

REPORT TO GOVERNING BOARD

ON

ANNUAL PROGRESS THROUGH 2011 AND ONGOING CRA/LA EFFORTS
TOWARDS IMPLEMENTING THE WIGGINS SETTLEMENT AGREEMENT

CITY CENTER REDEVELOPMENT PROJECT AREA
DOWNTOWN REGION (CD #9 and #14)

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
(ADOPTED BY THE CRA/LA GOVERNING BOARD ON MARCH 1, 2012)

ROPS #1541
ROPS #1570

MAY 17, 2012

PURPOSE

To inform the Governing Board (Board) of the requirements of the Settlement Agreement to Wiggins, et al v. Community Redevelopment Agency of the City of Los Angeles, and the City of Los Angeles, et al regarding the actions to amend the Central Business District Redevelopment Plan and adopt the City Center Redevelopment Plan in 2002, and to present the Annual Report on the progress through 2011 and ongoing CRA/LA efforts towards implementing those requirements.

The Wiggins Settlement Agreement includes provisions for (i) preservation or replacement of residential hotel units in the City Center and Central Industrial Redevelopment Project Areas through Development Guidelines adopted by the former Redevelopment Agency's Board of Commissioners, (ii) replacement of other dwelling units housing lower income households in the City Center Project Area, (iii) no net loss from the baseline level of residential hotel units and other dwelling units housing lower income households located in the City Center Project Area, (iv) supplemental relocation assistance for persons displaced from residential hotel units in the City Center and Central Industrial Project Areas and for persons displaced from the City Center Project Area by a CRA/LA-assisted project, (v) implementation of a first source/local hiring program covering construction and permanent jobs for CRA/LA-assisted projects in the City Center Project Area, and (vi) establishment and administration of a Trust Fund to help finance facilities providing job training or employment support services to local low-income residents within the City Center Project Area.

BACKGROUND

The Central Business District (CBD) Redevelopment Plan was adopted by the former Redevelopment Agency Board and City Council in 1975, but legal challenges to the validity of the Plan delayed implementation for two years and, when resolved by a Stipulated Judgment entered into in 1977, imposed a \$750 million cap on tax increment for the CBD Project Area. Although the CBD Project did not expire until 2010, the tax increment cap had been reached in 2000; this severely limited the former Redevelopment Agency's ability to address remaining blight in the CBD. In 2002, the CBD Plan was amended to allow portions of the CBD Project Area that still had evidence of blight to become part of two new redevelopment project areas: City Center (adopted in May 2002) and Central Industrial (adopted in November 2002). The City Center Project Area includes nearly 3,500 covenanted affordable housing units that had been constructed or rehabilitated with former Redevelopment Agency assistance under the CBD Work Program.

Separate lawsuits challenging the CBD Plan Amendment and City Center Plan were filed by the County of Los Angeles and by a group comprised of Jerome Wiggins, Joy Pearson, the Los Angeles Coalition to End Hunger and Homelessness, and the Figueroa Corridor Coalition for Economic Justice (the non-County plaintiffs are collectively referred to as the "Plaintiffs" with further references indicating the Plaintiffs Advisory Committee). The Plaintiffs alleged that although the Project Areas were blighted and in need of redevelopment, the City Center Plan and the CBD Plan Amendment did not adequately address the preservation and production of affordable housing and the creation of job opportunities for low- and very low-income households. On June 15, 2006, the former Redevelopment Agency Board of Commissioners approved a Settlement Agreement with the Plaintiffs, which includes certain provisions for local hiring, replacement housing and relocation programs that exceed existing state and federal law

requirements. The Settlement Agreement requires an Annual Report regarding progress on implementing the requirements of the Settlement Agreement. The City of Los Angeles was also a party to the litigation and is a party to the Settlement Agreement.

Also on June 15, 2006, the former Redevelopment Agency Board of Commissioners adopted Development Guidelines and Controls for Residential Hotels in the City Center and Central Industrial Redevelopment Project Areas ("Development Guidelines" or "Guidelines"). The intent of the Guidelines is to restrict the use and redevelopment of Downtown residential hotels in order to preserve "housing of last resort" for extremely low-income persons, provide one-for-one replacement of residential hotel units when demolition or conversion to market-rate housing of those units is proposed, and prevent or mitigate the hardship that results from the displacement of lower-income households when residential hotels are demolished or converted to market-rate housing or non-housing uses.

In 2008, the County's reverse validation actions were resolved as a result of the settlement between the CRA/LA and the County of Los Angeles. Under the terms of the consolidated settlement agreement approved by the former Redevelopment Agency Board on April 3, 2008, the former Redevelopment Agency (and now CRA/LA) would receive tax increment for only the roughly 20% of the City Center Redevelopment Project Area that was not previously part of the original CBD Redevelopment Project Area. Despite this limitation on tax increment revenue, the City Center Project Area had affordable housing obligations that were above and beyond the requirements of other redevelopment projects. In order to satisfy these obligations, it was intended that the former Redevelopment Agency's funds were to be leveraged to ensure the production of new affordable housing units kept pace with the development of market-rate housing. In addition, redevelopment funds were intended to be leveraged to preserve and update the nearly 3,500 existing affordable housing units before their covenants expired. Furthermore, redevelopment funds were intended to be leveraged to protect and preserve the existing stock of residential hotel units per the Development Guidelines, as well as to ensure that the aggregate number of residential hotel units and other dwelling units housing lower income households do not fall below the 2006 Baseline Level per the Wiggins Settlement Agreement.

I. 2011 ANNUAL PROGRESS REPORT

The Wiggins Settlement Agreement requires CRA/LA staff to provide the CRA/LA Board (as successor to the former Redevelopment Agency) and the Plaintiffs with an annual report regarding progress on implementing the Agreement. The progress made during the 2011 calendar year is provided below, organized per the instructions under Section 6 of the Settlement Agreement.

1. Completed Housing Units

Requirement: A list itemizing all units developed or rehabilitated during the preceding year within the Project Area with former Redevelopment Agency financial assistance or subject to a former Redevelopment Agency or CRA/LA agreement ("CRA/LA assistance").

2011 Progress: The new or rehabilitated affordable housing units identified below were completed within the City Center Project Area with CRA/LA assistance in 2011:

- **Bristol Hotel (423 W. 8th St.):** Vacant since early 2004, this property began accepting tenants again in January 2011 following a \$4,000,000 rehabilitation project that was self-funded by Izek Shomof, owner of several Downtown market-rate apartment buildings and the Hayward Manor residential hotel, who acquired the Bristol in February 2009. In May 2008, the former Redevelopment Agency Board authorized an agreement to settle litigation with the previous owner, which confirmed that demolition or conversion would be subject to the Development Guidelines' replacement obligations and residential use of 103 units would be subject to pre-existing redevelopment housing covenants until they expire in 2015. Former Redevelopment Agency staff met with the property management team in December 2010 to discuss the various procedures and obligations associated with the covenants.

2. Proposed Housing Units

Requirement: A list itemizing all developed or rehabilitated units that CRA/LA staff anticipates will be completed during the following year within the Project Area with CRA/LA assistance.

2011 Progress: CRA/LA staff anticipates that the new or rehabilitated affordable housing units identified below will be completed within the City Center Project Area with CRA/LA assistance in 2012.

- **YWCA Job Corps Urban Campus (1016-32 S. Olive St.):** New construction project developed by the Young Women's Christian Association of Greater Los Angeles, located on four contiguous lots. Upon completion, the YWCA Job Corps Urban Campus will provide 200 two-bedroom units of permanent housing for up to 400 homeless, emancipated or at-risk youth participating in or graduating from the Job Corps program. 55-year covenants have been recorded on the property, restricting 140 units to Extremely Low Income and 60 units to Very Low Income households based on State Department of Housing and Community Development (HCD) affordability standards. Construction commenced in January 2010 and is currently on track for completion in summer 2012. This site was not previously listed on the Baseline Level. CRA/LA staff and the Plaintiffs have not yet reached mutual agreement over how to count these units.
- **New Genesis Apartments (527-31 S. San Julian St.):** New construction project developed by Skid Row Housing Trust, located on two contiguous parcels including one parcel that previously contained the outmoded 30-unit Genesis Hotel. Upon completion, the New Genesis will consist of 106 units overall, with 98 affordable efficiency units, 6 affordable one-bedroom units and 2 manager units. 55-year covenants will restrict the affordability levels under California Tax Credit Allocation Committee (TCAC) affordability standards on 63 units (62 efficiency and 1 one-bedroom) at 30% AMI, 16 units (all efficiency) at 35% AMI, 2 units (all efficiency) at 50% AMI, and 23 units (18 efficiency and 5 one-bedroom) at 60% AMI. Moreover, 79 units (78 efficiency and 1 one-bedroom) will be

subsidized through a 10-year contract with the Section 8 Project-Based Voucher program, so the actual rent paid by tenants will be much lower than the maximum rents allowed under the covenants. Former Redevelopment Agency participation included the forgiveness of the prior Genesis Hotel loan balance in the approximate amount of \$819,335 in addition to a new Permanent Loan in the amount of \$2,100,000, authorized by the former Redevelopment Agency Board on November 6, 2008. Construction on this project commenced in July 2010 with the demolition of the Genesis Hotel; the certificate of occupancy is expected to be issued in June 2012.

3. Units Subject to Demolition/Conversion

Requirement: A list itemizing all units within the Project Area subject to Demolition or Conversion pursuant to a former Redevelopment Agency or CRA/LA Agreement.

2011 Progress: As of December 2011, no units within the Project Area were subject to Demolition or Conversion pursuant to a former Redevelopment Agency or CRA/LA Agreement.

4. Demolished or Converted Units

Requirement: A list itemizing all units Demolished or Converted, including the information described for Completed Housing Units and Units Subject to Demolition/Conversion above.

2011 Progress: No units were Demolished or Converted within the City Center Project Area pursuant to a former Redevelopment Agency or CRA/LA Agreement in 2011.

5. Relocated Tenants

Requirement: A list of all tenants who have been relocated with the information described for Units Subject to Demolition/Conversion above, subject to privacy limitations of law and authorization of the affected household to allow such information to be provided. (Note: This does not apply to tenants who are temporarily relocated for up to 12 months during an in-place rehabilitation project.)

2011 Progress: No tenants were relocated from units subject to Demolition or Conversion pursuant to a former Redevelopment Agency or CRA/LA Agreement in 2011.

6. First Source/Local Hiring and Employment Training

Requirement: A list of all projects that are subject to the First Source/Local Hiring Program, the number of jobs subject to the requirements of the Local Hiring Responsibilities of Construction Employers or Permanent Employers, and the percentage of such jobs filled by Local Low-Income Residents (as defined by the Agreement) by income category.

Side Agreement: Although Section 6.A.6. of the Settlement Agreement specifically asks for data measured by the number of jobs, CRA/LA staff suggested using data measured by work hours in order to be consistent with Section 5.A.2. of the Settlement Agreement. The Plaintiffs agreed and asked that the data include a breakdown by construction trade craft in accordance with Section 5.A.2.a. of the Settlement Agreement.

2011 Progress: To date since August 2006, the former Redevelopment Agency Board has approved seven development projects that are subject to the First Source/Local Hiring requirements. The table below indicates the current status of these seven projects.

DEVELOPMENT PROJECTS APPROVED THROUGH 2011 SUBJECT TO THE FIRST SOURCE/LOCAL HIRING REQUIREMENTS			
Project	Local Hiring/ Construction	Local Hiring/ Permanent	Construction Status
Alexandria Apts	No*	Yes	Completed 9/2009
Rosslyn Lofts	Yes	Yes	Completed 9/2009
Van Nuys Apts	Yes	Yes	Completed 3/2010
Renato Apts	Yes	Yes	Completed 9/2010
Charles Cobb Apts	Yes**	Yes	Completed 8/2010
New Genesis Apts	Yes***	Yes	Under Construction
Gateways Apts	Yes***	Yes	Under Construction

* Construction financing approved prior to execution of the Settlement Agreement.

** Former Redevelopment Agency Loan Agreement incorporated the Local Hiring Requirements for Construction Employers, but construction was already 50% complete and thus the subcontractor agreements did not incorporate the Requirements.

*** Former Redevelopment Agency Board requested that this project be subject to the Construction Careers and Project Stabilization Policy instead of the Local Hiring Requirements on a test basis.

The construction employment data on the following table indicates the progress towards the Local Resident Goal, the Local Low-Income Resident Goal and the Local Low-Income Resident Apprentice Goal for the only project under construction during 2011 (New Genesis Apartments).

CONSTRUCTION EMPLOYMENT DATA THROUGH DECEMBER 2011 (% of work hours for all crafts)		
Category	Goal	New Genesis Apts
Project Completion		73%
Local Resident	30%	14%
Local Low-Income Resident	10%	4%
Local Low-Income Resident Apprentice	50%	24%

Separate tables with a breakdown of the employment data by construction craft are provided as Exhibit A (Local Resident), Exhibit B (Local Low-Income Resident) and Exhibit C (Local Low-Income Resident Apprentice).

A viable process has yet to be established for gathering local hire data from permanent employers.

7. Job Training Trust Fund

Requirement: A report on deposits into and expenditures from the Job Training Trust Fund per Section 5.B of the Wiggins Settlement Agreement.

2011 Progress: No funds were deposited or expended in 2011.

8. Copies of Approved Plans

Requirement: Copies of all plans for Replacement Housing, Relocation Assistance, Supplemental Replacement Housing, and First Source/Local Hiring approved in 2011.

2011 Progress: No plans in the project area were submitted for approval by the former Redevelopment Agency Board in 2011.

II. ONGOING EFFORTS TOWARD IMPLEMENTING THE SETTLEMENT AGREEMENT

1. Status of Affordable Housing Development Activities

The following is a summary of the anticipated and potential affordable housing development activity involving properties listed on the Baseline Level as well as new sites not previously listed on the Baseline Level. The complete list of properties on the Baseline Level is provided as Exhibit D; the current Baseline Level tracking is provided as Exhibit E.

Properties Listed on the Baseline Level

Baltimore Hotel (501 S. Los Angeles St.), King Edward Hotel (121 E. 5th St.) and Leland Hotel (116 E. 5th St.): These three properties were owned by Yacoobian Enterprises, which filed for Chapter 11 bankruptcy in August 2010 to avoid foreclosure. The United States Bankruptcy Court appointed a Chapter 11 trustee for the estate in April 2011 and subsequently authorized the sale of the hotel assets in November 2011. The trustee received six offers to purchase the assets; Izek Shomof was determined to be the most qualified buyer based on his particular expertise with similar properties in Downtown Los Angeles (Hayward and Bristol Hotels). Mr. Shomof closed escrow in February 2012 and has indicated the properties would continue operating as residential hotels. The three properties have a combined total of 368 units listed on the Baseline Level. Each property is subject to the Development Guidelines and the Citywide Residential Hotel Ordinance.

Morrison Hotel (1246 S. Hope St.): This property has been vacant since February 2006, after tenants represented by Legal Aid Foundation of Los Angeles and other law firms in a relocation settlement agreement for the hotel had vacated the building. Preservation and rehabilitation of the site as affordable housing was a high priority for former Redevelopment Agency and CRA/LA staff. This property has 111 units listed on the Baseline level. This property is subject to the Development Guidelines and the Citywide Residential Hotel Ordinance.

Rosslyn Hotel (112 W. 5th St.): In June 2010, this property was acquired by Single Room Occupancy Housing Corporation (SROHC) using public funds including a \$5 million former Redevelopment Agency acquisition loan for a term of two years with an option for a one-term extension, authorized by the former Redevelopment Agency Board of Commissioners on April 15, 2010. Once SROHC has secured funding to rehabilitate the historic property and operate it as 100% affordable housing, the CRA/LA or City of Los Angeles Housing Department (LAHD) will need to authorize conversion of the existing acquisition loan into a permanent loan and approve the proposed final project, including adoption of a Replacement Housing Plan, Relocation Plan and In-Place Rehabilitation Plan. This property is subject to the Development Guidelines and the Citywide Residential Hotel Ordinance.

Huntington Hotel (752 S. Main St.): In September 2010, this property was acquired by 752 South Main Street, LLC; the previous owner had been required to sell several residential properties as a settlement to litigation filed by the City Attorney in 2006. Based upon information provided by the Wiggins Plaintiffs about construction activity at the Huntington, LAHD issued a Stop Work Order in October 2010 that required the new owners to obtain building permits and submit a Tenant Habitability Plan. In January 2012, litigation against the new owners was filed in California Superior Court by Legal Aid Foundation of Los Angeles on behalf of several plaintiffs. This property is subject to the Development Guidelines and the Citywide Residential Hotel Ordinance.

Pershing/Roma Hotel (502 S. Main St.): Skid Row Housing Trust (SRHT) is the owner/operator of this property, located at the southeast corner of 5th and Main Streets. SRHT proposes to restore the historic façade, convert the ground floor to neighborhood-serving commercial uses, and completely renovate the interior with no reduction in units. To reflect the emerging creative community in this area, some of the housing units may be earmarked for lower income artists, while arts organizations and galleries will be targeted for the ground floor commercial spaces. SRHT is currently seeking financing for the proposed project. This property is subject to the Development Guidelines and the Citywide Residential Hotel Ordinance.

Lindy Hotel (419 W. 8th St.): In October 2011, CRA/LA staff issued a determination that this property did not meet the Residential Hotel definition contained in Section III of the Development Guidelines within one year prior to the adoption of the Development Guidelines by the former Redevelopment Agency Board of Commissioners in June 2006. The findings for this determination were based on information derived from public records that the hotel had been unoccupied since 2004, pursuant to the Covenant and Agreement Regarding the Maintenance of Vacant Units recorded by LAHD in January 2005, and that LAHD had determined the property was not a Residential Hotel as

defined by the Citywide Residential Hotel Ordinance. This site is listed on the Baseline Level with 20 units.

Sites not Previously Listed on the Baseline Level

Star Apartments (240 E. 6th St.): This property was acquired by SRHT in December 2008. Located at the southwest corner of 6th and Maple Streets in the Central City East subarea, the site is currently improved with a single-story commercial center constructed in 2003. SRHT has secured financing and building permits to construct a new four-story wood-framed addition above the existing structure, which will contain 100 permanent supportive housing units with rental subsidies plus 2 manager units. Construction officially commenced in January 2012.

Gateway Apartments (505 S. San Pedro St.): This property was acquired by SROHC in November 2008. Located adjacent to their recently-completed James M. Wood Apartments in the Central City East subarea, the site was previously used as a surface parking lot. Construction commenced in February 2012 on a new six-story building with 108 units, including 107 permanent supportive housing units with rental subsidies plus 1 manager unit.

2. Status of First Source/Local Hiring Programs

The following summarizes the current status of the local hiring programs involving construction employers and permanent employers at CRA/LA-assisted projects in the City Center Project Area.

Construction Employers

The former Redevelopment Agency entered into a contract with the City's Bureau of Contract Administration (BCA) to collect the construction employment data and issue summary reports that chart progress on the hiring goals for local resident hours, local low-income resident hours and local low-income resident apprentice hours. In addition, PVJOBS was contracted in 2008 through a Request for Proposals process to be the "Jobs Coordinator" to oversee the implementation of the local hiring program by construction employers.

In December 2008, the Plaintiffs agreed to allow the former Redevelopment Agency to apply its Construction Careers and Project Stabilization Policy (PLA), rather than the Settlement Agreement's Local Hiring Requirements for Construction Employers, on a trial basis to City Center projects that meet the thresholds for the Policy. Through December 2011, the PLA had been applied on a trial basis to only one project (New Genesis Apartments).

When the Construction Careers Policy is applied to City Center projects, the priority zip codes will be those listed in the Settlement Agreement, rather than the Policy's three-mile radius. Projects that do not meet the Policy thresholds would still be subject to the Requirements from the Settlement Agreement.

Permanent Employers

Unfortunately, due to the lack of staff resources, the CRA/LA is currently unable to report results for the monitoring of local hiring for permanent employers at this time. In addition, limited staff resources, budget constraints and contracting restrictions as a result of AB1x-26 have delayed the Request for Proposals process to select and contract with a "Jobs Coordinator" to oversee the local hiring program by permanent employers.

3. Status of Employment Training Programs

Due to tax increment limitations and competing priorities, the City Center Work Program budget has not had sufficient cash-flow available to deposit into the Job Training and Job Development Trust Fund. This has been the result of various factors, including reduced tax increment revenues due to the Great Recession, the State-mandated payment into the Educational Revenue Augmentation Funds (ERAF) to meet the State's Proposition 98 obligations to schools, and competing budget priorities.

III. FUTURE IMPLEMENTATION OF THE SETTLEMENT AGREEMENT

CRA/LA-DLA staff is currently in discussions with the Plaintiffs as to how the Wiggins Settlement Agreement will be implemented going forward. Staff expects to issue a separate Board Report on this matter in June 2012.

If any Governing Board member desires additional information, please contact Assistant Project Manager Dave Neubecker at (213) 922-7819.

Christine Essel
Chief Executive Officer

By:



David Riccitiello
Chief Operating Officer

EXHIBITS

- Exhibit A: Construction Employment Data – Local Resident
- Exhibit B: Construction Employment Data – Local Low-Income Resident
- Exhibit C: Construction Employment Data – Local Low-Income Resident Apprentice
- Exhibit D: Affordable Housing Data – Corrected Baseline Level
- Exhibit E: Affordable Housing Data – Current Baseline Tracking

EXHIBIT A

Construction Employment Data (through December 2011)

Local Resident (% of work hours)		
Category	Goal	New Genesis Apts
Project Completion	-	73%
Total Work Hours	-	87,172
All Crafts	30%	14%
Asbestos	30%	41%
Brick Mason	30%	98%
Carpenter	30%	6%
Carpet/Linoleum Tile Layer	30%	n/a
Cement Mason	30%	9%
Crane Pile Driver	30%	0%
Drywall	30%	n/a
Electrician	30%	14%
Elevator	30%	0%
Field Surveyor	30%	0%
Firesprinkler	30%	n/a
Glazier	30%	0%
Gunit Worker	30%	9%
Iron Worker	30%	19%
Laborer	30%	42%
Operating Engineer	30%	12%
Painter	30%	0%
Plasterer	30%	9%
Plumber	30%	12%
Roofer	30%	19%
Sheet Metal Worker	30%	25%

"n/a" indicates the classification did not have any work hours.

Bold type signifies the goal was achieved or is being achieved.

EXHIBIT B

Construction Employment Data (through December 2011)

Local Low-Income Resident (% of work hours)		
Category	Goal	New Genesis Apts
Project Completion	-	73%
Total Work Hours	-	87,172
All Crafts	10%	4%
Asbestos	10%	0%
Brick Mason	10%	45%
Carpenter	10%	2%
Carpet/Linoleum Tile Layer	10%	n/a
Cement Mason	10%	0%
Crane Pile Driver	10%	0%
Drywall	10%	n/a
Electrician	10%	0%
Elevator	10%	0%
Field Surveyor	10%	0%
Firesprinkler	10%	n/a
Glazier	10%	0%
Gunit Worker	10%	0%
Iron Worker	10%	5%
Laborer	10%	7%
Operating Engineer	10%	0%
Painter	10%	0%
Plasterer	10%	0%
Plumber	10%	9%
Roofer	10%	0%
Sheet Metal Worker	10%	0%

"n/a" indicates the classification did not have any work hours.

Bold type signifies the goal was achieved or is being achieved.

EXHIBIT C

Construction Employment Data (through December 2011)

Local Low-Income Resident Apprentice (% of apprentice work hours)		
Category	Goal	New Genesis Apts
Project Completion	-	73%
Total Apprentice Work Hours	-	22,271
All Crafts	50%	24%
Asbestos	50%	n/a
Brick Mason	50%	100%
Carpenter	50%	18%
Carpet/Linoleum Tile Layer	50%	n/a
Cement Mason	50%	16%
Crane Pile Driver	50%	n/a
Drywall	50%	n/a
Electrician	50%	52%
Elevator	50%	n/a
Field Surveyor	50%	0%
Firesprinkler	50%	n/a
Glazier	50%	0%
Gunit Worker	50%	n/a
Iron Worker	50%	13%
Laborer	50%	48%
Operating Engineer	50%	n/a
Painter	50%	n/a
Plasterer	50%	n/a
Plumber	50%	24%
Roofer	50%	34%
Sheet Metal Worker	50%	0%

“n/a” indicates the classification did not have any apprentice work hours.
Bold type signifies the goal was achieved or is being achieved.

Attachment D
CORRECTED BASELINE LEVEL

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Hsg Type	Project	Non-Profit/ Govt-Assisted, with Affordable Covenants	Private Ownership/ Low-Income	Total # of Units affordable to Lower Income households	Other Units
H	Alexandria Hotel		461	461	2
H	Amarillo Hotel		36	36	**
H	Angelus Inn (Hotel Annex)	31		31	
H	Ballington Plaza	270		270	**
H	Baltimore Hotel		158	158	**
H	Barclay Hotel		158	158	**
H	Beverly Hotel/La Primavera Apts	35		35	1
H	Bixby Hotel		90	90	**
H	Boyd Hotel	59		59	2
H	Bristol Hotel	103		103	1
H	Brownstone Hotel	47		47	1
H	Carlton Hotel (Carleton)	45		45	
H	Casa Roma Hotel		64	64	**
H	Cecil Hotel		615	615	**
H	Cloud Hotel		31	31	**
H	Courtland Hotel	97		97	
H	Dewey Hotel	42		42	1
H	Earl Roy Hotel		40	40	**
H	Ensenada Hotel (Walden House)	47		47	**
H	Florence Hotel	61		61	
H	Frontier Hotel/Rossllyn Lofts		275	275	40
H	Genesis Hotel/New Genesis Apts	29		29	1
H	Harold Hotel	58		58	
H	Haskell Hotel	38		38	
H	Hayward Hotel		614	614	**
H	Huntington Hotel	100	100	200	**
H	King Edward Hotel		150	150	**
H	Leland Hotel		60	60	**
H	Leo Hotel/Renato Apts	37		37	1
H	Leonide Hotel	64		64	2
H	Lindy Hotel		20	20	**
H	Lorane Hotel	64		64	**
H	Lyndon Hotel		62	62	
H	Madison Hotel		194	194	**
H	Market Hotel		70	70	**
H	Morrison Hotel		111	111	**
H	New Union		57	57	**
H	Olive Hotel	49		49	**
H	Oviatt Hotel		99	99	**
H	Palmer House Hotel	67		67	
H	Panama Hotel	228		228	
H	Pershing/Roma Hotel	67		67	2
H	Portsmouth Hotel	53		53	**
H	Rainbow Apartments	87		87	
H	Ross Hotel		27	27	**

Attachment D
CORRECTED BASELINE LEVEL

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Hsg Type	Project	Non-Profit/ Govt-Assisted, with Affordable Covenants	Private Ownership/ Low-Income	Total # of Units affordable to Lower Income households	Other Units
H	Rossllyn Hotel		264	264	**
H	Russ Hotel	229		229	
H	San Pedro House	18		18	**
H	Sanborn Hotel	45		45	1
H	Senator Hotel	97		97	2
H	Simone Hotel	121		121	2
H	South Park Hotel		36	36	**
H	Southern Hotel	53		53	2
H	St. George Hotel	86		86	2
H	Stillwell Hotel		232	232	
H	Venice Hotel		40	40	**
H	Vogue Hotel		26	26	**
H	Ward Hotel	72		72	
H	Weldon Hotel	56		56	2
A	Yankee Hotel	78		78	2
H	Yorkshire Hotel	98		98	**
A	Grand Avenue Apts	61		61	1
A	Grand Central Square	61		61	60
A	Hope Manor	72		72	**
A	Hope Village	65		65	2
A	Iris Apartments	35		35	**
A	Paradise Apartments		34	34	**
A	Telacu Plaza (Hope Street)	40		40	**
A	Van Nuys Apartments	297		297	2
A	Villa De La Esperanza	88		88	**
A	Villa Del Pueblo	81		81	
A	Villa Flores	74		74	**
A	Villa Metropolitano	53		53	
A	Young Apartments	65		65	1
A	1526 S. Hope St.		30	30	**
A	1516 S. Hope St.		30	30	**
A	1355 S. Hope (Hubbard Arms)		56	56	**
A	1325 S. Hope St.		35	35	**
A	1349 S. Flower (Casa Dilla)		31	31	**
A	1420 S. Flower St.		35	35	**
A	916 Georgia		32	32	**
A	916 James M. Wood		30	30	**
TOTAL		3,723	4,403	8,126	133

Key

H Residential Hotel

A Apartment

** Need to determine whether manager unit is included in unit count

Difference	435	-313	0	13	60	-18	240	387
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Difference	200	0	0	0	0	200
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Difference	200	0	0	0	0	200
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