

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

SPECIAL AGENDA

CRA/LA AGENDA FOR MARCH 7, 2011

This Agenda was posted on or before Saturday, March 5, 2011 at 8:00 p.m., at 1200 W. Seventh Street in the Main Lobby, as well as the 1st Floor Lobby. Copies of this Agenda will be available at the CRA/LA Records Department on the 2nd floor.

CRA/LA'S AGENDA AVAILABLE ON LA CITYLINK COMPUTER BULLETIN BOARD SYSTEM (TEL: 213 237-0974) AND THE CRA/LA'S WEB SITE ON CITY'S WORLD WIDE WEB HOME PAGE SITE ON THE INTERNET AT <http://www.crala.org>

(PLEASE NOTE CHANGE IN DATE AND TIME)

8:00 A.M.

**THE GARLAND CENTER
1200 W. 7TH Street, 1ST Floor Auditorium
Los Angeles, California**

Board meeting to consider Agenda Items

Board of Commissioners

Kenneth H. Fearn, Chairman
Madeline Janis, Vice Chair
Joan Ling, Treasurer
Dr. Lula Ballton
Dwayne A. Gathers
Gregory N. Lippe
Victor Narro

Christine Essel, Chief Executive Officer

Accommodations such as sign language interpretation and translation services can be provided. Contact Sharron Hasley @ (213) 977-1758.

Rules for Public Participation have been provided on the reverse side of this page.

ROLL CALL

CONSENT ITEMS**GENERAL**

1. EXTEND TERM OF CERTAIN CONTRACTS (LISTED ON ATTACHMENT A) THROUGH JUNE 30, 2012; INCREASE THE DOLLAR AMOUNTS OF THE TEN NON-PROFIT SUPPORT GRANTS LISTED ON ATTACHMENT A BY \$50,000 EACH; AND NEGOTIATE AND EXECUTE A CONTRACT IN THE AMOUNT OF \$50,000 WITH DAVID BLOOM FOR PUBLIC RELATIONS/COMMUNICATION CONSULTING SERVICES
Presenters: Barron McCoy / Flora O'Brien
2. REPAYMENT OF 20-YEAR CBDG LOANS TO CDD. AUTHORIZATION TO RE-PAY 20-YEAR COMMUNITY DEVELOPMENT BLOCK GRANT LOANS IN THE AMOUNT OF \$14,902,421 TO THE CITY OF LOS ANGELES COMMUNITY DEVELOPMENT DEPARTMENT.
Presenters: Steve Valenzuela / Elsie Lai
3. TRANSFER OF PROPERTY TO CITY OF LOS ANGELES AS REPAYMENT OF 20-YEAR CBDG LOANS. AUTHORIZATION TO RE-PAY 20-YEAR COMMUNITY DEVELOPMENT BLOCK GRANT LOANS IN THE AMOUNT OF \$50,671,814 TO THE COMMUNITY DEVELOPMENT DEPARTMENT THROUGH THE TRANSFER OF CRA/LA OWNED PROPERTY
Presenters: Steve Valenzuela / Elsie Lai
4. LEGAL SERVICES CONTRACT EXTENSIONS AND AUTHORITY FOR PURCHASE ORDERS. EXTEND THE LEGAL SERVICES CONTRACT TERMS FOR AN ADDITIONAL ONE-YEAR FOR NINETEEN (19) LAW FIRMS ON THE CRA/LA'S OUTSIDE COUNSEL PANEL, AUTHORIZE THE ISSUANCE OF AS NEEDED PURCHASE ORDERS IN AMOUNTS NOT TO EXCEED \$500,000 PER MATTER, AND AUTHORIZE TWO PURCHASE ORDERS TO KANE BALLMER & BERKMAN IN A TOTAL AMOUNT OF \$700,000 FOR TWO SPECIFIC REDEVELOPMENT MATTERS.
Presenters: Kelly Martin / Timothy Chung

DOWNTOWN REGION

5. FLORENCE MILLS AFFORDABLE HOUSING PROJECT. APPROVE A \$3.1 MILLION ACQUISITION AND PREDEVELOPMENT LOAN WITH HOLLYWOOD COMMUNITY HOUSING CORPORATION TO DEVELOP APPROXIMATELY 70 UNITS OF AFFORDABLE HOUSING AND 15,000 SQUARE FEET OF GROUND FLOOR RETAIL AT 3501-3515 S. CENTRAL AVENUE, 1046 E. 35TH STREET AND 1041 E. MARTIN LUTHER KING, JR. BOULEVARD IN THE COUNCIL DISTRICT NINE CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA. (Councilmember Perry – CD #9)
Presenters: David Riccitiello / Jenny Scanlin / William Cipes
6. FIGUEROA APARTMENTS SENIOR HOUSING. APPROVE A \$700,000 PERMANENT LOAN AGREEMENT WITH META HOUSING CORPORATION FOR THE DEVELOPMENT OF 35 UNITS OF AFFORDABLE SENIOR HOUSING LOCATED AT 7621 S. FIGUEROA STREET IN THE COUNCIL DISTRICT NINE CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA. (Councilmember Perry – CD #9)
Presenters: David Riccitiello / Jenny Scanlin / William Cipes

EASTSIDE REGION

7. FIRST AND EVERGREEN. APPROVAL OF GRANT AGREEMENT NOT TO EXCEED \$2,100,000 TO PROVIDE FUNDS TO EAST LA COMMUNITY CORPORATION TO PAY FOR PREDEVELOPMENT AND ACQUISITION COSTS ASSOCIATED WITH PURCHASE OF PROPERTY FOR A POTENTIAL AFFORDABLE MULTIFAMILY HOUSING PROJECT LOCATED AT 2917-2937 EAST FIRST STREET IN THE ADELANTE EASTSIDE REDEVELOPMENT PROJECT AREA. (Councilmember Huizar - CD # 14)
Presenters: David Riccitiello / Dan Rios / Armando Pena
8. SELF HELP GRAPHICS & ARTS, INC. LEASE AMENDMENT WITH SELF HELP GRAPHICS & ARTS, INC. FOR AN AMOUNT NOT TO EXCEED \$482,116 FOR TENANT IMPROVEMENTS, INCLUDING HAZARDOUS MATERIAL INVESTIGATION AND ABATEMENT AND COMMERCIAL FAÇADE IMPROVEMENTS, FOR THE CRA/LA-OWNED PROPERTY LOCATED AT 1300-1308 EAST FIRST STREET IN THE ADELANTE EASTSIDE REDEVELOPMENT PROJECT AREA. (Councilmembers Reyes and Huizar - CD #1, #14)
Presenters: David Riccitiello / Dan Rios

EAST VALLEY REGION

9. TOBIAS TERRACE APARTMENTS. LOAN AGREEMENT WITH TOBIAS TERRACE APARTMENTS, L.P. NOT TO EXCEED \$2,500,000 FOR DEVELOPMENT OF THE TOBIAS TERRACE APARTMENTS PROJECT AT 9247 – 9257 VAN NUYS BOULEVARD AND 9246 TOBIAS AVENUE IN THE EARTHQUAKE DISASTER ASSISTANCE PROJECT AREA FOR PORTIONS OF COUNCIL DISTRICT 7. (Councilmember Alarcon – CD #7)
Presenters: Margarita H. de Escontrias / Duran Villegas / Ellen Alderman Comis
10. OSBORNE APARTMENTS. LOAN AGREEMENT WITH OSBORNE STREET HOUSING PARTNERS, L.P. (THE RELATED COMPANIES OF CALIFORNIA, LLC) IN AN AMOUNT NOT TO EXCEED \$4,000,000 FOR DEVELOPMENT OF OSBORNE APARTMENTS AT 12041 N. OSBORNE STREET OUTSIDE OF THE EARTHQUAKE DISASTER ASSISTANCE PROJECT AREA FOR PORTIONS OF COUNCIL DISTRICT 7 (AKA PACOIMA/PANORAMA CITY PROJECT AREA) (Councilmember Alarcon – CD #7)
Presenters: Margarita H. de Escontrias / Duran Villegas / Dora Huerta

HOLLYWOOD & CENTRAL REGION

11. GATEWAYS TRANSITIONAL HOUSING. ADOPT RESOLUTIONS CERTIFYING BOARD REVIEW AND CONSIDERATION OF MITIGATED NEGATIVE DECLARATION AND MAKING A FINDING OF BENEFIT TO USE \$547,000 IN EAST HOLLYWOOD/BEVERLY-NORMANDIE LOW AND MODERATE INCOME HOUSING FUNDS AND AB1290 FUNDS TO PROVIDE A SERVICE REPAYMENT LOAN TO GATEWAYS HOSPITAL AND MENTAL HEALTH CENTER TO DEVELOP A TRANSITIONAL HOUSING PROJECT AT 440 NORTH HOOVER STREET. (Councilmember Garcetti - CD # 13)
Presenters: Leslie Lambert / Neelura Bell
12. CAROLINE SEVERANCE MANOR. LOAN AGREEMENT WITH MERCY HOUSING CALIFORNIA XLIII, A CALIFORNIA LIMITED PARTNERSHIP, NOT TO EXCEED \$800,000 FOR THE DEVELOPMENT OF CAROLINE SEVERANCE MANOR, LOCATED AT 2914-2924 WEST 8TH STREET AND 2927-2941 FRANCIS AVENUE IN THE WILSHIRE CENTER/KOREATOWN RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Reyes - CD # 1)
Presenters: Leslie Lambert / Michelle Banks-Ordone / Jerry Hammond

13. JEFFERSON BOULEVARD AND 5TH AVENUE APARTMENTS. ENVIRONMENTAL ACTION, LOAN AGREEMENT AND COMMITMENT LETTER FOR JEFFERSON BOULEVARD HOUSING PARTNERS, L.P. NOT TO EXCEED A TOTAL OF \$3,000,000 FOR DEVELOPMENT OF JEFFERSON BOULEVARD AND 5TH AVENUE APARTMENTS AT 2401, 2415, 2421, AND 2425 W. JEFFERSON BOULEVARD IN THE MID-CITY RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Wesson - CD #10)
Presenters: Leslie Lambert / Michelle Banks-Ordone / Jerry Hammond
14. THE ARGYLE APARTMENTS. LOAN AGREEMENT NOT TO EXCEED \$3,435,000 WITH AMCAL MULTI-HOUSING, INC., FOR THE PROPOSED 40-UNIT ARGYLE APARTMENTS AFFORDABLE HOUSING DEVELOPMENT LOCATED AT 1560-1600 N. WESTERN AVENUE AND 5446 W. CARLTON WAY IN THE HOLLYWOOD REDEVELOPMENT PROJECT AREA (Councilmember Garcetti – CD #13)
Presenters: Leslie Lambert / Neelura Bell / Caroline Sim
15. ECOVILLAGE. SERVICE REPAYMENT LOAN AGREEMENT NOT TO EXCEED \$248,000 WITH URBAN SOIL/TIERRA URBANA TO ACQUIRE AN EXISTING 40-UNIT APARTMENT BUILDING AND COVENANT SIX UNITS AS AFFORDABLE HOUSING LOCATED AT 117 BIMINI PLACE IN THE WILSHIRE CENTER/KOREATOWN RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Garcetti – CD #13)
Presenters: Leslie Lambert / Michelle Banks-Ordone / Caroline Sim
16. FRANCIS AVENUE COMMUNITY GARDEN. SERVICE REPAYMENT LOAN AGREEMENT WITH LOS ANGELES NEIGHBORHOOD LAND TRUST NOT TO EXCEED \$425,000 TO PAY FOR IMPROVEMENTS TO THE EXISTING CITY-OWNED FRANCIS AVENUE COMMUNITY GARDEN LOCATED AT 2909 FRANCIS AVENUE WITHIN THE WILSHIRE CENTER/KOREATOWN RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Reyes – CD #1)
Presenters: Leslie Lambert / Michelle Banks-Ordone / Caroline Sim
17. MIDTOWN CROSSING RETAIL PROJECT. MODIFY PREVIOUSLY-GRANTED AUTHORITY AND AMEND OWNER PARTICIPATION AGREEMENT WITH CIM/PICO, LP, WITH RESPECT TO APPLICATION FOR A U.S. DEPARTMENT OF COMMERCE ECONOMIC DEVELOPMENT ADMINISTRATION GRANT TO INCREASE THE AMOUNT OF THE GRANT REQUEST FROM \$1,000,000 TO \$2,000,000 FOR THE MIDTOWN CROSSING RETAIL PROJECT LOCATED AT 4550-4650 WEST PICO BOULEVARD (Councilmember Wesson – CD # 10)
Presenters: Leslie Lambert / Michelle Banks-Ordone / Dan Kahn

LA HARBOR REGION

18. PACIFIC AVENUE ARTIST COLONY. ENTER INTO AN ACQUISITION AND PREDEVELOPMENT LOAN OF \$2.5 MILLION WITH META HOUSING CORPORATION FOR THE DEVELOPMENT OF APPROXIMATELY 49 UNITS OF AFFORDABLE FAMILY HOUSING LOCATED ON 303- 339 PACIFIC AVENUE IN THE PACIFIC CORRIDORS REDEVELOPMENT PROJECT AREA. (Councilmember Hahn – CD # 15)
Presenters: David Riccitiello / Jenny Scanlin

SOUTH LOS ANGELES REGION

19. CONTRACT WITH LOS ANGELES NEIGHBORHOOD INITIATIVE IN AMOUNT OF \$800,000 FOR CONSTRUCTION SERVICES RELATED TO THE IMPROVEMENTS OF CITY OWNED STREET MEDIANS IN THE WESTERN/SLAUSON RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Parks – CD # 8)
Presenters: Carolyn Hull / Margie Francia
20. DELETED
21. DELETED

WEST VALLEY REGION

22. KITTRIDGE FAMILY HOUSING. LOAN AGREEMENT WITH KITTRIDGE HOUSING, L.P., (ABODE COMMUNITIES), NOT TO EXCEED \$4,000,000 FOR DEVELOPMENT OF THE KITTRIDGE FAMILY HOUSING PROJECT AT 18425 KITTRIDGE STREET IN THE EARTHQUAKE DISASTER ASSISTANCE PROJECT AREA FOR PORTIONS OF COUNCIL DISTRICT 3. REDEVELOPMENT PROJECT AREA (Councilmember Zine – CD #3)
Presenters: Margarita H. de Escontrias / Duran Villegas / Dora Huerta

ADJOURNMENT