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

CHINATOWN REDEVELOPMENT PROJECT

FIVE-YEAR IMPLEMENTATION PLAN
(FY2000 – FY2004)

[HEALTH & SAFETY CODE SECTION 33490]

Adopted: October 5, 2000

I. INTRODUCTION AND BACKGROUND

The Chinatown Redevelopment Project is located north of the Downtown Civic Center, south of Dodger Stadium and adjacent to Olvera Street and El Pueblo de Los Angeles Historical Monument. The 303-acre project is generally bounded by the Pasadena Freeway on the north, North Broadway and North Main Street on the east, Cesar E. Chavez Avenue and the Santa Ana Freeway on the south and Beaudry Avenue on the west.

The Redevelopment Plan was adopted by the Los Angeles City Council on January 23, 1980 to eliminate blight, stimulate the development of affordable housing, promote the development of local job opportunities through economic development and private investment, improve the visual environment, encourage historic preservation, expand recreational and institutional uses with cultural programming and maintain the area's prominence as the focal point of commerce and culture for the Chinese population of Southern California.

In consultation with the Chinatown Community Advisory Committee (CCAC) and the First Council District Office, the Agency sets priorities and develops programs and projects to promote economic and business development, increase the supply of affordable family and senior housing, and address all of the goals set forth in the Redevelopment Plan.
II. SPECIFIC GOALS AND OBJECTIVES OF THE AGENCY FOR THE PROJECT AREA AND HOW THEY WILL HELP TO ELIMINATE BLIGHT IN THE PROJECT AREA

A. Redevelopment Plan Goals

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

1. To encourage the cooperation and participation of residents, business persons, public agencies and community organizations in the revitalization of the area.

2. To retain by means of rehabilitation as many existing residences and businesses as possible.

3. To remove impediments of land assembly and development through acquisition and re-parcelization of land into reasonably sized and shaped parcels served by an improved street system and improved public facilities.

4. To control unplanned growth by guiding new development to meet the needs of the community as reflected in the Redevelopment Plan and Annual Work Program.

5. To eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate, and redevelop the Project Area in accordance with the Redevelopment Plan and Annual Work Program.

6. To achieve an environment reflecting a high level of concern for architectural, landscape, and urban design principles appropriate to the objectives of the Redevelopment Plan.

7. To encourage the preservation of historical monuments, landmarks and buildings.

8. To encourage the preservation and the enhancement of the varied and distinctive character of the community and to promote the development of the community as a cultural center.

9. To make provisions for housing as is required to satisfy the needs and desires of the various age, income, and ethnic groups of the community, maximizing the opportunity for individual choices.
10. To alleviate overcrowded, substandard housing conditions and to promote the development of a sufficient number of affordable housing units for low- and moderate-income households.

11. To promote the economic well being of Chinatown by encouraging the diversification of its commercial base and of employment opportunities.

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

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

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

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

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

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

18. To promote the development of local job opportunities.

19. To coordinate the revitalization efforts in Chinatown with other public programs of the City of Los Angeles and the metropolitan area.

B. **How the Goals and Objectives will help to eliminate blight**

The enumerated goals and objectives will help to eliminate blight by reversing the physical deterioration of structures in the Project Area and providing for the rehabilitation and new construction of facilities and structures to address the community’s needs for commercial services, housing, cultural uses, and for recreational/open space. In addition, preserving historical sites, providing for a
variety of housing options, and improving the public infrastructure and public facilities will help restore the economic base of the area and preserve the residential character of the community.

III. SUMMARY OF PAST ACCOMPLISHMENTS

A. Summary of Accomplishments from 1980 through June 30, 1999

1. Housing

   a. New Construction

      The Agency has assisted in the completion of 942 dwelling units offering a variety of choices to families with children, and the elderly, including both rental and homeownership opportunities. Of this total, 877 units are deed and income restricted to very low-, low-, and moderate-income households: 477 are affordable to very low-income, 262 affordable to low-income, and 138 affordable to moderate-income families. These 877 units were constructed with approximately $16,000,000 in Agency assistance and represent 86% of the Redevelopment Plan’s goal to provide 1,023 new affordable units. In addition to the 877 affordable units, the Agency provided technical assistance for the construction of 65 market rate units.

   b. Rehabilitation

      The Agency has assisted rehabilitation of 246 dwelling units by providing $1,950,810 of Agency funds. This represents 39% of the Redevelopment Plan’s total goal of 627 units to be rehabilitated.

2. Historic Preservation

   The Agency has provided $1,180,000 to refurbish Chinatown’s Central and West Plazas, both eligible for listing in the National Register of Historic Places. Funds were used to replace aging sewer lines, install decorative street lighting, walkway pavement, landscaping, and refurbishment of the well-known Wishing Well.
3. Recreational and Community Facilities

Financial and technical assistance in the approximate amount of $3,145,000 has been provided to a number of community, public or institutional facilities for the completion of the following: a 5,600 sq. ft. multipurpose room with an expanded performance stage and an 8,600 sq. ft. second gymnasium with spectator seating for 200 persons at Alpine Recreation Center ($2,450,000; completed in 1996); four new classrooms at Castelar Elementary School to accommodate expansion of the Chinatown Library ($270,000; completed in 1990); eight hospital beds at Kaiser Mental Health Center (completed in 1990); a Central Area Community Police Service Center that provides Chinese translation services to non-English speaking persons in reporting crimes directly to the Los Angeles Police Department ($749,000; completed in 1991); and a 14,500 sq. ft. new Chinatown Branch Library (scheduled to be completed in 2001).

4. Commercial and Economic Development

From 1985 to 1987, the Agency administered a Commercial Rehabilitation Loan Program geared to renovating commercial buildings located in the historic districts or containing residential units. The Agency assisted 10 commercial buildings occupied by 18 businesses. Approximately $794,000 was expended for seismic and other building and safety code repairs.

Since 1997, the Agency has been administering a Commercial Business Incentives Program, which provides matching loan funds for renovation and new construction of commercial buildings and matching commercial façade improvement grants. As of June 30, 1999, 14 loans have been made with an Agency investment of $1,127,048 and a private investment of an additional $1,127,048; 3 grants have been made with an Agency investment of $32,702 and a private investment of $32,702.

The Agency, through two Owner Participation Agreements (OPAs) and one Disposition and Development Agreement (DDA), provided technical assistance for the development of approximately 208,700 sq. ft. of commercial space. The Chinatown Medical and Professional Center, located on College Street and completed in 1982, provides a convenient pharmacy serving the residential area and the First Bank of California is the major office tenant. Buena Vista, a mixed-use housing development completed in 1989, offers retail space on North Broadway. Grand Plaza, located at 601 North Grand Avenue, was completed in 1991 and was designed with space that could accommodate a supermarket and other commercial and institutional space to serve Chinatown and the Downtown
areas. While to date no supermarket tenant has emerged, the space currently houses a 13,000 sq. ft. health and human service facility serving Chinatown and the surrounding communities.

Technical assistance was provided to East West Bank for a 1,275 sq. ft. tenant improvement, and to the First Chinese Baptist Church for construction of a new 29,400 sq. ft. facility. The East West Bank Building was completed in April 1997, and the First Chinese Baptist Church is anticipated to be completed in December 2000.

5. Public Improvements

The Agency has also completed a variety of public improvements that have enhanced pedestrian safety or eased traffic congestion. Approximately $2,629,800 of Agency funds was spent to upgrade street lighting, install traffic safety improvements, plant approximately 150 trees, install bilingual street signs, and repair existing or construct new sidewalks, curbs and gutters in both the residential and commercial areas of Chinatown.

6. Parking and Transportation

Through a joint venture partnership, the Agency provided approximately $5,000,000 for the design and construction of a 420-space public parking structure in the Bamboo Plaza mixed-use development. Bamboo Plaza, completed in 1989, contains 82,500 sq. ft. of commercial space and offers affordable public parking for the northern end of Chinatown's commercial core. The Agency is working with the Los Angeles to Pasadena Blue Line Construction Authority, the Metropolitan Transportation Authority ("MTA"), and the Los Angeles Department of Transportation ("LADOT") in the planning and development of the Metro Blue Line extension to Pasadena with a Light Rail station location in Chinatown to be opened in 2003. In 1999, through LADOT and the First Council District, the Agency was also involved in the planning of a DASH shuttle bus service from Lincoln Heights to Union Station via Chinatown and pursuing a route that would serve the Chinatown residential neighborhood.

B. Summary of progress under the previous Five-Year Implementation Plan (FY1995-FY1999)

The following is a summary of the progress made on specific projects that were identified in the previous Five-Year Implementation Plan (FY1995-FY1999) or that were otherwise undertaken during the past five years. The previous Five-Year Implementation Plan was adopted on November 17, 1994 and amended on May 4, 1995.
1. Commercial and Economic Development

As set forth in the previous Five-Year Implementation Plan, the Agency administered several economic development programs during this reporting period to assist existing businesses and attract new businesses in Chinatown as follows:

a. Commercial Incentives Program

The Agency has been administering this program since 1997. The program provides a comprehensive and flexible economic assistance program for the commercial areas of Chinatown which continue to show chronic signs of physical deterioration and a lack of new investment. Eligible projects must be located within commercial land use designated areas. The program provides: a) Commercial Building Conditional Loans up to a maximum Agency contribution of $250,000 on a dollar-for-dollar matching basis to be used for the cost of building rehabilitation, including expansion of existing structures and new construction, and b) Commercial Façade and Signage Grants not to exceed $25,000 per storefront or tenant on a dollar-for-dollar matching basis.

During the reporting period, approximately $1,569,000 was budgeted and approximately $1,235,000 was expended in loans and grants.

i. Commercial Building Conditional Loans

<table>
<thead>
<tr>
<th>Address</th>
<th>Loan Amount</th>
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<tbody>
<tr>
<td>750 N. Hill</td>
<td>$59,293</td>
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<tr>
<td>711 N. Main</td>
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<tr>
<td>845 N. Broadway</td>
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<tr>
<td>818 N. Hill, Unit K</td>
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<tr>
<td>838 N. Hill</td>
<td>$23,950</td>
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<tr>
<td>701 Cesar E. Chavez</td>
<td>$250,000</td>
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<tr>
<td>650 N. Broadway</td>
<td>$16,405</td>
</tr>
<tr>
<td>767 N. Hill</td>
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<tr>
<td>818 N. Hill</td>
<td>$124,510</td>
</tr>
<tr>
<td>425 Gin Ling Way</td>
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<tr>
<td>988 N. Hill</td>
<td>$69,707</td>
</tr>
<tr>
<td>936 Mei Ling Way</td>
<td>$44,950</td>
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</table>

TOTAL: $1,127,048

ii. Commercial Façade and Signage Grants

<table>
<thead>
<tr>
<th>Address</th>
<th>Loan Amount</th>
</tr>
</thead>
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Chinatown Redevelopment Project
Five-Year Implementation Plan (FY2000 – FY2004)
b. Facade Improvement

From 1995 through 1997 the Agency provided conditional loans to property owners to renovate exteriors of commercially zoned buildings and plazas and upgrade the facades, signage, and architectural features of their buildings up to $25,000 per storefront subject to a private dollar-for-dollar match. The Commercial Incentives Program replaced this program in 1997. During the reporting period, $75,000 in conditional loans was funded:

<table>
<thead>
<tr>
<th>Address</th>
<th>Grant Amount</th>
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<td>835-855 N. Broadway</td>
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<tr>
<td>650-652 N. Broadway</td>
<td>$25,000</td>
</tr>
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<td><strong>TOTAL:</strong></td>
<td><strong>$75,000</strong></td>
</tr>
</tbody>
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c. Commercial Industrial Earthquake Recovery Loan Program (CIERLP)

In response to the Northridge earthquake of January 1994, the Agency funded a $1,500,000 loan for the construction of Jade Pavilion, an approximately 14,000 sq. ft. retail office complex, and approximately 10,000 sq. ft. 35-space underground parking located at 684-690 North Spring Street at Ord Street. Approximately $1,650,000 was expended. This new commercial addition to Chinatown, completed in 1999, is accented by Chinese architectural elements that existed in the former Yee Mee Low Restaurant that was damaged beyond repair during the Northridge earthquake.

d. Security Program and Sidewalk Cleaning

As part of the Project’s efforts to improve the retail business environment in Chinatown, the Agency has expended approximately $2,000 in issuing a Request for Proposal (RFP) to fund both security and sidewalk cleaning programs. On April 17, 1996, the Agency Board of Commissioners approved the Business Night Watch Security Enhancement Program for private security enhancement services and the Steam and Gleam Maintenance Program for professional maintenance services including sidewalk cleaning and graffiti removal. Both programs are intended as nine-to-twelve month demonstration programs. However, community concerns were raised
about the contractor selection process and implementation beyond the 9-12 month time frame. Since Board action, activities have been undertaking to establish a Business Improvement District (BID) which, along with other local non-profit entities, might be contracted to both administer and continue the programs on a long term basis.

e. **Marketing Program**

In addition to the Incentives Program, the Agency provided financial and technical support to several community based marketing efforts as part of an overall strategy to promote the economic revitalization of Chinatown from FY1995 – FY1999. Approximately $200,000 was budgeted and $250,000 was expended. These efforts included: development of marketing brochures – “Los Angeles Chinatown: An Adventure of Urban Delights”, “No Passport Required”, “Downtown Los Angeles Map”, and “Discover Chinatown” and the distribution of over 130,400 copies of the "Discover Chinatown" to the Los Angeles Convention and Visitors Bureau, major hotels and travel agencies; sponsorships of the Travel and Convention Show at the Los Angeles Convention Center, and the Los Angeles Wings Cycling Challenge and Sports Expo which attracts over 15,000 visitors to Chinatown each year.

Also, on March 22, 1996, the Agency issued a Request for Quotation to prepare a Marketing Strategy aimed at improving the public perception of Chinatown as a place to visit, especially at night, providing retention and expansion opportunities for businesses located and investing in Chinatown, and attracting diverse kinds of businesses into the area. Only one quote was received and was rejected. In place of a formal funded program, the Commercial Incentives Program was established as a more meaningful approach to improving business opportunities in Chinatown.

2. **Facilities and Public Improvements**

The Agency has provided financial and technical assistance since adoption of the previous Five-Year Implementation Plan to implement and continue various public improvement projects in Chinatown as listed below. These include operating the Bamboo Plaza Parking Structure, completing construction of the Alpine Phase II expansion and West Plaza Phase II improvements, completing construction of the Chinatown Gateway, initiating pre-development activities for the Cultural and Community Center, identifying and implementing additional public improvements including street lighting and landscaping, and coordinating redevelopment activities
with transit and transportation related projects including the Blue Line Metro Rail station located at Spring and College Streets.

a. Bamboo Plaza Parking Structure

In 1989, the Agency and JBL Properties completed construction of Bamboo Plaza which is comprised of a privately financed retail center and a 420-space public parking facility. The Agency, through an Air Space Lease, owns the parking structure (until the year 2019) and provides reasonably priced parking to the public and area merchants as a means of economically revitalizing the northern end of Chinatown's commercial core. In connection with the ownership and operation of the parking structure, during the reporting period, the Agency budgeted approximately $2,500,000 and expended approximately $3,000,000 to pay annual rent for the Air Space Lease, reimbursement to the Parking Manager (who collects and transmits parking resources to the Agency) for annual operating costs, repair and maintenance expenses, security, landscaping, City parking tax, and property damage insurance. Central Parking System, the Agency's Parking Manager, offers employment, training and management opportunities to local area residents through the Chinatown Service Center and the Chinatown Teen Post. Currently, there are eight employees.

b. Alpine Phase II

The Agency, through a Cooperation Agreement with the City's Department of Recreation and Parks, provided financial assistance for the first and second phase expansions to Alpine Recreation Center. Completed in 1996, the project houses an 8,600 sq. ft. second gymnasium with spectator seating for 200 persons to accommodate basketball and volleyball tournaments. The outdoor play area was also reconfigured to provide more recreational activities for youth and elderly. A new pergola, designed in the shape of a fan, offers shaded outdoor recreation space for various table games. The Yale Street main entrance, defined with an ornate Chinese gateway structure, reflects the architectural character and enhances the cultural identity of the area. The Agency budgeted and expended approximately $1,141,000 on this project during the reporting period.

c. West Plaza Phase II

On June 8, 1995, the Agency awarded approx. $355,000 in construction contracts to Thomsen Landscape to re-grade and install
a drainage system along Chung King Road and to refurbish the public amenities in historic Chung King Court. These improvements have helped to ameliorate the uneven soil conditions that led to improper drainage along segments of Chung King Road. Improvements to Chung King Court include refurbishment of the well-known Wishing Well, installation of planters, and replacement of an outdated overhead lighting system. Work was completed in October 1996. Approximately $186,000 was expended on extensive legal title searches, engineering studies, staff architectural and engineering involvement and community outreach activities in addition to the engineering contract. Approximately $500,000 was budgeted and a total of $541,000 was expended during the reporting period.

d. Cultural and Community Center

Planning and development of a Cultural and Community Center that would provide performance, exhibit and educational space for Chinatown continues as a major development goal. Community discussions and planning activities undertaken during the reporting period have envisioned the Center as an integral development component of the Blue Line Metro Station planned at North Spring and College Streets. Approximately $1,200,000 has been set-aside in the budget. During the reporting period, $10,267 has been expended.

e. Chinatown Gateway

Working directly with the CCAC and the Chinatown community, the Agency will enter into a Cooperation Agreement in FY2000 with the City’s Departments of Cultural Affairs and General Services for the development of a Gateway spanning Broadway Street north of Cesar E. Chavez Avenue. This is a new project not originally in the prior Five-Year Implementation Plan, but one that has generated by strong community support. The Gateway is intended to serve as a significant cultural landmark and is part of a larger public improvement program undertaken by the Agency to improve the Chinatown business district. During the reporting period, $10,000 has been expended. This project will be carried forward and completed into the next reporting period.

3. New Family Housing

Since adoption of the previous Five-Year Implementation Plan, the Agency has been facilitating the development of new affordable family rental housing. On February 19, 1998, the Agency Board of Commissioners
approved the proposed 55-unit Cesar Terrace family housing project containing a mix of two- and three-bedroom units affordable to low- and very low-income families. However, the project financing was dependent upon the receipt of Federal low-income housing tax credits. At the time, tax credits were awarded on a lottery basis and the project did not receive the credits and the proposed project was stopped. After lengthy discussions with the CCAC and the developer, the Yale Terrace family housing development, to be located at 716-726-734 Yale Street, was substituted by the developer as the community’s preferred affordable family housing development. This site was selected due to its excellent location for family housing in Chinatown and the availability of a development site.

The substituted project is being carried forward into the next Five-Year Implementation Plan. The Agency anticipates purchasing the housing site, entering into a development agreement with Yale Terrace, L.P., a California limited partnership, and providing a gap financing loan using Chinatown Housing Trust funds for the development of 55 units of family housing. The units will be deed restricted for low- and moderate-income housing for 55 years. Rents are anticipated to range from approximately $400 to $600 per month depending on family size and income. The developer will apply for Federal Low-Income Housing Tax Credits which are to be awarded on a merit basis in 2000. During the reporting period, approximately $4,000,000 was budgeted and $150,000 was expended.

4. Plan Amendment and Needs Assessment Study

In response to direction by the City Council to develop a consensus and a coordinated strategy that will respond to current challenges and opportunities facing the greater Chinatown community, the Agency, in close cooperation with the Council District 1 Office and the CCAC, first issued a Request for Proposal (RFP) for a Needs Assessment Study in 1997 but only one proposal was received and it was non-responsive. A second RFP was issued in June 1999 for a consultant to conduct a Needs Assessment Study aimed at providing a planning vision for Chinatown, and a strategic plan of actions to implement that vision. A consultant was selected, but the Study was placed on hold pending the more pressing need for a Redevelopment Plan Amendment.

Since the Chinatown Redevelopment Project has reached its tax increment spending cap and the power of eminent domain has expired, the Plan Amendment study process will ascertain to what extent there is remaining blight and deterioration in the Project Area and what programs, and their associated costs, are required to eliminate remaining blighting conditions. This activity is being carried forward into the next reporting period. The Plan Amendment process is expected to be started in Spring 2000,
beginning with field surveys and completed in 2001 when it will be submitted to City Council for consideration. During the reporting period, approximately $850,000 was budgeted and $145,000 has been expended.

5. Project Financing

Agency staff administers the Project's financial resources, including financial planning, cash management, debt repayment, and issuance and administration of debt instruments.

At the start of the previous Five-Year Implementation Plan, as of June 30, 1994, the principal balance on the Project’s Tax Allocation Bonds, Series B was $14,335,000. These bonds were refunded in FY1998 through the issuance of the $13,205,000 Tax Allocation Refunding Bonds, Series C. Lower interest rates on the refunding bond issue resulted in total debt service savings of $840,000.

The projected expenditure of $8,724,600 originally identified in the previous Five-Year Implementation Plan consisted of $7,169,200 principal and interest on the Series B bonds and $1,555,400 of projected resources available at the end of FY1999 that are restricted to future debt service payments. Actual principal and interest expense on the Series B and the new Refunding Series C bonds totaled $6,660,300.

6. Project General

The operation of a redevelopment project entails expenditures for administration such as staff costs, facility costs, supplies, property maintenance, legal, City building permit and environmental review, responding to development proposals, extensive community participation and CCAC activities. Approximately $2,500,000 was budgeted and $2,740,000 was expended during the reporting period.

IV. SPECIFIC PROJECTS AND EXPENDITURES PROPOSED TO BE MADE DURING THE NEXT FIVE YEARS AND HOW THEY WILL HELP TO ELIMINATE BLIGHT IN THE PROJECT AREA

The FY2000–FY2004 Five-Year Implementation Plan for the Chinatown Redevelopment Project will continue to provide a balanced work program for businesses and residents in the area while emphasizing the need to address the overall economic decline evidenced by increasing vacant retail space, business failures, loss of jobs and businesses to other areas, declining property values, graffiti and vandalism. The CCAC continues to identify the need for more affordable housing, child care, recreational space, and the planning of future development that is environmentally sensitive to the needs of residents and businesses. The Agency
will focus on carrying out the existing work program while at the same time promoting economic development and business retention and attracting private investment into the area.

A. Commercial Incentives Program

1. Projects and Expenditures

The Agency proposes continuing to administer the Chinatown Commercial Incentives Program. This Program consists of Commercial Building Conditional Loans and Commercial Facade and Signage Grants for building rehabilitation, including expansion of existing structures, or for new construction. Funding for this Program would require matching funds by the participant for a maximum Agency loan of $250,000 and a maximum grant of $25,000. A second round of funding for the program is proposed to be advertised in Spring 2000. It is expected that funding will be available in summer 2000. The total projected expenditure for this program is approx. $2,000,000 during FY2000-2004.

2. Elimination of Blight

The provision of financial incentives to retain or expand businesses in the Project Area is undertaken with the goal of retaining and creating jobs, while strengthening the area’s tax base and bringing commercial structures into compliance with current building codes and retail practices. Such expenditures address economic stagnation and dis-investment as evidenced by declining property values, physical deterioration and high vacancy rates of buildings in the commercial zone, and the movement of businesses from the Project Area to communities offering economic and land use incentives. In addition, this program would contribute to rehabilitating historic buildings and plazas.
B. Sidewalk Cleaning Maintenance Program and Security Program

1. Projects and Expenditures

The Agency proposes a sidewalk cleaning and maintenance program and a private security patrol in cooperation with and involving participation of one or more local non-profit entities. The total projected expenditure for this program is $300,000 during FY2000-FY2004.

2. Elimination of Blight

A strengthened, cleaner and safer commercial business district is expected to increase business revenues, tourism, and property values. This will also encourage area residents to support retail and other business establishments in the Project Area, thus helping to stabilize the Area financially and foster private re-investment in existing and new development.

C. Marketing Program

1. Projects and Expenditures

The Agency proposes to encourage opportunities to promote Chinatown, Little Tokyo, and Olvera Street, together as a unique multi-cultural experience for Downtown visitors. A master tourism plan, known as the "Pearls of Los Angeles" and partially funded by the United States Economic Development Administration (EDA) is being developed which will link and showcase five historic communities in Los Angeles, including Chinatown, Little Tokyo, Olvera Street, Watts, and San Pedro. Each community will be working with the Los Angeles Convention and Visitors Bureau, City Council offices and the Mayor’s office to develop this Plan. The Plan will provide recommendations on streetscape improvements, shopping opportunities, transportation, open space for special events and business and community support. Opportunities to link patronage from Downtown, Dodger Stadium, Metro Blue Line Station, and Union Station will also be examined. The Economic Development Administration (EDA) has committed $150,000 towards this Plan with a requirement for local matching funds of $50,000. Chinatown will provide $12,500 towards the local match and will receive $37,500 of EDA funds. The total projected expenditure for Chinatown is $60,900 through 2001.

2. Elimination of Blight

Promoting joint marketing opportunities for Chinatown, Little Tokyo, Olvera Street, Watts, and San Pedro will help to stimulate the Project Area's
economy by increasing tourism and business revenues. This program will also capitalize on the unique multi-cultural character of the Project Area and its residents, and the surrounding communities, as well as the specialty goods and services offered therein.

D. Bamboo Plaza Parking Structure

1. Projects and Expenditures

In 1989, the Agency and JBL Properties, through an OPA, completed construction of Bamboo Plaza which is comprised of a privately financed retail center and a 420-space public parking facility. The Agency, through an Air Space Lease, owns and operates the Bamboo Plaza parking structure until the year 2019. The Agency retained Central Parking System as the parking facility manager selected through a competitive bid process. The parking structure provides reasonably priced parking to the public and area merchants as a means of economically revitalizing this part of Chinatown and offers employment and training opportunities to local area residents at this and other parking locations which Central Parking System operates. The total projected expenditure for this program is $1,725,000 for air space lease and operations during FY2000-FY2004.

2. Elimination of Blight

This development eliminated a once blighted parcel and, through its continued operation, will prevent the recurrence of blight and encourage new development and private rehabilitation of the adjacent area. Providing safe, secure parking at reasonable rates is expected to increase business revenues, tourism, and increase property values, thus stimulating investment in the Project Area.

E. Public Facilities

1. Projects and Expenditures

The Agency proposes to facilitate the development of a Cultural and Community Center, through land acquisition and/or construction/development costs, that would provide performance, exhibit and educational space, and public facilities including public parking all intended to attract large numbers of visitors to the Project Area. The total projected expenditure is $1,200,000. The Agency will continue to provide technical assistance to the City Department of Libraries for construction of the new 14,500 sq. ft. Chinatown Branch Library at 655 North Hill Street. The Agency proposes to provide up to $25,000 towards enhancement of the public art requirement for the Library.
2. **Elimination of Blight**

The Cultural and Community Center will provide performance, educational and exhibit space in which to attract large numbers of visitors to the Project Area. This will attract new investment in surrounding properties and businesses, thus ensuring that the Area continues to be economically viable. The New Chinatown Branch Library will serve the community's needs for an expanded library facility and will further enhance the characteristics and identity of Chinatown and promote the role of Chinatown as a cultural center.

F. **New Family Housing**

1. **Projects and Expenditures**

The Agency will facilitate the development of new rental housing with an emphasis on two- and three-bedroom units, along with childcare facilities affordable to low- and very low-income families.

The Agency, working closely with the CCAC, has identified a site for housing located at 716-726-734 Yale Street. The Agency anticipates purchasing the site for approximately $1,350,000 and will enter into a development agreement with Yale Terrace, L.P., for development of approximately 55 very low-, low- and moderate-income units. The Agency will provide "gap" financing using Chinatown Housing Trust Funds in the form of a residual receipts loan in the anticipated amount of $2,600,000. Total development costs including the developer's funds of approximately $7,000,000 is estimated to be $11,000,000. Rents are anticipated to range from $400 to $600 per month depending on family size and income. The units will be deed restricted for the longest feasible time but not less than 40 years. The developer will apply for Federal low-income housing tax credits which are to be awarded on a merit basis in FY2000. Should the developer not secure Federal low-income housing tax credits necessary for the project, the Agency, in consultation with the CCAC, will issue a Notice of Funding Availability (NOFA) and select another developer for the site. The Agency will also solicit development proposals for additional low- and moderate-income housing depending on available resources. The total projected Agency expenditure for this program is $4,200,000 during FY2000-FY2004.
2. Elimination of Blight

Conditions of overcrowded and substandard housing continue to exist in the Project Area. Facilitating the development of additional housing units affordable to low- and moderate-income households will achieve the redevelopment goal "to make provisions for housing as is required to satisfy the needs and desires of the various age, income, and ethnic groups of the community, maximizing the opportunity for individual choices."

G. Plan Amendment and Needs Assessment Study

1. Projects and Expenditures

The Agency proposes to initiate a Redevelopment Plan Amendment beginning in FY2000 and concluding in FY2001 to raise the cap on the receipt of tax increment and to reinstate the powers of eminent domain which expired in 1992. The Chinatown Redevelopment Project will receive the last tax increment revenues in FY2004 under its current $57,300,000 tax increment cap. However, a portion of FY2000 tax increment revenues and all remaining tax increment revenues not needed for current debt service will be deposited into a Future Debt Service Fund to enable payment of bond debt service after FY2004.

Following Amendment of the Plan, and at the direction of the City Council and the CCAC, the Agency proposes to continue with the Needs Assessment Study. This Study was initiated in 1999 but was put on hold pending the immediate need to amend the Redevelopment Plan. The total projected expenditure for this program is $850,000 during FY2000-FY2004.

2. Elimination of Blight

Although there has been significant progress to date, there are still blighting conditions that need to be addressed, and plans must be made to continue the redevelopment efforts already undertaken in order to fulfill the goals and objectives of the Redevelopment Plan. Thus, through a Plan Amendment and subsequent Needs Assessment Study, the community can chart future activities which will build upon the progress to date. The Plan Amendment will provide the community with the necessary financial, development and planning tools to effectively continue to redevelop Chinatown, and continue the program to provide affordable housing for seniors and low-income families, job development, public facilities, recreation and open space, and business development.
H. Transportation Enhancements

1. Projects and Expenditures

The Agency proposes to fund a streetscape design and implementation developed from the MTA Pedestrian Linkage Study that would enhance Chinatown’s identity by reflecting the architectural character of the community. The total projected expenditure for this program is $250,000 during FY2000-FY2004.

2. Elimination of Blight

Coordination of transit systems and related development projects address the redevelopment purpose of improving circulation as well as seeking quality urban design.

I. Response to Development Opportunities

1. Projects and Expenditures

The operation of a Redevelopment Project entails expenditures not linked to specific projects enumerated in this Implementation Plan including administration costs, permit and CEQA processing costs, statutory or other legal obligations of the Agency, and programs and projects necessary to implement the Redevelopment goals and objectives for property acquisition and disposition, and assistance in the development and construction of industrial, commercial, residential, and public facilities and public improvements. Also included are project operations and technical staff costs, site office facility costs, supplies, equipment, materials, insurance and maintenance of Agency-owned properties, community meeting costs and general legal costs.

Staff will continue to review permit applications for CEQA clearance and conformance with the Redevelopment Plan and provide technical assistance to property owners or developers proposing market rate housing, commercial or mixed-use developments. These proposals will sometimes require entering into an Owner Participation Agreement with the Agency. Nevertheless, they will be reviewed to ensure conformance with appropriate municipal building and planning code requirements, and where appropriate, to ensure that the development will carry out Redevelopment Plan objectives. Agency labor is needed to respond to developer requests, review permit applications, conduct analyses of planning, financial, real estate and environmental issues related to such proposals, and monitor projects which may or may not require Agency agreements. The total
2.  Elimination of Blight

Technical staff to review new proposals, real estate appraisals, and legal counsel are part of the costs incurred in the ordinary implementation of the Redevelopment Plan. In addition, Agency expenditures for planning activities represent assessment of historic properties, processing of environmental clearances under CEQA, and public arts and urban design review. These items address Redevelopment Plan requirements and obligations.

The Agency staff activities outlined above will help to eliminate blight by ensuring that development in the Project Area meets the goals and objectives of the Redevelopment Plan and is being carried out in conformance with the Redevelopment Plan. The staff functions will also ensure that the physical and economic decline of the Project Area is reversed and that the revitalization of the Area is stabilized.

J. Project Financing

1.  Projects and Expenditures

As of June 30, 1999, the principal balance on the Project’s Tax Allocation Bonds, Series C was $12,505,000. The final maturity date of the outstanding bonds will be in FY2010. But the last year in which Chinatown can receive tax increment revenues is projected to be FY2004. To assure that funds will be available to pay for debt service after FY2004, the Agency will deposit a portion of the FY2000 tax increment revenues and all remaining tax increment revenues not needed for current debt service into a Future Debt Service Fund. The tax increment revenues deposited into the Future Debt Service Fund and interest earnings thereon will be sufficient to pay for debt service remaining after the receipt of the last tax increment revenues. The total projected expenditure during FY2000-FY2004 is $14,685,500. This includes: $6,714,400 principal and interest on the Series C bonds, $7,859,300 of projected Future Debt Service Fund available at the end of FY2004, and $111,800 of administrative costs.

2.  Elimination of Blight

The Agency is obligated to pay debt service costs related to debt incurred by the Project in the form of tax allocation bonds and inter-agency agreements.
Administering a Redevelopment Project necessarily entails the Agency staff activities enumerated above. Administration of the Project’s financial resources ensures that such resources are used in compliance with the Community Redevelopment Law and in furtherance of the physical and economic revitalization of the Project Area.

K. Citizens Participation

1. Projects and Expenditures

This activity will provide the resources and staffing necessary for the functioning of the Chinatown Community Advisory Committee. Agency support to the CCAC includes providing secretarial support, mass mailing and/or publication of public notices, production of informational materials, providing meeting facilities and staff support for the meetings of the CCAC and its subcommittees.

Community participation activities include bilingual written and verbal translation of meeting materials, staffing and holding approximately 23 citizens advisory committee meetings per month. The total projected expenditure for this program is $625,000 during FY2000-FY2004.

2. Elimination of Blight

Providing for public participation through the CCAC ensures that redevelopment of the Project Area is carried out in consultation with the community. Redevelopment activities undertaken to eliminate blighting conditions will more likely endure over the long term if the community is involved.

L. Project General

1. Projects and Expenditures

Administering a Redevelopment Project necessarily entails costs that are not directly related to a specific Chinatown work objective, but rather are related to the administration of the Project, including technical, legal, administrative services, and other community related services. Agency will administer the Project’s ongoing activities, complying with public notification requirements, providing public information, and responding to inquiries from property owners, residents, business operators, and others. The total projected expenditure for this program is $2,100,000 during FY2000-FY2004.
2. Elimination of Blight

Administering a Redevelopment Project necessarily entails the Agency staff activities and other administrative costs enumerated above. Administration of the Project ensures that redevelopment activities are carried out in compliance with the Community Redevelopment Law and in furtherance of the physical and economic revitalization of the Project Area.

V. HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL IMPLEMENT THE REQUIREMENTS OF HEALTH & SAFETY CODE SECTIONS 33334.2, 33334.4, 33334.6 AND 33413. [Section 33490(a)(1)]

A. Among the goals and objectives of the Agency, the provision of housing units for households with low- to moderate-incomes will implement the affordable housing requirements.

B. The New Family Housing Program with an estimated expenditure of $4,200,000 and an estimated production of at least 55 very low, low and moderate-income units will implement the affordable housing requirements.

C. The goals and objectives, projects and expenditures will implement the affordable housing requirements of Sections 33334.2, 33334.4, 33334.6 and 33413 as follows:

- **Increase, Improve and Expand the Supply of Low- and Moderate-Income Housing. [Section 33334.2 and 33334.6].**

  The housing to be developed as described above, plus debt service and administrative costs, will utilize approximately $4,200,000 in funds from the Chinatown Low- and Moderate-Income Housing Trust Fund. All the housing will be subject to recorded covenants that will restrict the housing to low-, very low- or moderate-income persons or families at affordable rents for the longest feasible time but not less than 40 years, pursuant to the Agency's Housing Policy.

- **Proportion of Very Low-, Low- and Moderate-Income Housing. [Section 33334.4].**

  The Agency assisted housing units to be developed or rehabilitated will be affordable to the very low-, low- or moderate-income households in the following proportions: No less than 30% very low-income; no more than 30% moderate-income; and the balance very low- and low-income. This proportion of very low-, low-and moderate-income units exceeds the proportion of the total number of housing units needed for these income groups (which are not being provided by other governmental programs)
bears to the total number of units needed for persons of very low-, low- and moderate-income in the City.

- **Estimate of Housing Production Figures and Use of Low- and Moderate-Income Housing Fund [Section 33490(a)(2)].**

  The current estimated housing production figures and proposed uses of the Chinatown Redevelopment Project Low- and Moderate-Income Housing Trust Fund are attached as Tables I and II.

- **Replacement Housing [Section 33413(a)].**

  Section 33490(a)(3) requires that if the Implementation Plan contains a project that will result in the destruction or removal of dwelling units that will have to be replaced pursuant to subdivision (a) of Section 33413, the implementation plan shall identify proposed locations suitable for the required replacement dwelling units. The Agency is pursuing the development of vacant sites, and therefore, does not anticipate that any low- or moderate-income dwelling units in the Chinatown Redevelopment Project Area be destroyed or removed from the low- and moderate-income housing market during the period of this Five-year Implementation Plan.

- **Inclusionary Housing [Section 33413(b)(4)].**

  Section 33413(b)(4) requires the Agency to adopt a plan to comply with the inclusionary housing requirements of Section 33413(b)(1) and (2).

  Since adoption of the Redevelopment Plan, staff estimates that approximately 1,402 new housing units have been constructed. This estimate is based on staff’s research into the building permit applications reviewed by the Agency for the Chinatown Redevelopment Project since 1980. Of this total, 942 units were developed through Agreements with the Agency, of which 877 units are deed and income restricted: 477 units are affordable to very low-income; 262 are affordable to low-income, and 138 are affordable to moderate-income families. The balance or approximately 525 were developed by the private sector with no income or occupancy restrictions recorded. The Inclusionary Housing section requires that 15% of the total new units built, or 210 be affordable to low- or moderate-income families of which not less than 40% of this designation or 84 units be affordable to very low-income households. This requirement has been met and has been exceeded by the Agency.

  The Inclusionary Housing Plan follows.
1. HOUSING PRODUCTION SINCE ADOPTION OF REDEVELOPMENT PLAN

A. Number of new or substantially rehabilitated residential units developed in the Project Area by public or private entities or persons other than the Agency since adoption of the Redevelopment Plan (At least 15% of total shall be available at affordable housing cost to persons and families of low- or moderate-income, of which not less than 40% shall be available to very low-income households):

<table>
<thead>
<tr>
<th></th>
<th>Units</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Rate:</td>
<td>525</td>
<td>37%</td>
</tr>
<tr>
<td>Moderate-Income:</td>
<td>138</td>
<td>10%</td>
</tr>
<tr>
<td>Low-Income:</td>
<td>262</td>
<td>19%</td>
</tr>
<tr>
<td>Very Low-Income:</td>
<td>477</td>
<td>34%</td>
</tr>
<tr>
<td>TOTAL:</td>
<td>1,402</td>
<td>100%</td>
</tr>
</tbody>
</table>

B. Number of new or substantially rehabilitated residential units developed by the Agency (inside or outside the Project Area) since the adoption of the Redevelopment Plan (At least 30% of total shall be available at affordable housing cost to persons and families of low- or moderate-income, of which not less than 50% shall be available to very low-income households):

There have been no housing units developed by the Agency.

2. ESTIMATES OF HOUSING PRODUCTION DURING THE NEXT 10 YEARS

A. Estimate of the number of new or substantially rehabilitated residential units to be developed in the Project Area by public or private entities or persons other than the Agency during the next 10-year period. (At least 15% of total shall be available at affordable housing cost to persons and families of low- or moderate-income, of which not less than 40% shall be available to very low-income households):

Units | Percentage | Units | Percentage
--- | --- | --- | ---
Market Rate: | 26 | 22% | 119 | 48%
Moderate-Income: | 28 | 23% | 54 | 22%
Low-Income: | 34 | 28% | 24 | 9%
Very Low-Income: | 33 | 27% | 53 | 21%
TOTAL: | 121 | 100% | 250 | 100%

B. Estimate of the number of new or substantially rehabilitated residential units to be developed by the Agency (inside or outside the Project Area) during the next 10-year period. (At least 30% of total shall be available at affordable housing cost to persons and families of low- or moderate-income, of which not less than 50% shall be available to very low-income households):

The Agency does not anticipate developing any units of housing itself.

C. Estimate of the number of long-term affordability covenants on existing multifamily units, restricting the cost of renting or purchasing those units, that the Agency plans to purchase or otherwise acquire or cause by regulation or agreement during the next 10-year period (indicate if such units are located outside the Project Area):

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Units</td>
<td>Units</td>
</tr>
<tr>
<td>Moderate Income:</td>
<td>0</td>
</tr>
<tr>
<td>Low-Income:</td>
<td>0</td>
</tr>
<tr>
<td>Very Low-Income:</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL:</td>
<td>0</td>
</tr>
</tbody>
</table>

3. ESTIMATES OF HOUSING PRODUCTION DURING THE REMAINING PERIOD OF THIS PLAN

A. Estimate of the number of new or substantially rehabilitated residential units to be developed in the Project Area by public or private entities or persons other than the Agency during the remaining period of the Redevelopment Plan. (At least 15% of total shall be available at affordable housing cost to persons and families of low- or moderate-income, of which not less than 40% shall be available to very low-income households):

July 1, 1999 to January 20, 2020
### Units and Percentage

<table>
<thead>
<tr>
<th>Type</th>
<th>Units</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Rate:</td>
<td>165</td>
<td>31%</td>
</tr>
<tr>
<td>Moderate-Income:</td>
<td>132</td>
<td>24%</td>
</tr>
<tr>
<td>Low-Income:</td>
<td>98</td>
<td>18%</td>
</tr>
<tr>
<td>Very Low-Income:</td>
<td>146</td>
<td>27%</td>
</tr>
<tr>
<td>TOTAL:</td>
<td>541</td>
<td>100%</td>
</tr>
</tbody>
</table>

B. Estimate of the number of new or substantially rehabilitated residential units to be developed by the Agency (inside or outside the Project Area) during the remaining period of the Redevelopment Plan. (At least 30% of total shall be available at affordable housing cost to persons and families of low- or moderate-income, of which not less than 50% shall be available to very low-income households):

The Agency does not anticipate developing any housing units itself.

C. Estimate of the number of long-term affordability covenants on existing multifamily units, restricting the cost of renting or purchasing those units, that the Agency plans to purchase or otherwise acquire or cause by regulation or agreement during the remaining period of the Redevelopment Plan (indicate if such units are located outside the Project Area):

**July 1, 1999 to January 20, 2020**

<table>
<thead>
<tr>
<th>Type</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Moderate Income:</td>
<td>0</td>
</tr>
<tr>
<td>Low-Income:</td>
<td>0</td>
</tr>
<tr>
<td>Very Low-Income:</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL:</td>
<td>0</td>
</tr>
</tbody>
</table>
### TABLE I
ANNUAL HOUSING TRUST FUND PROGRAM  
Section 33490 (a)(2)

<table>
<thead>
<tr>
<th>HOUSING PRODUCTION</th>
<th>2000</th>
<th>2001</th>
<th>2002</th>
<th>2003</th>
<th>2004</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Units to be developed</td>
<td>0</td>
<td>55</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Housing Units to be substantially rehabilitated</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Housing Units to be price restricted thru acquisition of covenants (existing housing)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Housing Units to be otherwise assisted by the CRA e.g., Rent Subsidies</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Housing Units to be destroyed as a result of redevelopment</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
TABLE II  
ANNUAL HOUSING TRUST FUND PROGRAM  
SECTION 33490 (a) (2)

<table>
<thead>
<tr>
<th>LOW- AND MODERATE-INCOME HOUSING FUND</th>
<th>2000</th>
<th>2001</th>
<th>2002</th>
<th>2003</th>
<th>2004</th>
</tr>
</thead>
<tbody>
<tr>
<td>STARTING BALANCE</td>
<td>$2,156,800</td>
<td>$2,368,600</td>
<td>0</td>
<td>$4,100</td>
<td>$8,200</td>
</tr>
<tr>
<td>Annual Deposits – Total</td>
<td>$674,100</td>
<td>$694,200</td>
<td>$674,000</td>
<td>$689,600</td>
<td>$18,800</td>
</tr>
<tr>
<td>(A) 20% Tax Increment Deposits</td>
<td>$582,500</td>
<td>$636,100</td>
<td>$669,900</td>
<td>$685,500</td>
<td>$14,700</td>
</tr>
<tr>
<td>(B) Interest/Other Income</td>
<td>$91,600</td>
<td>$58,100</td>
<td>$4,100</td>
<td>$4,100</td>
<td>$4,100</td>
</tr>
<tr>
<td>Total Available</td>
<td>$2,830,900</td>
<td>$3,062,800</td>
<td>$674,000</td>
<td>$693,700</td>
<td>$27,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Funds to be spent or committed annually (A or B)</th>
<th>2000</th>
<th>2001</th>
<th>2002</th>
<th>2003</th>
<th>2004</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) To pay Debt Service on Bonds Used for Affordable Housing*</td>
<td>$462,300</td>
<td>$636,100</td>
<td>$669,900</td>
<td>$685,500</td>
<td>$14,700</td>
</tr>
<tr>
<td>(B) For Affordable Housing</td>
<td>$2,426,700</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Funds to be transferred to Housing Authority or Another Public Entity</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Funds to be accrued for specific projects**</td>
<td>$2,368,600</td>
<td>0</td>
<td>$4,100</td>
<td>$8,200</td>
<td>$12,300</td>
</tr>
</tbody>
</table>

* This represents portion of debt service payments equivalent to the portion of prior bond issues that was allocated to low- and moderate-income housing.

** The remaining funds will be accrued for the development of housing within or in the general vicinity of the Project Area.