



AGENDA

LOS ANGELES CITY COUNCIL

SPECIAL JOINT MEETING OF THE COUNCIL AND THE COMMUNITY REDEVELOPMENT AGENCY/LOS ANGELES BOARD OF COMMISSIONERS

TUESDAY, MARCH 8, 2011

**10:15 A.M. OR AS SOON THEREAFTER
AS COUNCIL RECESSES ITS REGULAR MEETING**

**JOHN FERRARO COUNCIL CHAMBER
ROOM 340, CITY HALL
200 NORTH SPRING STREET, LOS ANGELES, CA 90012**

Click on the Council file number to access background documents for individual agenda items
Click [here](#) for the entire agenda packet / documents

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ED P. REYES, First District

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BERNARD C. PARKS, Eighth District

HERB J. WESSON, JR., Tenth District

BILL ROSENDAHL, Eleventh District

GREIG SMITH, Twelfth District

JOSE HUIZAR, Fourteenth District

JANICE HAHN, Fifteenth District

COMMUNITY REDEVELOPMENT AGENCY/LOS ANGELES BOARD OF COMMISSIONERS

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DR. LULA BALLTON

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CITY COUNCIL MEETINGS ARE BROADCAST LIVE ON CABLE TELEVISION CHANNEL 35 AND ON THE INTERNET AT: LACITY.ORG/CDVIDEO.HTM. LIVE COUNCIL MEETINGS CAN ALSO BE HEARD AT: (213) 621-CITY (METRO), (818) 904-9450 (VALLEY), (310) 471-CITY (WESTSIDE) AND (310) 547-CITY (SAN PEDRO AREA)

ASSISTIVE LISTENING DEVICES ARE AVAILABLE AT THE MEETING; UPON 24 HOUR ADVANCE NOTICE, OTHER ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETATION, AND TRANSLATION SERVICES WILL BE PROVIDED, CONTACT THE CITY CLERK'S OFFICE AT (213) 978-1059.

SE OFRECE UN SERVICIO DE TRADUCCION AL ESPANOL EN TODAS LAS REUNIONES DEL CONSEJO MUNICIPAL
BASIC CITY COUNCIL MEETING RULES

AGENDAS - The City Council meets Tuesday, Wednesday and Friday at 10:00 A.M. The agendas for City Council meetings contain a brief general description of those items to be considered at the meetings. Council Agendas are available in the Office of the City Clerk, Council and Public Services Division, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, and on the City's World Wide Web Home Page site on the Internet at www.lacity.org; click on "Council Calendar."

Ten (10) members of the Council constitute a quorum for the transaction of business. The Council may consider an item not listed on the Council Agenda only if it is determined by a two-thirds (10) vote that the need for action arose after the posting of an Agenda. Some items on the Agenda may be approved without any discussion, however, any item may be called "special" by a Councilmember. If an item is called "special" it will be "held" until the remainder of the items on the Council agenda have been acted on by the Council. An item may also be called "special" if a member of the public has requested to speak on the item and a public hearing has not previously been held on the matter.

The City Clerk will announce the items to be considered by the Council, however items will be grouped. For example, all items for which required public hearings have not previously been held are listed in one section on the printed Agenda. The Council President will ask if any Councilmember or member of the public wishes to speak on one or more of these items. If anyone wishes to speak on an item, it will be called "special." The remaining items in this section will be voted on by Council with one roll call vote.

PUBLIC INPUT AT CITY COUNCIL MEETINGS - An opportunity for the public to address the Council on agenda items for which public hearings have not been provided will be provided before or during consideration of the item. Members of the public who wish to speak on any item are requested to complete a speaker card for each item they wish to address, and present the completed card(s) to the Sergeant-At-Arms. Speaker cards are available at the back of the Council Chamber.

The Council will also provide an opportunity for the public to speak on public interest items for a cumulative total of up to fifteen (15) minutes. Testimony shall be limited in content to matters which are within the subject matter jurisdiction of the Council. The City Council may not take any action on matters discussed during the public testimony period.

COUNCIL DISCUSSION AND TIME LIMITS - Councilmembers requesting to address the Council will be recognized by the Council President in the order requested. For any item, the Chairperson of the Committee, or the maker of the original motion, or the member calling a matter "special" shall have up to six (6) minutes to discuss the item. All other Councilmembers may speak up to three (3) minutes each on the matter. After all members desiring to speak on a question have had an opportunity to be heard once, the time for each Member desiring to speak again shall be limited to a maximum of three (3) minutes.

A motion calling the "previous question" may be introduced by any member during a Council debate. If adopted, this motion will terminate debate on a matter and the Chair will instruct the Clerk to call the roll on the matter.

VOTING AND DISPOSITION OF ITEMS - Most items require a majority vote of the entire membership of the Council (8 members). Items which have not been discussed in a Council Committee and have been placed directly on the Council Agenda will require 10 votes to consider. Once considered, these items will normally require eight (8) affirmative votes to be adopted. Ordinances require a unanimous vote (at least 12 members must be present) in order to be adopted on first consideration. If an ordinance does not receive the necessary unanimous vote, it is laid over one calendar week. The votes required for approval on second consideration vary and depend upon the type of ordinance, but a typical ordinance requires eight (8) affirmative votes upon second consideration.

When debate on an item is completed, the Chair will instruct the Clerk to "call the roll." Every member present must vote for or against each item; abstentions are not permitted. The Clerk will announce the votes on each item. Any member of Council may move to "reconsider" any vote on any item on the agenda, except to adjourn, suspend the Rules, or where an intervening event has deprived the Council of jurisdiction, providing that said member originally voted on the prevailing side of the item. The motion to "reconsider" shall only be in order once during the meeting, and once during the next regular meeting. The member requesting reconsideration shall identify for all members present the Agenda number, Council file number and subject matter previously voted upon. A motion to reconsider is not debatable and shall require an affirmative vote of eight members of the Council.

When the Council has failed by sufficient votes to approve or reject an item, and has not lost jurisdiction over the matter, or has not caused it to be continued beyond the next regular meeting, the issue is again placed on the next agenda for the following meeting for the purpose of allowing the Council to again vote on the matter.

The City Council rules provide that all items adopted by the Council will not be presented to the Mayor, or other designated officer by the City Clerk until the adjournment of the regular meeting following the date of the Council action. A motion to send an item "forthwith" if adopted by ten (10) votes, suspends these rules and requires the City Clerk to forward the matter to the Mayor, or other officer, without delay.

RULE 16 MOTIONS - Council Rule No. 16, in part, allows a member to send an item directly to the Council without it having to go to a Council Committee first, by giving the City Clerk a motion (seconded by an additional member) during a Council session to be placed on the next available Council Agenda.

Los Angeles City Council Agenda, **Special Joint Meeting of the Council and the Community Redevelopment Agency/Los Angeles Board of Commissioners**

Tuesday, March 8, 2011

John Ferraro Council Chamber, Room 340, City Hall - 10:15 am

- - - SPECIAL JOINT MEETING OF THE COUNCIL AND THE COMMUNITY REDEVELOPMENT AGENCY/LOS ANGELES BOARD OF COMMISSIONERS - - -

10:15 a.m. or as soon thereafter
as the Council Recesses its Regular Meeting

ROLL CALL

Items for Which Public Hearings Have Not Been Held - Items 24-57

(10 Votes Required for Consideration)

ITEM NO. (24)

11-0352

COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) relative to extending certain contracts to provide continuation of services for various CRA projects throughout the City.

Recommendation for Council action, and CRA/LA Board action, if necessary:

AUTHORIZE the CRA, Chief Executive Officer, or designee, to:

- a. Extend the terms of those contracts listed on Attachment A, through June 30, 2012.
- b. Execute amendments to such contracts necessary to affect such extension.
- c. Increase the dollar amounts of the ten non-profit support grants listed on Attachment A by \$50,000.

- d. Negotiate and execute a \$50,000 contract with David Bloom for public relations/communication consulting services through December 31, 2012.

Fiscal Impact Statement: The CRA reports the proposed action is consistent with the FY 2011 Budget and Work Program under budgeted line item "Economic Development" within each of the identified project areas. There is no impact on the City General Fund as a result of these actions.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (25)

11-0353

COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) relative to repayment of 20-year Community Development Block Grant loans to the Community Development Department (CDD).

Recommendations for Council action, and CRA/LA Board action, if necessary:

1. AUTHORIZE the CRA, Chief Executive Officer, or designee, to:
 - a. Amend the Fiscal Year 2011 Budget to transfer \$3,619,713 in Hollywood Tax Increment and \$787,252 in North Hollywood Tax Increment and \$10,495,456 in CRA General Revenue to the CDD.
 - b. Amend the Fiscal Year 2011 Budget to swap General Fund Revenue funds transferred to the Early Retirement Incentive Program Fund used to pay for the CRA's upfront cost that will be repaid by employee contributions with project Area Tax Increment.
2. AUTHORIZE the appropriate City departments to take all necessary action to execute and implement all of the forgoing documents and recommendations.

Fiscal Impact Statement: The CRA reports there is no impact on the City General Fund as a result of these actions.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (26)

11-0354

COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) relative to transfer of property to the City of Los Angeles as repayment of 20-Year Community Development Block Grant (CDBG) Loans, in the amount of \$50,671,814.

Recommendations for Council action, and CRA/LA Board action, if necessary:

1. AUTHORIZE the CRA Chief Executive Officer or designee to negotiate and execute all necessary documents to effect the transfer of all CRA/LA interests in the real property that is leased and known as Cal Plaza 1, Cal Plaza 2, and the Omni Hotel in the Bunker Hill Redevelopment Project Area and the Martin Luther King Jr. Shopping Center in the Watts Redevelopment Project Area to repay CDBG loans in the amount of \$50,671,814 consisting of various CDBG loans totaling \$32,039,746, Loan Nos. 64959 and 67809 totaling \$8,100,000 and Loan No. 65464 in the amount of \$10,532,068 to the City of Los Angeles.
2. REQUEST the City Attorney to draft all necessary deeds and documents necessary to accomplish this transfer of rights to the City of Los Angeles.
3. ACCEPT this transfer of property in satisfaction of CDBG loans in the amount of \$50,671,814 owed to the Community Development Department.
4. AUTHORIZE the appropriate City departments to take all necessary action to execute and implement all of the forgoing documents and recommendations

Fiscal Impact Statement: The CRA reports that there is no fiscal impact to the City's General Fund as a result of these actions.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (27)

11-0355

COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) relative to legal services contract extensions and authority for purchase orders.

Recommendations for Council action, and CRA/LA Board action, if necessary:

1. APPROVE amendments to agreements with nineteen (19) selected law firms, as attached, on the CRA outside counsel panel to extend the time of performance of those agreements for an additional one year.
2. AUTHORIZE the CRA and City Attorney's Office to issue individual purchase orders in amounts not to exceed \$500,000 per matter for a total previously approved budget of \$4.3

million for outside legal services, subject to further Board and City Council approval if individual purchase orders exceed \$500,000.

3. AUTHORIZE the CRA and City Attorney's Office to issue purchase orders under the existing legal services contracts to Kane Ballmer & Berkman in the total amount of \$700,000 for advice and potential litigation related to proposed redevelopment legislation and to continue to represent the CRA in pending tax increment pass-through litigation filed by the Los Angeles Unified School District and the Los Angeles Community College District.
4. AUTHORIZE the appropriate City departments to take all necessary action to execute and implement all of the forgoing documents and recommendations

Fiscal Impact Statement: The CRA reports that there is no fiscal impact to the City's General Fund as a result of these actions.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (28)

10-1680
CD 8

COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) relative to the Vermont Avenue Commercial Façade Program.

Recommendations for Council action, and CRA/LA Board action, if necessary:

1. AUTHORIZE the CRA, Chief Executive Officer, to amend Community Development Block Grant (CDBG) Contract No. C-107095 in the amount of \$118,500 with the City of Los Angeles, Community Development Department, to extend its term through September 1, 2011 in order to continue the Vermont Commercial Façade and Signage Program.
2. AUTHORIZE the appropriate City departments to take all necessary action to execute and implement all of the forgoing documents and recommendations

Fiscal Impact Statement: The CRA reports that the recommended action is consistent with the approved FY 2010-11 Budget and Work Program.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (29)

10-2277

STATUTORY EXEMPTION and COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) relative to CRA grant proposals submitted in the 2011 Metropolitan Transportation Authority (MTA) Call for Projects.

Recommendations for Council action, and CRA/LA Board action, if necessary:

1. FIND that the recommended action is statutorily exempt per Section 15262 (Feasibility and Planning Studies), of the CRA California Environmental Quality Act (CEQA) Guidelines. Any individual project relating from the recommended actions will be evaluated in accordance with CEQA, prior to final approval.
2. AUTHORIZE the Chief Executive Officer (CEO), CRA, or designee, to execute necessary grant agreements (Memorandums of Understanding or Letters of Agreement) with the Los Angeles County MTA for the acceptance and conveyance of any awarded funds.
3. AUTHORIZE the CEO, or designee, to execute necessary agreements and/or amendments with the Public Works Department for conveyance of awarded funds through master agreements with the State of California for this Call for Projects and successor Calls for Projects.
4. AUTHORIZE the CEO, or designee, to execute necessary agreements and/or amendments with the Los Angeles Department of Transportation for any local matching funds that may be located by that department from City accounts for this Call for Projects and successor Calls for Projects.
5. AUTHORIZE the CRA to amend the budget for those Project Areas that are awarded MTA Call for Project funds to recognize receipt of the applicable grant funds in the year in which they are received.
6. AUTHORIZE the appropriate City departments to take all necessary action to execute and implement all of the forgoing documents and recommendations

Fiscal Impact Statement: The CRA reports there is no fiscal impact to the City's General Fund as a result of this action.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (30)

11-0293

CATEGORICAL EXEMPTION, COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) relative to the Building Façade Lighting Program.

Recommendations for Council action, and CRA/LA Board action, if necessary:

1. FIND that the recommended action is categorically exempt from provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301 (a) and 15311 (a) of the CRA and State CEQA Guidelines.
2. AUTHORIZE the Chief Executive Officer, CRA, or designee, to negotiate and execute a Memorandum of Understanding between the CRA and the Los Angeles Department of Water and Power (LADWP) for a three-year term through which the LADWP will provide up to \$500,000 total to fund building façade lighting components of qualified projects participating in various CRA commercial façade, incentive and/or rehabilitation programs.
3. AMEND the Fiscal Year 2011 Budget and Work Program to recognize up to \$500,000 in LADWP funds in the Project Areas and Citywide Projects participating in the Building Façade Lighting Program.
4. AUTHORIZE the appropriate City departments to take all necessary action to execute and implement all of the forgoing documents and recommendations

Fiscal Impact Statement: The CRA reports there is no fiscal impact to the City's General Fund as a result of this action.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (31)

11-0351
CD 13

CATEGORICAL EXEMPTION, COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) relative to the Gordon Affordable Housing Project.

Recommendations for Council action, and CRA/LA Board action, if necessary:

1. FIND that the recommended action is categorically exempt per from the California Environmental Quality Act (CEQA), pursuant to Section 15194 (Affordable Housing Exemption) of the CRA and State CEQA Guidelines.
2. AUTHORIZE the Chief Executive Officer, CRA, or designee, to execute no earlier than 30 days after the adoption of the Replacement Housing Plan, a loan agreement with American Communities, LLC, for \$1,500,000 in Low and Moderate Income Housing Funds in Budget Line Item Affordable Housing (Objective HW1990) for the development of an affordable housing development at 1553-59 North Gordon Street and to take necessary action to carry out the loan agreement.

Fiscal Impact Statement: The CRA reports there is no fiscal impact to the City's General Fund as a result of this action.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (32)

11-0350
CD 4

CATEGORICAL EXEMPTION, COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) and RESOLUTION relative to the rehabilitation and development of the Step Up on Vine permanent supportive housing project located at 1057 Vine Street.

Recommendations for Council action, and CRA/LA Board action, if necessary:

1. FIND that the rehabilitation of the building is categorically exempt from provisions of the California Environmental Quality Act (CEQA), pursuant to Sections 15301 (a) and 15194 (Affordable Housing Exemption) of the State CEQA Guidelines.
2. ADOPT the accompanying RESOLUTION, pursuant to Section 33334.2 of the Health and Safety Code, making the finding that the provision of \$2,000,000 in Low and Moderate Income Housing Funds from the Hollywood Redevelopment Project Area (Objective HW1780) to assist the Step Up on Vine affordable housing project, which is located outside the Hollywood Redevelopment Project Area, is of benefit to the Project Area.
3. AUTHORIZE the Chief Executive Officer (CEO), CRA, or designee, to execute a loan agreement with Step Up on Second Street, Inc., for \$2,000,000 for the rehabilitation and development of an affordable housing project at 1057 Vine Street and to take necessary action to carry out the loan agreement.

Fiscal Impact Statement: The CRA reports there is no negative impact on the City's General Fund as a result of this action.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (33)

11-0054-S1
CD 3

COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) relative to a loan agreement amendment with Thomas Safran and Associates related to the Canby Woods project at 7238 Canby Avenue.

Recommendation for Council action, and CRA/LA Board action, if necessary:

AUTHORIZE the Chief Executive Officer, CRA, or designee, to execute a First Amendment to the previously approved Loan Agreement and related documents with Thomas Safran and Associates to modify the affordability unit mix from 69 Very Low; 28 Low income units to 10 Very Low; 87 Low income units for the Canby Woods project located at 7238 Canby Avenue.

Fiscal Impact Statement: The CRA reports there is no fiscal impact to the City's General Fund as a result of this action.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (34)

11-0288
CD 14

CATEGORICAL EXEMPTION, COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) and RESOLUTION relative to the Lucky Jeans Project located at 540 South Santa Fe Avenue.

Recommendations for Council action, and CRA/LA Board action, if necessary:

1. FIND that the proposed construction of the public improvements is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15301 (C) and 15304 (h) of the CRA CEQA Guidelines.
2. ADOPT the accompanying RESOLUTION under the California Health and Safety Code Sections 33421.1 and 33445 finding that the use of CRA Central Industrial Tax Increment funds not to exceed \$250,000 to pay for the construction of public improvements to City owned sidewalks on Santa Fe Avenue between Fourth and Sixth Streets will benefit the Project Area by eliminating blight within the Project Area; the proposed expenditure is the only reasonably available means of financing these improvements for the Central Industrial Project Area; and the construction of public improvements is consistent with the Five-Year Implementation Plan adopted by the CRA Board of Commissioners for the Project Area.
3. AUTHORIZE the use of Central Industrial Tax Increment funds in an amount up to \$250,000 to construct the public improvements on Santa Fe Avenue.

Fiscal Impact Statement: The CRA reports there is no fiscal impact to the City's General Fund as a result of this action.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (35)

11-0340
CD 10

COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) relative to a service repayment loan agreement and various actions related to the construction of the Koreatown Senior and Community Center.

Recommendations for Council action, and CRA/LA Board action, if necessary:

1. AUTHORIZE the CRA Chief Executive Officer, or designee, to negotiate and execute a service repayment loan agreement with the Koreatown Senior & Community Center, Inc. and the Korean American Federation of Los Angeles not to exceed \$1.9 million of tax increment funds in budgeted line item Economic Development (Objective WK2180) for refinancing debt used to pay for predevelopment expenses and hard costs up to and including the foundation and complying with the CRA Prevailing Wage Policy related to the construction of the Koreatown Senior and Community Center.
2. CERTIFY that Koreatown Senior & Community Center, Inc. and the Korean American Federation of Los Angeles are in compliance with the terms of the existing City of Los Angeles ground lease for the site of the Koreatown Senior and Community Center.
3. APPROVE the recordation of the leasehold deed of trust related to the CRA service repayment loan agreement.

Fiscal Impact Statement: The CRA reports that there is no negative impact to the City's General Fund as a result of this action.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (36)

11-0289
CD 15

CATEGORICAL EXEMPTION, COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) relative to the Harbor Region Commercial Incentive Program.

Recommendations for Council action, and CRA/LA Board action, if necessary:

1. FIND the recommended action is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Sections 15301 (a) and 15311 (a) of the CRA and State CEQA Guidelines.
2. AMEND the Pacific Corridor Business Incentive, Commercial Facade and Signage Improvement Program to create the Harbor Region Commercial Incentives Program with a geographic area that covers the Pacific Corridor and Beacon Street Redevelopment Project Areas, with a maximum grant and loan amount of \$250,000 per applicant.

3. AUTHORIZE the CRA, Chief Executive Officer, or designee, to execute conditional loan and grant agreements consistent with the proposed Incentives Program for up to \$125,000 of Pacific Corridors (\$75,000, PA2000) and Beacon Street (\$50,000, BS2090) tax increment funds in budgeted line item Economic Development Opportunities with funding for future years subject to available funding in the Pacific Corridor and Beacon Street Redevelopment Project Areas.

Fiscal Impact Statement: The CRA reports that there is no fiscal impact to the City's General Fund as a result of this action.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (37)

10-0303

COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) relative to the renewal of CRA insurance coverage.

Recommendation for Council action, and CRA/LA Board action, if necessary:

AUTHORIZE the CRA, Chief Executive Officer, or designee, to:

- a. Exercise the first of two annual broker of record insurance renewal options.
- b. Renew various insurance coverage and related insurance costs through AON Risk Services, Inc. of Southern California/Cumbre Insurance Services, Inc. a Joint Venture Partnership for an amount not to exceed \$1,281,657 for the period April 1, 2011 through March 31, 2012.
- c. Extend termination date of Broker of Record contract by seven days from March 24, 2011 to March 31, 2011.

Fiscal Impact Statement: The CRA reports that there is no fiscal impact to the City's General Fund as a result of this action.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (38)

10-0540

CDS 1, 9, 10, 13 & 14

STATUTORY AND CATEGORICAL EXEMPTIONS, COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) and RESOLUTIONS relative to execution of grant agreements and related actions for various park development projects and planning grants awarded through the 2006 Proposition 84 Parks Bond Act.

Recommendations for Council action, and CRA/LA Board action, if necessary:

1. FIND that the Urban Greening for Sustainable Communities Program and the Sustainable Communities Planning Grant Program are statutorily exempt from provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15262 of the CRA and State CEQA Guidelines. In addition, environmental impacts associated with five of the parks projects (Ord and Yale Street; Nevin Avenue Elementary School Park; Midway Zocalo Park; Wilshire Center/Koreatown Central Park; and La Mirada Park) were previously evaluated and found to be categorically exempt from provisions of CEQA. Preliminary review of two of the park projects (Slauson-Wall and Vermont Median) indicated that additional environmental analysis will be needed to fully comply with the requirements of CEQA. CRA staff is currently working on those analyses, which will be brought back to the CRA Board of Commissioners at a later date for certification, prior to final project approval. Therefore, approval of the recommended actions only authorizes the funding mechanism for the parks and will not commit the CRA to actual construction unless and until CEQA is fully complied with for the park projects.
2. ADOPT the accompanying RESOLUTIONS under California Health and Safety Code Section 33445 making certain necessary findings regarding the use of CRA awarded Proposition 84 Statewide Park Development and Community Revitalization Program grant funds in the amount of \$29,118,231 to pay for the proposed construction of public improvements for the seven park projects listed in the CRA report dated February 3, 2011.
3. AUTHORIZE the CRA, Chief Executive Officer, or designee, to:
 - a. Execute seven grant agreements with the California Department of Parks and Recreation in an amount not to exceed \$29,118,231 for proposed park project grants awarded through the Proposition 84 - Statewide Park Development and Community Revitalization Program of 2008.
 - b. Execute a grant agreement with the California Strategic Growth Council in an amount not to exceed \$250,000 for the Downtown Los Angeles Open Space Master Plan planning grant awarded through the Proposition 84 - Urban Greening for Sustainable Communities Program.
 - c. Execute a grant agreement with the California Strategic Growth Council in an amount not to exceed \$271,000 for the South Los Angeles Green Alley Master Plan planning grant awarded through the Proposition 84 - Sustainable Communities Planning Grant and Incentives Program.

- d. Negotiate and execute contracts and subcontracts with the Trust for Public Land in an amount not to exceed \$271,000 to administer the Sustainable Communities Planning Grant and Incentives Program grant and carry out the South Los Angeles Green Alley Master Plan study.
4. RATIFY changes to the names of the Lafayette Park Expansion Project and the 3670 Wilshire Boulevard Project to Midway Zocalo Park and Wilshire Center/Koreatown Central Park, respectively, consistent with final grant applications and awards.
5. AUTHORIZE the CRA to amend the budget, receive and deposit grant funds in the year in which received into the appropriate project budget line items.
6. AUTHORIZE the appropriate City departments to take all necessary action to execute and implement all of the forgoing documents and recommendations

Fiscal Impact Statement: The CRA reports that the proposed actions are to authorize acceptance of outside funds to the CRA, not for the expenditure of CRA funds. However, the Department of Recreation and Parks along with the CRA have been instructed, if awarded grant funds, to report back to City Council regarding any impact to the General Fund that may result from the future maintenance and operation of the park development projects. That report, which will be prepared by the Department of Recreation and Parks, should be submitted to City Council along with these actions for consideration.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (39)

11-0294

COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) relative to Supplemental Educational Revenue Augmentation Fund (SERAF) extension of tax increment receipt dates and effectiveness dates.

Recommendation for Council action, and CRA/LA Board action, if necessary:

REQUEST the City Attorney to prepare an ordinance to:

- a. Extend the dates of effectiveness and receipt of tax increment funds for the sixteen (16) eligible redevelopment plans for project areas listed in Attachment A of the CRA report dated February 17, 2011.
- b. Extend the dates of effectiveness for the eighteen (18) eligible redevelopment plans for project areas listed in Attachment A in the CRA report dated February 17, 2011.

Fiscal Impact Statement: The CRA reports that there is no fiscal impact to the City's General Fund as a result of this action.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (40)

11-0358
CD 14

COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) relative to a grant agreement to provide funds for the predevelopment and acquisition costs associated with the purchase of property for an affordable housing project located at 2917-37 East First Street.

Recommendations for Council action, and CRA/LA Board action, if necessary:

1. AUTHORIZE the CRA Chief Executive Officer, or designee, to negotiate and execute a Grant Agreement with the East LA Community Corporation for an amount not to exceed \$2,100,000 of Adelante Eastside Low and Moderate Income Housing Funds in Budget Line Item Affordable Housing (Objective AE1990) to pay for acquisition and predevelopment costs associated with the future development of an affordable multifamily housing project to be located at 2917-37 East First Street.
2. WAIVE the Conditional Grant Policy provisions requiring repayment, a promissory note and twenty-five percent matching requirement.

Fiscal Impact Statement: The CRA reports the proposed action is consistent with the amended FY 2011 Adelante Eastside Budget and Work Program. Following approval of this program, \$5,899,700 of \$7,999,700 will remain for the Affordable Housing budget category. There is no impact on the City General Fund as a result of the recommended action.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (41)

11-0359
CDs 1 & 14

COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) relative to a lease amendment with Self-Help Graphics and Art, Inc.

Recommendation for Council action, and CRA/LA Board action, if necessary:

AUTHORIZE the CRA, Chief Executive Officer, or designee, to:

- a. Amend the lease with Self-Help Graphics and Art, Inc., in an amount not to exceed \$482,116 for tenant improvements, including hazardous material investigation and abatement for the CRA owned property located at 1300-08 East First Street in the Adelante Eastside Project Area.

b. Amend the lease to approve the two 4-year options to extend the lease.

Fiscal Impact Statement: The CRA reports there is no impact on the City General Fund as a result of the recommended action.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (42)

11-0357
CD 9

COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) relative to a loan agreement for the development of the Figueroa Apartments Senior Housing.

Recommendation for Council action, and CRA/LA Board action, if necessary:

AUTHORIZE the CRA, Chief Executive Officer, or designee, to negotiate and execute a loan agreement with Figueroa Senior Housing, LP to provide \$700,000 in permanent financing for a 35-unit affordable senior housing project located at 7621 South Figueroa Street.

Fiscal Impact Statement: The CRA reports approval of the recommendation will commit \$700,000 in FY2013 Council District Nine Low and Moderate Income Housing Funds. Sufficient funds are available to make any legally required State ERAF payments. There is no impact on the City's General Fund as a result of this action.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (43)

11-0356
CD 9

STATUTORY EXEMPTION, COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) and RESOLUTION relative to the Florence Mills Affordable Housing Project.

Recommendations for Council action, and CRA/LA Board action, if necessary:

1. FIND that the proposed acquisition is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15004(b)(2)(A). The proposed acquisition and predevelopment loan constitutes a feasibility study, which is statutorily exempt from CEQA pursuant to paragraph 15262 of the State CEQA Guidelines. If

approval of a development project is contemplated, the appropriate CEQA document for that proposal will be prepared and brought to the CRA at the time the approval is requested.

2. ADOPT the accompanying FINDING OF BENEFIT JOINT RESOLUTION, which finds that the use of \$585,000 in Bunker Hill Low and Moderate Income Housing funds and \$600,000 in Bunker Hill Tax Increment funds for the development of the Florence Mills Affordable Housing Project is of benefit to the Bunker Hill Redevelopment Project Area.
3. AUTHORIZE the CRA, Chief Executive Officer, or designee, to negotiate and execute a loan agreement with Hollywood Community Housing for \$3.1 million for acquisition and predevelopment activities associated with a 70-unit affordable housing and retail project located at 3501-15 South Central Avenue, 1046 East 35th Street and 1041 East Martin Luther King, Jr. Boulevard, and take all necessary action to carry out the loan agreement.
4. AMEND the FY2011 Council District Nine Project Area budget and work program to receive \$585,000 of Bunker Hill Low and Moderate Income Housing Funds and \$600,000 of Bunker Hill Tax Increment Funds in budget line item "Affordable Housing" and transfer the funds to the Council District Nine Project (C91660) in budget line item "Affordable Housing" for the Florence Mills Housing Project.

Fiscal Impact Statement: The CRA reports sufficient funds are available to make any legally required State ERAF payments. There is no impact on the City's General Fund as a result of this action.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (44)

11-0364
CD 13

COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) relative to loan agreement for the proposed 40-unit Argyle Apartments affordable housing development within the Hollywood Redevelopment Project Area.

Recommendation for Council action, and CRA/LA Board action, if necessary:

AUTHORIZE the CRA, Chief Executive Officer, or designee, to negotiate, execute and take any necessary action to carry out a loan agreement (including ancillary loan documents) with AMCAL Multi-Housing, Inc., for an amount not to exceed \$3,435,000 of Hollywood Low and Moderate Income housing Funds in budget line item affordable housing, in connection with a 40-unit affordable housing development called Argyle Apartments to be located at 1560-1600 North Western Avenue and 5446 West Carlton Way within the Hollywood Redevelopment Project Area.

Fiscal Impact Statement: The CRA reports that sufficient funds exist to make any legally-required State ERAF payments in FY 11. There is no impact on the City General Fund as a result of this action.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (45)

11-0360
CD 7

COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) and RESOLUTION relative to a loan agreement for the development of the Tobias Terrace Apartments.

Recommendations for Council action, and CRA/LA Board action, if necessary:

1. AMEND the Pacoima/Panorama City FY11 budget to transfer \$2 million of tax increment from budget line item Economic Development (PC6990) to budget line item Affordable Housing (PC1350) and transfer \$500,000 of tax increment from budget line item Public Improvements (PC3000) to budget line item Affordable Housing (PC1350) for development of Tobias Terrace Apartments.
2. ADOPT the accompanying FINDING OF BENEFIT RESOLUTION that finds the expenditure of Tax Increment Funds outside of the Pacoima/Panorama City Project Area for the proposed Tobias Terrace Apartment Project is of benefit to the project area.
3. AUTHORIZE the CRA Chief Executive Officer, or designee, to execute a construction and permanent loan agreement in an amount not to exceed \$2 million and related loan documents with Tobias Terrace Apartments, L.P., a California limited partnership, for development of a 56-unit affordable family project located in the Panorama City area.

Fiscal Impact Statement: The CRA reports that there is no impact on the City's General Fund as result of this action.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (46)

11-0365
CD 13

COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) relative to a service repayment loan agreement in connection with the Ecovillage affordable housing project.

Recommendation for Council action, and CRA/LA Board action, if necessary:

AUTHORIZE the CRA, Chief Executive Officer, or designee, to negotiate and execute a service repayment loan agreement (and all ancillary loan documents) with Urban Soil/Tierra Urbana for \$248,000 in connection with the Ecovillage affordable housing project.

Fiscal Impact Statement: The CRA reports that sufficient funds exist to make any legally-required State ERAF payments in FY 11. There is no impact on the City General Fund as a result of this action.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (47)

11-0361
CD 7

EXEMPTION, COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) and RESOLUTION relative to a loan agreement for the development of the Osborne Apartments.

Recommendations for Council action, and CRA/LA Board action, if necessary:

1. FIND the proposed Osborne Apartments project is exempt from provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15194 of the State CEQA guidelines.
2. AMEND the Pacoima/Panorama City FY11 budget to transfer \$564,700 of tax increment from budget line item Economic Development (PC6990) to budget line item Affordable Housing (PC1300) for development of Osborne Apartments.
3. ADOPT the accompanying FINDING OF BENEFIT RESOLUTION that finds the expenditure of Low and Moderate Income Housing Funds and Tax Increment Funds outside of the Pacoima/Panorama City Project Area for the proposed Osborne Apartments project is of benefit to the project area.
4. AUTHORIZE the CRA, Chief Executive Officer, or designee, to execute a construction and permanent loan agreement in an amount not to exceed \$4 million and related loan documents with Osborne Street Housing Partners, L.P., a California limited partnership, for development of a 60-unit affordable senior and family rental project in the Lakeview Terrace community.

Fiscal Impact Statement: The CRA reports that there is no impact on the City's General Fund as a result of this action.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (48)

11-0369
CD 8

CATEGORICAL EXEMPTION and COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) relative to providing construction services for specified City-owned street medians in the Western/Slauson Recovery Redevelopment Project Area.

Recommendations for Council action, and CRA/LA Board action, if necessary:

1. FIND that the Western/Gage Gateway Project is categorically exempt from the California Environmental Quality Act, pursuant to Sections 15301 (C) and 15304 (b) of the CRA CEQA Guidelines.
2. AUTHORIZE the CRA Chief Executive Officer, or designee, to execute a contract with Los Angeles Neighborhood Initiative to provide construction services for specified City-owned street medians in the Western/Slauson Recovery Redevelopment Project Area in an amount not to exceed \$800,000.

Fiscal Impact Statement: The CRA reports that sufficient funds exist to make any legally-required State ERAF payments. There is no impact on the City General Fund as a result of these actions.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (49)

11-0366
CD 1

CATEGORICAL EXEMPTION, COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) and RESOLUTION relative to a loan agreement for improvements to the Francis Avenue Community Garden.

Recommendations for Council action, and CRA/LA Board action, if necessary:

1. FIND the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CRA CEQA guidelines.
2. ADOPT the accompanying JOINT RESOLUTION, Attachment C of the CRA report, which makes findings as required by law, to authorize the CRA to pay for the development of a publicly-owned pocket park at 2909 Francis Avenue, which will be of benefit to the Wilshire Center/Koreatown Recovery Redevelopment Project Area.
3. AUTHORIZE the CRA, Chief Executive Officer, or designee, to:

- a. Negotiate, execute, and take any action necessary to carry out a service repayment loan agreement with Los Angeles Neighborhood Land Trust in an amount not to exceed \$425,000 of Wilshire Center/Koreatown Tax Increment in the economic development budget line item to pay for improvement to the existing, City-owned Francis Avenue Community Garden.
- b. Take any such actions and execute any such documents as may be reasonably necessary to implement the recommendations above, subject to the review and approval of the City Attorney as to form.

Fiscal Impact Statement: The CRA reports that this action is consistent with the amended FY2011 Budget and Work Program for the Wilshire Center/Koreatown Recovery Redevelopment Project Area. Sufficient funds exist to make any legally required State ERAF payments in FY11. There is no impact on the City's General Fund as a result of this action.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (50)

11-0362
CD 1

COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) relative to loan agreement for development of the Caroline Severance Manor.

Recommendation for Council action, and CRA/LA Board action, if necessary:

AUTHORIZE the Chief Executive Officer, CRA, or designee, to execute a loan agreement and related loan documents with Mercy Housing California XLIII, L.P. to provide a loan totaling not more than \$800,000 in Wilshire Center/Koreatown Recovery Redevelopment Project Area Low and Moderate Income Housing Fund in budget line item Affordable Housing (Objective Code WK1760), and to take such other actions as are necessary to carry out the Loan Agreement for the proposed Caroline Severance Manor affordable family housing development (the "Project") on properties located at 2914-2924 West 8th Street and 2927-2941 Francis Avenue in the Wilshire Center/Koreatown Recovery Redevelopment Project.

Fiscal Impact Statement: The CRA reports that there is no fiscal impact to the City's General Fund as a result of this action.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (51)

11-0363
CD 10

COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) relative to loan agreement for development of the Jefferson Boulevard and 5th Avenue Apartments.

Recommendations for Council action, and CRA/LA Board action, if necessary:

1. AUTHORIZE the Chief Executive Officer (CEO), CRA, or designee, to execute a loan agreement and related loan documents totaling not more than \$1,500,000 from the Mid-City Recovery Redevelopment Project Area Low and Moderate Income Housing Funds ("CRA/LA Loan") and to take such other actions as are necessary to carry out said Loan Agreement.
2. AUTHORIZE the CEO, or designee, to issue a commitment letter to Borrower in an amount not to exceed \$1,500,000 for State Department of Housing and Community Development ("HCD") Proposition 1C Infill and Infrastructure Grant funds to be reflected in budget line items Affordable Housing (Objective Code MD1550) and Public Improvements (MD3300) and take such other actions as are necessary to carry out said commitment letter.

Fiscal Impact Statement: The CRA reports that there is no fiscal impact to the City's General Fund as a result of these actions.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (52)

11-0368
CD 15

COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) and RESOLUTION relative to an Acquisition and Predevelopment Loan for the development of Pacific Avenue Arts Colony, 49 units of affordable family housing.

Recommendations for Council action, and CRA/LA Board action, if necessary:

1. ADOPT a Finding of Benefit JOINT RESOLUTION, which finds that the use of \$500,000 in Beacon Street Housing Trust Funds for the development of the Pacific Avenue Arts Colony is of benefit to the Beacon Street Redevelopment Project Area.
2. AUTHORIZE the Chief Executive Officer (CEO), CRA, or designee, to negotiate and enter into a \$2.5 million Acquisition and Predevelopment Loan Agreement with Meta Housing Corporation for the development of the Pacific Avenue Arts Colony, and to take such other actions as may be necessary to carry out the transaction.
3. AUTHORIZE the CEO, or designee to amend the FY2011 Pacific Corridors Project Area budget and work program to receive \$500,000 of Beacon Street Housing Trust Funds (BS1800) in budget line item "Affordable Housing" respectively and transfer said funds to the Pacific Corridor

Project (PA2200) in budget line item "Affordable Housing" for the development of the Pacific Avenue Arts Colony Project.

Fiscal Impact Statement: The CRA reports that there is no fiscal impact to the City's General Fund as a result of these actions.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (53)

11-0370
CD 3

COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) relative to a loan agreement with Kittridge Housing, L.P. (Abode Communities) for development of the Kittridge Family Housing Project at 18425 Kittridge Street.

Recommendations for Council action, and CRA/LA Board action, if necessary:

1. AUTHORIZE the Chief Executive Officer (CEO), CRA, or designee, to execute a loan agreement and related loan documents in an amount not to exceed \$4,000,000 with Kittridge Housing, L.P., a California limited partnership, to finance predevelopment and construction of a 77 unit affordable family project in the Earthquake Disaster Assistance Project Area, Reseda area.
2. AUTHORIZE the CEO, CRA, or designee to amend the FY2011 budget to transfer \$4,000,000 of taxable bond proceeds from budget line item Economic Development (RP6990) to budget line item Affordable Housing (RP1300) to finance predevelopment and construction for a 77 unit affordable family project located in the Reseda area.

Fiscal Impact Statement: The CRA reports that there is no fiscal impact to the City's General Fund as a result of these actions.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (54)

11-0371
CD 13

COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) relative to a Service Repayment Loan Agreement with Gateways Hospital and Mental Health Center to develop a transitional housing project at 440 North Hoover Street.

Recommendation for Council action, and CRA/LA Board action, if necessary:

AUTHORIZE the Chief Executive Officer (CEO) of the CRA or designee to execute a Service Repayment Loan Agreement with Gateways Hospital and Mental Health Center to provide \$547,000 for costs associated with development of a transitional housing project at 440 North Hoover Street.

Fiscal Impact Statement: The CRA reports that there is no fiscal impact to the City's General Fund as a result of this action.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (55)

11-0367
CD 10

COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) relative to various actions for the Midtown Crossing Retail Project.

Recommendations for Council action, and CRA/LA Board action, if necessary:

1. AUTHORIZE the CRA, Chief Executive Officer, or designee, to:
 - a. Apply for a U.S. Department of Commerce Economic Development Administration (EDA) grant for the Midtown Crossing Retail Project in the amount up to \$2 million instead of the previously approved \$1 million grant amount.
 - b. Execute all necessary agreements to accept and carry out all actions associated with the grant upon award by the EDA.
 - c. Amend the Midtown Crossing Owner Participation Agreement with CIM/Pico, LP, where necessary, in order to revise provisions relating to the EDA grant, including without limitation provisions relating to the cost of the phase two off-site public improvements and the scope of work for such improvements.
2. AMEND the FY11 Budget and Work Program to recognize up to \$2 million in EDA grant funds and deposit the funds in budget line item Response to Development Opportunities (Objective MD2020).

Fiscal Impact Statement: The CRA reports that the recommended actions are consistent with the FY11

Work Program and Budget. Sufficient funds are available to make any legally required State ERAF payments. There is no impact on the City's General Fund.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (56)

10-1094

CD 15

CONTINUED CONSIDERATION OF COMMUNICATION FROM CHAIR, HOUSING, COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE and RESOLUTION relative to acquisition of City property located at the southeast corner of L Street and Lecouvreur Avenue for development of affordable housing.

Recommendations for Council action, and CRA/LA Board action, if necessary:

1. AUTHORIZE the Community Redevelopment Agency (CRA) Chief Executive Officer, or designee, to purchase a vacant City-owned property at the southeast corner of L Street and Lecouvreur Avenue (Property) in Wilmington for an adjusted fair market value of \$937,500, which represents an appraised value of \$1,060,000 minus CRA costs incurred for environmental remediation (\$83,000), technical oversight (\$28,000), and land survey expenses (\$11,500).
2. ADOPT the accompanying JOINT RESOLUTION [Attachment A in the Chief Legislative Analyst (CLA) report dated July 20, 2010] pursuant to Section 33334.2 of the Health and Safety Code finding that: 1) the expenditure of \$960,000, for the purchase of the Property (\$937,500) plus closing and future CRA maintenance costs (\$22,500), is of benefit to the Los Angeles Harbor Industrial Center Redevelopment Project Area (Project Area) and 2) the expenditure of such funds to create new sites for residential development in the Wilmington community will:
 - a. Increase the supply and improve the quality of housing especially for lower income households who may be employed or seek employment in the Project Area.
 - b. Develop new housing on underutilized land through removal of soil contamination of past oil drilling operations to improve the general health, safety and welfare of the community.
 - c. Increase homeownership opportunities, especially for first-time homebuyers of lower household income levels who may be employed or seek employment in the Project Area.
3. AUTHORIZE the CRA to execute a purchase and sale agreement and take other actions as necessary to carry out the transaction.

Fiscal Impact Statement: The CLA reports that there is no fiscal impact to the City's General Fund as a result of this action as the source of funds are Los Angeles Harbor Low and Moderate Income Housing Funds identified in the Fiscal Year 2010 Budget and Work Program for the Los Angeles Harbor Industrial Center Redevelopment Project Area.

Community Impact Statement: None submitted.

(On September 7, 2010, Council referred the matter back to the Housing, Community and Economic Development Committee)

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ITEM NO. (57)

11-0086

COMMUNICATIONS FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) relative to a cooperative agreement with the City of Los Angeles for payment of approximately \$930,000,000 for costs associated with certain CRA funded capital improvement, public improvement and affordable housing projects located within the currently designated 31 redevelopment project areas.

Recommendations for Council action, and CRA/LA Board action, if necessary:

1. AUTHORIZE the CRA Chief Executive Officer (CEO), or designee, to negotiate, execute, and take any action to carry out a cooperation agreement (Agreement) in an amount up to \$930,000,000 with the City of Los Angeles (the City) for the implementation of capital and public improvements, affordable housing projects, and other redevelopment projects, all of which are listed in the consolidated list (Attachment A of the CRA report dated March 3, 2011), (including program delivery costs) in the currently designated CRA redevelopment project areas, subject to the review and approval as to form by the City Attorney.
2. AUTHORIZE the Chair of the CRA Board of Commissioners to negotiate, on behalf of the CRA, provisions within the Agreement or other document(s) regarding the designation of a successor entity to implement the City's obligations under the Agreement on behalf of the City upon the conclusion of the CRA's statutory authority, which successor entity may be either a non-profit organization or development corporation approved by or established by the City Council and the CRA Board of Commissioners.
3. ACKNOWLEDGE and AFFIRM the previous adoption by the CRA Board of certain findings required by California Health and Safety Code Sections 33421.1 and 33445.
4. AUTHORIZE the appropriate City departments to take all necessary action to execute and implement all of the forgoing documents and recommendations

Fiscal Impact Statement: The CRA reports that there is no fiscal impact to the City's General Fund as a result of this action.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

EXHAUSTION OF ADMINISTRATIVE REMEDIES - If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

CODE OF CIVIL PROCEDURE SECTION 1094.5 - If a Council action is subject to judicial challenge pursuant to Code of Civil Procedure Section 1094.5, be advised that the time to file a lawsuit challenging a final action by the City Council is limited by Code of Civil Procedure Section 1094.6 which provides that the lawsuit must be filed no later than the 90th day following the date on which the Council's action becomes final.

Materials related to an item on this Agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 200 North Spring Street, City Hall, Room 395, during normal business hours.