH3020 Vineland/Edison Right of Way									
9113 NH Tax Increment		10,800	75,000	0	0	54,000	0	129,000	139,800
	NH3020 Total	10,800	75,000	0	0	54,000	0	129,000	139,800
NH3050 Chandler Blvd Bikeway									
6168 NH Bond Proceeds Series F		0	0	360,000	0	0	0	360,000	360,000
6189 NH Bond Proceeds Series G		0	625,000	4,700	0	0	0	629,700	629,700
8114 NH General Revenue		0	0	0	0	5,000	0	5,000	5,000
9113 NH Tax Increment		104,300	0	30,300	0	0	0	30,300	134,600
	NH3050 Total	104,300	625,000	395,000	0	5,000	0	1,025,000	1,129,300
NH3070 No Ho Streetscape Improvement									
9113 NH Tax Increment		51,500	0	0	0	0	0	0	51,500
	NH3070 Total	51,500	0	0	0	0	0	0	51,500

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund		Operating Budget	Capital Budget						
		Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
NH6130	Public Art Program								
5125	NH Cultural & Arts Fund	0	0	0	0	0	1,101,000	1,101,000	1,101,000
5271	NH Cultural/Art Fund Series F	0	12,000	0	0	0	129,000	141,000	141,000
9113	NH Tax Increment	49,200	0	0	0	0	0	0	49,200
	NH6130 Total	49,200	12,000	0	0	0	1,230,000	1,242,000	1,291,200
NH6990	Response to Development Opportunities								
9113	NH Tax Increment	168,000	0	0	0	50,000	0	50,000	218,000
	NH6990 Total	168,000	0	0	0	50,000	0	50,000	218,000
NH9330	Project Financing								
7513	NH Debt Service Fund	0	0	0	0	0	2,305,600	2,305,600	2,305,600
9113	NH Tax Increment	44,800	44,000	0	8,000	0	0	52,000	96,800
	NH9330 Total	44,800	44,000	0	8,000	0	2,305,600	2,357,600	2,402,400
NH9910	PAC/Citizens Participation								
9113	NH Tax Increment	12,000	0	0	0	2,500	0	2,500	14,500
	NH9910 Total	12,000	0	0	0	2,500	0	2,500	14,500
NH9990	Project General								
9113	NH Tax Increment	443,400	0	0	0	193,700	0	193,700	637,100
	NH9990 Total	443,400	0	0	0	193,700	0	193,700	637,100
	North Hollywood Total	1,621,800	1,217,000	6,406,600	38,000	2,161,200	5,018,000	14,840,800	16,462,600

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget	Capital Budget						
	Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
Pacific Corridor								
PA1500 Vinegar Hill HPOZ Expansion								
4034 PA Housing Trust	0	100,000	0	0	0	0	100,000	100,000
PA1500 Total	0	100,000	0	0	0	0	100,000	100,000
PA1901 City Affordable Hsng Trust Fund								
4034 PA Housing Trust	0	0	0	0	248,000	0	248,000	248,000
4155 PA Housing Trust Series A	0	0	0	0	215,000	0	215,000	215,000
PA1901 Total	0	0	0	0	463,000	0	463,000	463,000
PA1990 Response to Housing Opportunities								
4034 PA Housing Trust	120,100	0	0	0	0	685,900	685,900	806,000
4155 PA Housing Trust Series A	0	0	0	0	0	875,000	875,000	875,000
PA1990 Total	120,100	0	0	0	0	1,560,900	1,560,900	1,681,000
PA2000 Business Incentive & Comml Facade								
6190 PA Bond Proceeds Series A	0	0	203,000	0	0	0	203,000	203,000
9133 PA Tax Increment	40,000	0	97,000	0	0	0	97,000	137,000
PA2000 Total	40,000	0	300,000	0	0	0	300,000	340,000
PA2990 AB1290 Work Program								
5302 PA City AB1290 Retained	0	0	0	0	167,000	0	167,000	167,000
PA2990 Total	0	0	0	0	167,000	0	167,000	167,000
PA3000 Security Enhancements								
9133 PA Tax Increment	11,200	0	0	0	0	0	0	11,200
PA3000 Total	11,200	0	0	0	0	0	0	11,200
PA3100 Gaffey Street Welcome Park								
9133 PA Tax Increment	22,400	0	0	0	0	0	0	22,400
PA3100 Total	22,400	0	0	0	0	0	0	22,400

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget: Program Delivery	Capital Budget: Professional Services	Capital Budget: Land, Bricks and Mortar	Capital Budget: Legal	Capital Budget: Other	Capital Budget: Future Year	Capital Budget: Total	Total
PA3200 Warner Grand Theater Mixed-Use								
8134 PA General Revenue	0	0	0	0	1,000	0	1,000	1,000
9133 PA Tax Increment	55,200	0	0	0	0	0	0	55,200
PA3200 Total	55,200	0	0	0	1,000	0	1,000	56,200
PA6200 Joint Development Agreement w/POLA								
6190 PA Bond Proceeds Series A	0	425,000	0	80,000	0	0	505,000	505,000
9133 PA Tax Increment	115,800	0	0	0	0	0	0	115,800
PA6200 Total	115,800	425,000	0	80,000	0	0	505,000	620,800
PA6600 Cultural Arts & Entertain Dist								
6190 PA Bond Proceeds Series A	0	50,000	0	0	0	0	50,000	50,000
PA6600 Total	0	50,000	0	0	0	0	50,000	50,000
PA6990 Response to Development Opportunities								
8134 PA General Revenue	0	0	0	0	0	31,000	31,000	31,000
9133 PA Tax Increment	156,100	0	0	0	0	586,300	586,300	742,400
PA6990 Total	156,100	0	0	0	0	617,300	617,300	773,400
PA9330 Project Financing								
9133 PA Tax Increment	7,600	11,000	0	3,000	0	0	14,000	21,600
PA9330 Total	7,600	11,000	0	3,000	0	0	14,000	21,600
PA9990 Project General								
9133 PA Tax Increment	284,700	0	0	2,000	30,700	0	32,700	317,400
PA9990 Total	284,700	0	0	2,000	30,700	0	32,700	317,400
Pacific Corridor Total	813,100	586,000	300,000	85,000	661,700	2,178,200	3,810,900	4,624,000

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
Pacoima/Panorama City										
PC1010	Residential Rehabilitation									
4020	PC Housing Trust		0	0	1,800,000	0	0	0	1,800,000	1,800,000
4124	PC Housing Trust Series A		76,600	0	0	0	0	0	0	76,600
		PC1010 Total	76,600	0	1,800,000	0	0	0	1,800,000	1,876,600
PC1050	HACLA Low/Moderate Housing									
4124	PC Housing Trust Series A		68,100	0	0	0	0	0	0	68,100
		PC1050 Total	68,100	0	0	0	0	0	0	68,100
PC1060	Osborne Manor									
4020	PC Housing Trust		0	0	20,000	0	0	0	20,000	20,000
4124	PC Housing Trust Series A		72,800	0	0	5,000	0	0	5,000	77,800
		PC1060 Total	72,800	0	20,000	5,000	0	0	25,000	97,800
PC1070	Palm Village - Senior Citizen Housing									
4020	PC Housing Trust		15,200	0	25,000	0	0	0	25,000	40,200
		PC1070 Total	15,200	0	25,000	0	0	0	25,000	40,200
PC1901	City Affordable Hsng Trust Fund									
4020	PC Housing Trust		0	0	0	0	2,066,000	0	2,066,000	2,066,000
4124	PC Housing Trust Series A		0	0	0	0	236,000	0	236,000	236,000
4156	PC Housing Trust Series B		0	0	0	0	830,000	0	830,000	830,000
		PC1901 Total	0	0	0	0	3,132,000	0	3,132,000	3,132,000
PC1990	Response to Housing Opportunities									
4020	PC Housing Trust		155,000	50,000	0	0	0	2,052,800	2,102,800	2,257,800
4124	PC Housing Trust Series A		0	0	0	0	0	5,500	5,500	5,500
		PC1990 Total	155,000	50,000	0	0	0	2,058,300	2,108,300	2,263,300

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
PC2010	Panorama Tower									
6148	PC Bond Proceeds Series A		130,500	0	0	0	0	0	0	130,500
6191	PC Bond Proceeds Series B		0	29,000	25,000	25,000	0	0	79,000	79,000
9120	PC Tax Increment		0	0	1,000,000	150,000	0	0	1,150,000	1,150,000
		PC2010 Total	130,500	29,000	1,025,000	175,000	0	0	1,229,000	1,359,500
PC2030	Pacoima Center (Price Pfister)									
6148	PC Bond Proceeds Series A		205,100	0	900	0	0	0	900	206,000
8121	PC General Revenue		0	0	800	0	1,000	0	1,800	1,800
9120	PC Tax Increment		0	0	1,998,300	0	0	0	1,998,300	1,998,300
		PC2030 Total	205,100	0	2,000,000	0	1,000	0	2,001,000	2,206,100
PC2040	Commercial Incentive Loans									
6191	PC Bond Proceeds Series B		0	0	0	5,000	0	0	5,000	5,000
8121	PC General Revenue		92,000	0	0	0	0	0	0	92,000
9120	PC Tax Increment		0	95,000	1,500,000	0	0	0	1,595,000	1,595,000
		PC2040 Total	92,000	95,000	1,500,000	5,000	0	0	1,600,000	1,692,000
PC2050	Proj Area Bus Attraction/Retention Prog									
8121	PC General Revenue		30,800	0	0	0	0	0	0	30,800
		PC2050 Total	30,800	0	0	0	0	0	0	30,800
PC2200	Montgomery Ward Site									
8121	PC General Revenue		69,700	0	0	0	0	0	0	69,700
9120	PC Tax Increment		0	51,000	0	0	0	0	51,000	51,000
		PC2200 Total	69,700	51,000	0	0	0	0	51,000	120,700
PC2210	Project Area Industrial Revitalization									
8121	PC General Revenue		77,200	0	0	0	0	0	0	77,200
9120	PC Tax Increment		0	30,000	1,031,200	0	0	0	1,061,200	1,061,200
		PC2210 Total	77,200	30,000	1,031,200	0	0	0	1,061,200	1,138,400

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
PC2300	CD7 Neighborhood City Hall Proj									
6191	PC Bond Proceeds Series B		0	0	0	0	1,500,000	0	1,500,000	1,500,000
8121	PC General Revenue		25,600	0	0	0	0	0	0	25,600
		PC2300 Total	25,600	0	0	0	1,500,000	0	1,500,000	1,525,600
PC2700	Panorama City BID									
8121	PC General Revenue		28,400	0	0	0	0	0	0	28,400
9120	PC Tax Increment		0	25,000	0	0	0	0	25,000	25,000
		PC2700 Total	28,400	25,000	0	0	0	0	25,000	53,400
PC2710	Pacoima BID									
8121	PC General Revenue		47,200	0	0	0	0	0	0	47,200
9120	PC Tax Increment		0	25,000	0	0	0	0	25,000	25,000
		PC2710 Total	47,200	25,000	0	0	0	0	25,000	72,200
PC2720	Sylmar BID									
8121	PC General Revenue		32,000	0	0	0	0	0	0	32,000
9120	PC Tax Increment		0	25,000	35,000	0	0	0	60,000	60,000
		PC2720 Total	32,000	25,000	35,000	0	0	0	60,000	92,000
PC2990	AB1290 Work Program									
5303	PC City AB1290 Retained		0	0	0	0	1,971,000	0	1,971,000	1,971,000
		PC2990 Total	0	0	0	0	1,971,000	0	1,971,000	1,971,000
PC3000	Public Improvements									
8121	PC General Revenue		32,300	0	0	0	0	0	0	32,300
9120	PC Tax Increment		0	500,000	500,000	0	0	0	1,000,000	1,000,000
		PC3000 Total	32,300	500,000	500,000	0	0	0	1,000,000	1,032,300
PC3400	Pacoima Town Center/Van Nuys Blvd									
3514	PC MTA Town Center		0	0	383,200	0	0	0	383,200	383,200
9120	PC Tax Increment		109,500	100,000	519,000	0	0	0	619,000	728,500
		PC3400 Total	109,500	100,000	902,200	0	0	0	1,002,200	1,111,700

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget	Capital Budget						
	Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
PC3622 Pacoima City Streetscape Improvement								
6191 PC Bond Proceeds Series B	0	0	3,437,000	0	0	0	3,437,000	3,437,000
9120 PC Tax Increment	79,700	30,000	363,000	0	0	0	393,000	472,700
PC3622 Total	79,700	30,000	3,800,000	0	0	0	3,830,000	3,909,700
PC3710 CD7 Sidewalk Improvement Project								
9120 PC Tax Increment	45,500	700,000	500,000	0	0	0	1,200,000	1,245,500
PC3710 Total	45,500	700,000	500,000	0	0	0	1,200,000	1,245,500
PC3720 Pacoima Infrastructure Improvements								
9120 PC Tax Increment	4,600	0	0	0	0	0	0	4,600
PC3720 Total	4,600	0	0	0	0	0	0	4,600
PC3730 Sylmar Streetscape Improvement								
6191 PC Bond Proceeds Series B	0	0	1,450,000	0	0	0	1,450,000	1,450,000
9120 PC Tax Increment	70,500	0	0	0	0	0	0	70,500
PC3730 Total	70,500	0	1,450,000	0	0	0	1,450,000	1,520,500
PC3800 Job Readiness/Training Center								
9120 PC Tax Increment	9,600	0	200,000	0	0	0	200,000	209,600
PC3800 Total	9,600	0	200,000	0	0	0	200,000	209,600
PC6030 Plan Adoption								
6191 PC Bond Proceeds Series B	0	0	0	65,000	115,000	0	180,000	180,000
9120 PC Tax Increment	95,900	691,000	0	0	0	0	691,000	786,900
PC6030 Total	95,900	691,000	0	65,000	115,000	0	871,000	966,900
PC6130 Public Art Program								
6191 PC Bond Proceeds Series B	0	25,000	0	0	10,000	0	35,000	35,000
9120 PC Tax Increment	19,300	0	60,000	0	0	0	60,000	79,300
PC6130 Total	19,300	25,000	60,000	0	10,000	0	95,000	114,300
PC6990 Response to Development Opportunities								
6191 PC Bond Proceeds Series B	0	90,000	0	0	0	0	90,000	90,000
9120 PC Tax Increment	417,700	0	0	10,000	0	0	10,000	427,700
PC6990 Total	417,700	90,000	0	10,000	0	0	100,000	517,700

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund		Operating Budget	Capital Budget						
		Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
PC9330	Project Financing								
6148	PC Bond Proceeds Series A	0	0	0	3,000	0	0	3,000	3,000
7525	PC Debt Service Fund	0	0	0	0	0	635,000	635,000	635,000
8121	PC General Revenue	0	0	0	2,000	0	0	2,000	2,000
9120	PC Tax Increment	29,500	19,000	0	0	0	0	19,000	48,500
	PC9330 Total	29,500	19,000	0	5,000	0	635,000	659,000	688,500
PC9990	Project General								
6148	PC Bond Proceeds Series A	0	0	0	0	5,500	0	5,500	5,500
6191	PC Bond Proceeds Series B	0	25,000	25,000	0	1,000	0	51,000	51,000
9120	PC Tax Increment	425,100	0	0	0	158,600	0	158,600	583,700
	PC9990 Total	425,100	25,000	25,000	0	165,100	0	215,100	640,200
	Pacoima/Panorama City Total	2,465,400	2,510,000	14,873,400	265,000	6,894,100	2,693,300	27,235,800	29,701,200

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund		Operating Budget	Capital Budget						
		Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
Pico Union I									
P11010 Residential Rehabilitation									
9114 P1 Tax Increment		31,500	0	0	0	0	0	0	31,500
	P11010 Total	31,500	0	0	0	0	0	0	31,500
P11050 Pascual Reyes Townhouses									
4011 P1 Housing Trust		53,000	0	0	0	0	0	0	53,000
9114 P1 Tax Increment		6,100	0	0	0	0	0	0	6,100
	P11050 Total	59,100	0	0	0	0	0	0	59,100
P11090 PUHC Scattered Site - Rehab									
9114 P1 Tax Increment		7,600	0	0	0	0	0	0	7,600
	P11090 Total	7,600	0	0	0	0	0	0	7,600
P11095 Residential Historic Preservation									
9114 P1 Tax Increment		17,000	0	0	0	0	0	0	17,000
	P11095 Total	17,000	0	0	0	0	0	0	17,000
P11901 City Affordable Hsng Trust Fund									
4011 P1 Housing Trust		0	0	0	0	208,000	0	208,000	208,000
4145 P1 Housing Trust Series C		0	0	0	0	139,000	0	139,000	139,000
	P11901 Total	0	0	0	0	347,000	0	347,000	347,000
P11990 Response to Housing Opportunities									
9114 P1 Tax Increment		17,400	0	0	0	0	0	0	17,400
	P11990 Total	17,400	0	0	0	0	0	0	17,400
P12000 Pico Blvd Commercial Facade									
9114 P1 Tax Increment		55,200	50,000	200,000	0	0	0	250,000	305,200
	P12000 Total	55,200	50,000	200,000	0	0	0	250,000	305,200
P12010 Pico Blvd Streetscape Program									
6175 P1 Bond Proceeds Series C		0	0	30,000	0	5,000	0	35,000	35,000
9114 P1 Tax Increment		8,400	0	0	0	0	0	0	8,400
	P12010 Total	8,400	0	30,000	0	5,000	0	35,000	43,400

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
P12060	Residential Facade Grant Program									
6175	P1 Bond Proceeds Series C		33,900	44,900	0	0	10,000	0	54,900	88,800
9114	P1 Tax Increment		6,600	0	0	0	0	0	0	6,600
		P12060 Total	40,500	44,900	0	0	10,000	0	54,900	95,400
P12700	Economic Development Opportunities									
6175	P1 Bond Proceeds Series C		0	25,000	0	0	0	0	25,000	25,000
9114	P1 Tax Increment		11,600	0	0	0	0	0	0	11,600
		P12700 Total	11,600	25,000	0	0	0	0	25,000	36,600
P12990	AB1290 Work Program									
5304	P1 City AB1290 Retained		0	0	0	0	60,000	0	60,000	60,000
		P12990 Total	0	0	0	0	60,000	0	60,000	60,000
P13050	Operation Clean Sweep									
6175	P1 Bond Proceeds Series C		0	0	20,200	0	0	0	20,200	20,200
9114	P1 Tax Increment		2,100	0	9,800	0	0	0	9,800	11,900
		P13050 Total	2,100	0	30,000	0	0	0	30,000	32,100
P13070	Block 6 Public Improvements									
9114	P1 Tax Increment		15,100	0	0	0	0	0	0	15,100
		P13070 Total	15,100	0	0	0	0	0	0	15,100
P13400	Public Improvements									
9114	P1 Tax Increment		19,900	75,100	135,700	0	0	0	210,800	230,700
		P13400 Total	19,900	75,100	135,700	0	0	0	210,800	230,700
P16990	Response to Development Opportunities									
6175	P1 Bond Proceeds Series C		0	0	0	0	32,000	0	32,000	32,000
9114	P1 Tax Increment		33,900	0	0	0	0	0	0	33,900
		P16990 Total	33,900	0	0	0	32,000	0	32,000	65,900
P19330	Project Financing									
7514	P1 Debt Service Fund		0	0	0	0	0	1,193,200	1,193,200	1,193,200
9114	P1 Tax Increment		13,600	15,000	0	4,000	0	0	19,000	32,600
		P19330 Total	13,600	15,000	0	4,000	0	1,193,200	1,212,200	1,225,800

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget	Capital Budget						
	Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
P19910 PAC/Citizens Participation								
9114 P1 Tax Increment	59,200	0	0	0	16,000	0	16,000	75,200
P19910 Total	59,200	0	0	0	16,000	0	16,000	75,200
P19990 Project General								
8115 P1 General Revenue	35,200	25,000	30,000	10,000	29,800	0	94,800	130,000
9114 P1 Tax Increment	126,200	0	0	6,000	32,000	0	38,000	164,200
P19990 Total	161,400	25,000	30,000	16,000	61,800	0	132,800	294,200
Pico Union I Total	553,500	235,000	425,700	20,000	531,800	1,193,200	2,405,700	2,959,200

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund		Operating Budget Program Delivery	Capital Budget Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
Pico Union II									
P21000	Historic Preservation								
4014	P2 Housing Trust	32,100	0	0	0	0	0	0	32,100
4146	P2 Housing Trust Series A	0	75,000	545,000	0	0	0	620,000	620,000
	P21000 Total	32,100	75,000	545,000	0	0	0	620,000	652,100
P21010	Residential Rehabilitation								
4014	P2 Housing Trust	26,200	0	159,000	0	0	0	159,000	185,200
4146	P2 Housing Trust Series A	0	0	171,000	0	0	0	171,000	171,000
	P21010 Total	26,200	0	330,000	0	0	0	330,000	356,200
P21050	In-Fill Affordable Housing Development								
4014	P2 Housing Trust	31,700	25,000	1,138,800	0	30,000	0	1,193,800	1,225,500
9115	P2 Tax Increment	0	0	411,200	0	0	0	411,200	411,200
	P21050 Total	31,700	25,000	1,550,000	0	30,000	0	1,605,000	1,636,700
P21901	City Affordable Hsng Trust Fund								
4014	P2 Housing Trust	0	0	0	0	439,000	0	439,000	439,000
4146	P2 Housing Trust Series A	0	0	0	0	391,000	0	391,000	391,000
	P21901 Total	0	0	0	0	830,000	0	830,000	830,000
P21990	Response to Housing Opportunities								
4014	P2 Housing Trust	11,200	0	0	0	0	0	0	11,200
9115	P2 Tax Increment	0	50,000	250,000	0	0	0	300,000	300,000
	P21990 Total	11,200	50,000	250,000	0	0	0	300,000	311,200
P22010	Alvarado Building Site								
9115	P2 Tax Increment	4,200	0	0	0	0	0	0	4,200
	P22010 Total	4,200	0	0	0	0	0	0	4,200
P22620	Pico Blvd Commercial Facade								
9115	P2 Tax Increment	76,300	100,000	500,000	0	0	428,300	1,028,300	1,104,600
	P22620 Total	76,300	100,000	500,000	0	0	428,300	1,028,300	1,104,600

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund		Operating Budget	Capital Budget						
		Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
P22650	Residential Facade Grant Program								
6176	P2 Bond Proceeds Series A	0	0	300,000	0	0	0	300,000	300,000
9115	P2 Tax Increment	36,000	75,000	50,000	0	0	0	125,000	161,000
	P22650 Total	36,000	75,000	350,000	0	0	0	425,000	461,000
P22700	Economic Development Opportunities								
6176	P2 Bond Proceeds Series A	0	50,000	0	0	50,000	0	100,000	100,000
9115	P2 Tax Increment	4,200	0	0	0	0	0	0	4,200
	P22700 Total	4,200	50,000	0	0	50,000	0	100,000	104,200
P22990	AB1290 Work Program								
5305	P2 City AB1290 Retained	0	0	0	0	68,000	0	68,000	68,000
	P22990 Total	0	0	0	0	68,000	0	68,000	68,000
P23050	Operation Clean Sweep								
6176	P2 Bond Proceeds Series A	0	0	100,000	0	0	0	100,000	100,000
9115	P2 Tax Increment	2,100	0	0	0	0	0	0	2,100
	P23050 Total	2,100	0	100,000	0	0	0	100,000	102,100
P23060	Pico Blvd Streetscape Program								
6176	P2 Bond Proceeds Series A	0	0	300,000	0	0	0	300,000	300,000
9115	P2 Tax Increment	35,700	0	0	0	0	0	0	35,700
	P23060 Total	35,700	0	300,000	0	0	0	300,000	335,700
P23070	Public Improvement								
6176	P2 Bond Proceeds Series A	0	0	180,000	0	0	66,500	246,500	246,500
8116	P2 General Revenue	0	0	0	0	0	337,000	337,000	337,000
9115	P2 Tax Increment	28,300	0	0	0	0	8,200	8,200	36,500
	P23070 Total	28,300	0	180,000	0	0	411,700	591,700	620,000
P26130	Public Art Program								
5226	P2 Cultural Trust Fund	0	5,000	0	0	0	0	5,000	5,000
6176	P2 Bond Proceeds Series A	0	7,000	0	0	0	0	7,000	7,000
9115	P2 Tax Increment	8,900	0	0	0	0	0	0	8,900
	P26130 Total	8,900	12,000	0	0	0	0	12,000	20,900

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget	Capital Budget						
	Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
P26140 Plan Implementation Tools								
6176 P2 Bond Proceeds Series A	0	0	0	0	60,000	0	60,000	60,000
9115 P2 Tax Increment	6,300	0	0	0	0	0	0	6,300
P26140 Total	6,300	0	0	0	60,000	0	60,000	66,300
P26990 Response to Development Opportunities								
6176 P2 Bond Proceeds Series A	0	0	550,000	0	0	0	550,000	550,000
9115 P2 Tax Increment	57,700	0	0	0	0	0	0	57,700
P26990 Total	57,700	0	550,000	0	0	0	550,000	607,700
P29330 Project Financing								
7515 P2 Debt Service Fund	0	0	0	0	0	1,213,300	1,213,300	1,213,300
9115 P2 Tax Increment	11,400	13,000	0	3,000	0	0	16,000	27,400
P29330 Total	11,400	13,000	0	3,000	0	1,213,300	1,229,300	1,240,700
P29910 PAC/Citizens Participation								
9115 P2 Tax Increment	80,900	0	0	0	35,000	0	35,000	115,900
P29910 Total	80,900	0	0	0	35,000	0	35,000	115,900
P29990 Project General								
6176 P2 Bond Proceeds Series A	0	198,500	50,000	0	90,000	0	338,500	338,500
9115 P2 Tax Increment	148,800	0	0	40,000	96,500	0	136,500	285,300
P29990 Total	148,800	198,500	50,000	40,000	186,500	0	475,000	623,800
Pico Union II Total	602,000	598,500	4,705,000	43,000	1,259,500	2,053,300	8,659,300	9,261,300

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget: Program Delivery	Capital Budget: Professional Services	Capital Budget: Land, Bricks and Mortar	Capital Budget: Legal	Capital Budget: Other	Capital Budget: Future Year	Capital Budget: Total	Total
Reseda/Canoga Park										
RP1030	First Time Homebuyers' Program									
4125	RP Housing Trust Series B		96,400	0	0	0	0	0	0	96,400
		RP1030 Total	96,400	0	0	0	0	0	0	96,400
RP1040	Hart/Owensmouth Multi-Fam Housing									
4125	RP Housing Trust Series B		18,400	0	0	0	0	0	0	18,400
		RP1040 Total	18,400	0	0	0	0	0	0	18,400
RP1050	Tierra Del Sol									
4125	RP Housing Trust Series B		41,100	0	0	0	0	0	0	41,100
9121	RP Tax Increment		0	0	3,000,000	0	0	0	3,000,000	3,000,000
		RP1050 Total	41,100	0	3,000,000	0	0	0	3,000,000	3,041,100
RP1070	Small Lot Townhouses									
4125	RP Housing Trust Series B		180,700	0	0	0	0	0	0	180,700
		RP1070 Total	180,700	0	0	0	0	0	0	180,700
RP1990	Response to Housing Opportunities									
4021	RP Housing Trust		0	0	4,290,000	0	0	0	4,290,000	4,290,000
4125	RP Housing Trust Series B		139,600	0	793,800	0	0	0	793,800	933,400
4147	RP Housing Trust Series A		0	0	1,016,000	0	0	0	1,016,000	1,016,000
4157	RP Housing Trust Series C		0	0	1,347,000	0	0	0	1,347,000	1,347,000
		RP1990 Total	139,600	0	7,446,800	0	0	0	7,446,800	7,586,400
RP2060	Reseda Theater									
9121	RP Tax Increment		208,600	60,000	400,000	0	0	0	460,000	668,600
		RP2060 Total	208,600	60,000	400,000	0	0	0	460,000	668,600
RP2070	Library Acquisition									
6149	RP Bond Proceeds Series B		0	0	0	0	10,000	0	10,000	10,000
9121	RP Tax Increment		16,600	0	200,000	0	0	0	200,000	216,600
		RP2070 Total	16,600	0	200,000	0	10,000	0	210,000	226,600

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget: Program Delivery	Capital Budget: Professional Services	Capital Budget: Land, Bricks and Mortar	Capital Budget: Legal	Capital Budget: Other	Capital Budget: Future Year	Capital Budget: Total	Total
RP2610	Canoga Park Main Street									
6149	RP Bond Proceeds Series B		0	0	0	0	36,000	0	36,000	36,000
9121	RP Tax Increment		198,600	100,000	0	0	0	0	100,000	298,600
		RP2610 Total	198,600	100,000	0	0	36,000	0	136,000	334,600
RP2900	Reseda Commercial Facade									
9121	RP Tax Increment		224,900	60,000	500,000	0	0	0	560,000	784,900
		RP2900 Total	224,900	60,000	500,000	0	0	0	560,000	784,900
RP2940	Reseda Specific Plans Compliance									
9121	RP Tax Increment		11,600	0	0	0	0	0	0	11,600
		RP2940 Total	11,600	0	0	0	0	0	0	11,600
RP2950	Canoga Park Business Attraction									
9121	RP Tax Increment		248,400	100,000	1,000,000	0	0	0	1,100,000	1,348,400
		RP2950 Total	248,400	100,000	1,000,000	0	0	0	1,100,000	1,348,400
RP2990	AB1290 Work Program									
5306	RP City AB1290 Retained		0	0	0	0	868,000	0	868,000	868,000
		RP2990 Total	0	0	0	0	868,000	0	868,000	868,000
RP3610	Canoga Park Streetscape									
6149	RP Bond Proceeds Series B		0	80,000	0	0	5,000	0	85,000	85,000
6177	RP Bond Proceeds Series A		0	0	423,000	0	0	0	423,000	423,000
9121	RP Tax Increment		42,500	0	377,000	0	0	0	377,000	419,500
		RP3610 Total	42,500	80,000	800,000	0	5,000	0	885,000	927,500
RP3630	Guadalupe Center Rehab TNI									
9121	RP Tax Increment		1,300	0	0	0	0	0	0	1,300
		RP3630 Total	1,300	0	0	0	0	0	0	1,300
RP3640	Reseda Streetscape Management									
9121	RP Tax Increment		26,800	0	0	0	0	0	0	26,800
		RP3640 Total	26,800	0	0	0	0	0	0	26,800

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund		Operating Budget	Capital Budget						
		Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
RP4200	Canoga Park Parking Needs								
9121	RP Tax Increment	18,600	0	0	0	0	0	0	18,600
	RP4200 Total	18,600	0	0	0	0	0	0	18,600
RP6990	Response to Development Opportunities								
6149	RP Bond Proceeds Series B	0	0	234,000	0	0	0	234,000	234,000
9121	RP Tax Increment	327,800	0	425,500	0	0	0	425,500	753,300
	RP6990 Total	327,800	0	659,500	0	0	0	659,500	987,300
RP9330	Project Financing								
7526	RP Debt Service Fund	0	0	0	0	0	1,471,400	1,471,400	1,471,400
9121	RP Tax Increment	30,900	23,000	0	6,000	0	0	29,000	59,900
	RP9330 Total	30,900	23,000	0	6,000	0	1,471,400	1,500,400	1,531,300
RP9910	CAC/Citizens Participation								
9121	RP Tax Increment	89,300	0	0	0	0	0	0	89,300
	RP9910 Total	89,300	0	0	0	0	0	0	89,300
RP9990	Project General								
8122	RP General Revenue	0	185,000	60,000	0	8,000	0	253,000	253,000
9121	RP Tax Increment	558,000	15,000	0	0	307,600	0	322,600	880,600
	RP9990 Total	558,000	200,000	60,000	0	315,600	0	575,600	1,133,600
	Reseda/Canoga Park Total	2,480,100	623,000	14,066,300	6,000	1,234,600	1,471,400	17,401,300	19,881,400

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
Vermont Manchester										
VM1950	New Housing Initiatives									
4028	VM Housing Trust		31,400	0	40,000	0	0	76,600	116,600	148,000
		VM1950 Total	31,400	0	40,000	0	0	76,600	116,600	148,000
VM2010	Vermont Village Plaza Phase II									
6169	VM Bond Proceeds Series A		25,000	50,000	0	25,000	0	0	75,000	100,000
		VM2010 Total	25,000	50,000	0	25,000	0	0	75,000	100,000
VM2030	County Office Building									
9127	VM Tax Increment		48,800	0	0	0	0	0	0	48,800
		VM2030 Total	48,800	0	0	0	0	0	0	48,800
VM2040	Vermont/Manchester Mixed Use									
1201	BH Program Income		118,800	0	0	0	0	0	0	118,800
9127	VM Tax Increment		13,100	19,200	0	0	0	0	19,200	32,300
		VM2040 Total	131,900	19,200	0	0	0	0	19,200	151,100
VM2050	88th & Western Mixed-Use Devel									
6169	VM Bond Proceeds Series A		0	25,000	0	0	0	0	25,000	25,000
8127	VM General Revenue		11,800	0	0	0	0	0	0	11,800
9127	VM Tax Increment		74,900	0	0	0	0	0	0	74,900
		VM2050 Total	86,700	25,000	0	0	0	0	25,000	111,700
VM2990	AB1290 Work Program									
5308	VM City AB1290 Retained		0	0	0	0	182,000	0	182,000	182,000
		VM2990 Total	0	0	0	0	182,000	0	182,000	182,000
VM6990	Response to Development Opportunities									
8127	VM General Revenue		0	15,200	0	0	0	0	15,200	15,200
9127	VM Tax Increment		99,600	0	0	0	0	0	0	99,600
		VM6990 Total	99,600	15,200	0	0	0	0	15,200	114,800

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget	Capital Budget						
	Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
VM9330 Project Financing								
7534 VM Debt Service Fund	0	0	0	0	0	176,900	176,900	176,900
8127 VM General Revenue	0	15,000	0	3,000	0	0	18,000	18,000
9127 VM Tax Increment	9,500	0	0	2,000	0	0	2,000	11,500
VM9330 Total	9,500	15,000	0	5,000	0	176,900	196,900	206,400
VM9910 CAC/Citizens Participation								
9127 VM Tax Increment	23,600	0	0	0	2,000	0	2,000	25,600
VM9910 Total	23,600	0	0	0	2,000	0	2,000	25,600
VM9990 Project General								
9127 VM Tax Increment	194,300	0	0	0	70,000	0	70,000	264,300
VM9990 Total	194,300	0	0	0	70,000	0	70,000	264,300
Vermont Manchester Total	650,800	124,400	40,000	30,000	254,000	253,500	701,900	1,352,700

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
Watts										
WA1100	Infill Affordable Housing Development									
4012	WA Housing Trust		14,800	0	0	0	0	199,200	199,200	214,000
4168	WA Housing Trust Series A		0	0	0	0	0	165,000	165,000	165,000
		WA1100 Total	14,800	0	0	0	0	364,200	364,200	379,000
WA1901	City Affordable Hsng Trust Fund									
4012	WA Housing Trust		0	0	0	0	76,000	0	76,000	76,000
4168	WA Housing Trust Series A		0	0	0	0	41,000	0	41,000	41,000
		WA1901 Total	0	0	0	0	117,000	0	117,000	117,000
WA2030	Community Marketplace									
1211	WA Program Income from BH		28,000	0	0	0	0	0	0	28,000
1225	WA Program Income		0	0	0	8,000	0	0	8,000	8,000
		WA2030 Total	28,000	0	0	8,000	0	0	8,000	36,000
WA2990	AB1290 Work Program									
5309	WA City AB1290 Retained		0	0	0	0	12,000	0	12,000	12,000
		WA2990 Total	0	0	0	0	12,000	0	12,000	12,000
WA3100	WA Cultural Crescent Landscaping									
1211	WA Program Income from BH		38,800	40,200	0	0	0	0	40,200	79,000
1225	WA Program Income		18,000	28,800	0	0	0	0	28,800	46,800
		WA3100 Total	56,800	69,000	0	0	0	0	69,000	125,800
WA3400	Watts Train Station Rehabilitation									
1225	WA Program Income		115,000	150,000	0	4,000	0	0	154,000	269,000
3516	WA MTA Train Museum		0	0	0	0	0	97,000	97,000	97,000
		WA3400 Total	115,000	150,000	0	4,000	0	97,000	251,000	366,000
WA4200	Cultural Crescent Parking									
1225	WA Program Income		88,200	0	0	8,000	0	0	8,000	96,200
3509	WA MTA Watts Blue Line Pkg		0	0	0	0	0	303,400	303,400	303,400
		WA4200 Total	88,200	0	0	8,000	0	303,400	311,400	399,600

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
WA6990	Response to Development Opportunities									
1225	WA Program Income		68,000	30,000	0	50,000	0	614,100	694,100	762,100
6203	WA Bond Proceeds Series A		0	0	0	0	0	621,000	621,000	621,000
8118	WA General Revenue		0	0	0	0	0	50,000	50,000	50,000
		WA6990 Total	68,000	30,000	0	50,000	0	1,285,100	1,365,100	1,433,100
WA9330	Project Financing									
1225	WA Program Income		47,600	6,000	0	8,000	0	0	14,000	61,600
		WA9330 Total	47,600	6,000	0	8,000	0	0	14,000	61,600
WA9910	PAC/Citizens Participation									
1225	WA Program Income		68,300	0	0	0	10,000	0	10,000	78,300
		WA9910 Total	68,300	0	0	0	10,000	0	10,000	78,300
WA9990	Project General									
1225	WA Program Income		60,900	50,000	0	80,000	175,100	0	305,100	366,000
9117	WA Tax Increment		211,000	0	0	0	0	0	0	211,000
		WA9990 Total	271,900	50,000	0	80,000	175,100	0	305,100	577,000
		Watts Total	758,600	305,000	0	158,000	314,100	2,049,700	2,826,800	3,585,400

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
Watts Corridors										
WC1990	Response to Housing Opportunities									
4026	WC Housing Trust		49,000	0	0	19,000	47,000	0	66,000	115,000
4140	WC Housing Trust Series A		0	0	0	0	73,000	0	73,000	73,000
		WC1990 Total	49,000	0	0	19,000	120,000	0	139,000	188,000
WC2100	Grant AME Mixed-Use Develop									
1201	BH Program Income		33,100	0	0	0	0	0	0	33,100
6170	WC Bond Proceeds Series A		0	0	0	16,000	0	0	16,000	16,000
8131	WC General Revenue		0	7,000	0	4,000	0	0	11,000	11,000
9126	WC Tax Increment		0	3,000	0	0	0	0	3,000	3,000
		WC2100 Total	33,100	10,000	0	20,000	0	0	30,000	63,100
WC2120	Wattstar Theater									
1201	BH Program Income		52,100	0	0	0	0	0	0	52,100
		WC2120 Total	52,100	0	0	0	0	0	0	52,100
WC2210	Brewery Site Development									
1201	BH Program Income		39,400	0	0	0	0	0	0	39,400
8131	WC General Revenue		0	0	0	4,000	1,000	0	5,000	5,000
9126	WC Tax Increment		0	0	95,000	0	0	0	95,000	95,000
		WC2210 Total	39,400	0	95,000	4,000	1,000	0	100,000	139,400
WC2250	114th and Wilmington									
1201	BH Program Income		22,000	0	0	0	0	0	0	22,000
		WC2250 Total	22,000	0	0	0	0	0	0	22,000
WC2990	AB1290 Work Program									
5310	WC City AB1290 Retained		0	0	0	0	83,000	0	83,000	83,000
		WC2990 Total	0	0	0	0	83,000	0	83,000	83,000

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget	Capital Budget						
	Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
WC3000 Public Improvements								
1201 BH Program Income	7,600	0	0	0	0	0	0	7,600
2243 GA CDD #99228 - Redev & Revital	0	0	0	0	0	3,900	3,900	3,900
WC3000 Total	7,600	0	0	0	0	3,900	3,900	11,500
WC3100 Cultural Crescent Public Improvement								
1201 BH Program Income	56,900	0	0	0	0	0	0	56,900
2243 GA CDD #99228 - Redev & Revital	0	0	0	0	0	97,700	97,700	97,700
8131 WC General Revenue	0	19,000	0	0	0	0	19,000	19,000
WC3100 Total	56,900	19,000	0	0	0	97,700	116,700	173,600
WC3200 Watts Amphitheater								
1201 BH Program Income	7,600	0	0	0	0	0	0	7,600
9126 WC Tax Increment	0	4,000	0	0	0	0	4,000	4,000
WC3200 Total	7,600	4,000	0	0	0	0	4,000	11,600
WC6200 Project Area Expansion								
1201 BH Program Income	54,000	0	0	0	0	0	0	54,000
WC6200 Total	54,000	0	0	0	0	0	0	54,000
WC6990 Response to Development Opportunities								
1201 BH Program Income	102,700	0	0	0	0	0	0	102,700
9126 WC Tax Increment	0	20,000	0	0	0	0	20,000	20,000
WC6990 Total	102,700	20,000	0	0	0	0	20,000	122,700
WC9330 Project Financing								
1201 BH Program Income	9,500	0	0	0	0	0	0	9,500
7538 WC Debt Service Fund	0	0	0	0	0	204,700	204,700	204,700
9126 WC Tax Increment	0	16,000	0	5,000	0	0	21,000	21,000
WC9330 Total	9,500	16,000	0	5,000	0	204,700	225,700	235,200
WC9910 CAC/Citizens Participation								
1201 BH Program Income	65,300	0	0	0	0	0	0	65,300
9126 WC Tax Increment	0	0	0	0	10,000	0	10,000	10,000
WC9910 Total	65,300	0	0	0	10,000	0	10,000	75,300

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

	Operating Budget	Capital Budget						
Project/Objective/Fund	Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
WC9990 Project General								
1201 BH Program Income	178,500	0	0	0	0	0	0	178,500
9126 WC Tax Increment	85,300	0	0	0	10,700	0	10,700	96,000
WC9990 Total	263,800	0	0	0	10,700	0	10,700	274,500
Watts Corridors Total	763,000	69,000	95,000	48,000	224,700	306,300	743,000	1,506,000

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund			Operating Budget	Capital Budget						
			Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
Western Slauson										
WS1901	City Affordable Hsng Trust Fund									
4031	WS Housing Trust		0	0	0	0	120,000	0	120,000	120,000
4160	WS Housing Trust Series A		0	0	0	0	89,000	0	89,000	89,000
		WS1901 Total	0	0	0	0	209,000	0	209,000	209,000
WS1990	Response to Housing Opportunities									
4031	WS Housing Trust		32,800	0	363,200	0	0	0	363,200	396,000
4160	WS Housing Trust Series A		0	0	361,000	0	0	0	361,000	361,000
6195	WS Bond Proceeds Series A		0	0	32,800	0	0	0	32,800	32,800
		WS1990 Total	32,800	0	757,000	0	0	0	757,000	789,800
WS2020	Commercial Facade Program									
8128	WS General Revenue		7,600	0	0	0	0	0	0	7,600
		WS2020 Total	7,600	0	0	0	0	0	0	7,600
WS2030	Chesterfield Square Expansion									
8128	WS General Revenue		25,800	0	0	0	0	0	0	25,800
9128	WS Tax Increment		6,100	0	0	0	0	0	0	6,100
		WS2030 Total	31,900	0	0	0	0	0	0	31,900
WS2100	Industrial Rehab & Master Plan									
9128	WS Tax Increment		19,200	0	0	0	0	0	0	19,200
		WS2100 Total	19,200	0	0	0	0	0	0	19,200
WS2990	AB1290 Work Program									
5311	WS City AB1290 Retained		0	0	0	0	138,000	0	138,000	138,000
		WS2990 Total	0	0	0	0	138,000	0	138,000	138,000
WS3000	Public Improvements									
6195	WS Bond Proceeds Series A		0	0	411,200	0	0	0	411,200	411,200
8128	WS General Revenue		0	0	11,600	0	0	0	11,600	11,600
9128	WS Tax Increment		39,900	0	0	0	0	0	0	39,900
		WS3000 Total	39,900	0	422,800	0	0	0	422,800	462,700

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget	Capital Budget						
	Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
WS6990 Response to Development Opportunities								
9128 WS Tax Increment	71,700	0	0	0	0	0	0	71,700
WS6990 Total	71,700	0	0	0	0	0	0	71,700
WS9330 Project Financing								
9128 WS Tax Increment	19,800	14,000	0	4,000	0	0	18,000	37,800
WS9330 Total	19,800	14,000	0	4,000	0	0	18,000	37,800
WS9910 CAC/Citizens Participation								
9128 WS Tax Increment	82,000	0	0	0	0	0	0	82,000
WS9910 Total	82,000	0	0	0	0	0	0	82,000
WS9990 Project General								
9128 WS Tax Increment	194,800	0	0	0	2,500	0	2,500	197,300
WS9990 Total	194,800	0	0	0	2,500	0	2,500	197,300
Western Slauson Total	499,700	14,000	1,179,800	4,000	349,500	0	1,547,300	2,047,000

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget: Program Delivery	Capital Budget: Professional Services	Capital Budget: Land, Bricks and Mortar	Capital Budget: Legal	Capital Budget: Other	Capital Budget: Future Year	Capital Budget: Total	Total
Westlake								
WL1300 MacArthur Park Metro Development								
4030 WL Housing Trust	63,700	0	31,200	0	1,000	0	32,200	95,900
9132 WL Tax Increment	0	0	968,800	0	0	0	968,800	968,800
WL1300 Total	63,700	0	1,000,000	0	1,000	0	1,001,000	1,064,700
WL1350 Supportive Housing Initiative								
4030 WL Housing Trust	1,900	0	0	0	0	0	0	1,900
4159 WL Housing Trust Series A	22,000	0	1,000,000	0	0	0	1,000,000	1,022,000
WL1350 Total	23,900	0	1,000,000	0	0	0	1,000,000	1,023,900
WL1400 Hartford Ave. Affordable Rental								
4030 WL Housing Trust	3,900	0	0	0	0	0	0	3,900
WL1400 Total	3,900	0	0	0	0	0	0	3,900
WL1901 City Affordable Hsng Trust Fund								
4030 WL Housing Trust	0	0	0	0	353,000	0	353,000	353,000
WL1901 Total	0	0	0	0	353,000	0	353,000	353,000
WL1990 Response to Housing Opportunities								
4030 WL Housing Trust	52,200	50,000	672,100	0	50,000	0	772,100	824,300
WL1990 Total	52,200	50,000	672,100	0	50,000	0	772,100	824,300
WL2100 Alvarado Comml Facade Grant Program								
6194 WL Bond Proceeds Series A	0	300,000	800,000	0	5,000	0	1,105,000	1,105,000
9132 WL Tax Increment	63,300	0	0	0	0	0	0	63,300
WL2100 Total	63,300	300,000	800,000	0	5,000	0	1,105,000	1,168,300
WL2500 Transit Oriented Smart Growth								
6194 WL Bond Proceeds Series A	0	30,000	0	0	0	0	30,000	30,000
9132 WL Tax Increment	2,100	0	0	0	0	0	0	2,100
WL2500 Total	2,100	30,000	0	0	0	0	30,000	32,100

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget Program Delivery	Capital Budget Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
WL2700 Mixed-Use Catalytic Development								
6194 WL Bond Proceeds Series A	0	150,000	1,050,000	0	75,000	38,000	1,313,000	1,313,000
9132 WL Tax Increment	91,100	0	0	0	0	414,700	414,700	505,800
WL2700 Total	91,100	150,000	1,050,000	0	75,000	452,700	1,727,700	1,818,800
WL2990 AB1290 Work Program								
5312 WL City AB1290 Retained	0	0	0	0	283,000	0	283,000	283,000
WL2990 Total	0	0	0	0	283,000	0	283,000	283,000
WL3300 Public Improvements								
6194 WL Bond Proceeds Series A	0	75,000	1,000,000	0	0	0	1,075,000	1,075,000
9132 WL Tax Increment	24,700	0	0	0	0	0	0	24,700
WL3300 Total	24,700	75,000	1,000,000	0	0	0	1,075,000	1,099,700
WL3400 MacArthur Park Band Shell Renovation								
6194 WL Bond Proceeds Series A	0	0	500,000	0	0	0	500,000	500,000
9132 WL Tax Increment	5,000	0	0	0	0	0	0	5,000
WL3400 Total	5,000	0	500,000	0	0	0	500,000	505,000
Wl4100 Alvarado Pedestrian Improvements								
6194 WL Bond Proceeds Series A	0	70,000	0	0	20,000	0	90,000	90,000
9132 WL Tax Increment	40,300	0	500,000	0	0	0	500,000	540,300
Wl4100 Total	40,300	70,000	500,000	0	20,000	0	590,000	630,300
WL6100 Plan Implementation Tools								
6194 WL Bond Proceeds Series A	0	75,000	0	0	0	0	75,000	75,000
9132 WL Tax Increment	11,600	0	0	0	0	0	0	11,600
WL6100 Total	11,600	75,000	0	0	0	0	75,000	86,600
WL6500 Historic Preservation Resource Survey								
8129 WL General Revenue	0	0	0	0	70,000	0	70,000	70,000
9132 WL Tax Increment	4,200	0	0	0	0	0	0	4,200
WL6500 Total	4,200	0	0	0	70,000	0	70,000	74,200

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund		Operating Budget	Capital Budget						
		Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
WL6990	Response to Development Opportunities								
6194	WL Bond Proceeds Series A	0	50,000	30,000	0	35,000	0	115,000	115,000
9132	WL Tax Increment	86,900	0	0	0	0	0	0	86,900
	WL6990 Total	86,900	50,000	30,000	0	35,000	0	115,000	201,900
WL9330	Project Financing								
9132	WL Tax Increment	22,300	14,000	0	4,000	0	0	18,000	40,300
	WL9330 Total	22,300	14,000	0	4,000	0	0	18,000	40,300
WL9910	PAC/Citizens Participation								
9132	WL Tax Increment	76,800	0	0	0	60,000	0	60,000	136,800
	WL9910 Total	76,800	0	0	0	60,000	0	60,000	136,800
WL9990	Project General								
8129	WL General Revenue	0	0	0	20,000	9,000	0	29,000	29,000
9132	WL Tax Increment	128,300	80,000	60,000	29,000	175,900	0	344,900	473,200
	WL9990 Total	128,300	80,000	60,000	49,000	184,900	0	373,900	502,200
	Westlake Total	700,300	894,000	6,612,100	53,000	1,136,900	452,700	9,148,700	9,849,000

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund		Operating Budget	Capital Budget						
		Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
Wilshire Koreatown									
WK1300 Hobart Heights Apartments									
4032 WK Housing Trust		14,300	5,000	500,000	30,000	0	0	535,000	549,300
	WK1300 Total	14,300	5,000	500,000	30,000	0	0	535,000	549,300
WK1400 Affordable Housing Initiative									
4032 WK Housing Trust		87,000	50,000	128,000	20,000	1,000	0	199,000	286,000
4158 WK Housing Trust Series A		0	0	3,387,000	0	0	0	3,387,000	3,387,000
	WK1400 Total	87,000	50,000	3,515,000	20,000	1,000	0	3,586,000	3,673,000
WK1450 Supportive Housing Initiative									
4032 WK Housing Trust		44,700	35,000	510,000	0	0	0	545,000	589,700
	WK1450 Total	44,700	35,000	510,000	0	0	0	545,000	589,700
WK1901 City Affordable Hsng Trust Fund									
4032 WK Housing Trust		0	0	0	0	1,302,000	0	1,302,000	1,302,000
4158 WK Housing Trust Series A		0	0	0	0	830,000	0	830,000	830,000
	WK1901 Total	0	0	0	0	2,132,000	0	2,132,000	2,132,000
WK1990 Response to Housing Opportunities									
4032 WK Housing Trust		0	10,000	115,000	0	0	0	125,000	125,000
9130 WK Tax Increment		0	0	878,600	0	0	0	878,600	878,600
	WK1990 Total	0	10,000	993,600	0	0	0	1,003,600	1,003,600
WK2050 6th Street Commercial Façade									
6193 WK Bond Proceeds Series A		0	150,000	750,000	0	0	0	900,000	900,000
9130 WK Tax Increment		125,400	0	0	0	0	0	0	125,400
	WK2050 Total	125,400	150,000	750,000	0	0	0	900,000	1,025,400
WK2150 Wilshire Vermont Cultural Project									
6193 WK Bond Proceeds Series A		182,400	450,000	3,000,000	160,000	5,000	0	3,615,000	3,797,400
9130 WK Tax Increment		8,900	0	0	0	0	0	0	8,900
	WK2150 Total	191,300	450,000	3,000,000	160,000	5,000	0	3,615,000	3,806,300

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Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund	Operating Budget: Program Delivery	Capital Budget: Professional Services	Capital Budget: Land, Bricks and Mortar	Capital Budget: Legal	Capital Budget: Other	Capital Budget: Future Year	Capital Budget: Total	Total
WK2160 Ambassador Hotel/LAUSD Pocket Park								
9130 WK Tax Increment	31,800	10,000	250,000	0	0	0	260,000	291,800
WK2160 Total	31,800	10,000	250,000	0	0	0	260,000	291,800
WK2170 Olympic Boulevard BID								
9130 WK Tax Increment	14,800	20,000	600,000	0	20,000	0	640,000	654,800
WK2170 Total	14,800	20,000	600,000	0	20,000	0	640,000	654,800
WK2800 Transit Oriented Smart Growth								
9130 WK Tax Increment	20,200	75,000	400,000	0	0	0	475,000	495,200
WK2800 Total	20,200	75,000	400,000	0	0	0	475,000	495,200
WK2990 AB1290 Work Program								
5313 WK City AB1290 Retained	0	0	0	0	624,000	0	624,000	624,000
WK2990 Total	0	0	0	0	624,000	0	624,000	624,000
WK3300 Streetscape and Public Improvement								
6193 WK Bond Proceeds Series A	0	50,000	700,000	0	0	0	750,000	750,000
9130 WK Tax Increment	86,000	0	0	0	0	0	0	86,000
WK3300 Total	86,000	50,000	700,000	0	0	0	750,000	836,000
WK3400 Signage Design/Code Enforcement								
6193 WK Bond Proceeds Series A	0	25,000	0	0	50,000	0	75,000	75,000
WK3400 Total	0	25,000	0	0	50,000	0	75,000	75,000
WK3500 Open Space Development Initiative								
6193 WK Bond Proceeds Series A	25,400	125,000	500,000	0	0	0	625,000	650,400
WK3500 Total	25,400	125,000	500,000	0	0	0	625,000	650,400
WK4100 Wilshire/Western Transit Center								
9130 WK Tax Increment	6,800	0	0	0	0	0	0	6,800
WK4100 Total	6,800	0	0	0	0	0	0	6,800
WK6000 Beverly/Virgil Economic Development								
9130 WK Tax Increment	42,000	75,000	500,000	0	0	0	575,000	617,000
WK6000 Total	42,000	75,000	500,000	0	0	0	575,000	617,000

Operating and Capital Budget by Project/Objective/Fund (Excluding Debt)

Project/Objective/Fund		Operating Budget	Capital Budget						
		Program Delivery	Professional Services	Land, Bricks and Mortar	Legal	Other	Future Year	Total	Total
WK6100	Wilshire Blvd Corridor Economic Devel								
6193	WK Bond Proceeds Series A	0	50,000	0	0	25,900	0	75,900	75,900
9130	WK Tax Increment	28,800	0	50,000	0	35,000	0	85,000	113,800
	WK6100 Total	28,800	50,000	50,000	0	60,900	0	160,900	189,700
WK6200	Parking & Circulation Study								
9130	WK Tax Increment	62,800	0	0	0	150,000	0	150,000	212,800
	WK6200 Total	62,800	0	0	0	150,000	0	150,000	212,800
WK6300	Historic Resources Survey								
8130	WK General Revenue	0	26,000	0	0	0	0	26,000	26,000
9130	WK Tax Increment	21,600	49,000	350,000	0	0	0	399,000	420,600
	WK6300 Total	21,600	75,000	350,000	0	0	0	425,000	446,600
WK6990	Response to Development Opportunities								
6193	WK Bond Proceeds Series A	0	300	0	0	1,000	0	1,300	1,300
8130	WK General Revenue	0	50,000	0	0	0	0	50,000	50,000
9130	WK Tax Increment	200,300	15,300	750,000	0	10,000	0	775,300	975,600
	WK6990 Total	200,300	65,600	750,000	0	11,000	0	826,600	1,026,900
WK9330	Project Financing								
9130	WK Tax Increment	21,700	32,000	0	6,000	0	0	38,000	59,700
	WK9330 Total	21,700	32,000	0	6,000	0	0	38,000	59,700
WK9910	CAC/Citizens Participation								
9130	WK Tax Increment	60,000	0	0	0	60,000	0	60,000	120,000
	WK9910 Total	60,000	0	0	0	60,000	0	60,000	120,000
WK9990	Project General								
8130	WK General Revenue	0	0	0	0	76,000	0	76,000	76,000
9130	WK Tax Increment	221,700	50,000	0	35,000	133,300	0	218,300	440,000
	WK9990 Total	221,700	50,000	0	35,000	209,300	0	294,300	516,000
	Wilshire Koreatown Total	1,306,600	1,352,600	13,368,600	251,000	3,323,200	0	18,295,400	19,602,000
	Agency Total	39,602,300	23,942,800	160,800,000	4,527,700	42,675,400	112,856,000	344,801,900	384,404,200

Work Program Objectives

by Activity Type, Obligation Expenditure Category and Council District Location

Region/Project/Objective		Activity Type	Obligation Expenditure Category	Council District Location
West Valley Region				
Reseda/Canoga Park				
RP1030	First Time Homebuyers' Program	Housing	Contracted	3
RP1040	Hart/Owensmouth Multi-Fam Housing	Housing	Contracted	3
RP1050	Tierra Del Sol	Housing	Contracted	3
RP1070	Small Lot Townhouses	Housing	Earmarked	3
RP1901	City Affordable Hsng Trust Fund	Housing	Mandated	3
RP1990	Response to Housing Opportunities	Housing	Uncommitted	3
RP2060	Reseda Theater	Economic Development	Earmarked	3
RP2070	Library Acquisition	Economic Development	Earmarked	3
RP2610	Canoga Park Main Street	Community Development	Contracted	3
RP2900	Reseda Commercial Facade	Community Development	Contracted	3
RP2940	Reseda Specific Plans Compliance	Community Development	Contracted	3
RP2950	Canoga Park Business Attraction	Economic Development	Contracted	3
RP2990	AB1290 Work Program	AB1290	Mandated	3
RP3610	Canoga Park Streetscape	Public Improvement	Contracted	3
RP3630	Guadalupe Center Rehab TNI	Community Development	Contracted	3
RP3640	Reseda Streetscape Management	Public Improvement	Contracted	3
RP4200	Canoga Park Parking Needs	Public Improvement	New Initiative	3
RP6990	Response to Development Opportunities	Response to Dev Opps	Uncommitted	3
RP9330	Project Financing	Debt and Financing	Mandated	3
RP9910	CAC/Citizens Participation	Community Participation	Mandated	3
RP9990	Project General	Project General	Earmarked	3

Work Program Objectives

by Activity Type, Obligation Expenditure Category and Council District Location

Region/Project/Objective		Activity Type	Obligation Expenditure Category	Council District Location
East Valley Region				
Laurel Canyon Commercial Corridor				
LC1901	City Affordable Hsng Trust Fund	Housing	Mandated	2
LC1990	Response to Housing Opportunities	Housing	Uncommitted	2
LC2100	Development of Valley Plaza	Economic Development	Obligated	2
LC2150	Development of Laurel Plaza	Economic Development	Obligated	2
LC2200	Commercial Revitalization	Economic Development	New Initiative	2
LC2990	AB1290 Work Program	AB1290	Mandated	2
LC3000	Valley Plaza Streetscape	Public Improvement	Earmarked	2
LC6000	Plan Amendment	Strategic Planning	Earmarked	2
LC9330	Project Financing	Debt and Financing	Mandated	2
LC9990	Project General	Project General	Earmarked	2
North Hollywood				
NH1010	Residential Rehabilitation	Housing	Earmarked	4
NH1180	Elmer Family Housing	Housing	Earmarked	4
NH1230	No Ho Commons Housing Affordability	Housing	Contracted	4
NH1901	City Affordable Hsng Trust Fund	Housing	Mandated	4
NH1990	Response to Housing Opportunities	Housing	Uncommitted	4
NH2030	Commercial Core	Economic Development	Obligated	4
NH2060	Commercial Facade Improvement	Community Development	Earmarked	4
NH2100	No Ho Arts District	Economic Development	Earmarked	4
NH2300	MTA Mixed Use Project	Mixed Use	Uncommitted	4
NH2310	Cumpston-Hatteras Revitalization	Community Development	Earmarked	4
NH2320	Land Use Variances	Community Development	Earmarked	4
NH3020	Vineland/Edison Right of Way	Public Improvement	Earmarked	4
NH3050	Chandler Blvd Bikeway	Public Improvement	Contracted	4

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Work Program Objectives

by Activity Type, Obligation Expenditure Category and Council District Location

Region/Project/Objective		Activity Type	Obligation Expenditure Category	Council District Location
East Valley Region				
North Hollywood				
NH3070	No Ho Streetscape Improvement	Public Improvement	Obligated	4
NH6130	Public Art Program	Public Art	Mandated	4
NH6990	Response to Development Opportunities	Response to Dev Opps	Uncommitted	4
NH9330	Project Financing	Debt and Financing	Mandated	4
NH9910	PAC/Citizens Participation	Community Participation	Mandated	4
NH9990	Project General	Project General	Earmarked	4
Pacoima/Panorama City				
PC1010	Residential Rehabilitation	Housing	Uncommitted	2,7
PC1050	HACLA Low/Moderate Housing	Housing	New Initiative	7
PC1060	Osborne Manor	Housing	New Initiative	7
PC1070	Palm Village - Senior Citizen Housing	Housing	New Initiative	6
PC1110	Pacoima Neighborhood Revit Program	Housing	Uncommitted	2,7
PC1901	City Affordable Hsng Trust Fund	Housing	Mandated	7
PC1990	Response to Housing Opportunities	Housing	Uncommitted	7
PC2010	Panorama Tower	Economic Development	Uncommitted	7
PC2030	Pacoima Center (Price Pfister)	Economic Development	New Initiative	7
PC2040	Commercial Incentive Loans	Economic Development	New Initiative	7
PC2050	Proj Area Bus Attraction/Retention Prog	Economic Development	New Initiative	7
PC2070	Pacoima Ind Attraction/Retention Program	Economic Development	Earmarked	7
PC2080	Pacoima Commercial Core	Economic Development	Earmarked	7
PC2090	Pacoima Industrial Facade Improvement	Economic Development	Earmarked	7
PC2200	Montgomery Ward Site	Economic Development	New Initiative	7
PC2210	Project Area Industrial Revitalization	Economic Development	New Initiative	7
PC2300	CD7 Neighborhood City Hall Proj	Community Development	New Initiative	7

Work Program Objectives

by Activity Type, Obligation Expenditure Category and Council District Location

Region/Project/Objective		Activity Type	Obligation Expenditure Category	Council District Location
East Valley Region				
Pacoima/Panorama City				
PC2700	Panorama City BID	Community Development	Earmarked	7
PC2710	Pacoima BID	Community Development	Earmarked	7
PC2720	Sylmar BID	Community Development	Earmarked	7
PC2990	AB1290 Work Program	AB1290	Mandated	7
PC3000	Public Improvements	Public Improvement	Earmarked	7
PC3400	Pacoima Town Center/Van Nuys Blvd	Public Improvement	Contracted	7
PC3622	Pacoima City Streetscape Improvement	Public Improvement	New Initiative	6,7
PC3710	CD7 Sidewalk Improvement Project	Public Improvement	New Initiative	7
PC3720	Pacoima Infrastructure Improvements	Public Improvement	New Initiative	7
PC3730	Sylmar Streetscape Improvement	Public Improvement	New Initiative	7
PC3800	Job Readiness/Training Center	Community Participation	New Initiative	7
PC6030	Plan Adoption	Strategic Planning	New Initiative	7
PC6130	Public Art Program	Public Art	Mandated	7
PC6990	Response to Development Opportunities	Response to Dev Opps	Uncommitted	7
PC9330	Project Financing	Debt and Financing	Mandated	7
PC9990	Project General	Project General	Earmarked	7

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Work Program Objectives

by Activity Type, Obligation Expenditure Category and Council District Location

Region/Project/Objective		Activity Type	Obligation Expenditure Category	Council District Location
Hollywood & Central Region				
East Hollywood/Beverly Normandie				
EB1020	Supportive Housing	Housing	Uncommitted	4,13
EB1030	Vermont Housing	Housing	Uncommitted	4,13
EB1050	Housing Rehabilitation	Housing	Earmarked	4,13
EB1901	City Affordable Hsng Trust Fund	Housing	Mandated	4,13
EB1990	Response to Housing Opportunities	Housing	Uncommitted	4,13
EB2700	Economic Development Opportunities	Economic Development	Earmarked	13
EB2990	AB1290 Work Program	AB1290	Mandated	4
EB3000	Transit Oriented Dist Public Improvement	Public Improvement	Obligated	13
EB3100	East Hollywood Streetscape	Public Improvement	Obligated	13
EB3200	Vermont Parking Mixed-Use	Public Improvement	Obligated	4,13
EB3300	Commercial Rehabilitation Program	Economic Development	Earmarked	4,13
EB6000	Beverly/Virgil Economic Development	Economic Development	Uncommitted	4,13
EB6990	Response to Development Opportunities	Response to Dev Opps	Uncommitted	4,13
EB9330	Project Financing	Debt and Financing	Mandated	4,13
EB9990	Project General	Project General	Earmarked	4,13
Hollywood				
HW1050	Encore Hall	Housing	Obligated	13
HW1170	Homeownership Initiative	Housing	New Initiative	13
HW1400	Gower Supportive Housing	Housing	Obligated	13
HW1500	Bronson Courts Apartments	Housing	Obligated	13
HW1600	Historic Preservation Housing	Housing	Earmarked	13
HW1901	City Affordable Hsng Trust Fund	Housing	Mandated	13
HW1990	Response to Housing Opportunities	Housing	Uncommitted	4,13
HW2310	Core Industries Education Initiative	Economic Development	New Initiative	4,13

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Work Program Objectives

by Activity Type, Obligation Expenditure Category and Council District Location

Region/Project/Objective	Activity Type	Obligation Expenditure Category	Council District Location
Hollywood & Central Region			
Hollywood			
HW2320 Hollywood & Garfield	Economic Development	Earmarked	13
HW2330 Hollywood & Argyle	Economic Development	New Initiative	13
HW2350 Historic Preservation	Economic Development	New Initiative	4,13
HW2380 Hawthorne Block	Economic Development	Earmarked	13
HW2600 Hollywood & Vine	Economic Development	Contracted	13
HW2750 Hollywood Passage Development	Community Development	New Initiative	13
HW2760 Hollywood Farmers Market	Economic Development	New Initiative	13
HW2830 Hillview Apartments	Community Development	Contracted	13
HW2850 AMPAS Museum	Community Development	Obligated	13
HW2860 Civic Center Master Plan	Community Development	New Initiative	13
HW2880 Transit Oriented Smart Growth	Public Improvement	New Initiative	13
HW2990 HCIP - HW Construction Impact Program	Economic Development	Mandated	13
HW2991 AB1290 Work Program	AB1290	Mandated	13
HW3010 Santa Monica Blvd Improvements	Public Improvement	Obligated	13
HW3300 HW Pedestrian/Transit Crossroads	Public Improvement	Contracted	4,13
HW3500 HBT Green Facility	Public Improvement	Obligated	13
HW3800 Entertainment District BID	Economic Development	Contracted	13
HW3850 Sunset Blvd. BID	Economic Development	Contracted	13
HW4150 Metrobike	Public Improvement	Contracted	13
HW4250 Flexcar	Public Improvement	Contracted	13
HW4300 Hollywood Parkade	Public Improvement	Obligated	13
HW4500 Transportation Plan	Strategic Planning	Earmarked	4,13
HW4600 Cinerama Public Parking	Public Improvement	Contracted	13
HW4750 Hollywood Parking Strategy	Public Improvement	Earmarked	13

Work Program Objectives

by Activity Type, Obligation Expenditure Category and Council District Location

Region/Project/Objective	Activity Type	Obligation Expenditure Category	Council District Location
Hollywood & Central Region			
Hollywood			
HW4850 Valet and Circulator	Community Participation	Earmarked	13
HW4992 Parking District	Public Improvement	Earmarked	13
HW6010 Redevelopment Plan Amendment	Strategic Planning	Earmarked	4,13
HW6130 Public Art Program	Public Art	Mandated	4,13
HW6300 Urban Design Plan Update	Strategic Planning	Earmarked	13
HW6400 Social Needs Obligation	Strategic Planning	Earmarked	13
HW6990 Response to Development Opportunities	Response to Dev Opps	Uncommitted	4,13
HW9330 Project Financing	Debt and Financing	Mandated	4,13
HW9920 Community Outreach	Community Development	Earmarked	4,13
HW9930 Community Benefit Program	Community Development	Earmarked	13
HW9990 Project General	Project General	Earmarked	4,13
Mid City Corridors			
MD1010 Residential Rehabilitation	Housing	Contracted	10
MD1750 Adams/La Brea Replacement Housing	Housing	Mandated	10
MD1900 Pico/Gramercy Housing	Housing	Contracted	10
MD1901 City Affordable Hsng Trust Fund	Housing	Mandated	10
MD2010 Adams/La Brea Commercial	Economic Development	Uncommitted	10
MD2020 Midtown Plaza	Economic Development	Contracted	10
MD2660 Pico Blvd(CD10) TNI Comml Facade	Economic Development	Contracted	10
MD2670 Adams Blvd(CD10) TNI Comml Facade	Economic Development	Contracted	10
MD2700 Crenshaw Transit Village	Public Improvement	New Initiative	10
MD2990 AB1290 Work Program	AB1290	Mandated	10
MD3060 Washington Blvd Perf Arts Center	Public Improvement	Contracted	10
MD4200 LeBrea Exposition Transit Center	Public Improvement	New Initiative	10

Work Program Objectives

by Activity Type, Obligation Expenditure Category and Council District Location

Region/Project/Objective		Activity Type	Obligation Expenditure Category	Council District Location
Hollywood & Central Region				
Mid City Corridors				
MD6990	Response to Development Opportunities	Response to Dev Opps	Uncommitted	10
MD9330	Project Financing	Debt and Financing	Mandated	10
MD9910	PAC/Citizens Participation	Community Participation	Mandated	10
MD9990	Project General	Project General	Earmarked	10
Pico Union I				
P11010	Residential Rehabilitation	Housing	Mandated	1
P11050	Pascual Reyes Townhouses	Housing	Contracted	1
P11090	PUHC Scattered Site - Rehab	Housing	Contracted	1
P11095	Residential Historic Preservation	Housing	Earmarked	1
P11901	City Affordable Hsng Trust Fund	Housing	Mandated	1
P11990	Response to Housing Opportunities	Housing	Uncommitted	1
P12000	Pico Blvd Commercial Facade	Economic Development	Earmarked	1
P12010	Pico Blvd Streetscape Program	Economic Development	Earmarked	1
P12060	Residential Facade Grant Program	Economic Development	Uncommitted	1
P12700	Economic Development Opportunities	Economic Development	Uncommitted	1
P12990	AB1290 Work Program	AB1290	Mandated	1
P13050	Operation Clean Sweep	Public Improvement	Contracted	1
P13070	Block 6 Public Improvements	Public Improvement	Contracted	1
P13400	Public Improvements	Public Improvement	Earmarked	1
P16990	Response to Development Opportunities	Response to Dev Opps	Uncommitted	1
P19330	Project Financing	Debt and Financing	Mandated	1
P19910	PAC/Citizens Participation	Community Participation	Mandated	1
P19990	Project General	Project General	Earmarked	1
Pico Union II				

Work Program Objectives

by Activity Type, Obligation Expenditure Category and Council District Location

Region/Project/Objective		Activity Type	Obligation Expenditure Category	Council District Location
Hollywood & Central Region				
Pico Union II				
P21000	Historic Preservation	Housing	Earmarked	1
P21010	Residential Rehabilitation	Housing	Earmarked	1
P21050	In-Fill Affordable Housing Development	Housing	Earmarked	1
P21901	City Affordable Hsng Trust Fund	Housing	Mandated	1
P21990	Response to Housing Opportunities	Housing	Uncommitted	1
P22010	Alvarado Building Site	Community Development	Earmarked	1
P22620	Pico Blvd Commercial Facade	Economic Development	Earmarked	1
P22650	Residential Facade Grant Program	Community Development	Contracted	1
P22700	Economic Development Opportunities	Economic Development	Uncommitted	1
P22990	AB1290 Work Program	AB1290	Mandated	1
P23050	Operation Clean Sweep	Public Improvement	Contracted	1
P23060	Pico Blvd Streetscape Program	Public Improvement	Contracted	1
P23070	Public Improvement	Public Improvement	Earmarked	1
P26130	Public Art Program	Public Art	Mandated	1
P26140	Plan Implementation Tools	Strategic Planning	Earmarked	1
P26990	Response to Development Opportunities	Response to Dev Opps	Uncommitted	1
P29330	Project Financing	Debt and Financing	Mandated	1
P29910	PAC/Citizens Participation	Community Participation	Mandated	1
P29990	Project General	Project General	Earmarked	1
Westlake				
WL1300	MacArthur Park Metro Development	Mixed Use	Earmarked	1
WL1350	Supportive Housing Initiative	Mixed Use	Earmarked	1
WL1400	Hartford Ave. Affordable Rental	Mixed Use	Earmarked	1
WL1901	City Affordable Hsng Trust Fund	Housing	Mandated	1

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Work Program Objectives

by Activity Type, Obligation Expenditure Category and Council District Location

Region/Project/Objective		Activity Type	Obligation Expenditure Category	Council District Location
Hollywood & Central Region				
Westlake				
WL1990	Response to Housing Opportunities	Housing	Uncommitted	1
WL2100	Alvarado Comml Facade Grant Program	Community Development	Obligated	1
WL2500	Transit Oriented Smart Growth	Economic Development	New Initiative	1
WL2700	Mixed-Use Catalytic Development	Economic Development	Uncommitted	1
WL2990	AB1290 Work Program	AB1290	Mandated	1
WL3300	Public Improvements	Public Improvement	Uncommitted	1
WL3400	MacArthur Park Band Shell Renovation	Public Improvement	Uncommitted	1
Wl4100	Alvarado Pedestrian Improvements	Public Improvement	Contracted	1
WL6100	Plan Implementation Tools	Strategic Planning	Earmarked	1
WL6500	Historic Preservation Resource Survey	Strategic Planning	Earmarked	1
WL6990	Response to Development Opportunities	Response to Dev Opps	Uncommitted	1
WL9330	Project Financing	Debt and Financing	Mandated	1
WL9910	PAC/Citizens Participation	Community Participation	Mandated	1
WL9990	Project General	Project General	Earmarked	1
Wilshire Koreatown				
WK1300	Hobart Heights Apartments	Housing	Obligated	10
WK1400	Affordable Housing Initiative	Housing	New Initiative	10
WK1450	Supportive Housing Initiative	Housing	New Initiative	10
WK1901	City Affordable Hsng Trust Fund	Housing	Mandated	10
WK1990	Response to Housing Opportunities	Housing	Uncommitted	10
WK2050	6th Street Commercial Façade	Community Development	Earmarked	4,10,13
WK2150	Wilshire Vermont Cultural Project	Economic Development	Uncommitted	10
WK2160	Ambassador Hotel/LAUSD Pocket Park	Public Improvement	New Initiative	10
WK2170	Olympic Boulevard BID	Economic Development	New Initiative	10

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Work Program Objectives

by Activity Type, Obligation Expenditure Category and Council District Location

Region/Project/Objective	Activity Type	Obligation Expenditure Category	Council District Location
Hollywood & Central Region			
Wilshire Koreatown			
WK2800 Transit Oriented Smart Growth	Mixed Use	New Initiative	10
WK2990 AB1290 Work Program	AB1290	Mandated	4,10,13
WK3300 Streetscape and Public Improvement	Public Improvement	Earmarked	4,10,13
WK3400 Signage Design/Code Enforcement	Community Development	New Initiative	10
WK3500 Open Space Development Initiative	Public Improvement	New Initiative	10
WK4100 Wilshire/Western Transit Center	Mixed Use	Contracted	10
WK6000 Beverly/Virgil Economic Development	Economic Development	Earmarked	10
WK6100 Wilshire Blvd Corridor Economic Devel	Economic Development	Earmarked	4,10,13
WK6200 Parking & Circulation Study	Community Development	Earmarked	10
WK6300 Historic Resources Survey	Community Development	New Initiative	10
WK6990 Response to Development Opportunities	Response to Dev Opps	Uncommitted	4,10,13
WK9330 Project Financing	Debt and Financing	Mandated	4,10,13
WK9910 CAC/Citizens Participation	Community Participation	Mandated	4,10,13
WK9990 Project General	Project General	Earmarked	4,10,13

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Work Program Objectives

by Activity Type, Obligation Expenditure Category and Council District Location

Region/Project/Objective		Activity Type	Obligation Expenditure Category	Council District Location
Downtown Region				
Bunker Hill				
BH1040	Angelus Plaza	Housing	Earmarked	9
BH1050	Grand Avenue JPA	Mixed Use	Earmarked	9
BH1070	Colburn School Phase II	Housing	Obligated	9
BH1960	Convention Hotel CTD	Housing	Contracted	9
BH1990	Response to Housing Opportunities	Housing	Uncommitted	9
BH2050	California Plaza Parcel Y1 Development	Economic Development	Contracted	9
BH2990	AB1290 Work Program	AB1290	Mandated	9
BH3010	Second Street Connection	Public Improvement	Contracted	9
BH3090	Grand Avenue Streetscape	Public Improvement	Earmarked	9
BH3110	Project Wide Maintenance	Public Improvement	Obligated	9
BH3130	Angels Knoll Plaza	Public Improvement	Contracted	9
BH3140	California Plaza Shade Project	Public Improvement	Contracted	9
BH4960	Downtown Cultural Tourism	Economic Development	New Initiative	9
BH6030	Design for Development	Strategic Planning	Contracted	9
BH6130	Public Art Program	Public Art	Mandated	9
BH6140	Hill Street Avenida	Strategic Planning	Contracted	9
BH6990	Response to Development Opportunities	Response to Dev Opps	Uncommitted	9
BH9330	Project Financing	Debt and Financing	Mandated	9
BH9990	Project General	Project General	Earmarked	9
Central Business District				
CB2100	Civic Center Master Plan	Strategic Planning	Earmarked	9,14
CB6030	Downtown Parking Management Ord	Strategic Planning	Contracted	9,14
CB6130	Public Art Program	Public Art	Mandated	9,14
CB6990	Response to Development Opportunities	Response to Dev Opps	Uncommitted	9,14

Work Program Objectives

by Activity Type, Obligation Expenditure Category and Council District Location

Region/Project/Objective		Activity Type	Obligation Expenditure Category	Council District Location
Downtown Region				
Central Business District				
CB9330	Project Financing	Debt and Financing	Mandated	9,14
CB9390	CT/CI Plan Amendment	Strategic Planning	Contracted	9,14
CB9990	Project General	Project General	Earmarked	9,14
FC2010	Citi Corp Plaza - Phase III	Economic Development	Contracted	9
FC2150	Commercial Developer Agreements	Economic Development	Obligated	9
SP2020	Metropolis/City Center Development	Economic Development	Contracted	9
SP2180	South Park Supermarket	Economic Development	Contracted	9
Central Industrial				
CI1200	Downtown Women's Center	Housing	Earmarked	9,14
CI1950	New Housing Opportunities	Housing	Uncommitted	9,14
CI2000	SRO Monitoring	Housing	Obligated	9,14
CI6010	Design for Development Guidelines	Strategic Planning	Contracted	9,14
CI6990	Response to Development Opportunities	Response to Dev Opps	Uncommitted	9,14
CI9990	Project General	Project General	Earmarked	9,14
Chinatown				
CH1080	Affordable Housing	Housing	Mandated	1
CH1100	Yale Terrace Large Family Housing	Housing	Earmarked	1
CH1200	Orsini IIA, IIB and III	Housing	Earmarked	1
CH1210	Gateway Chinatown	Housing	Earmarked	1
CH1220	Grand View Gardens	Housing	Earmarked	1
CH1230	Capitol Mill at the Cornfield	Housing	Earmarked	1
CH1300	Blossom Plaza Affordability	Housing	Earmarked	1
CH1901	City Affordable Hsng Trust Fund	Housing	Mandated	1
CH2000	Commercial Incentive Loans	Economic Development	Contracted	1

Work Program Objectives

by Activity Type, Obligation Expenditure Category and Council District Location

Region/Project/Objective		Activity Type	Obligation Expenditure Category	Council District Location
Downtown Region				
Chinatown				
CH2010	Business Improvement Program	Economic Development	Earmarked	1
CH2050	Bamboo Plaza Public Parking	Economic Development	Contracted	1
CH2300	Facade Improvement Program	Economic Development	Earmarked	1
CH3120	Blossom Plaza	Public Improvement	Obligated	1
CH3200	Chinatown Linkages	Public Improvement	Obligated	1
CH6000	Chinatown Master Plan	Strategic Planning	Contracted	1
CH6990	Response to Development Opportunities	Response to Dev Opps	Uncommitted	1
CH9330	Project Financing	Debt and Financing	Mandated	1
CH9910	CAC/Citizens Participation	Community Participation	Mandated	1
CH9990	Project General	Project General	Earmarked	1
City Center				
CT1030	Downtown YWCA/Jobs Corp	Housing	Contracted	9
CT1040	901 S. Broadway Apartments	Housing	Contracted	9
CT1090	Downtown Housing Opportunities	Housing	Mandated	9
CT1100	Morrison Hotel	Housing	New Initiative	9
CT1200	Olympic City House	Housing	Earmarked	9
CT2000	Homeless Reduction Program	Economic Development	Earmarked	9,14
CT2020	Historic Core Entertainment District	Economic Development	Earmarked	9,14
CT2030	Broadway Spring Center	Economic Development	Contracted	9,14
CT2070	Grand Central Square	Economic Development	Contracted	9
CT2080	Historic Core Revitalization	Economic Development	Contracted	9
CT2100	Museum of Neon Art	Public Art	Contracted	9
CT2120	St. Vibiana	Economic Development	Earmarked	9
CT2125	St. Vibiana/Little Tokyo Gym	Community Development	Earmarked	9

Work Program Objectives

by Activity Type, Obligation Expenditure Category and Council District Location

Region/Project/Objective		Activity Type	Obligation Expenditure Category	Council District Location
Downtown Region				
City Center				
CT2150	Monitoring Various Agreements	Housing	Contracted	9
CT2190	Metro Lofts (Forest City)	Housing	Contracted	9
CT2200	Downtown Open Space Opportunities	Public Improvement	Mandated	9
CT2300	Convention Hotel	Economic Development	Contracted	9
CT2400	LA Sports Entertainment Dist Master Plan	Public Improvement	Contracted	9
CT2500	Pershing Square Center	Public Improvement	Contracted	9
CT2600	Grand Ave. Plaza Mixed-Use Development	Public Improvement	Obligated	9
CT3000	UCLA Building - Adaptive Reuse	Public Improvement	Contracted	9
CT3020	Grand Hope Park	Public Improvement	Contracted	9
CT3025	Venice Hope Park	Public Improvement	Contracted	9
CT3030	Venice & Hope Community Center	Public Improvement	Contracted	9
CT3060	S. Park Elementary School - Mixed Use	Mixed Use	New Initiative	9
CT3080	L.A. Arena	Public Improvement	Contracted	9
CT3090	Downtown Open Space Opportunities	Public Improvement	New Initiative	9
CT3100	Downtown Visitor's Center	Economic Development	Contracted	9
CT4100	Broadway Sidewalk Reconstruction	Public Improvement	Contracted	9,14
CT4200	Red Car Circulation Study	Strategic Planning	Contracted	9
CT4300	Grtr Pershing Sq Pub WiFi Dist	Community Development	Contracted	9
CT4400	Planning & Development Guidelines	Community Development	New Initiative	9
CT6000	Fashion District Strategic Plan	Public Improvement	Contracted	9
CT6990	Response to Development Opportunities	Response to Dev Opps	Uncommitted	9
CT9330	Project Financing	Debt and Financing	Mandated	9
CT9990	Project General	Project General	Earmarked	9
Council District 9				

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Work Program Objectives

by Activity Type, Obligation Expenditure Category and Council District Location

Region/Project/Objective		Activity Type	Obligation Expenditure Category	Council District Location
Downtown Region				
Council District 9				
C91010	Housing Rehabilitation Program	Housing	Contracted	9
C91204	Central Avenue Townhomes	Housing	Contracted	9
C91300	Homeownership Properties Acq/RFP	Housing	Earmarked	9
C91350	Central Village Apartments	Housing	Contracted	9
C91400	29th Street Crossing	Housing	New Initiative	9
C91901	City Affordable Hsng Trust Fund	Housing	Mandated	9
C91950	New Housing Initiatives	Housing	Uncommitted	9
C92010	Goodyear Industrial Tract	Economic Development	Contracted	9
C92120	Slauson/Central Retail Plaza	Economic Development	Contracted	9
C92150	Commercial Facade	Economic Development	Earmarked	9
C92200	American Apparel (Brownsfields)	Economic Development	Earmarked	9
C92210	Central Ave. Opportunity Sites	Economic Development	New Initiative	9
C92300	Goodyear Site (Brownsfields)	Economic Development	Obligated	9
C92310	Calko Steel Expansion (Brownsfields)	Economic Development	Earmarked	9
C92410	Figueroa/Washington Auto Row	Economic Development	Uncommitted	9
C92500	BID Formation & Security Program	Economic Development	Contracted	9
C92700	Vermont Senior Center	Public Improvement	Earmarked	9
C92770	Washington Retail Center RFP	Economic Development	Earmarked	9
C92990	AB1290 Work Program	AB1290	Mandated	9
C93130	Clean and Safe Program	Public Improvement	Contracted	9
C93200	Central Avenue Streetscape	Public Improvement	Obligated	9
C93210	Challengers Track & Field	Public Improvement	New Initiative	9
C93220	Hist Pres Angeles Funeral Home	Community Development	New Initiative	9
C93620	Community Service Center (TNI)	Public Improvement	Contracted	9

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Work Program Objectives

by Activity Type, Obligation Expenditure Category and Council District Location

Region/Project/Objective		Activity Type	Obligation Expenditure Category	Council District Location
Downtown Region				
Council District 9				
C93650	48th Street Public Improvement	Public Improvement	Contracted	9
C96000	Strategic Plan	Strategic Planning	Uncommitted	9
C96100	Design Guidelines	Strategic Planning	Contracted	9
C96990	Response to Development Opportunities	Response to Dev Opps	Uncommitted	9
C99330	Project Financing	Debt and Financing	Mandated	9
C99910	CAC/Citizens Participation	Community Participation	Mandated	9
C99990	Project General	Project General	Earmarked	9
Little Tokyo				
LT1060	Cal Trans Repayment	Housing	Contracted	9
LT1080	Second & Central Housing	Housing	Contracted	9
LT1901	City Affordable Hsng Trust Fund	Housing	Mandated	9
LT1990	Response to Housing Opportunities	Housing	Uncommitted	9
LT2150	Business Assistance Program	Community Development	Contracted	9
LT2400	Block 8	Economic Development	Obligated	9
LT2600	Business Improvement District (BID)	Economic Development	Earmarked	9
LT2700	JACCC Rehab & Facility Expansion	Community Development	Earmarked	9
LT2990	AB1290 Work Program	AB1290	Mandated	9
LT3110	Central Avenue Art Park	Public Improvement	Contracted	9
LT6130	Public Art Program	Public Art	Mandated	9
LT6990	Response to Development Opportunities	Response to Dev Opps	Uncommitted	9
LT9330	Project Financing	Debt and Financing	Mandated	9
LT9910	CAC/Citizens Participation	Community Participation	Mandated	9
LT9990	Project General	Project General	Earmarked	9

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Work Program Objectives

by Activity Type, Obligation Expenditure Category and Council District Location

Region/Project/Objective		Activity Type	Obligation Expenditure Category	Council District Location
Eastside Region				
Adelante Eastside				
EA1010	Residential Rehabilitation	Housing	Earmarked	14
EA1030	Vista Monterey Senior Apartments	Housing	Earmarked	14
EA1080	First Time Homebuyers	Housing	Uncommitted	14
EA1901	City Affordable Hsng Trust Fund	Housing	Mandated	14
EA1990	Response to Housing Opportunities	Housing	Uncommitted	14
EA2120	Industrial Rehabilitation	Economic Development	Earmarked	14
EA2130	New Industrial Development	Economic Development	Earmarked	14
EA2140	Commercial Rehabilitation	Economic Development	Earmarked	14
EA2150	Sears Olympic Mixed Use	Economic Development	Earmarked	14
EA2300	BioMedTech Park	Economic Development	Earmarked	14
EA2400	Eastside Light Rail Devel Opps	Economic Development	Earmarked	14
EA2700	Commercial Facade	Economic Development	Earmarked	14
EA2750	First/Mission Mixed-Use Development	Economic Development	Earmarked	14
EA2990	AB1290 Work Program	AB1290	Mandated	14
EA3100	Eastside Industrial Park	Public Improvement	Uncommitted	14
EA3150	Public Improvements	Public Improvement	Uncommitted	14
EA6990	Response to Development Opportunities	Response to Dev Opps	Uncommitted	14
EA9330	Project Financing	Debt and Financing	Mandated	14
EA9910	PAC/Citizens Participation	Community Participation	Mandated	14
EA9990	Project General	Project General	Earmarked	14
Monterey Hills				
MH1090	Affordable Housing	Housing	Earmarked	14
MH1901	City Affordable Hsng Trust Fund	Housing	Mandated	14
MH2010	Disposition of Agency Parcels	Strategic Planning	Earmarked	14

Work Program Objectives

by Activity Type, Obligation Expenditure Category and Council District Location

Region/Project/Objective	Activity Type	Obligation Expenditure Category	Council District Location
Eastside Region			
Monterey Hills			
MH2990 AB1290 Work Program	AB1290	Mandated	14
MH3020 Agency Property Maintenance	Public Improvement	Obligated	14
MH3140 Project Wide Beautification	Public Improvement	Uncommitted	14
MH9330 Project Financing	Debt and Financing	Mandated	14
MH9990 Project General	Project General	Earmarked	14

Work Program Objectives

by Activity Type, Obligation Expenditure Category and Council District Location

Region/Project/Objective		Activity Type	Obligation Expenditure Category	Council District Location
South Los Angeles Region				
Broadway/Manchester				
MC1470	Broadway Site Development	Housing	New Initiative	8
MC1990	Response to Housing Opportunities	Housing	Uncommitted	8
MC2100	Broadway/Manchester Commercial Center	Economic Development	New Initiative	8
MC2990	AB1290 Work Program	AB1290	Mandated	8,9
MC6990	Response to Development Opportunities	Response to Dev Opps	Uncommitted	8,9
MC9330	Project Financing	Debt and Financing	Mandated	8,9
MC9990	Project General	Project General	Earmarked	8,9
Crenshaw				
CR1050	Buckingham Place Senior Housing	Housing	Contracted	8
CR1990	Response to Housing Opportunities	Housing	Uncommitted	8
CR2010	Crenshaw Shopping Center	Economic Development	Contracted	8
CR2140	Marlton Square	Economic Development	Contracted	8
CR2150	Leimert Park Village Facade	Economic Development	New Initiative	8
CR2990	AB1290 Work Program	AB1290	Mandated	8
CR3020	Public Improvements	Public Improvement	Contracted	8
CR6000	Leimert Park Village Master Plan	Strategic Planning	New Initiative	8
CR6990	Response to Development Opportunities	Response to Dev Opps	Uncommitted	8
CR9330	Project Financing	Debt and Financing	Mandated	8
CR9910	CAC/Citizens Participation	Community Participation	Mandated	8
CR9990	Project General	Project General	Earmarked	8
Crenshaw/Slauson				
CS1950	New Housing Initiatives	Housing	Uncommitted	8
CS2010	Commercial Facade & Signage	Community Development	Obligated	8
CS2100	Industrial Master Plan	Community Development	Obligated	8

Work Program Objectives

by Activity Type, Obligation Expenditure Category and Council District Location

Region/Project/Objective		Activity Type	Obligation Expenditure Category	Council District Location
South Los Angeles Region				
Crenshaw/Slauson				
CS2610	Commercial Facade & Pl TNI	Community Development	Contracted	8
CS2990	AB1290 Work Program	AB1290	Mandated	8
CS3000	Public Improvements	Public Improvement	Uncommitted	8
CS6000	Industrial Feasibility Studies	Strategic Planning	New Initiative	8
CS6990	Response to Development Opportunities	Response to Dev Opps	Uncommitted	
CS9330	Project Financing	Debt and Financing	Mandated	8
CS9910	CAC/Citizens Participation	Community Participation	Mandated	8
CS9990	Project General	Project General	Earmarked	8
Exposition/University Park				
HE1700	Vermont Ave Senior Housing	Housing	Contracted	8
HO1901	City Affordable Hsng Trust Fund	Housing	Mandated	8
HO1950	New Housing Initiatives	Housing	Uncommitted	8,9
HO2070	Commercial Facade/Signage	Economic Development	Earmarked	8
HO2090	USC Events Center	Community Development	Contracted	9
HO2700	University Gateway	Community Development	New Initiative	8
HO2990	AB1290 Work Program	AB1290	Mandated	8,9
HO3000	Exposition Parks Improvements	Public Improvement	Contracted	8
HO3020	Figueroa Corridor Dev Opportunities	Strategic Planning	Earmarked	8,9
HO6130	Public Art Program	Public Art	Mandated	8,9
HO6140	Plan Amendment	Strategic Planning	New Initiative	8,9
HO6990	Response to Development Opportunities	Response to Dev Opps	Uncommitted	8,9
HO9330	Project Financing	Debt and Financing	Mandated	8,9
HO9910	PAC/Citizens Participation	Community Participation	Mandated	8,9
HO9990	Project General	Project General	Earmarked	8,9

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Work Program Objectives

by Activity Type, Obligation Expenditure Category and Council District Location

Region/Project/Objective		Activity Type	Obligation Expenditure Category	Council District Location
South Los Angeles Region				
Normandie 5				
N51010	Residential Rehabilitation	Housing	Mandated	8
N51901	City Affordable Hsng Trust Fund	Housing	Mandated	8
N51990	Response to Housing Opportunities	Housing	Uncommitted	8
N52030	FAME Renaissance Plaza	Economic Development	Contracted	8,10
N52040	Commercial Facade	Economic Development	Contracted	8,10
N52990	AB1290 Work Program	AB1290	Mandated	8,10
N53200	Community Pride & Graffiti Abatement	Public Improvement	Obligated	8,10
N53400	Engine House No. 18	Public Improvement	New Initiative	8,10
N56990	Response to Development Opportunities	Response to Dev Opps	Uncommitted	8,10
N59330	Project Financing	Debt and Financing	Mandated	8,10
N59910	PAC/Citizens Participation	Community Participation	Mandated	8,10
N59990	Project General	Project General	Earmarked	8,10
Vermont Manchester				
VM1950	New Housing Initiatives	Housing	Uncommitted	8
VM2010	Vermont Village Plaza Phase II	Economic Development	Obligated	8
VM2030	County Office Building	Economic Development	New Initiative	8
VM2040	Vermont/Manchester Mixed Use	Community Development	New Initiative	8
VM2050	88th & Western Mixed-Use Devel	Mixed Use	Earmarked	8
VM2990	AB1290 Work Program	AB1290	Mandated	8
VM6990	Response to Development Opportunities	Response to Dev Opps	Uncommitted	8
VM9330	Project Financing	Debt and Financing	Mandated	8
VM9910	CAC/Citizens Participation	Community Participation	Mandated	8
VM9990	Project General	Project General	Earmarked	8
Watts				

Work Program Objectives

by Activity Type, Obligation Expenditure Category and Council District Location

Region/Project/Objective	Activity Type	Obligation Expenditure Category	Council District Location
South Los Angeles Region			
Watts			
WA1100 Infill Affordable Housing Development	Housing	Earmarked	15
WA1901 City Affordable Hsng Trust Fund	Housing	Mandated	15
WA2030 Community Marketplace	Economic Development	Obligated	15
WA2990 AB1290 Work Program	AB1290	Mandated	15
WA3100 WA Cultural Crescent Landscaping	Public Improvement	Contracted	15
WA3400 Watts Train Station Rehabilitation	Public Improvement	Obligated	15
WA4200 Cultural Crescent Parking	Public Improvement	Obligated	15
WA6990 Response to Development Opportunities	Response to Dev Opps	Uncommitted	15
WA9330 Project Financing	Debt and Financing	Mandated	15
WA9910 PAC/Citizens Participation	Community Participation	Mandated	15
WA9990 Project General	Project General	Earmarked	15
Watts Corridors			
WC1990 Response to Housing Opportunities	Housing	Uncommitted	15
WC2100 Grant AME Mixed-Use Develop	Mixed Use	Uncommitted	15
WC2120 Wattstar Theater	Economic Development	Earmarked	15
WC2210 Brewery Site Development	Economic Development	Uncommitted	15
WC2250 114th and Wilmington	Economic Development	New Initiative	15
WC2990 AB1290 Work Program	AB1290	Mandated	15
WC3000 Public Improvements	Public Improvement	Earmarked	15
WC3100 Cultural Crescent Public Improvement	Public Improvement	Obligated	15
WC3200 Watts Amphitheater	Public Improvement	Earmarked	15
WC6200 Project Area Expansion	Strategic Planning	New Initiative	15
WC6990 Response to Development Opportunities	Response to Dev Opps	Uncommitted	15
WC9330 Project Financing	Debt and Financing	Mandated	15

Work Program Objectives

by Activity Type, Obligation Expenditure Category and Council District Location

Region/Project/Objective	Activity Type	Obligation Expenditure Category	Council District Location
South Los Angeles Region			
Watts Corridors			
WC9910 CAC/Citizens Participation	Community Participation	Mandated	15
WC9990 Project General	Project General	Earmarked	15
Western Slauson			
WS1901 City Affordable Hsng Trust Fund	Housing	Mandated	8
WS1990 Response to Housing Opportunities	Housing	Uncommitted	8
WS2020 Commercial Facade Program	Economic Development	Earmarked	8
WS2030 Chesterfield Square Expansion	Economic Development	New Initiative	8
WS2100 Industrial Rehab & Master Plan	Community Development	Obligated	8
WS2990 AB1290 Work Program	AB1290	Mandated	8
WS3000 Public Improvements	Public Improvement	Contracted	8
WS6990 Response to Development Opportunities	Response to Dev Opps	Uncommitted	8
WS9330 Project Financing	Debt and Financing	Mandated	8
WS9910 CAC/Citizens Participation	Community Participation	Mandated	8
WS9990 Project General	Project General	Earmarked	8

Work Program Objectives

by Activity Type, Obligation Expenditure Category and Council District Location

Region/Project/Objective		Activity Type	Obligation Expenditure Category	Council District Location
Harbor Region				
Beacon Street				
BS1300	Palos Verdes Housing	Housing	New Initiative	15
BS1615	La Salle Lofts	Housing	Earmarked	15
BS1700	Centre Street Lofts Affordable Housing	Housing	Contracted	15
BS1901	City Affordable Hsng Trust Fund	Housing	Mandated	15
BS1990	Response to Housing Opportunities	Housing	Uncommitted	15
BS2030	San Pedro Transit Center	Public Improvement	Earmarked	15
BS2070	Centre Street Lofts	Mixed Use	Contracted	15
BS2990	AB1290 Work Program	AB1290	Mandated	15
BS3000	Port OPA Homeland Sec/Charter	Economic Development	New Initiative	15
BS6130	Public Art Program	Public Art	Mandated	15
BS6600	Cultural Arts & Entertain Dist	Strategic Planning	New Initiative	15
BS9330	Project Financing	Debt and Financing	Mandated	15
BS9990	Project General	Project General	Earmarked	15
Los Angeles Harbor-Wilmington				
LA1020	L&Lecouvreur Affordable Homes	Housing	Obligated	15
LA1901	City Affordable Hsng Trust Fund	Housing	Mandated	15
LA1990	Response to Housing Opportunities	Housing	Uncommitted	15
LA2320	Industrial Development - Block 29	Economic Development	Contracted	15
LA2500	American Soccer Expansion	Economic Development	Contracted	15
LA2600	Union Ice Expansion	Economic Development	Obligated	15
LA2700	BACCES Demonstration Site	Economic Development	New Initiative	15
LA2990	AB1290 Work Program	AB1290	Mandated	15
LA3000	Operation Code Enforcement	Community Development	Uncommitted	15
LA3200	Alameda Landscape & Public Imp	Public Improvement	New Initiative	15

Work Program Objectives

by Activity Type, Obligation Expenditure Category and Council District Location

Region/Project/Objective		Activity Type	Obligation Expenditure Category	Council District Location
Harbor Region				
Los Angeles Harbor-Wilmington				
LA6990	Response to Development Opportunities	Response to Dev Opps	Uncommitted	15
LA9000	Wilmington Website & Strategic Impl	Strategic Planning	Contracted	15
LA9330	Project Financing	Debt and Financing	Mandated	15
LA9990	Project General	Project General	Earmarked	15
Pacific Corridor				
PA1500	Vinegar Hill HPOZ Expansion	Housing	New Initiative	15
PA1901	City Affordable Hsng Trust Fund	Housing	Mandated	15
PA1990	Response to Housing Opportunities	Housing	Uncommitted	15
PA2000	Business Incentive & Comml Facade	Economic Development	Obligated	15
PA2990	AB1290 Work Program	AB1290	Mandated	15
PA3000	Security Enhancements	Public Improvement	Uncommitted	15
PA3100	Gaffey Street Welcome Park	Public Improvement	Uncommitted	15
PA3200	Warner Grand Theater Mixed-Use	Mixed Use	Uncommitted	15
PA6200	Joint Development Agreement w/POLA	Community Development	Contracted	15
PA6600	Cultural Arts & Entertain Dist	Community Development	New Initiative	15
PA6990	Response to Development Opportunities	Response to Dev Opps	Uncommitted	15
PA9330	Project Financing	Debt and Financing	Mandated	15
PA9990	Project General	Project General	Earmarked	15

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Work Program Objectives

by Activity Type, Obligation Expenditure Category and Council District Location

Region/Project/Objective		Activity Type	Obligation Expenditure Category	Council District Location
Citywide				
Citywide Brownfields				
CN3311	BR-Site Investigation & Assistance	Economic Development	Contracted	V
CN3320	BR-Crown Coach Demo Site	Economic Development	Contracted	14
CN3330	BR-Wilmington Demo Site	Economic Development	Contracted	V
CN3351	BR-Showcase Comml Matching Fund	Economic Development	Contracted	V
CN3361	BR-Tool Box	Economic Development	Contracted	V
CN3371	BR-4th Demonstration Site	Economic Development	Contracted	8
CN3381	BR-Sm Site Neighborhood Assessment	Economic Development	Contracted	V
Citywide Disaster Assistance				
DA2010	Com/Ind Earthquake Recovery	Economic Development	Contracted	V
Citywide Feasibility Studies				
ST6650	Redevelopment Plan Amendment	Strategic Planning	New Initiative	15
Citywide Housing				
CW1047	Reacquired Properties	Housing	Earmarked	V
CW1070	Sec 8 NC Contract Administration	Housing	Contracted	V
CW1080	Loan/Bnd Compliance Monitoring	Housing	Mandated	V
CW1470	CW Housing Policy Development	Housing	New Initiative	V
CW9990	Project General	Project General	Earmarked	V
Citywide Non-Housing				
CN4000	LA Cultural Tourism Web Page	Economic Development	Contracted	V

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Schedule A
Summary of Expenditures by Fiscal Year

Year End FY05

Fiscal Year	Operating Costs (1)	Debt Service (2)	Capital Costs (3)	Total	Operating Costs / Total (%)	Debt Service / Total (%)	Capital Costs / Total (%)	Operating Costs / Capital Costs (%)
1985	$ 25,760,000	$ 21,677,000	$ 98,651,000	$ 146,088,000	17.6%	14.8%	67.5%	26.1%
1986	27,444,000	44,544,000	92,234,000	164,222,000	16.7%	27.1%	56.2%	29.8%
1987	23,651,000	55,655,000	124,774,000	204,080,000	11.6%	27.3%	61.1%	19.0%
1988	24,038,000	66,696,000	144,470,000	235,204,000	10.2%	28.4%	61.4%	16.6%
1989	23,120,000	83,978,000	106,705,000	213,803,000	10.8%	39.3%	49.9%	21.7%
1990	25,771,000	112,472,000	163,260,000	301,503,000	8.5%	37.3%	54.1%	15.8%
1991	28,732,000	63,265,000	161,413,000	253,410,000	11.3%	25.0%	63.7%	17.8%
1992	30,343,000	78,727,000	159,147,000	268,217,000	11.3%	29.4%	59.3%	19.1%
1993	28,907,000	77,691,000	195,947,000	302,545,000	9.6%	25.7%	64.8%	14.8%
1994	28,434,000	151,368,000	152,490,000	332,292,000	8.6%	45.6%	45.9%	18.6%
1995	25,020,000	57,784,000	100,484,000	183,288,000	13.7%	31.5%	54.8%	24.9%
1996	23,981,000	58,056,000	91,891,000	173,928,000	13.8%	33.4%	52.8%	26.1%
1997	22,975,000	55,583,000	77,811,000	156,369,000	14.7%	35.5%	49.8%	29.5%
1998	21,825,000	68,152,000	95,696,000	185,673,000	11.8%	36.7%	51.5%	22.8%
1999	22,267,000	76,221,000	70,837,000	169,325,000	13.2%	45.0%	41.8%	31.4%
2000	20,525,000	62,949,000	53,706,000	137,180,000	15.0%	45.9%	39.2%	38.2%
2001	21,466,000	71,850,000	57,782,000	151,098,000	14.2%	47.6%	38.2%	37.1%
2002	23,921,000	37,497,000	55,444,000	116,862,000	20.5%	32.1%	47.4%	43.1%
2003	27,385,183	69,806,773	76,259,731	173,451,687	15.8%	40.2%	44.0%	35.9%
2004	27,956,451	55,039,936	78,695,193	161,691,580	17.3%	34.0%	48.7%	35.5%
2005	32,387,189	59,110,070	71,904,947	163,402,206	19.8%	36.2%	44.0%	45.0%
				Average	12.8%	34.1%	53.2%	24.0%

Notes:

(1) Operating Costs: Ongoing operating costs, including personnnel and other administrative expenses such as facility, insurance, etc.

(2) Debt Service: Payment of interest and principal obligations resulting from issuance of bonds, notes and leases as well as the fiscal agent fees associated with those payments.

(3) Capital Costs: Professional services, "land, bricks, and mortar" and legal costs that are associated with specific project area objectives. Financial statement reconciliation to include reclassification of revenues to expenditures and expenditures to revenue due to debit/credit entries totaling $2,112,305

Schedule B
Operating Versus Capital Expenditures
by Project Area and Objective

Project Area	Objective		Operating Costs	Capital Costs	Operating Costs / Capital Costs (%)
B2 Boyle Heights II					
	B21010	Residential Rehabilitation	0	0	-
	B29990	Project General	0	0	-
		B2 Total	0	0	-
BH Bunker Hill					
	BH1040	Angelus Plaza	3,205	0	-
	BH1050	BH Mixed Use RFP	68,299	843	8,103.5%
	BH2050	California Plaza-R,S,T,U,Y1	64,547	146,324	44.1%
	BH2060	Disney Concert Hall	4,802	329	1,459.4%
	BH3010	Second Street Connect	378,138	98,178	385.2%
	BH3090	Grand Avenue Streetscape	29,241	10,440	280.1%
	BH3110	Project Wide Maintenance	44,428	83,167	53.4%
	BH3130	Angels Knoll Plaza	129,791	137,137	94.6%
	BH3140	California Plaza Shade Project	64,637	2,820	2,292.2%
	BH6030	Design for Development	73,601	74,999	98.1%
	BH6130	Public Art Program	39,827	19,227	207.1%
	BH6140	Hill Street Avenida	256	0	-
	BH6990	Response to Development Opportunities	191,429	6,247	3,064.6%
	BH9330	Project Financing	52,644	80,382	65.5%
	BH9990	Project General	180,417	96,148	187.6%
		BH Total	1,325,262	756,240	175.2%

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Schedule B

Operating Versus Capital Expenditures

by Project Area and Objective

Project Area	Objective		Operating Costs	Capital Costs	Operating Costs / Capital Costs (%)
BS Beacon Street					
	BS1615	La Salle Lofts	95,961	84,224	113.9%
	BS1990	Response to Housing Opportunities	19,820	0	-
	BS2030	San Pedro Transit Center	24,237	15,000	161.6%
	BS2070	Centre Street Lofts	175,059	1,318,612	13.3%
	BS2090	Design Guidelines & Bus Incent	34,580	0	-
	BS9330	Project Financing	40,178	3,925	1,023.6%
	BS9990	Project General	342,410	12,414	2,758.4%
		BS Total	732,246	1,434,174	51.1%
C9 Council District 9					
	C91010	Housing Rehabilitation Program	51,418	750	6,855.7%
	C91204	Central Avenue Townhomes	41,428	132	31,475.2%
	C91950	New Housing Initiatives	71,338	30,781	231.8%
	C91960	Broadway Village II	49,411	500,526	9.9%
	C92010	Goodyear Industrial Tract	130,251	163,482	79.7%
	C92120	Slauson/Central Retail Plaza	235,619	2,928,732	8.0%
	C92150	Commercial Facade	26,071	0	-
	C92300	BR Goodyear Site	87,502	69,838	125.3%
	C92310	BR - Calko Steel Expansion	5,452	0	-
	C92320	United Alloys	9,277	0	-
	C92400	Fairmount Tire	5,109	0	-
	C92500	BID Formation & Security Program	44,368	328,191	13.5%
	C93000	Public Improvements	177	12,000	1.5%
	C93130	Clean and Safe Program	5,071	161,722	3.1%
	C93620	Community Service Center (TNI)	35,891	92,336	38.9%
	C93642	Ralph Bunche Heritage Center	94	33,204	.3%
	C96990	Response to Development Opportunities	486,967	28,369	1,716.5%
	C99330	Project Financing	43,394	6,489	668.8%
	C99910	CAC/Citizens Participation	109,618	4,943	2,217.6%
	C99990	Project General	591,894	63,126	937.6%
		C9 Total	2,030,352	4,424,621	45.9%

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Schedule B

Operating Versus Capital Expenditures

by Project Area and Objective

Project Area	Objective		Operating Costs	Capital Costs	Operating Costs / Capital Costs (%)
CB Central Business District					
	CB6030	Downtown Parking Management Ord	167,805	320,285	52.4%
	CB6130	Public Art Program	33,475	139,050	24.1%
	CB6990	Response to Development Opportunities	153,920	23,293	660.8%
	CB7777	Central Business District	0	1,500	-
	CB9330	Project Financing	10,720	24,773	43.3%
	CB9390	CT/CI Plan Amendment	14,183	72,891	19.5%
	CB9910	CAC/Citizen Participation	11,792	0	-
	CB9990	Project General	251,845	28,106	896.0%
	FC2150	Commercial Developer Agreements	25,523	0	-
	SP1010	Skyline Housing	0	3,002	-
	SP2020	Metropolis/City Center Development	21,054	10,012	210.3%
	SP2180	South Park Supermarket	47,033	83,437	56.4%
	SP3030	Venice & Hope Center	0	0	-
	SP3070	L.A. Sports Arena-Hardware	0	29,811	-
		CB Total	737,348	736,160	100.2%
CH Chinatown					
	CH1080	Affordable Housing	9,468	0	-
	CH1100	Yale Terrace Family Housing	200,347	18,929	1,058.4%
	CH2000	Commercial Incentive Loans	73,586	795	9,261.9%
	CH2050	Bamboo Plaza Public Parking	74,243	444,216	16.7%
	CH2200	Pacific Alliance Medical Center	19,609	0	-
	CH3120	Blossom Plaza	83,533	9,520	877.5%
	CH6000	Chinatown Master Plan	37,914	5,532	685.4%
	CH6990	Response to Development Opportunities	258,254	83,148	310.6%
	CH9330	Project Financing	11,134	5,650	197.1%
	CH9390	Plan Amendment/Studies	353	0	-
	CH9910	CAC/Citizens Participation	163,390	35,524	459.9%
	CH9990	Project General	261,766	11,473	2,281.5%
		CH Total	1,193,596	614,786	194.1%

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Schedule B
Operating Versus Capital Expenditures
by Project Area and Objective

Project Area	Objective		Operating Costs	Capital Costs	Operating Costs / Capital Costs (%)
CI Central Industrial					
	CI2000	SRO Monitoring	9,615	0	-
	CI6000	Plan Adoption Challenge	11,679	1,589	735.0%
	CI6990	Response to Development Opportunities	850	0	-
	CI9330	Project Financing	853	480	177.8%
	CI9990	Project General	148,379	650	22,817.1%
		CI Total	171,377	2,719	6,302.2%
CN Citywide Non-Housing					
	CN2700	Huntington Commercial Facade - NBG	0	610	-
	CN3311	BR-Site Investigation & Assistance	96,165	277,700	34.6%
	CN3320	BR-Crown Coach Demo Site	106,940	206,336	51.8%
	CN3330	BR-Wilmington Demo Site	35,184	67,357	52.2%
	CN3351	BR-Showcase Comml Matching Fund	46,030	123,143	37.4%
	CN3361	BR-Tool Box	40,269	3,760	1,070.8%
	CN3371	BR-4th Demonstration Site	1,295	14,487	8.9%
	CN3381	BR-Sm Site Neighborhood Assessment	0	75,642	-
	CN4000	LA Cultural Tourism Web Page	9,957	49,280	20.2%
		CN Total	335,840	818,315	41.0%

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Operating Versus Capital Expenditures

by Project Area and Objective

Project Area	Objective		Operating Costs	Capital Costs	Operating Costs / Capital Costs (%)
CR Crenshaw					
	CR1050	Buckingham Place Senior Housing	26,178	545	4,803.1%
	CR1990	Response to Housing Opportunities	52,006	0	-
	CR2010	Crenshaw Shopping Center	8,294	0	-
	CR2140	Santa Barbara Plaza	297,225	109,908	270.4%
	CR2990	AB1290 Work Program	0	5,000	-
	CR3020	Public Improvements	57,696	85,561	67.4%
	CR6990	Response to Development Opportunities	506	0	-
	CR9330	Project Financing	26,207	5,120	511.9%
	CR9910	CAC/Citizens Participation	1,423	0	-
	CR9990	Project General	335,740	29,020	1,156.9%
		CR Total	805,275	235,154	342.4%
CS Crenshaw/Slauson					
	CS1950	New Housing Initiatives	23,501	0	-
	CS2010	Commercial Facade & Signage	37,036	46,301	80.0%
	CS2610	Commercial Facade & PI TNI	37,565	46,320	81.1%
	CS9330	Project Financing	6,141	0	-
	CS9910	CAC/Citizens Participation	65,252	0	-
	CS9990	Project General	249,137	52,975	470.3%
		CS Total	418,633	145,596	287.5%

Schedule B
Operating Versus Capital Expenditures
by Project Area and Objective

Project Area	Objective		Operating Costs	Capital Costs	Operating Costs / Capital Costs (%)
CT City Center					
	CT1020	Grand Ave Apartments (Mercy Housing)	56,596	400,132	14.1%
	CT1030	Downtown YWCA/Jobs Corp	57,092	4,132	1,381.8%
	CT1040	901 S. Broadway Apartments	27,677	209,806	13.2%
	CT1090	Downtown Housing Opportunities	31,789	0	-
	CT2000	Homeless Reduction Program	3,754	20,000	18.8%
	CT2020	Historic Core Entertainment District	2,197	1,112	197.6%
	CT2030	Broadway Spring Center	36,584	12,547	291.6%
	CT2080	Historic Core Revitalization	88,660	60,331	147.0%
	CT2100	Museum of Neon Art	1,790	0	-
	CT2150	Monitoring Various Agreements	14,150	2,088	677.6%
	CT2190	Metro Lofts (Forest City)	21,536	79	27,105.8%
	CT3000	UCLA Building - Adaptive Reuse	740	0	-
	CT3010	City Market Traffic Circle Improvement	280	0	-
	CT3020	Grand Hope Park	514	53,394	1.0%
	CT3030	Venice & Hope Community Center	82,450	34,855	236.6%
	CT3080	L.A. Arena	59,016	20,190	292.3%
	CT4100	Broadway Sidewalk Reconstruction	115,267	26	448,335.4%
	CT4200	Red Car Circulation Study	44,577	4,760	936.4%
	CT6990	Response to Development Opportunities	705,882	34,024	2,074.7%
	CT9330	Project Financing	5,735	480	1,194.7%
	CT9990	Project General	384,917	157,069	245.1%
		CT Total	1,741,200	1,015,025	171.5%
CW Citywide Housing					
	CW1047	Reacquired Properties	11,776	14,916	78.9%
	CW1070	Sec 8 HAPP Administration	123,795	6,307,714	2.0%
	CW1080	Loan Monitoring	326,170	202,796	160.8%
	CW1360	Colorado Terrace Senior Apartments	309	0	-
	CW9990	Project General	48,490	38,592	125.6%
		CW Total	510,541	6,564,019	7.8%

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Operating Versus Capital Expenditures
by Project Area and Objective

Project Area	Objective		Operating Costs	Capital Costs	Operating Costs / Capital Costs (%)
DA	Citywide Disaster Assistance				
	DA2010	Com/Ind Earthquake Recovery	48,296	24,770	195.0%
		DA Total	48,296	24,770	195.0%
EA	Adelante Eastside				
	EA1010	Residential Rehabilitation	3,359	0	-
	EA1020	Boyle Heights Residential Rehab	23,482	0	-
	EA1030	Vista Monterey Senior Apartments	60,052	442	13,601.8%
	EA1080	First Time Homebuyers	5,475	0	-
	EA1990	Response to Housing Opportunities	42,836	0	-
	EA2150	Sears Olympic Mixed Use	298,679	85,891	347.7%
	EA2200	Caesar Chavez & Soto	0	10,783	-
	EA2300	BioMedTech Park	43,038	21,865	196.8%
	EA2990	AB1290 Work Program	0	24,580	-
	EA3100	Eastside Industrial Park	10,198	0	-
	EA3150	Public Improvements	5,753	316,316	1.8%
	EA6000	First St. South (Design for Development)	137,338	56,601	242.6%
	EA6010	Olympic & Soto (Design for Development)	1,872	0	-
	EA6990	Response to Development Opportunities	154,055	2,170	7,099.8%
	EA9330	Project Financing	27,884	5,474	509.4%
	EA9910	PAC/Citizens Participation	321,401	15,077	2,131.8%
	EA9990	Project General	826,334	81,706	1,011.4%
	L11010	Residential Rehabilitation	0	0	-
		EA Total	1,961,757	620,903	316.0%

Schedule B

Operating Versus Capital Expenditures

by Project Area and Objective

Project Area	Objective		Operating Costs	Capital Costs	Operating Costs / Capital Costs (%)
EB East Hollywood/Beverly Normandie					
	EB2700	Economic Development Opportunities	11,816	0	-
	EB2800	Barnsdall Joint Development	910	0	-
	EB3000	Transit Oriented Dist Public Improvement	16,891	0	-
	EB3100	East Hollywood Streetscape	82,887	5,348	1,550.0%
	EB9330	Project Financing	6,510	1,950	333.8%
	EB9990	Project General	117,171	2,167	5,405.9%
		EB Total	236,184	9,465	2,495.3%
HO Hoover					
	HE1700	Vermont Ave Senior Housing	283,170	4,802,238	5.9%
	HO1800	Gilbert Lindsay Manor IM	5,457	316	1,728.6%
	HO1950	New Housing Initiatives	6,900	0	-
	HO2070	Commercial Facade/Signage	11,075	25,000	44.3%
	HO2090	USC Events Center	17,441	0	-
	HO3000	Exposition Parks Improvements	9,783	38,975	25.1%
	HO3020	Figueroa Corridor Dev Opportunities	14,505	8,433	172.0%
	HO6000	Historic Assessment	33,734	313	10,779.0%
	HO6140	Plan Amendment	97,778	66,277	147.5%
	HO6990	Response to Development Opportunities	200,005	13,894	1,439.5%
	HO9330	Project Financing	11,921	7,185	165.9%
	HO9910	PAC/Citizens Participation	42,773	0	-
	HO9990	Project General	404,400	55,861	723.9%
		HO Total	1,138,942	5,018,491	22.7%

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Operating Versus Capital Expenditures

by Project Area and Objective

Project Area	Objective	Operating Costs	Capital Costs	Operating Costs / Capital Costs (%)
HW Hollywood				
	HW1050 Encore Hall	132,054	26,414	499.9%
	HW1131 Western/Hollywood Phase 2	683	0	-
	HW1160 Palomar Apartments	120,327	1,186,072	10.1%
	HW1170 Homeownership Initiative	15,484	0	-
	HW1220 Views at 270	114,541	724	15,822.6%
	HW1300 City Housing Trust Fund	0	600,000	-
	HW1990 Response to Housing Opportunities	45,550	2,539	1,794.4%
	HW2240 Comml Facade & Signage Improvement	0	16,174	-
	HW2300 Highland/Hollywood	683	40,313	1.7%
	HW2310 Core Industries	817	50,000	1.6%
	HW2320 Hollywood & Garfield	178,053	208,204	85.5%
	HW2330 Hollywood & Argyle	1,365	0	-
	HW2340 Santa Monica / Western	321	0	-
	HW2350 Historic Preservation	1,138	0	-
	HW2360 Historic Motels	228	0	-
	HW2380 Hawthorne Block	106,822	4,026	2,653.0%
	HW2400 Sunset & Vine	592	0	-
	HW2600 Hollywood & Vine	273,579	277,143	98.7%
	HW2830 Hillview Apartments	1,282	0	-
	HW3010 Santa Monica Blvd Improvements	683	0	-
	HW3300 HW Pedestrian/Transit Crossroads	20,673	232,475	8.9%
	HW3400 Gay & Lesbian Center	683	0	-
	HW4300 Hollywood Parkade	2,701	0	-
	HW4500 Transportation Plan	26,110	16,500	158.2%
	HW4600 Cinerama Public Parking	37,736	44,458	84.9%
	HW6010 Redevelopment Plan Amendment	17,302	28,621	60.5%
	HW6130 Public Art Program	51,062	121,994	41.9%
	HW6300 Urban Design Plan Update	1,593	0	-
	HW6400 Social Needs Obligation	41,322	647,387	6.4%
	HW6500 Creative Signage Review & Implementation	7,281	1,430	509.1%
	HW6990 Response to Development Opportunities	891,321	38,198	2,333.4%
	HW9330 Project Financing	51,044	107,056	47.7%

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Operating Versus Capital Expenditures

by Project Area and Objective

Project Area	Objective		Operating Costs	Capital Costs	Operating Costs / Capital Costs (%)
HW Hollywood					
	HW9920 Community Outreach		49,762	125	39,809.4%
	HW9990 Project General		1,067,215	381,243	279.9%
		HW Total	3,260,004	4,031,096	80.9%
LA Los Angeles Harbor-Wilmington					
	LA1020 L&Lecouvreur Affordable Homes		66,940	559	11,982.2%
	LA1990 Response to Housing Opportunities		1,404	0	-
	LA2320 Industrial Development - Block 29		33,351	8,631	386.4%
	LA2500 American Soccer Expansion		5,898	0	-
	LA2600 Union Ice Expansion		187,178	46,422	403.2%
	LA3000 Operation Code Enforcement		15,131	1,000	1,513.1%
	LA6990 Response to Development Opportunities		88,067	66	133,819.5%
	LA9000 Wilmington Website & Strategic Impl		27,774	20,963	132.5%
	LA9330 Project Financing		9,626	4,968	193.8%
	LA9990 Project General		259,843	11,263	2,307.0%
		LA Total	695,210	93,872	740.6%
LC Laurel Canyon Commercial Corridor					
	LC1990 Response to Housing Opportunities		19,952	0	-
	LC2100 Development of Valley Plaza		90,973	50,190	181.3%
	LC2990 AB1290 Work Program		0	200,000	-
	LC3000 Valley Plaza Streetscape		26,846	25	107,383.0%
	LC6000 Plan Amendment		14,873	619	2,403.7%
	LC9330 Project Financing		7,275	2,795	260.3%
	LC9990 Project General		82,883	91,745	90.3%
		LC Total	242,802	345,374	70.3%

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Operating Versus Capital Expenditures
by Project Area and Objective

Project Area	Objective		Operating Costs	Capital Costs	Operating Costs / Capital Costs (%)
LT Little Tokyo					
	LT1060	Cal Trans Repayment	0	19,278	-
	LT1080	Second & Central Housing	51,978	4,280,000	1.2%
	LT2150	Business Assistance Program	106,559	-18,536	-574.9%
	LT2160	Far East Building	1,145	0	-
	LT2400	Block 8	55,068	0	-
	LT2500	Marketing	0	25,167	-
	LT2600	Business Improvement District (BID)	7,963	0	-
	LT2700	JACCC Rehab & Facility Expansion	6,448	0	-
	LT3110	Central Avenue Art Park	1,798	0	-
	LT6100	Plan Amendment	21,672	0	-
	LT6130	Public Art Program	9,206	1,926	478.1%
	LT6990	Response to Development Opportunities	158,936	286	55,624.6%
	LT9330	Project Financing	12,443	3,450	360.7%
	LT9910	CAC/Citizens Participation	63,821	1,756	3,634.6%
	LT9990	Project General	463,041	76,431	605.8%
		LT Total	960,078	4,389,756	21.9%
MC Broadway/Manchester					
	MC1470	Broadway Site Development	77,743	7,851	990.3%
	MC1990	Response to Housing Opportunities	10,960	329	3,330.8%
	MC2010	Broadway/Manchester Shopping Center	8,144	0	-
	MC6990	Response to Development Opportunities	30,248	433	6,983.7%
	MC9330	Project Financing	3,655	0	-
	MC9990	Project General	186,038	50,539	368.1%
		MC Total	316,788	59,152	535.6%

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Operating Versus Capital Expenditures

by Project Area and Objective

Project Area	Objective		Operating Costs	Capital Costs	Operating Costs / Capital Costs (%)
MD Mid City Corridors					
	MD1010	Residential Rehabilitation	45,232	21,415	211.2%
	MD1800	Mid-City Family Rental Housing	5,979	0	-
	MD1900	Pico/Gramercy Housing	63,735	0	-
	MD2010	Adams/La Brea Commercial	155,179	12,986	1,195.0%
	MD2020	Midtown Plaza	38,468	6,824	563.7%
	MD2030	Commercial Facade Rehab	8,537	3,464	246.5%
	MD2640	Commercial Facade & Signage	13,499	28,703	47.0%
	MD2651	Business Incentive Grants	0	26,229	-
	MD2656	Washington Blvd Streetscape Impl	2,402	107,418	2.2%
	MD2660	Pico Blvd(CD10) TNI Comml Facade	15,835	5,658	279.9%
	MD2670	Adams Blvd(CD10) TNI Comml Facade	13,943	6,095	228.8%
	MD2990	AB1290 Work Program	1,276	25,065	5.1%
	MD3000	Public Improvement Street Trees	11,387	50,000	22.8%
	MD3060	Washington Blvd Perf Arts Center	175,372	896,743	19.6%
	MD3080	Alley Abatement Program	9,074	0	-
	MD3118	OCS - Summer of Success	618	50,001	1.2%
	MD3200	Washington Blvd Public Improvement	26,486	9,280	285.4%
	MD4100	Performing Arts Center Parking	19,153	4,113	465.7%
	MD6990	Response to Development Opportunities	214,969	603	35,665.9%
	MD9330	Project Financing	14,799	0	-
	MD9910	PAC/Citizens Participation	124,927	10,621	1,176.2%
	MD9990	Project General	306,118	81,728	374.6%
		MD Total	1,266,991	1,346,947	94.1%

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Operating Versus Capital Expenditures

by Project Area and Objective

Project Area	Objective		Operating Costs	Capital Costs	Operating Costs / Capital Costs (%)
MH Monterey Hills					
	MH1090	Affordable Housing	9,747	526	1,851.4%
	MH2010	Disposition of Agency Parcels	4,286	0	-
	MH3020	Agency Property Maintenance	32,362	46,739	69.2%
	MH3140	Project Wide Beautification	13,431	199	6,751.2%
	MH9330	Project Financing	10,937	9,570	114.3%
	MH9910	PAC/Citizens Participation	15,631	0	-
	MH9990	Project General	68,581	152,606	44.9%
		MH Total	154,975	209,640	73.9%
N5 Normandie 5					
	N51010	Residential Rehabilitation	79,889	114,184	70.0%
	N51070	Scattered Site Housing	4,256	0	-
	N52030	FAME Renaissance Plaza	48,165	0	-
	N52040	Commercial Facade	42,989	64,117	67.0%
	N53200	Community Pride & Graffiti Abatement	11,989	0	-
	N56990	Response to Development Opportunities	56,158	263	21,333.2%
	N59330	Project Financing	11,137	7,110	156.6%
	N59910	PAC/Citizens Participation	40,311	0	-
	N59990	Project General	164,003	44,404	369.3%
		N5 Total	458,898	230,078	199.5%

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Operating Versus Capital Expenditures
by Project Area and Objective

Project Area	Objective		Operating Costs	Capital Costs	Operating Costs / Capital Costs (%)
NH North Hollywood					
	NH1010	Residential Rehabilitation	111,097	0	-
	NH1140	First Time Home Buyer	24,667	136,978	18.0%
	NH1180	Elmer Family Housing	13,740	0	-
	NH1230	No Ho Commons Housing Affordability	11,409	8,661,308	.1%
	NH1990	Response to Housing Opportunities	309,349	3,589	8,620.4%
	NH2030	Commercial Core	432,106	5,301,909	8.2%
	NH2060	Commercial Facade Improvement	114,196	330,429	34.6%
	NH2100	No Ho Arts District	153,083	459,364	33.3%
	NH2200	Lankershim/Otsego Mixed Use	7,345	0	-
	NH2300	MTA Mixed Use Project	5,604	0	-
	NH2650	Paint Is Free	74,385	164,020	45.4%
	NH3020	Vineland/Edison Right of Way	2,547	25,863	9.8%
	NH3030	Agency Property Maintenance	756	0	-
	NH3050	Chandler Blvd Bikeway	68,915	5,870	1,174.0%
	NH3070	No Ho Streetscape Improvement	58,349	117,961	49.5%
	NH3652	North Hollywood Historic Train Depot	78,247	12,401	631.0%
	NH6130	Public Art Program	37,268	2,900	1,285.1%
	NH6990	Response to Development Opportunities	317,323	15,867	1,999.9%
	NH9330	Project Financing	17,299	8,590	201.4%
	NH9910	PAC/Citizens Participation	2,853	2,260	126.3%
	NH9990	Project General	413,425	116,154	355.9%
		NH Total	2,253,963	15,365,462	14.7%

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Operating Versus Capital Expenditures
by Project Area and Objective

Project Area	Objective		Operating Costs	Capital Costs	Operating Costs / Capital Costs (%)
P1 Pico Union I					
	P11010	Residential Rehabilitation	27,525	0	-
	P11050	Pascual Reyes Townhouses	39,215	30,891	126.9%
	P11090	PUHC Scattered Site - Rehab	12,090	132	9,185.5%
	P11990	Response to Housing Opportunities	14,858	132	11,288.7%
	P12000	Pico Blvd Commercial Facade	6,799	786	865.3%
	P12010	Pico Blvd Streetscape Program	73,016	54,617	133.7%
	P12060	Residential Facade Grant Program	18,398	0	-
	P12700	Economic Development Opportunities	3,063	0	-
	P13050	Operation Clean Sweep	3,195	50,000	6.4%
	P13060	Block 6 Child Care Center	1,865	0	-
	P13070	Block 6 Public Improvements	16,327	0	-
	P16990	Response to Development Opportunities	75,767	0	-
	P19330	Project Financing	10,151	5,503	184.5%
	P19910	PAC/Citizens Participation	51,268	516	9,941.7%
	P19990	Project General	124,026	27,786	446.4%
		P1 Total	477,564	170,362	280.3%

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Operating Versus Capital Expenditures

by Project Area and Objective

Project Area	Objective	Operating Costs	Capital Costs	Operating Costs / Capital Costs (%)
P2	Pico Union II			
P21000	Historic Preservation	22,024	0	-
P21010	Residential Rehabilitation	76,332	0	-
P21990	Response to Housing Opportunities	34,874	0	-
P22010	Alvarado Building Site	33,552	7,740	433.5%
P22620	Pico Blvd Commercial Facade	7,509	0	-
P22650	Residential Facade Grant Program	28,913	1,665	1,736.3%
P22700	Economic Development Opportunities	5,747	0	-
P23050	Operation Clean Sweep	4,085	200,000	2.0%
P23060	Pico Blvd Streetscape Program	76,259	12,316	619.2%
P23070	Public Improvement	19,789	22,500	88.0%
P26130	Public Art Program	2,302	0	-
P26140	Plan Implementation Tools	14,815	0	-
P26990	Response to Development Opportunities	65,782	1,279	5,142.5%
P29330	Project Financing	9,409	1,300	723.8%
P29910	PAC/Citizens Participation	65,050	1,013	6,423.6%
P29990	Project General	144,233	74,058	194.8%
	P2 Total	610,676	321,871	189.7%
PA	Pacific Corridor			
PA1990	Response to Housing Opportunities	33,320	0	-
PA2000	Business Incentive & Comml Facade	41,797	92,899	45.0%
PA3000	Security Enhancements	1,960	0	-
PA3100	Gaffey Street Welcome Park	10,093	0	-
PA3200	Warner Grand Theater Mixed-Use	4,508	0	-
PA6000	Design Guidelines	0	1,575	-
PA6990	Response to Development Opportunities	72,776	19	373,401.1%
PA9330	Project Financing	5,669	0	-
PA9990	Project General	427,031	17,343	2,462.3%
	PA Total	597,155	111,836	534.0%

CRA/LA

Schedule B
Operating Versus Capital Expenditures
by Project Area and Objective

Project Area	Objective		Operating Costs	Capital Costs	Operating Costs / Capital Costs (%)
PC	Pacoima/Panorama City				
	PC1010	Residential Rehabilitation	21,306	0	-
	PC1040	Acquire Residential Infill Site	48,394	16,475	293.7%
	PC1050	HACLA Low/Moderate Housing	23,249	3,882	598.9%
	PC1060	Osborne Manor	69,772	2,402,160	2.9%
	PC1070	Palm Village - Senior Citizen Housing	38,163	1,760	2,168.6%
	PC1080	Gridley Hill Townhomes	26,102	658	3,966.3%
	PC1990	Response to Housing Opportunities	135,983	66	206,629.2%
	PC2010	Panorama Towers	172,115	52,739	326.4%
	PC2030	Pacoima Center	53,068	0	-
	PC2040	Commercial Incentive Loans	151,554	49,710	304.9%
	PC2100	County Building - Panorama City	1,962	0	-
	PC2650	Paint is Free - Residential	33,766	45,799	73.7%
	PC2990	AB1290 Work Program	41,269	300,000	13.8%
	PC3400	Pacoima Town Center	239,672	45,936	521.8%
	PC3500	Child Care Program	726	0	-
	PC3622	Panorama City Streetscape	74,844	24,677	303.3%
	PC6990	Response to Development Opportunities	403,102	42,545	947.5%
	PC9330	Project Financing	8,770	2,000	438.5%
	PC9990	Project General	256,867	114,227	224.9%
		PC Total	1,800,685	3,102,633	58.0%

Schedule B

Operating Versus Capital Expenditures

by Project Area and Objective

Project Area	Objective		Operating Costs	Capital Costs	Operating Costs / Capital Costs (%)
RP	Reseda/Canoga Park				
	RP1030	First Time Homebuyers' Program	60,599	175,987	34.4%
	RP1040	Hart/Owensmouth Multi-Fam Housing	114,061	4,065	2,806.3%
	RP1050	Tierra Del Sol	23,339	1,577,499	1.5%
	RP1060	Cohasset Manor	18,810	616	3,055.5%
	RP1990	Response to Housing Opportunities	29,892	0	-
	RP2050	Reseda Parking Lot Improvement	58,516	30,662	190.8%
	RP2060	Reseda Theater	91,949	1,341,682	6.9%
	RP2070	Library Acquisition	0	1,173,330	-
	RP2610	Canoga Park Main Street	202,733	88,915	228.0%
	RP2620	Canoga Park Facade & Signage	245,689	230,983	106.4%
	RP2900	Reseda Commercial Facade	98,301	69,803	140.8%
	RP2940	Reseda Specific Plans Compliance	13,800	10,000	138.0%
	RP2950	Canoga Park Business Attraction	281,066	191,454	146.8%
	RP3610	Canoga Park Streetscape	76,705	192,238	39.9%
	RP3630	Guadalupe Center Rehab TNI	11,691	38,723	30.2%
	RP3640	Reseda Streetscape Management	89,813	921,873	9.7%
	RP3660	Lanark Park Pool	1,137	66	1,727.6%
	RP4200	Canoga Park Parking Needs	60,542	20,936	289.2%
	RP6990	Response to Development Opportunities	130,030	34,275	379.4%
	RP9330	Project Financing	12,874	3,186	404.1%
	RP9910	CAC/Citizens Participation	38,455	5,000	769.1%
	RP9990	Project General	435,967	185,312	235.3%
		RP Total	2,095,969	6,296,605	33.3%
ST	Citywide Feasibility Studies				
	ST6250	Central Industrial Redevelopment	0	21,711	-
	ST6270	Wilmington Comml Corridor Study	215	0	-
	ST6700	Artist District Plan Adoption	261,632	14,203	1,842.1%
		ST Total	261,847	35,914	729.1%

Schedule B

Operating Versus Capital Expenditures

by Project Area and Objective

Project Area	Objective		Operating Costs	Capital Costs	Operating Costs / Capital Costs (%)
VM Vermont Manchester					
	VM1950 New Housing Initiatives		2,203	0	-
	VM2010 Vermont Village Plaza Phase II		34,384	568	6,050.7%
	VM2020 Vermont/Manchester Shopping Center		70,566	10,604	665.5%
	VM6990 Response to Development Opportunities		72,414	13,467	537.7%
	VM9330 Project Financing		11,107	925	1,200.7%
	VM9910 CAC/Citizens Participation		40,916	130	31,473.9%
	VM9990 Project General		234,753	43,653	537.8%
		VM Total	466,342	69,347	672.5%
WA Watts					
	WA1050 First Time Home Buyers		7,380	4,988	148.0%
	WA2030 Community Marketplace		5,611	201	2,791.5%
	WA3100 WA Cultural Crescent Landscaping		33,303	14,787	225.2%
	WA3400 Watts Train Station Rehabilitation		64,940	12,339	526.3%
	WA4200 Cultural Crescent Parking		121,816	7,149	1,703.9%
	WA6120 SB211 Plan Amendment		547	0	-
	WA6990 Response to Development Opportunities		25,289	27,673	91.4%
	WA9330 Project Financing		11,554	820	1,409.0%
	WA9910 PAC/Citizens Participation		75,199	8,380	897.3%
	WA9990 Project General		232,166	149,799	155.0%
		WA Total	577,806	226,137	255.5%

CRA/LA

Schedule B
Operating Versus Capital Expenditures
by Project Area and Objective

Project Area	Objective		Operating Costs	Capital Costs	Operating Costs / Capital Costs (%)
WC Watts Corridors					
	WC1990 Response to Housing Opportunities		15,394	0	-
	WC2100 Grant AME Mixed-Use Develop		35,220	1,448	2,432.6%
	WC2120 Wattstar Theater		79,995	79,259	100.9%
	WC2210 Brewery Site Development		18,188	0	-
	WC2230 Watts Wide Area Network Study		0	500	-
	WC3000 Public Improvements		0	50,000	-
	WC3100 Cultural Crescent Public Improvement		19,326	0	-
	WC3200 Watts Amphitheater		35,407	151	23,526.6%
	WC6990 Response to Development Opportunities		34,877	0	-
	WC9330 Project Financing		3,753	925	405.7%
	WC9910 CAC/Citizens Participation		61,071	2,450	2,492.7%
	WC9990 Project General		216,854	15,166	1,429.9%
		WC Total	520,084	149,898	347.0%
WK Wilshire Koreatown					
	WK1990 Response to Housing Opportunities		23,787	0	-
	WK2030 Western Ave Comml Facade		20,682	49,124	42.1%
	WK2040 Commercial Facade/Signage		17,410	165,517	10.5%
	WK3300 Streetscape and Public Improvement		0	11,207	-
	WK4100 Wilshire/Western Transit Center		15,905	0	-
	WK4200 Wilshire/Vermont Mixed-Use Dvl		23,905	1,908	1,252.6%
	WK6100 Economic Development Strategy		43,937	7,963	551.8%
	WK6990 Response to Development Opportunities		406,948	177	230,434.6%
	WK9330 Project Financing		18,969	1,434	1,323.0%
	WK9910 CAC/Citizens Participation		127,411	3,493	3,648.0%
	WK9990 Project General		299,594	38,071	786.9%
		WK Total	998,549	278,894	358.0%

CRA/LA

Schedule B

Operating Versus Capital Expenditures

by Project Area and Objective

Project Area	Objective		Operating Costs	Capital Costs	Operating Costs / Capital Costs (%)
WL Westlake					
	WL1990	Response to Housing Opportunities	28,321	0	-
	WL2100	Alvarado Commercial Facade Grant Program	11,199	0	-
	WL2700	Catalytic Commercial Development	9,819	0	-
	Wl4100	Alvarado Pedestrian Improvements	100,594	91,519	109.9%
	WL6100	Plan Implementation Tools	4,595	0	-
	WL6990	Response to Development Opportunities	98,649	0	-
	WL9330	Project Financing	3,556	0	-
	WL9910	PAC/Citizens Participation	46,790	2,504	1,868.9%
	WL9990	Project General	105,983	10,951	967.8%
		WL Total	409,507	104,973	390.1%
WS Western Slauson					
	WS2010	Commercial Facade & Signage	0	2,525	-
	WS2020	Commercial Facade Program	1,458	0	-
	WS2030	Chesterfield Square Expansion	1,397	0	-
	WS3000	Public Improvements	17,699	5,700	310.5%
	WS6990	Response to Development Opportunities	199,768	73,032	273.5%
	WS9330	Project Financing	3,513	0	-
	WS9910	CAC/Citizens Participation	87,178	0	-
	WS9990	Project General	263,435	6,680	3,943.7%
		WS Total	574,448	87,937	653.2%
		Agency Total	32,387,189	59,448,223	54.5%

CRA/LA

Schedule C

Operating Versus Capital Expenditures

by Activity Type

Year-End FY05

Activity Type*	Operating Costs	Capital Costs	Operating Costs/ Capital Costs (%)
Housing	3,924,488	31,863,897	12.3%
Mixed Use	435,391	1,323,535	32.9%
Community Development	1,206,663	1,313,625	91.9%
Economic Development	5,302,070	15,068,682	35.2%
Public Improvement	2,933,126	4,526,153	64.8%
Public Art	174,931	285,097	61.4%
Strategic Planning	679,090	1,293,886	52.5%
Community Participation	1,557,149	143,666	1083.9%
Response to Dev Opps	5,494,291	439,328	1250.6%
AB1290	42,545	554,645	7.7%
Project General	10,156,588	2,332,669	435.4%
Debt and Financing	480,858	301,539	159.5%
Agency Total	32,387,189	59,446,723	54.5%

* Debt and Financing costs do not inlcude debt service expenditures

CRA/LA

Schedule D

Amended Budget Versus Expenditures - Capital First-Year Work Program

by Project Area and Objective

Project		Amended Capital Budget	Capital Expenditures	% Spent
AN	Adams/Normandie			
AN1010	Residential Rehabilitation	2,600	0	-
AN9330	Project Financing	480	0	-
		3,080	0	-
B2	Boyle Heights II			
B21010	Residential Rehabilitation	0	0	-
B29990	Project General	0	0	-
		0	0	-
BH	Bunker Hill			
BH1050	BH Mixed Use RFP	10,023	843	8.4%
BH2050	California Plaza-R,S,T,U,Y1	264,047	146,324	55.4%
BH2060	Disney Concert Hall	330	329	99.7%
BH3010	Second Street Connect	487,008	98,178	20.2%
BH3090	Grand Avenue Streetscape	389,323	10,440	2.7%
BH3110	Project Wide Maintenance	109,869	83,167	75.7%
BH3130	Angels Knoll Plaza	288,633	137,137	47.5%
BH3140	California Plaza Shade Project	3,580	2,820	78.8%
BH6030	Design for Development	230,600	74,999	32.5%
BH6130	Public Art Program	23,221	19,227	82.8%
BH6140	Hill Street Avenida	20,000	0	-
BH6990	Response to Development Opportunities	13,501	6,247	46.3%
BH9330	Project Financing	258,077	80,382	31.1%
BH9990	Project General	173,043	96,148	55.6%
		2,271,254	756,240	33.3%

CRA/LA

Schedule D

Amended Budget Versus Expenditures - Capital First-Year Work Program

by Project Area and Objective

Project			Amended Capital Budget	Capital Expenditures	% Spent
BS	Beacon Street				
	BS1615	La Salle Lofts	130,282	84,224	64.6%
	BS2030	San Pedro Transit Center	94,140	15,000	15.9%
	BS2070	Centre Street Lofts	2,779,205	1,318,612	47.4%
	BS2090	Design Guidelines & Bus Incent	24,999	0	-
	BS9330	Project Financing	10,765	3,925	36.5%
	BS9990	Project General	74,291	12,414	16.7%
			3,113,681	1,434,174	46.1%
C9	Council District 9				
	C91010	Housing Rehabilitation Program	200,750	750	.4%
	C91204	Central Avenue Townhomes	6,888	132	1.9%
	C91950	New Housing Initiatives	34,338	30,781	89.6%
	C91960	Broadway Village II	506,027	500,526	98.9%
	C92010	Goodyear Industrial Tract	349,060	163,482	46.8%
	C92120	Slauson/Central Retail Plaza	5,348,112	2,928,732	54.8%
	C92300	BR Goodyear Site	336,246	69,838	20.8%
	C92500	BID Formation & Security Program	383,234	328,191	85.6%
	C93000	Public Improvements	12,000	12,000	100.0%
	C93130	Clean and Safe Program	167,953	161,722	96.3%
	C93611	Central Ave Village Design-TNI	17,100	0	-
	C93612	Central Ave Hist Signage - TNI	15,000	0	-
	C93620	Community Service Center (TNI)	105,671	92,336	87.4%
	C93642	Ralph Bunche Heritage Center	33,206	33,204	100.0%
	C96990	Response to Development Opportunities	115,983	28,369	24.5%
	C99330	Project Financing	10,507	6,489	61.8%
	C99910	CAC/Citizens Participation	10,000	4,943	49.4%
	C99990	Project General	83,595	63,126	75.5%
			7,735,669	4,424,621	57.2%

Schedule D

Amended Budget Versus Expenditures - Capital First-Year Work Program

by Project Area and Objective

Project		Amended Capital Budget	Capital Expenditures	% Spent
CB	Central Business District			
CB6030	Downtown Parking Management Ord	548,200	320,285	58.4%
CB6130	Public Art Program	588,882	139,050	23.6%
CB6990	Response to Development Opportunities	40,741	23,293	57.2%
CB7777	Central Business District	0	1,500	-
CB9330	Project Financing	51,279	24,773	48.3%
CB9390	CT/CI Plan Amendment	97,501	72,891	74.8%
CB9990	Project General	63,970	28,106	43.9%
SP1010	Skyline Housing	4,367	3,002	68.7%
SP1090	SP Housing-Land Acquisition	72,705	0	-
SP1100	Hope Village Apartments	17,400	0	-
SP2020	Metropolis/City Center Development	70,000	10,012	14.3%
SP2180	South Park Supermarket	4,460,679	83,437	1.9%
SP3030	Venice & Hope Center	22,889	0	-
SP3070	L.A. Sports Arena-Hardware	348,420	29,811	8.6%
		6,387,032	736,160	11.5%
CC	Citywide Child Care			
CC3060	Highland Child Care	368,000	0	-
		368,000	0	-

Schedule D

Amended Budget Versus Expenditures - Capital First-Year Work Program

by Project Area and Objective

Project		Amended Capital Budget	Capital Expenditures	% Spent
CH	Chinatown			
CH1080	Affordable Housing	30,808	0	-
CH1100	Yale Terrace Family Housing	2,325,000	18,929	.8%
CH2000	Commercial Incentive Loans	505,013	795	.2%
CH2010	Business Improvement Program	50,000	0	-
CH2050	Bamboo Plaza Public Parking	1,105,013	444,216	40.2%
CH3120	Blossom Plaza	11,165	9,520	85.3%
CH6000	Chinatown Master Plan	249,918	5,532	2.2%
CH6990	Response to Development Opportunities	92,443	83,148	89.9%
CH9330	Project Financing	8,500	5,650	66.5%
CH9390	Plan Amendment/Studies	24,514	0	-
CH9910	CAC/Citizens Participation	46,176	35,524	76.9%
CH9990	Project General	22,981	11,473	49.9%
		4,471,532	614,786	13.7%
CI	Central Industrial			
CI6000	Plan Adoption Challenge	11,000	1,589	14.4%
CI9330	Project Financing	18,480	480	2.6%
CI9990	Project General	8,420	650	7.7%
		37,900	2,719	7.2%

Schedule D

Amended Budget Versus Expenditures - Capital First-Year Work Program

by Project Area and Objective

Project		Amended Capital Budget	Capital Expenditures	% Spent
CN Citywide Non-Housing				
CN2611	Commercial Facade-Gardena Blvd	20	0	-
CN2642	Van Nuys Facade & Sign TNI	40	0	-
CN2690	Echo Park Commercial Improvement	17,110	0	-
CN2700	Huntington Commercial Facade - NBG	45,000	610	1.4%
CN3311	BR-Site Investigation & Assistance	538,272	277,700	51.6%
CN3320	BR-Crown Coach Demo Site	410,987	206,336	50.2%
CN3330	BR-Wilmington Demo Site	207,834	67,357	32.4%
CN3351	BR-Showcase Comml Matching Fund	300,023	123,143	41.0%
CN3361	BR-Tool Box	49,671	3,760	7.6%
CN3371	BR-4th Demonstration Site	175,000	14,487	8.3%
CN3381	BR-Sm Site Neighborhood Assessment	364,000	75,642	20.8%
CN3611	Van Nuys Streetscape TNI	0	0	-
CN3614	Harbor Gateway Acquisition	61,705	0	-
CN3800	BLQ Streetscape	250,000	0	-
CN4000	LA Cultural Tourism Web Page	132,843	49,280	37.1%
		2,552,505	818,315	32.1%
CR Crenshaw				
CR1050	Buckingham Place Senior Housing	2,407,080	545	-
CR2110	Economic Development Demo Program	1,703	0	-
CR2130	Commercial Facade/Signage	469	0	-
CR2140	Santa Barbara Plaza	141,678	109,908	77.6%
CR2990	AB1290 Work Program	15,745	5,000	31.8%
CR3020	Public Improvements	410,939	85,561	20.8%
CR6990	Response to Development Opportunities	5,970	0	-
CR9330	Project Financing	7,965	5,120	64.3%
CR9990	Project General	36,220	29,020	80.1%
		3,027,769	235,154	7.8%

CRA/LA

Schedule D

Amended Budget Versus Expenditures - Capital First-Year Work Program

by Project Area and Objective

Project		Amended Capital Budget	Capital Expenditures	% Spent
CS	Crenshaw/Slauson			
CS2010	Commercial Facade & Signage	224,081	46,301	20.7%
CS2610	Commercial Facade & PI TNI	173,978	46,320	26.6%
CS2630	South Crenshaw Comml Rev TNI	23,671	0	-
CS9330	Project Financing	17,118	0	-
CS9990	Project General	72,845	52,975	72.7%
		511,692	145,596	28.5%
CT	City Center			
CT1020	Grand Ave Apartments (Mercy Housing)	401,622	400,132	99.6%
CT1030	Downtown YWCA/Jobs Corp	4,847	4,132	85.2%
CT1040	901 S. Broadway Apartments	209,806	209,806	100.0%
CT1090	Downtown Housing Opportunities	34,685	0	-
CT2000	Homeless Reduction Program	20,000	20,000	100.0%
CT2020	Historic Core Entertainment District	1,113	1,112	99.9%
CT2030	Broadway Spring Center	33,808	12,547	37.1%
CT2080	Historic Core Revitalization	494,621	60,331	12.2%
CT2150	Monitoring Various Agreements	2,195	2,088	95.1%
CT2190	Metro Lofts (Forest City)	22,247	79	.4%
CT3020	Grand Hope Park	75,610	53,394	70.6%
CT3030	Venice & Hope Community Center	270,477	34,855	12.9%
CT3080	L.A. Arena	40,763	20,190	49.5%
CT4100	Broadway Sidewalk Reconstruction	2,631,987	26	-
CT4200	Red Car Circulation Study	101,216	4,760	4.7%
CT6990	Response to Development Opportunities	47,487	34,024	71.6%
CT9330	Project Financing	14,085	480	3.4%
CT9990	Project General	187,836	157,069	83.6%
		4,594,406	1,015,025	22.1%

Schedule D

Amended Budget Versus Expenditures - Capital First-Year Work Program

by Project Area and Objective

Project		Amended Capital Budget	Capital Expenditures	% Spent
CW Citywide Housing				
CW1047	Reacquired Properties	534,085	14,916	2.8%
CW1070	Sec 8 HAPP Administration	7,210,742	6,307,714	87.5%
CW1080	Loan Monitoring	211,000	202,796	96.1%
CW9990	Project General	171,040	38,592	22.6%
		8,126,867	6,564,019	80.8%
DA Citywide Disaster Assistance				
DA2010	Com/Ind Earthquake Recovery	41,201	24,770	60.1%
		41,201	24,770	60.1%
EA Adelante Eastside				
EA1010	Residential Rehabilitation	150,683	0	-
EA1020	Boyle Heights Residential Rehab	367,760	0	-
EA1030	Vista Monterey Senior Apartments	1,816,759	442	-
EA1990	Response to Housing Opportunities	500,000	0	-
EA2010	1st & Mission Academy High School	323	0	-
EA2150	Sears Olympic Mixed Use	200,046	85,891	42.9%
EA2200	Caesar Chavez & Soto	10,783	10,783	100.0%
EA2300	BioMedTech Park	52,895	21,865	41.3%
EA2990	AB1290 Work Program	622,448	24,580	3.9%
EA3150	Public Improvements	523,373	316,316	60.4%
EA6000	First St. South (Design for Development)	81,200	56,601	69.7%
EA6010	Olympic & Soto (Design for Development)	1,200	0	-
EA6990	Response to Development Opportunities	35,305	2,170	6.1%
EA9330	Project Financing	5,474	5,474	100.0%
EA9910	PAC/Citizens Participation	15,349	15,077	98.2%
EA9990	Project General	115,943	81,706	70.5%
L11010	Residential Rehabilitation	0	0	100.0%
L11070	Lincoln Hts Acq and Rehab Prog	477,613	0	-
		4,977,155	620,903	12.5%

Schedule D

Amended Budget Versus Expenditures - Capital First-Year Work Program

by Project Area and Objective

Project		Amended Capital Budget	Capital Expenditures	% Spent
EB	East Hollywood/Beverly Normandie			
EB1990	Response to Housing Opportunities	28,900	0	-
EB3000	Transit Oriented Dist Public Improvement	120,000	0	-
EB3100	East Hollywood Streetscape	82,500	5,348	6.5%
EB9330	Project Financing	18,000	1,950	10.8%
EB9990	Project General	54,015	2,167	4.0%
		303,415	9,465	3.1%
HO	Hoover			
HE1700	Vermont Ave Senior Housing	7,445,110	4,802,238	64.5%
HO1800	Gilbert Lindsay Manor IM	59,016	316	.5%
HO1950	New Housing Initiatives	169,649	0	-
HO2070	Commercial Facade/Signage	153,033	25,000	16.3%
HO2680	Exposition Park Commerciall Facade	44,130	0	-
HO3000	Exposition Parks Improvements	86,956	38,975	44.8%
HO3010	Shrine Auditorium Public Improvements	3,945	0	-
HO3020	Figueroa Corridor Dev Opportunities	9,847	8,433	85.6%
HO6000	Historic Assessment	113,567	313	.3%
HO6140	Plan Amendment	607,015	66,277	10.9%
HO6990	Response to Development Opportunities	448,121	13,894	3.1%
HO9330	Project Financing	17,000	7,185	42.3%
HO9910	PAC/Citizens Participation	18,000	0	-
HO9990	Project General	67,800	55,861	82.4%
		9,243,189	5,018,491	54.3%

Schedule D

Amended Budget Versus Expenditures - Capital First-Year Work Program

by Project Area and Objective

Project		Amended Capital Budget	Capital Expenditures	% Spent
HW Hollywood				
HW1050	Encore Hall	6,704,224	26,414	.4%
HW1160	Palomar Apartments	2,005,060	1,186,072	59.2%
HW1220	Views at 270	2,985	724	24.3%
HW1300	City Housing Trust Fund	1,081,000	600,000	55.5%
HW1990	Response to Housing Opportunities	35,389	2,539	7.2%
HW2140	Entertainment Loan Program	347,024	0	-
HW2170	Care Facade Program	390	0	-
HW2180	HW Facade Improvement Program	6,367	0	-
HW2190	Business Improvement District	18,389	0	-
HW2220	Retail Incentive Program	82,527	0	-
HW2240	Comml Facade & Signage Improvement	16,174	16,174	100.0%
HW2300	Highland/Hollywood	55,910	40,313	72.1%
HW2310	Core Industries	82,281	50,000	60.8%
HW2320	Hollywood & Garfield	939,373	208,204	22.2%
HW2340	Santa Monica / Western	9,473	0	-
HW2350	Historic Preservation	5,000	0	-
HW2380	Hawthorne Block	2,001,427	4,026	.2%
HW2600	Hollywood & Vine	1,210,091	277,143	22.9%
HW2830	Hillview Apartments	279,900	0	-
HW2990	HCIP - HW Construction Impact Program	258,760	0	-
HW3010	Santa Monica Blvd Improvements	104,000	0	-
HW3300	HW Pedestrian/Transit Crossroads	297,134	232,475	78.2%
HW4400	Franklin/Highland Traffic	25,000	0	-
HW4500	Transportation Plan	25,885	16,500	63.7%
HW4600	Cinerama Public Parking	789,884	44,458	5.6%
HW6010	Redevelopment Plan Amendment	69,215	28,621	41.4%
HW6130	Public Art Program	138,995	121,994	87.8%
HW6400	Social Needs Obligation	1,104,979	647,387	58.6%
HW6500	Creative Signage Review & Implementation	1,431	1,430	99.9%
HW6990	Response to Development Opportunities	158,987	38,198	24.0%
HW9330	Project Financing	112,420	107,056	95.2%
HW9920	Community Outreach	6,610	125	1.9%

Year-End FY05

Schedule D

Amended Budget Versus Expenditures - Capital First-Year Work Program

by Project Area and Objective

Project		Amended Capital Budget	Capital Expenditures	% Spent
HW Hollywood				
HW9990	Project General	690,803	381,243	55.2%
		18,667,087	4,031,096	21.6%
LA Los Angeles Harbor-Wilmington				
LA1020	L&Lecouvreur Affordable Homes	7,512	559	7.4%
LA2320	Industrial Development - Block 29	69,701	8,631	12.4%
LA2600	Union Ice Expansion	256,859	46,422	18.1%
LA3000	Operation Code Enforcement	14,000	1,000	7.1%
LA6990	Response to Development Opportunities	566	66	11.6%
LA9000	Wilmington Website & Strategic Impl	57,611	20,963	36.4%
LA9330	Project Financing	16,000	4,968	31.0%
LA9990	Project General	24,367	11,263	46.2%
		446,616	93,872	21.0%
LC Laurel Canyon Commercial Corridor				
LC2100	Development of Valley Plaza	210,305	50,190	23.9%
LC2920	Shopping Center	508	0	-
LC2990	AB1290 Work Program	223,917	200,000	89.3%
LC3000	Valley Plaza Streetscape	108,400	25	-
LC6000	Plan Amendment	275,095	619	.2%
LC9330	Project Financing	21,000	2,795	13.3%
LC9990	Project General	135,496	91,745	67.7%
		974,721	345,374	35.4%

Schedule D

Amended Budget Versus Expenditures - Capital First-Year Work Program

by Project Area and Objective

Project			Amended Capital Budget	Capital Expenditures	% Spent
LT	Little Tokyo				
	LT1060	Cal Trans Repayment	58,311	19,278	33.1%
	LT1080	Second & Central Housing	3,205,171	4,280,000	133.5%
	LT2150	Business Assistance Program	1,047,946	-18,536	-1.8%
	LT2500	Marketing	95,270	25,167	26.4%
	LT2600	Business Improvement District (BID)	25,000	0	-
	LT2990	AB1290 Work Program	3,600	0	-
	LT3110	Central Avenue Art Park	30,200	0	-
	LT6100	Plan Amendment	6,694	0	-
	LT6130	Public Art Program	9,216	1,926	20.9%
	LT6990	Response to Development Opportunities	374	286	76.5%
	LT9330	Project Financing	21,201	3,450	16.3%
	LT9910	CAC/Citizens Participation	2,101	1,756	83.6%
	LT9990	Project General	106,463	76,431	71.8%
			4,611,547	4,389,756	95.2%
LZ	Citywide Lanzit				
	LZ3000	Public Improvements	130,004	0	-
			130,004	0	-
MC	Broadway/Manchester				
	MC1460	94th & Broadway Housing	500	0	-
	MC1470	Broadway Site Development	30,330	7,851	25.9%
	MC1990	Response to Housing Opportunities	330	329	99.7%
	MC2010	Broadway/Manchester Shopping Center	44,352	0	-
	MC3000	Public Improvements	2,388	0	-
	MC3020	94th & Broadway Child Care Center	1,211,568	0	-
	MC6990	Response to Development Opportunities	63,206	433	.7%
	MC9330	Project Financing	12,000	0	-
	MC9990	Project General	86,874	50,539	58.2%
			1,451,548	59,152	4.1%

Schedule D

Amended Budget Versus Expenditures - Capital First-Year Work Program

by Project Area and Objective

Project		Amended Capital Budget	Capital Expenditures	% Spent
MD Mid City Corridors				
MD1010	Residential Rehabilitation	717,790	21,415	3.0%
MD1800	Mid-City Family Rental Housing	1,200	0	-
MD1900	Pico/Gramercy Housing	200	0	-
MD2010	Adams/La Brea Commercial	35,648	12,986	36.4%
MD2020	Midtown Plaza	10,457	6,824	65.3%
MD2030	Commercial Facade Rehab	6,944	3,464	49.9%
MD2640	Commercial Facade & Signage	40,704	28,703	70.5%
MD2651	Business Incentive Grants	26,519	26,229	98.9%
MD2656	Washington Blvd Streetscape Impl	120,910	107,418	88.8%
MD2660	Pico Blvd(CD10) TNI Comml Facade	571,190	5,658	1.0%
MD2670	Adams Blvd(CD10) TNI Comml Facade	427,500	6,095	1.4%
MD2990	AB1290 Work Program	25,131	25,065	99.7%
MD3000	Public Improvement Street Trees	50,000	50,000	100.0%
MD3060	Washington Blvd Perf Arts Center	992,388	896,743	90.4%
MD3118	OCS - Summer of Success	50,001	50,001	100.0%
MD3200	Washington Blvd Public Improvement	11,192	9,280	82.9%
MD4100	Performing Arts Center Parking	9,113	4,113	45.1%
MD6990	Response to Development Opportunities	1,206	603	50.0%
MD9910	PAC/Citizens Participation	19,268	10,621	55.1%
MD9990	Project General	104,102	81,728	78.5%
		3,221,462	1,346,947	41.8%
MH Monterey Hills				
MH1090	Affordable Housing	600,527	526	.1%
MH2990	AB1290 Work Program	12,000	0	-
MH3020	Agency Property Maintenance	414,169	46,739	11.3%
MH3110	Agency Property Repair	46,750	0	-
MH3140	Project Wide Beautification	200	199	99.7%
MH9330	Project Financing	27,250	9,570	35.1%
MH9990	Project General	194,638	152,606	78.4%
		1,295,533	209,640	16.2%

CRA/LA

Schedule D

Amended Budget Versus Expenditures - Capital First-Year Work Program

by Project Area and Objective

Project		Amended Capital Budget	Capital Expenditures	% Spent
N5	Normandie 5			
N51010	Residential Rehabilitation	639,460	114,184	17.9%
N51070	Scattered Site Housing	20,700	0	-
N52030	FAME Renaissance Plaza	820,217	0	-
N52040	Commercial Facade	467,325	64,117	13.7%
N52990	AB1290 Work Program	3,200	0	-
N53200	Community Pride & Graffiti Abatement	154,100	0	-
N56990	Response to Development Opportunities	15,752	263	1.7%
N59330	Project Financing	20,350	7,110	34.9%
N59910	PAC/Citizens Participation	17,300	0	-
N59990	Project General	71,944	44,404	61.7%
		2,230,349	230,078	10.3%
NH	North Hollywood			
NH1140	First Time Home Buyer	264,123	136,978	51.9%
NH1230	No Ho Commons Housing Affordability	11,862,559	8,661,308	73.0%
NH1990	Response to Housing Opportunities	34,288	3,589	10.5%
NH2030	Commercial Core	6,057,029	5,301,909	87.5%
NH2060	Commercial Facade Improvement	661,286	330,429	50.0%
NH2100	No Ho Arts District	1,968,511	459,364	23.3%
NH2650	Paint Is Free	223,846	164,020	73.3%
NH3020	Vineland/Edison Right of Way	66,170	25,863	39.1%
NH3050	Chandler Blvd Bikeway	287,386	5,870	2.0%
NH3070	No Ho Streetscape Improvement	1,180,506	117,961	10.0%
NH3627	Chandler Blvd Historic Structure Rehab	62,000	0	-
NH3652	North Hollywood Historic Train Depot	1,203,836	12,401	1.0%
NH6130	Public Art Program	8,900	2,900	32.6%
NH6990	Response to Development Opportunities	138,464	15,867	11.5%
NH9330	Project Financing	35,527	8,590	24.2%
NH9910	PAC/Citizens Participation	34,000	2,260	6.6%
NH9990	Project General	250,054	116,154	46.5%
		24,338,486	15,365,462	63.1%

Schedule D

Amended Budget Versus Expenditures - Capital First-Year Work Program

by Project Area and Objective

Project		Amended Capital Budget	Capital Expenditures	% Spent
P1	Pico Union I			
P11010	Residential Rehabilitation	6,000	0	-
P11050	Pascual Reyes Townhouses	469,264	30,891	6.6%
P11090	PUHC Scattered Site - Rehab	132	132	99.7%
P11990	Response to Housing Opportunities	75,132	132	.2%
P12000	Pico Blvd Commercial Facade	78,967	786	1.0%
P12010	Pico Blvd Streetscape Program	94,100	54,617	58.0%
P12060	Residential Facade Grant Program	145,000	0	-
P12700	Economic Development Opportunities	36,000	0	-
P13050	Operation Clean Sweep	50,000	50,000	100.0%
P13060	Block 6 Child Care Center	9,610	0	-
P13070	Block 6 Public Improvements	191,971	0	-
P16990	Response to Development Opportunities	25,000	0	-
P19330	Project Financing	19,648	5,503	28.0%
P19910	PAC/Citizens Participation	21,584	516	2.4%
P19990	Project General	113,026	27,786	24.6%
		1,335,434	170,362	12.8%

CRA/LA

Schedule D

Amended Budget Versus Expenditures - Capital First-Year Work Program

by Project Area and Objective

Project		Amended Capital Budget	Capital Expenditures	% Spent
P2	Pico Union II			
P21000	Historic Preservation	538,340	0	-
P21010	Residential Rehabilitation	449,820	0	-
P21990	Response to Housing Opportunities	355,000	0	-
P22010	Alvarado Building Site	9,500	7,740	81.5%
P22620	Pico Blvd Commercial Facade	202,000	0	-
P22650	Residential Facade Grant Program	492,064	1,665	.3%
P22700	Economic Development Opportunities	254,000	0	-
P23050	Operation Clean Sweep	200,000	200,000	100.0%
P23060	Pico Blvd Streetscape Program	1,354,100	12,316	.9%
P23070	Public Improvement	233,803	22,500	9.6%
P26130	Public Art Program	30,114	0	-
P26140	Plan Implementation Tools	100,000	0	-
P26990	Response to Development Opportunities	201,280	1,279	.6%
P29330	Project Financing	14,000	1,300	9.3%
P29910	PAC/Citizens Participation	31,656	1,013	3.2%
P29990	Project General	371,275	74,058	19.9%
		4,836,952	321,871	6.7%
PA	Pacific Corridor			
PA2000	Business Incentive & Comml Facade	175,459	92,899	52.9%
PA2990	AB1290 Work Program	101,477	0	-
PA3000	Security Enhancements	1,000	0	-
PA3100	Gaffey Street Welcome Park	9,750	0	-
PA6000	Design Guidelines	21,575	1,575	7.3%
PA6200	Joint Development Agreement w/POLA	710,000	0	-
PA6990	Response to Development Opportunities	75	19	26.0%
PA9330	Project Financing	5,100	0	-
PA9990	Project General	26,988	17,343	64.3%
		1,051,424	111,836	10.6%

Schedule D

Amended Budget Versus Expenditures - Capital First-Year Work Program

by Project Area and Objective

Project		Amended Capital Budget	Capital Expenditures	% Spent
PC	Pacoima/Panorama City			
PC1010	Residential Rehabilitation	65,000	0	-
PC1040	Acquire Residential Infill Site	79,500	16,475	20.7%
PC1050	HACLA Low/Moderate Housing	47,000	3,882	8.3%
PC1060	Osborne Manor	2,587,800	2,402,160	92.8%
PC1070	Palm Village - Senior Citizen Housing	26,760	1,760	6.6%
PC1080	Gridley Hill Townhomes	178,400	658	.4%
PC1990	Response to Housing Opportunities	50,066	66	.1%
PC2010	Panorama Towers	130,432	52,739	40.4%
PC2030	Pacoima Center	81,200	0	-
PC2040	Commercial Incentive Loans	435,976	49,710	11.4%
PC2100	County Building - Panorama City	32,100	0	-
PC2650	Paint is Free - Residential	158,686	45,799	28.9%
PC2990	AB1290 Work Program	300,000	300,000	100.0%
PC3400	Pacoima Town Center	397,268	45,936	11.6%
PC3500	Child Care Program	40,000	0	-
PC3622	Panorama City Streetscape	195,000	24,677	12.7%
PC6990	Response to Development Opportunities	92,866	42,545	45.8%
PC9330	Project Financing	18,000	2,000	11.1%
PC9990	Project General	316,716	114,227	36.1%
		5,232,770	3,102,633	59.3%
RC	Rodeo/La Cienega			
RC9330	Project Financing	480	0	-
		480	0	-

Schedule D

Amended Budget Versus Expenditures - Capital First-Year Work Program

by Project Area and Objective

Project		Amended Capital Budget	Capital Expenditures	% Spent
RP	Reseda/Canoga Park			
RP1030	First Time Homebuyers' Program	1,240,988	175,987	14.2%
RP1040	Hart/Owensmouth Multi-Fam Housing	264,873	4,065	1.5%
RP1050	Tierra Del Sol	1,780,895	1,577,499	88.6%
RP1060	Cohasset Manor	1,667,272	616	-
RP2050	Reseda Parking Lot Improvement	231,477	30,662	13.2%
RP2060	Reseda Theater	1,427,715	1,341,682	94.0%
RP2070	Library Acquisition	1,250,000	1,173,330	93.9%
RP2610	Canoga Park Main Street	163,836	88,915	54.3%
RP2620	Canoga Park Facade & Signage	828,819	230,983	27.9%
RP2900	Reseda Commercial Facade	1,067,897	69,803	6.5%
RP2940	Reseda Specific Plans Compliance	53,500	10,000	18.7%
RP2950	Canoga Park Business Attraction	694,172	191,454	27.6%
RP3610	Canoga Park Streetscape	580,925	192,238	33.1%
RP3630	Guadalupe Center Rehab TNI	689,000	38,723	5.6%
RP3640	Reseda Streetscape Management	950,905	921,873	96.9%
RP3660	Lanark Park Pool	1,775,066	66	-
RP4200	Canoga Park Parking Needs	65,377	20,936	32.0%
RP6990	Response to Development Opportunities	71,581	34,275	47.9%
RP9330	Project Financing	6,416	3,186	49.7%
RP9910	CAC/Citizens Participation	9,012	5,000	55.5%
RP9990	Project General	364,175	185,312	50.9%
		15,183,902	6,296,605	41.5%
ST	Citywide Feasibility Studies			
ST6250	Central Industrial Redevelopment	133,748	21,711	16.2%
ST6362	Pacific Corridor	45,687	0	-
ST6700	Artist District Plan Adoption	354,900	14,203	4.0%
		534,335	35,914	6.7%

CRA/LA

Schedule D

Amended Budget Versus Expenditures - Capital First-Year Work Program

by Project Area and Objective

Project		Amended Capital Budget	Capital Expenditures	% Spent
VM Vermont Manchester				
VM2010	Vermont Village Plaza Phase II	11,474	568	5.0%
VM2020	Vermont/Manchester Shopping Center	11,104	10,604	95.5%
VM2990	AB1290 Work Program	126,480	0	-
VM6990	Response to Development Opportunities	57,896	13,467	23.3%
VM9330	Project Financing	20,000	925	4.6%
VM9910	CAC/Citizens Participation	12,686	130	1.0%
VM9990	Project General	110,441	43,653	39.5%
		350,082	69,347	19.8%
WA Watts				
WA1050	First Time Home Buyers	103,772	4,988	4.8%
WA2030	Community Marketplace	201	201	100.0%
WA2990	AB1290 Work Program	1,000	0	-
WA3100	WA Cultural Crescent Landscaping	43,201	14,787	34.2%
WA3400	Watts Train Station Rehabilitation	69,562	12,339	17.7%
WA4200	Cultural Crescent Parking	91,623	7,149	7.8%
WA6990	Response to Development Opportunities	49,215	27,673	56.2%
WA9330	Project Financing	21,393	820	3.8%
WA9910	PAC/Citizens Participation	10,532	8,380	79.6%
WA9990	Project General	193,824	149,799	77.3%
		584,322	226,137	38.7%

CRA/LA

Schedule D

Amended Budget Versus Expenditures - Capital First-Year Work Program

by Project Area and Objective

Project		Amended Capital Budget	Capital Expenditures	% Spent
WC Watts Corridors				
WC1990	Response to Housing Opportunities	21,200	0	-
WC2100	Grant AME Mixed-Use Develop	7,450	1,448	19.4%
WC2120	Wattstar Theater	950,181	79,259	8.3%
WC2210	Brewery Site Development	11,800	0	-
WC2230	Watts Wide Area Network Study	1,524	500	32.8%
WC2990	AB1290 Work Program	86,868	0	-
WC3000	Public Improvements	50,024	50,000	100.0%
WC3200	Watts Amphitheater	200	151	75.3%
WC6990	Response to Development Opportunities	27,400	0	-
WC9330	Project Financing	19,134	925	4.8%
WC9910	CAC/Citizens Participation	8,800	2,450	27.8%
WC9990	Project General	38,429	15,166	39.5%
		1,223,012	149,898	12.3%
WK Wilshire Koreatown				
WK1990	Response to Housing Opportunities	39,000	0	-
WK2030	Western Ave Comml Facade	137,651	49,124	35.7%
WK2040	Commercial Facade/Signage	170,887	165,517	96.9%
WK2050	6th Street Commercial Façade	1,424	0	-
WK3140	Koreatown Gateway	150,000	0	-
WK3300	Streetscape and Public Improvement	11,207	11,207	100.0%
WK4200	Wilshire/Vermont Mixed-Use Dvl	1,909	1,908	100.0%
WK6100	Economic Development Strategy	131,965	7,963	6.0%
WK6990	Response to Development Opportunities	177	177	99.8%
WK9330	Project Financing	3,516	1,434	40.8%
WK9910	CAC/Citizens Participation	4,917	3,493	71.0%
WK9990	Project General	152,910	38,071	24.9%
		805,564	278,894	34.6%

Schedule D

Amended Budget Versus Expenditures - Capital First-Year Work Program

by Project Area and Objective

Project		Amended Capital Budget	Capital Expenditures	% Spent
WL Westlake				
WL1990	Response to Housing Opportunities	670,285	0	-
WL2100	Alvarado Commercial Facade Grant Program	192,494	0	-
WL3000	Public Improvements	37,796	0	-
WL4100	Alvarado Pedestrian Improvements	462,452	91,519	19.8%
WL6100	Plan Implementation Tools	30,000	0	-
WL6990	Response to Development Opportunities	208,200	0	-
WL9330	Project Financing	12,000	0	-
WL9910	PAC/Citizens Participation	28,640	2,504	8.7%
WL9990	Project General	119,718	10,951	9.1%
		1,761,584	104,973	6.0%
WS Western Slauson				
WS2010	Commercial Facade & Signage	2,525	2,525	100.0%
WS2990	AB1290 Work Program	68,864	0	-
WS3000	Public Improvements	160,752	5,700	3.5%
WS6990	Response to Development Opportunities	136,483	73,032	53.5%
WS9330	Project Financing	12,000	0	-
WS9990	Project General	9,657	6,680	69.2%
		390,281	87,937	22.5%
	Agency Total	148,423,844	59,448,223	40.1%

Amended FY05 Budget

Total First Year Work Program	
Operating	$34,373,589
Debt	45,255,776
Capital	148,423,844
Total First Year Work Program	$228,053,210

CRA/LA

Schedule E
Amended Budget Versus Expenditures
by Project Area and Expenditure Type

Project		Amended Budget	Expenditures				
		First Year Work Program	Operating	Debt	Capital	Total	% Spent
B2	Boyle Heights II	0	0	0	0	0	100.0%
BH	Bunker Hill	24,956,519	1,325,262	21,392,122	756,240	23,473,624	94.1%
BS	Beacon Street	4,499,377	732,246	403,375	1,434,174	2,569,795	57.1%
C9	Council District 9	11,056,961	2,030,352	1,247,207	4,424,621	7,702,181	69.7%
CB	Central Business District	7,185,495	737,348	0	736,160	1,473,508	20.5%
CH	Chinatown	7,122,764	1,193,596	1,446,920	614,786	3,255,302	45.7%
CI	Central Industrial	299,045	171,377	0	2,719	174,096	58.2%
CN	Citywide Non-Housing	2,969,048	335,840	0	818,315	1,154,155	38.9%
CR	Crenshaw	4,203,505	805,275	358,060	235,154	1,398,490	33.3%
CS	Crenshaw/Slauson	1,142,792	418,633	182,982	145,596	747,211	65.4%
CT	City Center	6,307,590	1,741,200	0	1,015,025	2,756,225	43.7%
CW	Citywide Housing	9,631,512	510,541	0	6,564,019	7,074,560	73.5%
DA	Citywide Disaster Assistance	167,753	48,296	0	24,770	73,065	43.6%
EA	Adelante Eastside	7,869,496	1,961,757	518,868	620,903	3,101,529	39.4%
EB	East Hollywood/Beverly Normandie	1,012,707	236,184	266,361	9,465	512,010	50.6%
HO	Hoover	11,261,878	1,138,942	894,800	5,018,491	7,052,233	62.6%
HW	Hollywood	26,927,657	3,260,004	4,713,403	4,031,096	12,004,503	44.6%
LA	Los Angeles Harbor-Wilmington	1,773,539	695,210	591,046	93,872	1,380,128	77.8%
LC	Laurel Canyon Commercial Corridor	1,844,806	242,802	351,816	345,374	939,992	51.0%
LT	Little Tokyo	7,762,905	960,078	2,038,106	4,389,756	7,387,941	95.2%
MC	Broadway/Manchester	1,883,060	316,788	64,359	59,152	440,299	23.4%
MD	Mid City Corridors	5,197,277	1,266,991	753,767	1,346,947	3,367,705	64.8%
MH	Monterey Hills	3,294,208	154,975	1,615,190	209,640	1,979,805	60.1%
N5	Normandie 5	3,873,433	458,898	970,599	230,078	1,659,574	42.8%
NH	North Hollywood	29,205,409	2,253,963	2,709,261	15,365,462	20,328,686	69.6%
P1	Pico Union I	2,680,427	477,564	710,511	170,362	1,358,437	50.7%
P2	Pico Union II	6,118,020	610,676	683,863	321,871	1,616,410	26.4%
PA	Pacific Corridor	1,671,757	597,155	0	111,836	708,991	42.4%
PC	Pacoima/Panorama City	7,483,185	1,800,685	458,477	3,102,633	5,361,795	71.7%
RP	Reseda/Canoga Park	18,283,071	2,095,969	1,084,567	6,296,605	9,477,141	51.8%
ST	Citywide Feasibility Studies	897,717	261,847	0	35,914	297,760	33.2%
VM	Vermont Manchester	982,805	466,342	154,627	69,347	690,316	70.2%

Year-End FY05

Schedule E
Amended Budget Versus Expenditures
by Project Area and Expenditure Type

Project		Amended Budget: First Year Work Program	Expenditures: Operating	Debt	Capital	Total	% Spent
WA	Watts	1,433,247	577,806	0	226,137	803,943	56.1%
WC	Watts Corridors	1,906,982	520,084	120,825	149,898	790,807	41.5%
WK	Wilshire Koreatown	1,842,368	998,549	61,094	278,894	1,338,537	72.7%
WL	Westlake	2,240,640	409,507	17,897	104,973	532,376	23.8%
WS	Western Slauson	1,023,195	574,448	44,705	87,937	707,090	69.1%
	Agency Total	228,012,150	32,387,189	43,854,809	59,448,223	135,690,220	59.5%

Amended FY05 Budget	
Year End	$433,407,825
Future Year	-205,395,675
Total First Year Work Program	$228,012,150

CRA/LA

Schedule F
Amended Budget Versus Expenditures
by Line Item

Program Delivery Costs	Operating: Amended Budget	Operating: Expenditures	% Spent
Personnel Costs	23,044,200	22,348,955	97.0%
Travel & Meetings	205,717	77,534	37.7%
Supplies	521,166	457,939	87.9%
Public Info & Printing	454,400	275,283	60.6%
Other Employee Costs	335,512	257,368	76.7%
Contractual Services	3,594,653	2,359,208	65.6%
Legal Costs	516,502	678,478	131.4%
Facility & Other Costs	5,701,439	5,945,660	104.3%
Agency Total	34,373,589	32,400,425	94.3%

Note:

Expenditures do not include year end encumbrances totaling $2,110,655

Year-End FY05

Schedule G

Capital Expenditures and Amended Capital Budget for Priority Objectives

Grouped by Project Area and Objective

Project		Amended Budget	Expenditures	% Spent
BH	Bunker Hill			
BH1050	BH Mixed Use RFP	10,023	843	8.4%
BH2050	California Plaza-R,S,T,U,Y1	264,047	146,324	55.4%
BH3010	Second Street Connect	487,008	98,178	20.2%
BH6030	Design for Development	230,600	74,999	32.5%
BH6990	Response to Development Opportunities	13,501	6,247	46.3%
		1,005,179	326,590	32.5%
BS	Beacon Street			
BS1615	La Salle Lofts	130,282	84,224	64.6%
BS2030	San Pedro Transit Center	94,140	15,000	15.9%
BS2070	Centre Street Lofts	2,779,205	1,318,612	47.4%
		3,003,626	1,417,836	47.2%
C9	Council District 9			
C91204	Central Avenue Townhomes	6,888	132	1.9%
C91950	New Housing Initiatives	34,338	30,781	89.6%
C92010	Goodyear Industrial Tract	349,060	163,482	46.8%
C92120	Slauson/Central Retail Plaza	5,348,112	2,928,732	54.8%
C96990	Response to Development Opportunities	115,983	28,369	24.5%
		5,854,381	3,151,496	53.8%
CB	Central Business District			
CB6030	Downtown Parking Management Ord	548,200	320,285	58.4%
CB6990	Response to Development Opportunities	40,741	23,293	57.2%
SP2020	Metropolis/City Center Development	70,000	10,012	14.3%
SP2180	South Park Supermarket	4,460,679	83,437	1.9%
		5,119,621	437,028	8.5%

CRA/LA

Schedule G

Capital Expenditures and Amended Capital Budget for Priority Objectives

Grouped by Project Area and Objective

Project			Amended Budget	Expenditures	% Spent
CH	Chinatown				
	CH1100	Yale Terrace Family Housing	2,325,000	18,929	.8%
	CH3120	Blossom Plaza	11,165	9,520	85.3%
	CH6990	Response to Development Opportunities	92,443	83,148	89.9%
			2,428,609	111,596	4.6%
CN	Citywide Non-Housing				
	CN3320	BR-Crown Coach Demo Site	410,987	206,336	50.2%
			410,987	206,336	50.2%
CR	Crenshaw				
	CR2140	Santa Barbara Plaza	141,678	109,908	77.6%
			141,678	109,908	77.6%
CS	Crenshaw/Slauson				
	CS2010	Commercial Facade & Signage	224,081	46,301	20.7%
			224,081	46,301	20.7%
CT	City Center				
	CT1030	Downtown YWCA/Jobs Corp	4,847	4,132	85.2%
	CT3030	Venice & Hope Community Center	270,477	34,855	12.9%
	CT4100	Broadway Sidewalk Reconstruction	2,631,987	26	-
	CT4200	Red Car Circulation Study	101,216	4,760	4.7%
	CT6990	Response to Development Opportunities	47,487	34,024	71.6%
			3,056,015	77,796	2.5%
EA	Adelante Eastside				
	EA1030	Vista Monterey Senior Apartments	1,816,759	442	-
	EA2150	Sears Olympic Mixed Use	200,046	85,891	42.9%
	EA2200	Caesar Chavez & Soto	10,783	10,783	100.0%
	EA2300	BioMedTech Park	52,895	21,865	41.3%
	EA9990	Project General	115,943	81,706	70.5%
			2,196,427	200,686	9.1%

Schedule G

Capital Expenditures and Amended Capital Budget for Priority Objectives

Grouped by Project Area and Objective

Project		Amended Budget	Expenditures	% Spent
EB	East Hollywood/Beverly Normandie			
EB3000	Transit Oriented Dist Public Improvement	120,000	0	-
EB3100	East Hollywood Streetscape	82,500	5,348	6.5%
		202,500	5,348	2.6%
HO	Hoover			
HE1700	Vermont Ave Senior Housing	7,445,110	4,802,238	64.5%
HO6140	Plan Amendment	607,015	66,277	10.9%
HO6990	Response to Development Opportunities	448,121	13,894	3.1%
		8,500,246	4,882,409	57.4%
HW	Hollywood			
HW1050	Encore Hall	6,704,224	26,414	.4%
HW2310	Core Industries	82,281	50,000	60.8%
HW2320	Hollywood & Garfield	939,373	208,204	22.2%
HW2380	Hawthorne Block	2,001,427	4,026	.2%
HW2600	Hollywood & Vine	1,210,091	277,143	22.9%
HW4500	Transportation Plan	25,885	16,500	63.7%
		10,963,280	582,287	5.3%
LA	Los Angeles Harbor-Wilmington			
LA1020	L&Lecouvreur Affordable Homes	7,512	559	7.4%
LA2600	Union Ice Expansion	256,859	46,422	18.1%
		264,370	46,981	17.8%
LC	Laurel Canyon Commercial Corridor			
LC2100	Development of Valley Plaza	210,305	50,190	23.9%
LC6000	Plan Amendment	275,095	619	.2%
		485,400	50,809	10.5%

CRA/LA

Year-End FY05

Schedule G

Capital Expenditures and Amended Capital Budget for Priority Objectives

Grouped by Project Area and Objective

Project			Amended Budget	Expenditures	% Spent
LT	Little Tokyo				
	LT1080	Second & Central Housing	3,205,171	4,280,000	133.5%
	LT2150	Business Assistance Program	1,047,946	-18,536	-1.8%
	LT6100	Plan Amendment	6,694	0	-
			4,259,811	4,261,464	100.0%
MC	Broadway/Manchester				
	MC2010	Broadway/Manchester Shopping Center	44,352	0	-
			44,352	0	-
MD	Mid City Corridors				
	MD1010	Residential Rehabilitation	717,790	21,415	3.0%
	MD2010	Adams/La Brea Commercial	35,648	12,986	36.4%
	MD2020	Midtown Plaza	10,457	6,824	65.3%
			763,895	41,225	5.4%
N5	Normandie 5				
	N52030	FAME Renaissance Plaza	820,217	0	-
			820,217	0	-
NH	North Hollywood				
	NH1990	Response to Housing Opportunities	34,288	3,589	10.5%
	NH2030	Commercial Core	6,057,029	5,301,909	87.5%
	NH3652	North Hollywood Historic Train Depot	1,203,836	12,401	1.0%
			7,295,154	5,317,898	72.9%
P1	Pico Union I				
	P11050	Pascual Reyes Townhouses	469,264	30,891	6.6%
	P12010	Pico Blvd Streetscape Program	94,100	54,617	58.0%
			563,364	85,508	15.2%

Schedule G

Capital Expenditures and Amended Capital Budget for Priority Objectives

Grouped by Project Area and Objective

Project		Amended Budget	Expenditures	% Spent
P2	Pico Union II			
P23060	Pico Blvd Streetscape Program	1,354,100	12,316	.9%
		1,354,100	12,316	.9%
PA	Pacific Corridor			
PA6200	Joint Development Agreement w/POLA	710,000	0	-
		710,000	0	-
PC	Pacoima/Panorama City			
PC1050	HACLA Low/Moderate Housing	47,000	3,882	8.3%
PC1060	Osborne Manor	2,587,800	2,402,160	92.8%
PC2010	Panorama Towers	130,432	52,739	40.4%
PC2030	Pacoima Center	81,200	0	-
PC3400	Pacoima Town Center	397,268	45,936	11.6%
PC6990	Response to Development Opportunities	92,866	42,545	45.8%
		3,336,566	2,547,262	76.3%
RP	Reseda/Canoga Park			
RP1030	First Time Homebuyers' Program	1,240,988	175,987	14.2%
RP1040	Hart/Owensmouth Multi-Fam Housing	264,873	4,065	1.5%
RP1050	Tierra Del Sol	1,780,895	1,577,499	88.6%
RP2050	Reseda Parking Lot Improvement	231,477	30,662	13.2%
RP2060	Reseda Theater	1,427,715	1,341,682	94.0%
RP2070	Library Acquisition	1,250,000	1,173,330	93.9%
RP2610	Canoga Park Main Street	163,836	88,915	54.3%
RP2620	Canoga Park Facade & Signage	828,819	230,983	27.9%
RP2900	Reseda Commercial Facade	1,067,897	69,803	6.5%
RP2950	Canoga Park Business Attraction	694,172	191,454	27.6%
		8,950,672	4,884,380	54.6%
ST	Citywide Feasibility Studies			
ST6700	Artist District Plan Adoption	354,900	14,203	4.0%
		354,900	14,203	4.0%

Schedule G

Capital Expenditures and Amended Capital Budget for Priority Objectives

Grouped by Project Area and Objective

Project	Amended Budget	Expenditures	% Spent
VM Vermont Manchester			
VM2020 Vermont/Manchester Shopping Center	11,104	10,604	95.5%
	11,104	10,604	95.5%
WA Watts			
WA4200 Cultural Crescent Parking	91,623	7,149	7.8%
	91,623	7,149	7.8%
Report Total	72,412,157	28,835,413	39.8%