

# REPORT OF THE CHIEF LEGISLATIVE ANALYST

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DATE: June 23, 2026

TO: Honorable Members of the City Council

FROM: Sharon M. Tso  
Chief Legislative Analyst

Council File No: 14-1411-S5  
Assignment No: 26-06-0420

SUBJECT: Transfer of Floor Area Rights Public Benefit Payment Trust Fund Reprogramming Requests

## **SUMMARY**

On April 13, 2026, the Transfer of Floor Area Rights (TFAR) Public Benefit Payment Trust Fund (Trust Fund) Committee (Committee) approved recommendations to the City Council reflected in a Chief Legislative Analyst (CLA) report dated April 10, 2026 (CLA Report) (Attachment 1). Among those recommendations is the reversion and reprogramming of funds previously allocated in 2018 and 2024 from the TFAR Trust Fund toward other eligible projects and programs as described below and in Attachment 1.

In addition, the TFAR Trust Fund Committee approved a recommendation to distribute and allocate approximately \$1.9 million in uncommitted cash from the TFAR Trust Fund toward public benefit projects or programs within the eligible Council Districts. That recommendation will be presented in a subsequent CLA report to the City Council.

### **Reprogramming of 2018 TFAR Trust Fund Reversions and Reprogramming**

In 2025, Council District (CD) 14 reprogrammed a 2018 TFAR Trust Fund allocation in the amount of \$1,000,000 from the "6<sup>th</sup> Street PARC" project (C.F. 14-1411-S3) to the "Plaza del Sol Crosswalk" project (C.F. 14-1411-S5). CD 14 would like to reduce the allocation to the "Plaza del Sol Crosswalk" project by \$20,000 in order to provide leverage funding to the "AARP Demonstration Grant" project, a streetscape improvement project being implemented by the Los Angeles Neighborhood Initiative. The TFAR funds would serve as local match dollars to the AARP grant.

Council action is needed to revert \$20,000 from "Plaza del Sol Crosswalk" project and reprogram it to the "AARP Demonstration Grant" project.

### **Reprogramming of 2024 TFAR Trust Fund Reversions and Reprogramming**

In 2024, CD 8 was allocated \$1,089,021.20 from the TFAR Trust Fund for the "Richardson Family Park Renovations" project administered through the Department of Recreation and Parks (C.F. 14-1411-S5). The project has not commenced and all of the funding remains available. CD 8 is requesting that these funds be reprogrammed to the "Adams-Normandie On Demand Maintenance and Capital Improvements" project.

In addition, CD 8 was allocated \$75,000 from the TFAR Trust Fund for the "Interstate Drive School Program" administered through the Department of Cultural Affairs (C.F. 14-1411-S5). The TFAR funds have not been used and CD 8 is requesting that these funds be reprogrammed to the "24th St. Theatre Operations and Maintenance" project.

Council action is needed to revert the funds currently allocated to the "Richardson Family Park Renovations" project and the "Interstate Drive School Program" and reprogram those funds to the "Adams-Normandie On Demand Maintenance and Capital Improvements" project and "24th St. Theatre Operations and Maintenance" project, respectively.


The proposed reprogrammed projects and programs listed above are within the eligible areas and have been

evaluated to assure that they serve a public benefit in accordance with the TFAR Ordinance No. 181574. Individual maps of these projects and programs are included in Attachment 1.

## **RECOMMENDATIONS**

That the City Council, subject to the approval of the Mayor:

1. APPROVE the reversions and reprogramming of three Transfer of Floor Area Ration (TFAR) Public Benefit Payment Trust Fund (Trust Fund) public benefit projects and programs as follows:
  - a. Revert \$20,000 allocated to the “Plaza del Sol Crosswalk” project (C.F. 14-1411-S5) and transfer it to the “AARP Demonstration Grant #36687” project in Council District 14;
  - b. Revert \$1,089,021.20 allocated to the “Richardson Family Park Renovations” project (C.F. 14-1411-S5) and transfer it to the “Adams-Normandie On Demand Maintenance and Capital Improvements” project in Council District 8; and
  - c. Revert \$75,000 allocated to the “Interstate Drive School Program” (C.F. 14-1411-S5) and transfer it to the “24<sup>th</sup> St. Theatre Operations and Maintenance” project in Council District 8.
2. AUTHORIZE the Chief Legislative Analyst to prepare and submit instructions to the City Controller to facilitate the funding of these projects and programs from the TFAR Trust Fund; and
3. AUTHORIZE the City Controller to implement these instructions consistent with the recommendations in this report to allocate and expend funds for these projects/programs:

  
Oscar Ixco  
Analyst

### Attachment:

1. Chief Legislative Analyst report dated April 10, 2026.

# REPORT OF THE CHIEF LEGISLATIVE ANALYST

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DATE: April 10, 2026

TO: Members of the Transfer of Floor Area Rights Public Benefit Payment Trust Fund Committee

FROM: Sharon M. Tso *SMT*  
Chief Legislative Analyst

Council File No: 14-1411-S5  
Assignment No: 26-04-0274

SUBJECT: Update on the Transfer of Floor Area Rights Public Benefit Payment Trust Fund Allocations and Reprogramming Requests

## SUMMARY

This report provides an update on the allocation and reprogramming of funds from the TFAR Public Benefit Payment Trust Fund. It highlights that, as of March 23, 2026, the Fund's balance is approximately \$2.1 million, which mainly consists of cash generated from interest earnings since 2018. Of that amount, approximately \$1.9 million is uncommitted cash available for distribution. The report further notes that the City has not received new TFAR payments since the last allocation cycle, and much of the original principal has already been distributed to eligible public benefit projects such as affordable housing, public improvements, and community programs.

This report recommends reprogramming funds from several previously allocated projects where TFAR money was not expended. Since the TFAR Trust Fund Committee's last meeting, Council Offices have identified other projects requiring assistance, recommending reprogramming of previous allocations as follows:

- \$20,000 from the "Plaza del Sol Crosswalk" project would be redirected to the "AARP Demonstration Grant" project in Council District 14;
- \$1.1 million from the "Richardson Family Park Renovations" project would be redirected to the "Adams-Normandie On Demand Maintenance and Capital Improvements" project in Council District 8; and
- \$75,000 from the "Interstate Driver School Program" would be redirected to the "24<sup>th</sup> St. Theatre Operations and Maintenance" project in Council District 8.

These reprogrammed allocations ensure that unused TFAR funds remain active and directed toward projects that align with the public benefit purposes outlined in City ordinances.

## RECOMMENDATIONS

That the Transfer of Floor Area Rights (TFAR) Public Benefit Payment Trust Fund (Trust Fund) Committee (Committee) recommend to the City Council:

1. APPROVE reprogramming of three TFAR Trust Fund public benefit projects and programs described below and in the "Proposed Reprogramming of 2018 and 2024 TFAR Trust Fund Allocations" document, attached to this report (Attachment A):
  - a. Transfer \$20,000 allocated to the "Plaza del Sol Crosswalk" project (C.F. 14-1411-S5) to the "AARP Demonstration Grant #36687" project in Council District 14;
  - b. Transfer \$1,089,021.20 allocated to the "Richardson Family Park Renovations" project (C.F. 14-1411-S5) to the "Adams-Normandie On Demand Maintenance and Capital Improvements" project in Council District 8; and
  - c. Transfer \$75,000 allocated to the "Interstate Drive School Program" (C.F. 14-1411-S5) to the "24<sup>th</sup> St. Theatre Operations and Maintenance" project in Council District 8.

2. INSTRUCT the Chief Legislative Analyst (CLA) to allocate approximately \$1.9 million in uncommitted cash from the TFAR Trust Fund to eligible public benefit projects or programs in the eligible council districts (Council District 1, 8, 9, 10, 13, and 14) using the distribution formula approved by Council on September 11, 2024 (C.F. 14-1174-S5);
3. INSTRUCT the CLA, with the assistance of City Planning, to report to the Council with the above recommendations on the funding of these projects and programs from the TFAR Trust Fund;
4. AUTHORIZE the CLA to prepare and submit instructions to the City Controller to facilitate the funding of these projects and programs from the TFAR Trust Fund; and
5. AUTHORIZE the City Controller to implement these instructions consistent with the recommendations in this report to allocate and expend funds for these projects/programs.

**BACKGROUND**

In accordance with Ordinance No. 181574 (Ordinance), and Chapter 45 of the Los Angeles Administrative Code relating to TFAR, funds received from the use of TFAR in the Central City Community Plan area of Downtown Los Angeles and held in the TFAR Trust Fund are to be allocated toward projects and programs that serve a public purpose as follows:

- 1) After receipt of non-binding recommendations by the TFAR Trust Fund Committee;
- 2) Within five years after receipt of such funds; and
- 3) For use on projects or programs providing a Public Benefit as set forth in Section 14.5.9 of the Los Angeles Municipal Code (LAMC).

TFAR Trust Fund payments received by any individual Planning Case must be used toward eligible public benefit projects or programs that reside within a two-mile radius of the location where the TFAR is being used, known as the Receiver Site.

A project or program using TFAR Trust Funds may serve a Public Benefit by: providing for affordable housing; public open space; historic preservation; recreational, cultural, community and public facilities; job training and outreach programs; affordable child care; streetscape improvements; public arts programs; homeless services programs; or public transportation improvements.

**TFAR Trust Fund Balance**

As of March 23, 2026, the balance of the TFAR Trust Fund is **\$2,297,837.25**, of which **\$413,843** is reserved for past allocations not expended or disbursed and **\$1,883,994.25** is in uncommitted cash available for new public benefit projects and programs.

The uncommitted cash balance consists entirely of new interest earned since June 2018. All of the principal that has been received previously has been allocated toward eligible projects and programs. The City has not received any new TFAR Public Benefit Payments since the TFAR Trust Fund Committee’s previous meeting. Table 1 provides a summary of the TFAR Trust Fund Uncommitted Cash Balance from inception to the present.

**Table 1 – TFAR Trust Fund Uncommitted Cash Balance**

<b>TFAR Trust Fund (as of 9/2/25)</b>	
Revenue	\$ 41,698,093.20
Interest Earned	\$ 2,573,562.43
<b>Total Revenue and Interest Earned</b>	<b>\$ 44,271,655.63</b>
Expenditures	\$ (41,973,818.38)
<b>Total Cash Balance</b>	<b>\$ 2,297,837.25</b>
2018 CRCD Contract Encumbrance (CD9)	\$ (188,843.00)

2024 Nonprofit Central Coordinating Agency (CD1)	\$	(150,000.00)
2024 Interstate Drive School Program (CD1)	\$	(75,000.00)
<b>Total Uncommitted Cash Balance</b>	<b>\$</b>	<b>1,883,994.25</b>

**Reprogramming of 2018 and 2024 TFAR Trust Fund Allocations**

2018 TFAR Trust Fund Allocations

In 2025, Council District 14 (CD 14) reprogrammed a 2018 TFAR Trust Fund allocation in the amount of \$1,000,000 to the “Plaza del Sol Crosswalk” project administered through the Board of Public Works, Office of Community Beautification (OCB) (C.F. 14-1411-S3). The project is in its implementation phase and sufficient funding exists to complete it. CD 14 would like to reduce the allocation by \$20,000 in order to fund the “AARP Demonstration Grant” project, a streetscape improvement project that is being implemented by the Los Angeles Neighborhood Initiative. The TFAR funds would serve as local match dollars to the AARP grant. The project is further described in Table 2 and Attachment A. Council action is needed to revert these funds from OCB to the TFAR Trust Fund for this purpose.

**Table 2 – Proposed 2018 TFAR Trust Fund Reprogrammed Projects/Programs**

#	Project/Program	Public Benefit	Amount
1	AARP Demonstration Grant (CD 14)	Streetscape Improvements	\$20,000.00
	<b>Total:</b>		<b>\$20,000.00</b>

2024 TFAR Trust Fund Allocations


In 2024, CD 8 was allocated \$1,089,021.20 from the TFAR Trust Fund for the “Richardson Family Park Renovations” project administered through the Department of Recreation and Parks (RAP) (C.F. 14-1411-S5). According to RAP, the project has not commenced and all of the funding remains available. CD 8 has requested that these funds be reprogrammed to the “Adams-Normandie On Demand Maintenance and Capital Improvements” project in the amount of \$1,089,021.20.

Also in 2024, CD 8 was allocated \$75,000 from the TFAR Trust Fund for the “Interstate Drive School Program” administered through the Department of Cultural Affairs (C.F. 14-1411-S5). To date, the TFAR funds have not been used and CD 8 has requested that these funds be reprogrammed to the “24<sup>th</sup> St. Theatre Operations and Maintenance” project in the amount of \$75,000.

Both of the proposed CD 8 projects or programs are further described in Table 3 and Attachment A. Council action is needed to revert these funds from RAP and DCA, as needed, to the TFAR Trust Fund for this purpose.

**Table 3 – Proposed 2024 TFAR Trust Fund Reprogrammed Projects/Programs**

#	Project/Program	Public Benefit	Amount
1	Adams-Normandie On Demand Maintenance and Capital Improvements	Streetscape Improvements	\$1,089,021.20
2	24 <sup>th</sup> St. Theatre Operations and Maintenance	Cultural; Public Arts Program	\$75,000.00
	<b>CD 9 Total:</b>		<b>\$1,164,021.20</b>



Oscar Ixco  
Analyst

Attachments:

A – Proposed Reprogramming of 2018 and 2024 TFAR Trust Fund Allocations

B – Proposed 2018 and 2024 TFAR Trust Fund Reprogramming Two-Mile Radius Maps

**ATTACHMENT A**

**Proposed Reprogramming of 2018 and 2024 TFAR Trust Fund Allocations**

<b>2018 TFAR TRUST FUND REPROGRAMMING</b>								
<b>#</b>	<b>Council District</b>	<b>Project/Program</b>	<b>Address/Location</b>	<b>Description</b>	<b>Recipient/Administrator</b>	<b>Category</b>	<b>Amount</b>	<b>Funding Source</b>
1	CD 14	AARP Demonstration Grant #36687	Within the permitted bounds of the TFAR funding source	The project will improve the safety and shade of sidewalks and intersections connected to transportation in Downtown Los Angeles, focusing on older adults over 50 and people with disabilities. It includes sidewalk repair throughout the Historic Core.	Los Angeles Neighborhood Initiative / City Clerk	Streetscape Improvements	\$20,000.00	820 Olive St.

<b>2024 TFAR TRUST FUND REPROGRAMMING</b>								
<b>#</b>	<b>Council District</b>	<b>Project/Program</b>	<b>Address/Location</b>	<b>Description</b>	<b>Recipient/Administrator</b>	<b>Category</b>	<b>Amount</b>	<b>Funding Source</b>
1	CD 8	Adams-Normandie On Demand Maintenance and Capital Improvements	2700 S. Budlong Ave., 90007	General on demand maintenance and improvement needs including, but not limited to, sidewalk repairs, tree trimming, or any unforeseen maintenance to the park and surrounding community.	City Clerk	Community and Public Facilities	\$1,089,021.20	1411 S. Flower Street
2	CD 8	24th St. Theatre Operations and Maintenance	1117 W. 24th St.	Support the operational and programmatic needs of the 24th St. Theatre.	City Clerk	Cultural, Public Arts Program	\$75,000.00	1411 S. Flower Street

## **ATTACHMENT B**

### **Proposed 2018 and 2024 TFAR Trust Fund Reprogramming Two-Mile Radius Maps**

#### **2018 TFAR Trust Fund Reprogramming**

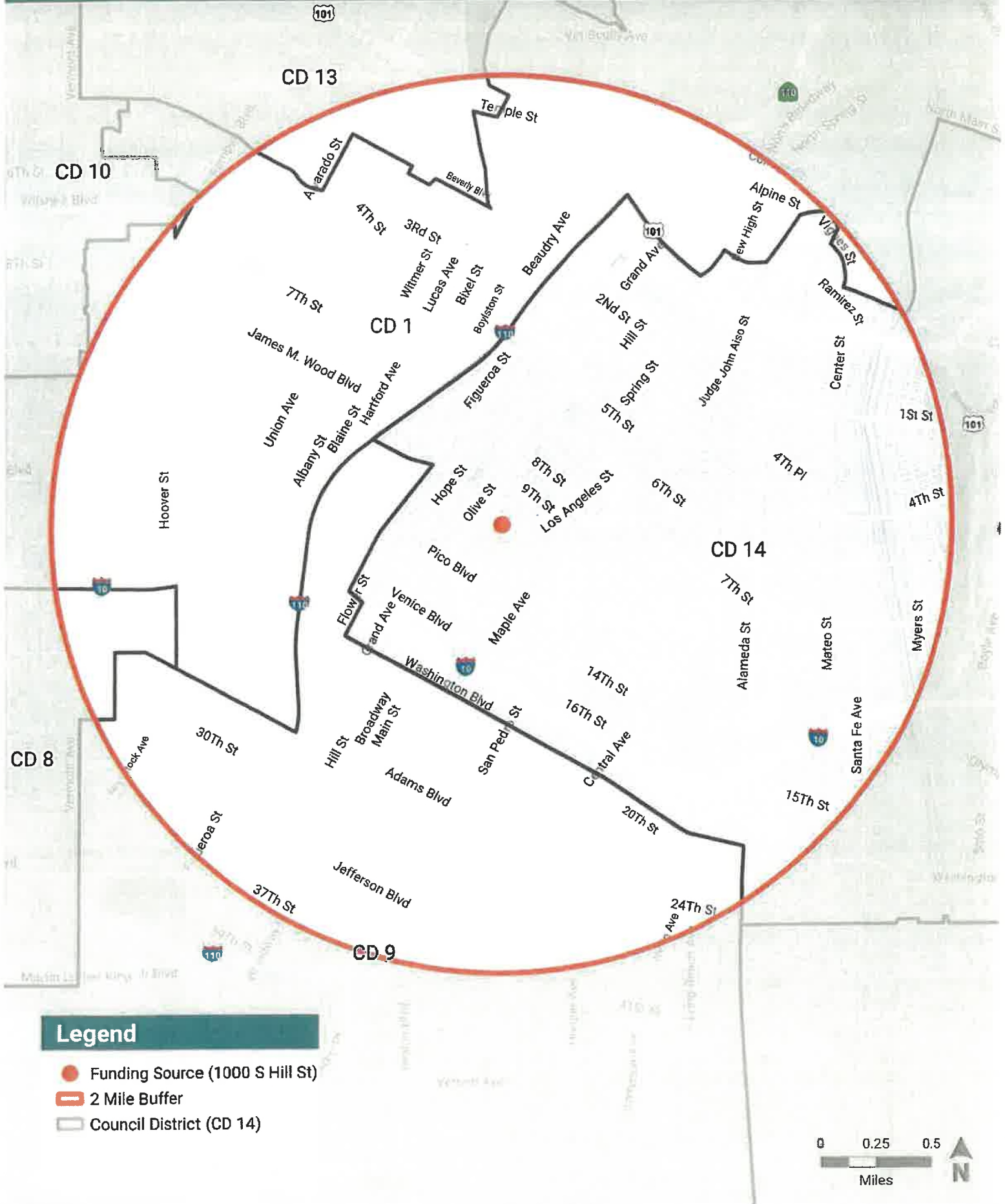
- **AARP Demonstration Grant (CD 14)**

#### **2024 TFAR Trust Fund Reprogramming**

- **Adams-Normandie On Demand Maintenance and Capital Improvements (CD 8)**
- **24<sup>th</sup> St. Theatre Operations and Maintenance (CD8)**

# Proposed TFAR Funded Program: AARP Demonstration Grant

City of Los Angeles



## Legend

- Funding Source (1000 S Hill St)
- ▭ 2 Mile Buffer
- ▭ Council District (CD 14)





