

MEMORANDUM

DATE: NOVEMBER 15, 2007 PA9990

TO: CRA/LA BOARD OF COMMISSIONERS

FROM: CECILIA V. ESTOLANO, CHIEF EXECUTIVE OFFICER

RESPONSIBLE PARTIES: W. JAY VIRATA, REGIONAL ADMINISTRATOR
SUSAN TOTARO, PROJECT MANAGER
WALTER D. BEAUMONT, ASSISTANT PROJECT MANAGER

SUBJECT: PUBLIC HEARING FOR ADOPTION OF THE PROPOSED FIVE-YEAR IMPLEMENTATION PLAN (FY2008-FY2012) FOR THE PACIFIC CORRIDOR REDEVELOPMENT PROJECT, AND RESOLUTION ADOPTING THE IMPLEMENTATION PLAN HARBOR REGION (CD 15)

RECOMMENDATIONS

That the Board of Commissioners:

1. Conduct a public hearing on the proposed Five-Year Implementation Plan (FY2008 - FY2012) for the Pacific Corridor Redevelopment Project; and
2. Adopt, by Resolution, the Five-Year Implementation Plan for FY2008 – FY2012.

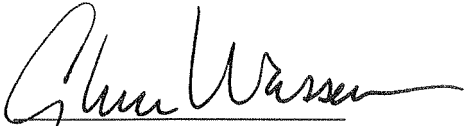
SUMMARY

The first recommended action authorizes a public hearing on the proposed Five-Year Implementation Plan for FY2008-FY2012 for the Pacific Corridor Redevelopment Project. (A map of this Project Area is on Attachment "A" hereto.) The second recommendation action calls for the adoption of the Implementation Plan for that Five Year period. (The Adoption Resolution is on Attachment "B" hereto). Beginning in 1994 and every five years thereafter, Section 33490 of the Community Redevelopment Law requires that a redevelopment agency adopt a Five-Year Implementation Plan for each project under its jurisdiction. For a redevelopment plan that was adopted prior to December 31, 1993, the first implementation plan was to have been adopted by December 31, 1994. The Redevelopment Plan for the Pacific Corridor Redevelopment Project was adopted on May 1, 2002, covering the period through FY2007.

The second Five-Year Implementation Plan for the Pacific Corridor Redevelopment Project is now required to be adopted for the period FY2008-FY2012. As required by law, the CRA/LA must conduct a public hearing to receive input on the proposed Implementation Plan and adopt the Plan by Resolution. A notice of this public hearing has been posted in the following four locations within the Pacific Corridor Redevelopment Project Area ("Project Area"): San Pedro Regional Branch Library; Croatian Cultural Center, Whale and Ale Restaurant and the San Pedro Peninsula Chamber of Commerce and advertised as required by law in the Daily Breeze on October 3, 2007, October 10, 2007 and October 17, 2007; and in the Random Lengths Newspaper on October 4, 2007 and October 18, 2007.

Cecilia V. Estolano
Chief Executive Officer

By



Glenn F. Wasserman,
Chief Operating Officer

There is no conflict of interest known to me, which exists with regard to any CRA/LA officer or employee concerning this action.

Attachment A – Project Area Map
Attachment B – Agency Resolution
Attachment C - Proposed FY2008–FY 2012 Implementation Plan

Resolution No. _____

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA, ADOPTING THE FIVE-YEAR IMPLEMENTATION PLAN (FY2008-FY2012) FOR THE PACIFIC CORRIDOR REDEVELOPMENT PROJECT AREA

WHEREAS, the California Community Redevelopment Law, Health and Safety Code Section 33490, requires that every five years the Agency adopt a Five-Year Implementation Plan for each redevelopment project under its jurisdiction; and

WHEREAS, in accordance with the Community Redevelopment Law, after a public hearing, the Agency adopted the first Five-Year Implementation Plan for the Pacific Corridor Redevelopment Project Area on May 1, 2002; and

WHEREAS, it is now time to adopt a new and second Five-Year Implementation Plan for the Pacific Corridor Redevelopment Project Area (FY2008-FY2012)

WHEREAS, a Public Hearing on the Five Year Implementation Plan was published in the Daily Breeze on October 3, 2007, October 10, 2007 and October 17, 2007, and the Random Lengths News on October 4, 2007 and October 18, 2007; and

WHEREAS, as required by law, a duly noticed public hearing on the proposed Five-Year Implementation Plan was opened on November 1, 2007 and continued to November 15, 2007 with public testimony received and considered.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES AS FOLLOWS:

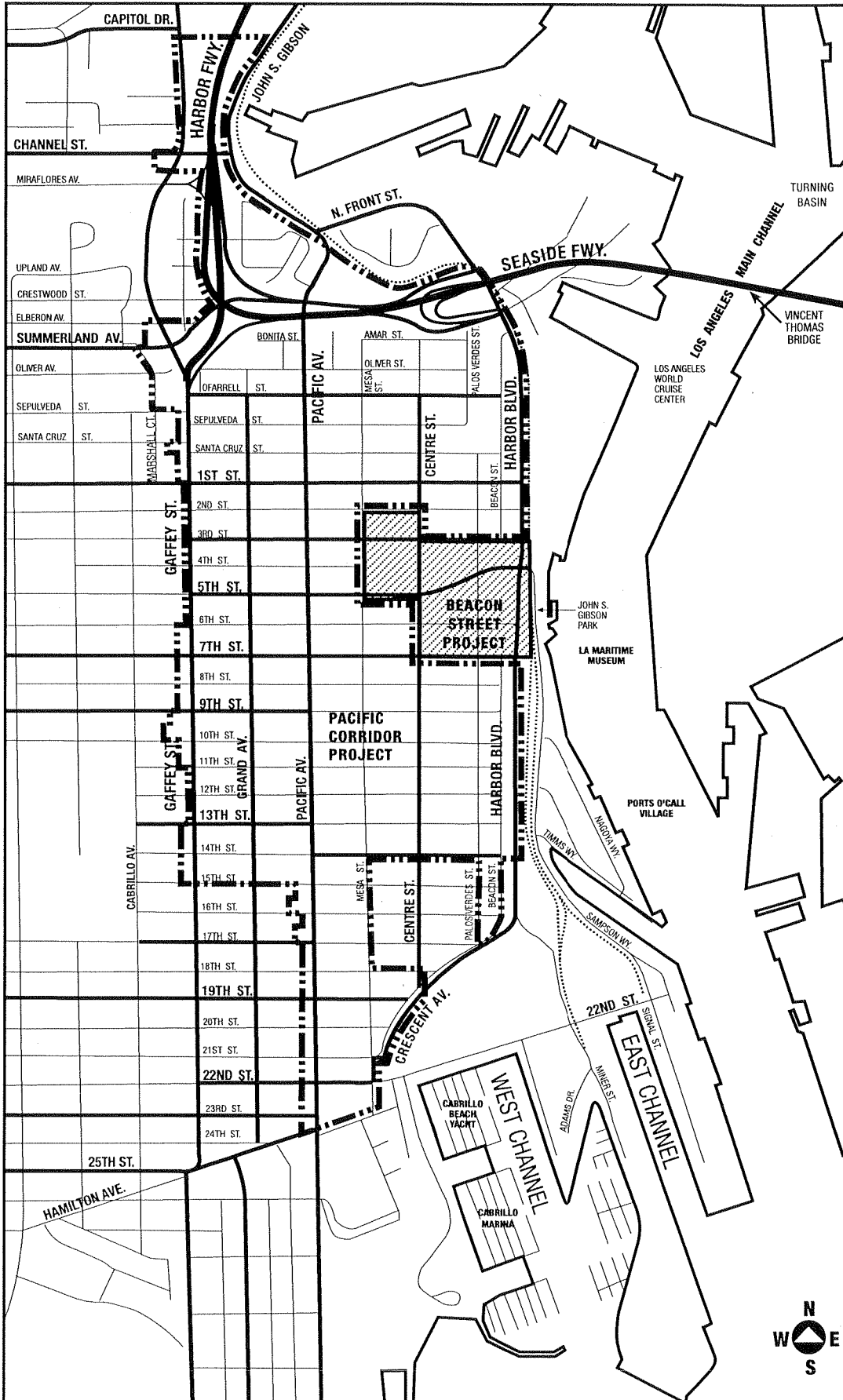
In accordance with the requirements of the Community Redevelopment Law, the Agency hereby adopts the attached Five-Year Implementation Plan for the Pacific Corridor Redevelopment Project Area for FY2008 – FY2012.

ADOPTED: _____

Pacific Corridor Redevelopment Project

EXHIBIT "A"

Boundary Map




Community
Redevelopment
Agency


City of Los Angeles


LEGEND

 Pacific Corridor
Redevelopment
Project

 Beacon Street
Project

 Freeways

 Major Streets

0 1/4 1/2 3/4 1

 APPROX. 1 MILE



November 2007

HOUSING Completed

- ① **Santa Cruz Terrace**
201 N. Beacon Street
48 Rental units for
very low income families
- ② **Grand Cottages**
815 S. Grand Avenue
12 market rate for sale units
- ③ **PEM**
631 - 637 S. Grand Avenue
7 market rate for sale units

HOUSING Under Construction

- ④ **La Salle Lofts**
247-263 W 7th Street:
26 for sale market rate units
(8,000 s. f. retail space)
- ⑤ **Bank Lofts Bldg A –the Bank**
407 – 409 W. 7th St.
64 for sale market rate lofts
(3,500 s. f. retail space)
- ⑥ **Bank Lofts Bldg B – the Mint**
390 W. 8th St.
23 for sale market rate lofts
- ⑦ **Harborside Terrace**
308-338 N. Palos Verdes Street
16 units for sale, very
low income families
- ⑧ **420-430 W 9th Street**
24 for sale market rate units
- ⑨ **366 – 374 W. 8th Street**
18 for sale market rate units

HOUSING Proposed

- ⑩ **Ocean View Landing (1)**
111 N. Harbor Boulevard
65 for sale market rate,
7 moderate income units
(3,715 s. f. commercial space)
 - ⑪ **Ocean View Landing (2)**
203 -233 Harbor Boulevard
93 for sale market rate units
9 for moderate income families
3,928 s. f. commercial space
 - ⑫ **Toberman Village
New Economics for Woman**
210 – 218 N. Palos Verdes Street
49 rental units: extremely low;
very low and low income families
 - ⑬ **255 – 295 W. 8th Street**
47 for sale market rate
and low-income.
5,000 s. f. ground floor retail
 - ⑭ **327 N. Harbor Boulevard**
54 for sale market rate units
 - ⑮ **407 N. Harbor Boulevard**
40 for sale market rate units
(1,500 s. f. multipurpose room)
- COMMERCIAL Completed**
- ⑯ **Advent Resources**
237 W. 7th Street
8,955 s. f. adaptive reuse
 - ⑰ **Starbucks /T-Mobile
Gaffey Retail Center**
422 Gaffey Street
3,760 s. f. and 2,110 s. f.
new construction
 - ⑱ **CVS Pharmacy**
700 S. Gaffey Street
14,472 s. f. new construction
 - ⑲ **Warner Grand Theatre**
476 W. 6th Street
Stage rigging improvements

COMMERCIAL FACADE

Improvement Program/Project wide
20 store fronts completed

Under Construction or proposed
21 various locations

PUBLIC IMPROVEMENT

- Completed
- Ⓐ **City of L. A. Bureau of Street
Lighting Project** 6th & 7th St.
Between Harbor Boulevard and
Pacific Avenue
 - Ⓑ **Gaffey Welcome Park**
Harbor (I -110) Freeway at Gaffey St.
- Proposed
- Ⓒ **Pacific Avenue 4th to 9th Street**
New Street lighting

PLANNING AREA BOUNDARIES

- Ⓓ **Proposed Redevelopment
Opportunity Sites**
- Ⓔ **Vinegar Hill Historic District
Preservation Overlay Zone**
- Ⓕ **Proposed Vinegar Hill
Historic Area**
- Ⓖ **San Pedro Historic
Commercial Area**
- Ⓖ **Proposed Arts, Culture &
Entertainment District**
- Ⓗ **Proposed Community Design
Overlay District**

Community Redevelopment Agency of the CITY OF LOS ANGELES



Pacific Corridor Five Year Plan Development Map 2007

**Pacific Corridor
Redevelopment
Project**

**Los Angeles
Harbor
Region**

Council District 15

PACIFIC CORRIDOR EXPENDITURES (FY2003-FY2007)

ACCOUNT	NAME	HARDWARE	LABOR	TOTAL
PA1500	Vinegar Hill HPOZ Expansion		26,197.91	26,197.91
PA1990	Response to Housing Opportunities	577.62	124,984.74	125,562.36
PA2000	Business Incentive & Comml. Façade	247,441.91	202,908.87	450,350.78
PA2200	3rd & Pacific Mixed-Use		9,939	9,939
PA3000	Security Enhancements	8,491.80	36,317.97	44,809.77
PA3100	Gaffey Street Welcome Park	38,455.40	144,297.57	182,752.97
PA3200	Warner Grand Theater Mixed Use		70,704.59	70,704.59
PA6100	Adaptive Reuse Planning			0
PA6200	Joint Development Agreement W/POLA	408,151.65	185,479.50	593,631.15
PA6600	Cultural Arts & Entertainment District	7,659.16	72,885.49	80,544.65
PA6990	Response to Development Opportunities	34,643.24	557,670.11	592,313.35
PA9330	Project Financing	394,825.33	34,511.47	429,336.80
PA9910	CAC / Citizens Participation		44,068.52	44,068.52
PA9990	Project General	81,108.18	1,619,255.14	1,700,363.32
BS1700	Centre Street Lofts Affordable Housing	475,000.00		475,000.00
PA1901	City Affordable Housing Trust Fund			0
PA2990	AB1290 Work Program	7,508.15	71,038.00	78,546.15
PA9340	State ERAF	50,908.00		50,908
PA6000	Design Guidelines (RTKL)	106,788.00	123,576.17	<230,364.17>*
TOTAL		1,861,558.44	3,323,834.98	4,955,029.25

* CRA Special Revenue

PACIFIC CORRIDOR
 Resources for FY 08 Budget
 And The Five-Year Plan Through FY 12

TOTALS BY FUND

	Code	2008	2009	2010	2011	2012	Total
Tax Increment Fund	9133	2,596,000	1,499,000	1,062,000	1,148,000	1,235,000	7,540,000
Bonds - Series A	6190	687,000	-	-	-	-	687,000
New Bonds	61PA	-	4,823,000	-	-	-	4,823,000
General Revenue Fund	8134	132,000	31,000	21,000	23,000	26,000	233,000
Housing Trust Fund	4034	1,007,000	557,000	396,000	427,000	459,000	2,846,000
Housing - Series A	4155	1,142,000	-	-	-	-	1,142,000
Housing - New Bonds	41PA	-	1,754,000	-	-	-	1,754,000
City Housing	4524	132,000	144,000	103,000	111,000	119,000	609,000
City Housing Series A	4616	-	-	-	-	-	-
City Housing New Bonds	46PA	-	438,000	-	-	-	438,000
City AB1290 Retained	5302	201,000	216,000	225,000	237,000	247,000	1,126,000
Debt Service Fund	7542	950,000	391,000	1,148,000	1,148,000	1,148,000	4,785,000
TOTAL		6,847,000	9,853,000	2,955,000	3,094,000	3,234,000	25,983,000

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

PACIFIC CORRIDOR REDEVELOPMENT PROJECT

**FIVE-YEAR IMPLEMENTATION PLAN
FY2008–2012**

DRAFT NOVEMBER 1, 2007

REQUIRED BY HEALTH AND SAFETY CODE SECTION 33490

ADOPTED:

I. REDEVELOPMENT PROJECT AREA INFORMATION

A. PROJECT AREA CONTEXT AND BACKGROUND

This Five Year Implementation for the Pacific Corridor Redevelopment Project serves two purposes: (1) first, it provides a progress report on the previous Five Year Implementation Plan adopted by the Agency on May 1, 2002 for the reporting period FY2002-2007 (Previous Plan), and (2) second it lays out the Goals and Objectives of the Project Area, specific programs, including potential projects, and estimated expenditures for the next Five Years.

The Pacific Corridor Redevelopment Project is located in the community of San Pedro, approximately 25 miles south of Downtown Los Angeles at the terminus of the Harbor 110 Freeway. The Project Area is an irregularly-shaped area bounded by North Capitol Drive on the north; the west side of Gaffey Street on the west; 24th Street on the south; and the west side of Harbor Boulevard on the east. The area is adjacent to the existing Beacon Street Redevelopment Project adopted by the Agency in 1969. The Project Area is strategically located next to the Los Angeles Harbor and is comprised of approximately 693 acres. San Pedro began as a maritime community in 1769 with a rich heritage tied to fishing and sea borne commerce, and is among the oldest parts of Los Angeles. Today, San Pedro is home to a number of regional and national tourist attractions, including Ports O'Call Village, Cabrillo Beach, Point Fermin Park and Lighthouse, Cabrillo Museum and Aquarium, Korean Friendship Bell and Fort Mac Arthur Historical Museum. San Pedro has historically been an extremely diverse community, with large populations of European settlements such as Spanish, Croatian, and Italian. Accordingly, there are numerous ethnic restaurants and unique craft and gift stores featuring goods from around the world. Furthermore, since the Port of Los Angeles is among the largest in the United States in terms of container cargo, there is the constant bustle and excitement that results from hundreds of ships arriving and leaving every week. The Los Angeles Harbor is unique among the nation's ports in that it is man-made behind a two-mile long breakwater constructed at the turn of the century. Completed in 1914, the San Pedro breakwater became the first municipal wharf in California and was considered a leader among all of the west coast ports. San Pedro's Cruise Terminal is also the port of departure for an estimated 900,000 passengers annually visiting Catalina, Mexico, Alaska and other tourist destinations.

B. IDENTIFICATION OF CONDITIONS AT THE TIME OF ADOPTION OF THE REDEVELOPMENT PLAN

The Pacific Corridor Redevelopment Plan ("Plan") was adopted by the City Council on May 1, 2002 to improve the poor business climate of Downtown San Pedro and to enhance the surrounding area as an aesthetically pleasing community reflecting its past and reinforcing its status as an international port city with waterfront access. At the time of Plan adoption, Pacific Avenue had become economically stagnant with a series of empty storefronts, an over abundance of liquor stores, residents and businesses alike were experiencing high incidents of crime and graffiti. Pacific Avenue was no longer the "main street". With construction of the Gaffey Street off ramp from the 110 Freeway, a new retail corridor emerged along Gaffey and brought consumers closer to the new shopping centers along Western Avenue leaving Pacific Avenue to further decline. For years, port activity and other water-related commerce, traditionally have provided a strong economic and employment base for San Pedro. However, job opportunities were decreasing because of the changing technology in cargo commerce and the slow demise of the fishing and canning industry. Based on building permit records and data gathered at the time of adoption: approximately 50% of the buildings within the Project Area were built prior to 1930, with more than 40% built between 1910 and 1930 and only 3% built

from 1992 to 2002. The age of the available building stock combined with limited investment from the private sector to expand, modernize or rehabilitate these facilities diminished San Pedro's desirability to attract new business. Downtown San Pedro, particularly Pacific Avenue was unable to compete with surrounding areas, found it difficult if not, impossible to accommodate new businesses. The older residential building inventory also had negative implications for residents. Much of the Project Area's single-family homes were significantly smaller (1,492 s. f.) compared to the average size of 2,225 s. f. in neighboring South Bay communities. Single family property sales were significantly lower on a per square footage basis, i.e. 14% lower than the City average and up to 70% lower than the neighboring communities' averages. Lower property values discouraged owners from reinvesting in their property due to the uncertainty of receiving an adequate return on their investment. Within multi-family buildings, the unit sizes tended to be smaller, averaging 635 s. f., which is essentially equivalent to a one-bedroom unit in today's standards. These units also did not adequately accommodate the average household size of slightly more than three persons. The result was overcrowding living conditions, which affected 24% of the Project Area when compared to 11% for the City.

C. AGENCY GOALS AND OBJECTIVES FOR THE REDEVELOPMENT PROJECT AREA

Since January 1997, the Pacific Corridor Community Advisory Committee (CAC) made up of business persons, property owners, residents and representatives of community organizations has advised the Agency during the Plan feasibility period, adoption and implementation. The CAC's Mission Statement for the Project is:

- Develop a Community that is safe and physically attractive, capitalizing on its assets including strong community bonds and natural attributes, such as the waterfront.
- Create a community that is economically viable, supporting business retention and expansion to create jobs and enhance the revenue base of the community.
- Provide better access and improved circulation patterns to enhance the physical and economic environment of the community.
- Establish a framework for increased Port involvement and participation in community revitalization.

Listed below are the Project Objectives of the Pacific Corridor Redevelopment Plan developed with input by the CAC, which has provided the basis in formulating this Implementation Plan:

1. Community Image and Vision

To maintain the Downtown San Pedro and the surrounding area as an aesthetically pleasing community reflecting its past and reinforcing its status as an international port city, with waterfront access.

2. Health and Public Safety

To assure a crime-free and drug-free community.

3. Economic Revitalization and Job Creation

To retain and expand business and ensure San Pedro as a fully employed community.

4. Development of Tourist Oriented Facilities

To promote tourism related activities that enhance economic and recreational opportunities in the community.

5. Social Services and Community Recreation Facilities

To maintain and expand community services and facilities.

6. Diversification of Retail and Entertainment Activities

To develop a variety of consumer retail, shopping and entertainment opportunities and discourage commercial activities perceived to have a detrimental effect on the community.

7. Historic Preservation and Promotion of Cultural Heritage

To preserve the unique cultural, social and physical features of the community.

8. Preservation of Existing Housing Stock and Creation of New Home Ownership Opportunities.

To preserve existing housing stock and provide choice for a variety of new and rehabilitated housing opportunities.

9. Public Improvements and Amenities

To install, repair and maintain public improvements and amenities.

10. Port involvement and Participation in Community Revitalization

To engage and increase involvement of the Port in the physical and economic revitalization of the community.

II. PROJECT AREA ACCOMPLISHMENTS DURING FY2002 - 2007

A. AGENCY ACCOMPLISHMENTS

Agency staff carried out the following activities of the Previous Five Year Plan (FY2002-2007), which had been adopted by the Agency on May 1, 2002 for the Pacific Corridor Redevelopment Project. These activities included programs and specific projects to attract new business, facilitate new housing as a strategy to reinvigorate Downtown San Pedro, develop a comprehensive land use plan with specific guidelines to encourage quality development and cohesive planning and coordination with the Port of Los Angeles and the City Planning Department. It should be noted that during the Previous Plan period, \$4,955,029 of Pacific Corridor tax increment had been expended (see Exhibit B). The Project Area received its first flow of tax increment (\$125,000) in FY2004, thus approximately \$500,000 of CRA Special Revenue was provided annually in FY2003 and in FY2004. In March 2005, the Port of Los Angeles extended a \$1.5 million line of credit to the Agency for joint development planning purposes of which only \$500,000 was drawn and repaid with interest. The Agency issued its first tax allocation bond (Series A) in April 2006, which generated approximately \$5 million and repaid the Port loan.

Affordable Housing Program

Centre Street Lofts - \$475,000

3 units affordable to moderate-income families (not to exceed 110% median)

In August 2006, the Agency with community support approved the utilization of \$475,000 in Pacific Corridor Housing Trust Funds to provide deferred soft second mortgages to three moderate-income families. Centre Street Lofts is located in the Beacon Street Project Area at 285 W. 6th Street and was completed in March 2007. Centre Street is a mixed use, housing development with 20,500 s. f. of ground floor retail space and 116 market rate units of which 17 were provided Agency Soft Second Loans to make them affordable to moderate-income families.

Escrows for the 3 moderate-income units, all one-bedroom lofts style floor plans, closed by June 2007.

Plans and Studies

1) Pacific Corridor Design Guidelines

In February 2003, the Agency retained RTKL, a nationally known architectural firm to prepare an overall urban design strategy for the Project Area, specifically design guidelines for the commercial district to help guide future development and renovation of businesses and residences. RTKL was paid approximately \$130,000 for their design services. The Pacific Corridor Community Advisory Committee (CAC) recommended that these guidelines give special attention to buildings of historic or architectural merit and to include building standards that would promote quality design and workmanship, encourage use of durable and long lasting building materials and enhance architectural detail. The document contains numerous illustrations and photo examples of good design to help guide future development, infill construction and renovation of businesses and residences with the understanding that:

Commercial Design Standards would strive to unify business exteriors, signage, awnings, landscaping, parking, etc. and enhance the pedestrian character for that particular area of Downtown; and

Residential Design Standards would ensure that new housing construction and rehabilitation within existing single-family neighborhoods would be compatible and the varied and distinctive residential character of the community will be enhanced. The scale and character of new residential construction would maintain a desirable relationship, with respect to size, height, setback and open space, to the existing structures in the area.

In 2004, the San Pedro Bay Historical Society assisted with this effort by conducting a historic commercial building survey to determine structures that should be preserved, particularly along Pacific Avenue, a blighted commercial corridor with a number of architecturally significant buildings. This was helpful to determine which buildings could be demolished and new development opportunity sites.

On July 7, 2005, the Agency adopted the official Design Standards and Guidelines for Pacific Corridor to ensure that rehabilitation efforts and new development within the Project Area are consistent with the visual character of San Pedro, will enhance the community's overall image and be compatible with the best aspects of the existing architectural context of the community. The document also includes an appendix listing the addresses of buildings having historic or architectural merit, which need special design consideration. The CRA Board also authorized the creation of a Design Advisory Panel with expertise to assist Agency staff and the community in implementing the Design Guidelines and designation of historic districts.

2) City's Adaptive Reuse Ordinance

The Agency advocated an amendment to the City's Adaptive Reuse Ordinance (No. 175,588) effective December 1, 2003 to include Downtown San Pedro, which facilitated conversion of vacant commercial and industrial buildings into housing by not requiring additional parking on site. This facilitated the conversion to artist loft housing for many older buildings in the Project Area.

3) Joint Development Planning with the Port of Los Angeles

Bridge to Breakwater Master Plan – EIR Project Description Involvement

Since 2001, a major planning endeavor has been underway by the Port of Los Angeles to redevelop its properties along the waterfront. The initial planning process recommended awarding an Exclusive Right to Negotiate the redevelopment of Port waterfront properties and Ports O' Call Village to Trammel Crow, who later declined to proceed.

Subsequently, in 2002, the Urban Land Institute (ULI) was called upon by the City of Los Angeles and the San Pedro Peninsula Chamber to examine how downtown San Pedro could be reconnected to its waterfront. ULI had made specific recommendations to both the Agency and to the Port on how to move forward, noting that "market rate housing is the economic driver" in the revitalization of Downtown San Pedro and a concerted effort should be made to "connect the Downtown (street) grid back to its waterfront". Most importantly, the Agency and the Port should coordinate its respective planning and development efforts to achieve a "seamless interface" along Harbor Boulevard.

In 2004, the Port retained Ehrenkrantz, Eckstut, and Kuhn (EEK) and GAFCON to develop a conceptual plan to redevelop approximately 8 miles of San Pedro's waterfront from the Vincent Thomas Bridge to the Angels Gate Breakwater near 22nd Street. New open space and water cuts to bring the harbor closer to the Community were envisioned, as well as new opportunities for commercial, exhibition and conference space to draw visitors and new business to San Pedro. With a new pedestrian promenade along the water, new commercial and public improvements at Ports O' Call Village and possibly new and reconfigured cruise ship terminals at the north and south ends of the Main Channel, these improvements would impact the Agency's revitalization plans for Downtown San Pedro. The Bridge to Breakwater Master Plan, applicable to Port property on the east side of Harbor Blvd, created joint development and planning opportunities for the Agency and the Port. At the time, four new housing proposals were being planned for the west side of Harbor Boulevard in anticipation of the Port's improvements to the Waterfront.

During the Port's 2006 Notice of EIR preparation process, Agency staff advocated additional east-west pedestrian and vehicular connections to the water. An active railroad track currently operates parallel to Harbor Blvd. Thus the public's access to its waterfront is limited. As a result of CRA and Community input, current Port waterfront planning has identified a number of additional or improved east west linkages being considered, e.g. a new vehicular entrance to the Cruise Ship Terminal via 1st Street; a possible 7th Street Pier, 5th and 6th Street Plaza and a 13th Street vehicular connection to Ports O' Call Village.

The first segment, Cruise Ship Promenade (under the Vincent Thomas Bridge at Swinford Avenue) was completed by the Port and opened to the public in December 2004 at a cost of \$9.2 million. Bocce courts, a leisurely designed streetscape, furniture and public artwork reflecting a cruise ship theme can be enjoyed. Harbor Boulevard Parkway, the second phase of the Waterfront Promenade, along Harbor Blvd from the Cruise ship Promenade to the Fire Station at 5th Street was completed in 2006 at a cost of \$20.3 million. Rows of stately palm trees, decorative lighting and public artwork embedded into the walkway and street furniture can be experienced.

SMWM Land Use Planning and Coordination with the Department of City Planning (DCP) and Port of LA

In February 2005, the Agency issued an RFP to the Agency's prequalified consultant pool. Planning and technical expertise was being solicited to identify and evaluate joint development opportunity sites along Harbor Blvd with Port participation taking into consideration future land uses on Harbor Blvd (with portions zoned industrial), market feasibility for desired uses, potential traffic impacts and preferred locations of mixed use public parking structures to serve the waterfront. Six proposals were received in response to Agency RFP No. 05-29. In August 2005, SMWM, Keyser Marston and Associates; Meyer and Mohaddes; and Walker and Associates were retained to advise the Agency on joint development planning and public parking opportunities. Combined,

these contracts totaled approximately \$500,000 with funding derived from a \$1.5 million line of credit provided by the Port.

While Agency staff recognized the importance of jointly planning Harbor Blvd with the Port, it was also critical to identify the locations of certain uses that would ensure a successful Downtown living and business environment, namely a conveniently located full service supermarket and 200 space public parking structure. Therefore, the thrust of the effort was changed to incorporate facilitating new intensive development along Pacific Avenue, with its various Q conditions: restricting height and certain uses and street dedication requirements. These restrictions paled in comparison to Harbor Boulevard, for in order to facilitate new housing on land designated industrial use along Harbor Boulevard, developers would need to amend the San Pedro Community Plan as well as seek a zone change. This process could take 18 months or longer. SMWM worked closely with the DCP to sort out and seek Community input on these issues. Without modification to the Community Plan, the Agency's efforts to effectuate new housing on Pacific Avenue and other ancillary uses would become financially infeasible for the private sector to pursue. Thus an immediate planning solution would be to establish a Community Design Overlay District.

4) Proposed Community Design Overlay (CDO) District – Department of City Planning (DCP)

In March 2006, at the request of the Council Office, the Agency entered into a Cooperation Agreement with the DCP for \$158,205 to become involved in resolving these planning issues. DCP with assistance from SMWM conducted a series of stakeholder meetings to determine the Community's vision on future growth, density and height, and which industrial lands should be retained, etc.

In June 2007, DCP held an Open House to gather feedback on a proposed Community Design Overlay (CDO) District that would include key development opportunity sites, located within portions of Downtown San Pedro, all of the adjacent Beacon Street Project Area and properties along the west side of Harbor Blvd, from the municipal parking lots at 7th Street to the Caltrans park and ride lot at Beacon Street, near Swinford Avenue. The proposed CDO would impose design guidelines and regulate exterior design and signage of new and rehabilitated commercial retail structures. The Agency's Pacific Corridor Design Guidelines will be amended to mirror the CDO for consistency in application. The goal of the CDO, which would be administered by DCP is to create a more pedestrian friendly environment, allow the formation of an Arts, Culture and Entertainment (ACE) District, incorporating landscaping and lighting in commercial parking lots, promoting outdoor sidewalk dining opportunities; and allowing increased height and density for mixed use development, appropriately located and designed with a relation to pedestrian scale and preserving views of the waterfront along the public right of way.

6) Formation of an Arts, Cultural and Entertainment (ACE) District

Downtown San Pedro is home to a growing artist community and a recently refurbished 1,500 seat Warner Grand Theater. This architectural icon and anchor for Pacific Avenue serves as the nucleus for Downtown's revitalization. Built in the 1930's, the Warner Grand has no on-site parking, which in our current business environment limits the theater's full potential as a first class performing arts venue. The Agency is engaged in a process to create a formal ACE District that will physically cluster if not encourage arts, entertainment and cultural uses, attract visitors and patronage to the art galleries and restaurants during "First Thursday" Art Walk, and encourage artist in residence studios.

There are artists living in commercial or industrial buildings without the proper permits. Local artists have expressed a desire to own their own studio and that affordable artist housing be built to suit their needs.

New dining establishments face difficulty and frustration securing their renovation entitlements and proper licenses in a timely fashion. Businesses contemplating to serve liquor, provide live entertainment, offer sidewalk dining, or install special awnings or signage that encroach into the public right of way will be required to apply for conditional use permits (CUP) or revocable permits from the City. This requires considerable added time and expense for the small businessperson. In March 2007, the Agency Board approved a \$75,000 contract with the San Pedro Peninsula Chamber of Commerce to assist in developing a needs assessment survey and evaluating these issues among their members. The purpose of the ACE District will be to establish a boundary or designated area to encourage these uses and to streamline the permitting process with the various City departments. The Chamber and the newly formed ACE District Advisory Committee has retained AMS Planning and Research to complete the ACE District Plan, which is expected to be completed in June 2008.

7) Establishment of Property Based Business Improvement District (BID) for Downtown San Pedro

For several years, a San Pedro Merchant based BID (MBID), which needs to be renewed annually, has been maintaining the landscaping in the public sidewalks and promoting business for Downtown San Pedro during the Holiday shopping season. Members of the MBID are proposing to expand the service area to include more owners and businesses and to increase the operating budget to provide more security, maintenance and marketing.

In April 2007, the Agency approved a \$25,000 Contract with the Office of the City Clerk to complete the balloting process for the property based Business Improvement District and a \$15,000 contract with Time Warner Cable for cable television advertising of the Sunday Family Fun Festival. In addition, the Agency contracted CityView Channel 35 to prepare a video documentary and public service announcement of First Thursday and the arts community in San Pedro.

Public Improvements

1) 335 N. Gaffey Street Environmental Remediation (Gaffey Welcome Park)

A main community priority is the redevelopment of a former gasoline station at 335 N. Gaffey Street, located near the terminus of the (I) 110 Freeway. This property had been vacant for ten years and was filled with graffiti, trash and debris. The Community envisioned a major landscaped entryway, referred to as Gaffey Welcome Park, welcoming visitors to San Pedro. The Agency, using its environmental remediation authority under the Polanco Act, together with the City's Environmental Affairs Department and the Los Angeles Fire Department were able to locate the property owner who resided in another state to address the ground water contamination and poor physical condition of this property.

In February 2003, the property owner removed three underground storage fuel tanks as well as the mini mart and gas station structures. This signaled the long sought after remediation work needed to commence beautification of this 13,000 s. f. property. In April 2003, to ensure that remediation would continue, the City Council authorized the L. A. Fire Department to accept an award of up to \$1.5 million in State Emergency, Abandoned and Recalcitrant (EAR) funds naming the Agency as the Project Manager to oversee the remediation work at 335 N. Gaffey Street. However, this allocation was not drawn upon. The property owner applied for and received UST (Underground Storage Tank) Funding assistance from the State, developed a Remediation Plan in September 2004 and continues to remediate the soils and monitor the ground water under the oversight of the State regulatory agencies. In August 2007, the California Regional Water Quality Control Board (State Water Board) reported nine ground water monitoring wells have been installed on the property, since July 2004. A soil vapor extraction system (SVE) has been operating since September 2005. As of an April 2007 report by WEECO, the owner's remediation consultant,

approximately 10,882 pounds of fuel constituents from the subsurface have been extracted from the property. Remediation is expected to continue for another year.

2) Security Enhancement and Code Enforcement

The Agency, working closely with LAPD, the CAC, CD15 and other City departments were able to implement programs to enhance security in the Project Area. Pacific Avenue between O'Farrell and 15th Streets had a street lighting system that was over 25 years old and not energy efficient. Many lamps had burned out bulbs and because of poorly lit sidewalks and alleys contributed to increased instances of graffiti, vandalism, illegal drug dealing, illegal dumping and other conditions that contribute to crime, which is a major deterrent in attracting new business, new customers and new residents to the area.

Q Star Cameras

In 2002, two Q-Star motion activated cameras were installed in San Pedro to address and deter illegal dumping, loitering and criminal activity in public alleys. One camera was vandalized beyond repair. The remaining camera continues to be serviced by Graffiti Control with photos monitored by LAPD Harbor Area officers for prosecution.

Pro-Active Code Enforcement (PACE) Program

In July 2004, the community requested assistance from LADBS' Pro Active Code Enforcement Program (PACE) to address visually blighted conditions on private property, e.g. excessive trash and debris, open storage; signage; auto related uses flowing into the public right of way or into the residential neighborhoods and problem residential hotels that became nuisance abatement issues. The PACE inspectors surveyed the entire Project Area finding that the majority of courtesy notices issued were promptly responded, allowing the PACE Program to end in FY2006.

Street Lighting Improvements

In FY05, Pacific Avenue's street lighting system was upgraded and BSL replaced 41 older light fixtures along 6th and 7th Streets between Pacific Avenue and Harbor Blvd. with decorative Victorian style streetlights. The City expended approximately \$1.46 million for this upgrade. The Community requested to add a second tier light onto the fixture for increased illumination to benefit the pedestrian. However, these pedestrian lights were omitted on nine streetlights and thus the Agency paid \$35,000 to add this feature to nine electroliers within the Project Area.

Warner Grand Theater Improvements 478 West 6th Street

The Warner Grand Theatre is a nationally registered historic monument built in 1931 by Warner Brothers Pictures in the tradition of grand movie palaces of its day. It is one of the last remaining examples of a neighborhood picture palace containing 18,750 s.f. with a fifty-foot high ornate ceiling and original chandeliers. The Theater was declared a cultural historic monument by the City in 1982 and placed on the National Register of Historic Places in January 1999. The Agency purchased the property in 1996 under the direction of the City Council for \$1.12 million utilizing an allocation of CDBG funds. The Agency later conveyed the 1,562-seat theater to the City Cultural Affairs Department for extensive rehabilitation to meet current building and safety code requirements, installation of an HVAC system and to upgrade the facility into a performing arts venue. In May 2006, the Agency approved \$100,000 to help pay for renovation to the Theater's stage rigging system that was old and obsolete. In December 2006, a new film screen and fly wire system was installed to enable modern stage productions.

Economic Development

1) 8th and Pacific Commercial Façade Demonstration Program

731-741 S. Pacific Avenue

24,000 s. f. adaptive reuse renovation, yielding approximately 6 Construction jobs

5 commercial units

2 residential loft units – market rate

15 New Permanent Jobs

In December 2003, the Agency approved a \$75,000 Conditional Façade Improvement Grant for this vacant property approximately 24,000 s. f. in size, which consisted of a 3-story art deco style building, formerly a Montgomery Ward department store. The owner converted 741 S. Pacific Avenue into her personal residence (7,000 s. f.); created an artist loft residence and business, Azul Gallery on the mezzanine level with A Delta Realty and bookkeeping service on the ground floor. At 731 S. Pacific Avenue, Haute Mer Furniture and Taso Papadakis Photography Studio occupy the ground floor. Construction was completed December 2005 and the improvements conformed to the draft Pacific Corridor Design Guidelines prepared by RTKL. This major renovation provided an example of the Agency's standard for preferred exterior design of architecturally ornate buildings.

801 S. Pacific Avenue

9,500 s. f. exterior facade renovation, yielding approximately 1 Construction job

5 Retained Permanent Jobs

In April 2005, the Agency approved a \$75,000 Conditional Façade Improvement Grant for this property, a two-story, 9,500 s. f. building, with a mezzanine. For over 35 years, the building was a white good store and currently operates as Chris & Sons Appliances. The exterior façade improvements, which included painting, new signage, new entryway, as well as limited landscaping, were completed in March 2006 and conformed to the Pacific Corridor Design Standards and Guidelines, which were adopted by the CRA Board in July 2005.

2) Business Incentive, Commercial Façade and Signage Improvement Program (Façade Program)

14 New Permanent jobs created or retained

4 Construction jobs.

In August 2006, the Agency adopted the abovementioned Façade Program to assist property owners and business tenants to rehabilitate their commercial buildings, with improved facades and signage, and to provide incentives to attract new businesses into the Downtown San Pedro Business District. Depending on the amount of assistance, recipients of the Commercial Façade Program are required to maintain their property from five to ten years, provide matching funds, pay prevailing wage during construction, and seek to retain or create new jobs using referrals from the Harbor Work Source Center.

For the Previous Plan Year (FY2002 to 2007), six (6) façade contracts totaling \$245,000 have been executed, with 25 applications pending. Renovation of seven buildings has been completed at a total cost of \$120,000. This work included roof repairs, exterior painting, signage and parking lot improvements and was completed by June 2007 at the following locations:

- 301 W. 6th Street
- 660 W. 6th Street
- 482 W. 22nd Street

- 2200 S. Pacific Avenue
- 2216-2218 S. Pacific Avenue
- 2134-2138 S. Pacific Avenue

3) Pacific Avenue Cluster RFP Issuance

On June 11, 2007 the Agency issued Request for Proposal (“RFP”) No. NP 3204 seeking developer interest of an area generally located along Pacific Avenue between 3rd and 7th Streets within Downtown San Pedro. This Opportunity Area is approximately 8 acres in size with a majority of the property privately owned. The Agency and the Pacific Corridor Community Advisory Committee (CAC) were encouraging a critical mass of new mixed-use developments to include new affordable housing, retail, full service supermarket and public parking that will strengthen the emerging arts district. One response was received and Agency discussion is underway for development of new housing and new retail on 3rd and Pacific Avenue. The Site is extremely blighted with a recycling center operation and auto related uses.

B. OTHER DEVELOPMENTS IN THE PROJECT AREA

Plans and Studies

1) Bandini Canyon Trail Final Design

Bandini Canyon Trail (Trail) is a City Recreation and Parks project led by Los Angeles Neighborhood Initiative (LANI) a non-profit organization. Bandini Canyon is a natural canyon totaling approximately 4.8 acres, located immediately adjacent to the Project Area and west of the Gaffey Welcome Park. The current east west pathway has been a dumping ground, a source of criminal activity and a sore spot for the adjacent residences causing them to encroach into the public right of way to deter the public’s access. LANI and the City of Los Angeles have been working closely with the community since 2003 to develop this area as open space in the form of a pedestrian trail from Bandini Street to Marshall Court and Summerland Avenue (behind Gaffey Welcome Park). In 2005 LANI was awarded \$1.5 million in Proposition 40 Grant funds to construct the Trail improvements, which include a walking path of decomposed granite contoured along the meandering alignment of the canyon. Native and drought tolerant plants, perimeter fencing, barrier landscaping and low level point to point lighting is proposed. A tot lot and passive recreational space is planned for the Gaffey Welcome Park portion. CRA and CAC supported LANI’s final design plan in February 2006. Final construction drawings were prepared by RRM Design Group, the landscaped architect. Estimated cost of improvements is approx \$2,000,000. Additional CDBG funds (\$550,000) have been secured to meet the funding gap and LANI is currently seeking bids for construction.

Public Improvements

1) “Bridge to Breakwater” Waterfront Enhancements -\$29,500,000

The first segment of the Cruise Ship Promenade (under the Vincent Thomas Bridge at Swinford Avenue) was completed by the Port and opened to the public in December 2004 at a cost of \$9.2 million. Bocce courts, a leisurely designed streetscape, furniture and public artwork reflecting a cruise ship theme can be enjoyed. Harbor Boulevard Parkway, the second phase of the Waterfront Promenade, along Harbor Blvd from the Cruiseship Promenade to the Fire Station at 5th Street was completed in 2006 at a cost of \$20.3 million. Rows of stately palm trees, decorative lighting, public artwork embedded into the walkway and street furniture can be experienced.

2) Gaffey Welcome Park Phase 1 - \$2,000,000

Gaffey Street, from the 110 Freeway off ramp, serves as a major entrance to the community, with 50,000 motorists traveling daily. From inception of the Plan, the CAC advocated for an attractively landscaped point of entry at this location to serve as a major gateway into the community, and named it the Gaffey Street Welcome Park. Since this was a top Community priority, multiple City departments became involved in its implementation.

At the request of the Council Office, in March 2004, the Port of Los Angeles Harbor Commission voted to financially participate in the development of the Gaffey Welcome Park Project and began site assembly activities of 351, 403 and 415 N. Gaffey Street, totaling approximately 17,000 s. f. or .39 acres (along the west side of Gaffey, north of Sepulveda Street). In February 2007, City Recreation and Parks (R&P) presented design plans of an entry park that would elevate the experience of entering into San Pedro from the 110 Freeway with positive images of San Pedro, incorporating a nautical theme. The site is immediately adjacent to the future Bandini Canyon Trail being developed by LANI for R&P (see p. 11).

R&P completed the first phase of Gaffey Welcome Park in September 2007, which is designed for passive activities. R&P in house personnel carried out the following scope of work:

- Minimal grading.
- Paving at the park consists of a mixture of sandblasted natural colored concrete and decomposed granite.
- Low battered walls of Palos Verde stone designed in a serpentine configuration serve as seating for park visitors.
- New fencing was constructed along the western and northern edge of the project.
- New low maintenance, drought tolerant plants with an automatic sprinkler system utilizing the latest in irrigation technology was installed.

Gaffey Welcome Park Phase 2 is proposed at 335 N. Gaffey, a site that is currently undergoing contaminated soils remediation being overseen by the State Water Board, Los Angeles Fire Department, and monitored by the CRA (see p. 8).

On September 27, 2007 Councilwoman Janice Hahn dedicated the Gaffey Welcome Park to Jim Hussey, first Chairman of the Pacific Corridor Community Advisory for inspiring the City to carry out this important vision for the Community.

Response to New Housing Opportunities

During the Previous Plan period, private development interest, in anticipation of the new CIM/Lee development, Centre Street Lofts and “Bridge to Breakwater” waterfront improvements by the Port of Los Angeles, was extremely active. Prior to 2002, little development activity had occurred in the San Pedro Downtown area. Upon Plan Adoption in May 2002, numerous housing proposals and related planning issues surfaced, i.e., sites where housing was not permitted, more density and height requested than what was allowed, design compatibility of new construction next to historic neighborhoods, among others. These issues are being addressed via the Community Design Overlay process, the related San Pedro Community Plan Update, or by the Agency’s approved Design Standards.

To assist the Agency in evaluating these proposals, a Design Review Advisory Panel (DAP), comprised of individuals with expertise in design, architecture, art and development was created in January 2006. The DAP’s primary function is carrying out the intent of the Pacific Corridor Design Guidelines and providing creative design solutions.

During the Previous Plan period, 12 residential development proposals were reviewed encompassing 589 units of new housing, of which 131 units are or will be affordable to very-low, low or moderate-income households. The following projects listed below were privately financed,

reviewed by the Agency and Community for support in their entitlement requests, funding requests to other government agencies or for their conformance to the Pacific Corridor Design Guidelines and Standards or Redevelopment Plan. See Housing Matrix Summary: 67 units are completed of which 48 units are affordable to very low income families; 158 units are under construction of which 16 units will be affordable to very low income families; and 348 units are seeking their entitlements of which 67 units will be affordable to very low, low and moderate income families. In total, these units represent a combined estimated development value of \$200 million in private investment.

HOUSING DEVELOPMENT

FY2002 - FY2007

<u>COMPLETED</u>					
Name	# of Units	Market	Moderate	Low	Very Low
Santa Cruz Terrace (201 N. Beacon St.)	48	0	0	0	48
Grand Cottages	12	12	0	0	0
PEM (631-637 S. Grand Avenue)	7	7	0	0	0
SUBTOTAL	67	19	0	0	48
<u>UNDER CONSTRUCTION</u>					
Name	# of Units	Market	Moderate	Low	Very Low
Bank Lofts Bldg A (407-409 W. 7th St.)	64	64	0	0	0
Bank Lofts Bldg B (390 W. 8th St.)	23	23	0	0	0
LaSalle Lofts	26	26	0	0	0
Harborside Terrace	16	0	0	0	16
360-366 8th St. (Ashai)	20	20	0	0	0
420-430 9th St. (Ashai)	25	25	0	0	0
SUBTOTAL	174	158	0	0	16
<u>IN PLANNING</u>					
Name	# of Units	Market	Moderate	Low	Very Low
Ocean View Landing	158	142	16	0	0
327 / 407 N. Harbor Blvd. (Ashai)	94	94	0	0	0
255-295 W. 8th St. (Moalej)	47	45	0	2	0
Toberman Village	49	0	0	0	49
SUBTOTAL	348	281	16	2	49
TOTAL	589	458	16	2	113

New Housing Completed

- 1) Santa Cruz Terrace (Completed 2003)
 - 48 rental units - Very-low and low-income families
 - Developer – New Economics for Women
 - 201 N. Beacon Street (northwest corner at Santa Cruz)
 - 49 parking spaces
 - 2 and 3 bedroom units
 - On site child care center for 80 children

CRA provided a letter of support to the California Tax Credit Allocation Committee. No CRA financial assistance was provided

- 2) The Grand View (Completed 2007)
815 S. Grand Avenue
12 condominium units – Market rate
Developer – Moalej Development
3-story building offering 2 and 3 bedrooms
27 parking spaces in semi-subterranean garage

During the permit review process, Agency staff requested the Developer to relocate the existing four Craftsman style bungalows on this 9,000 s. f. lot. The developer advertised their availability. However, the units were vandalized beyond repair and later demolished.

- 3) PEM (Completed 2005)
7-condominium units - Market rate
Developer - PEM, LLC
631-637 S. Grand Avenue
2 story development with (1, 2 and 3 bedroom floor plans)
18 parking spaces

The 7,451 s. f. site is zoned C2-1. A two story single-family dwelling was demolished. The Developer is a resident of this condominium complex and landscaped the Grand Avenue Street Dedication portion of the property.

New Housing Under Construction

- 4) Bank Lofts (Under Construction)
87 condominium units – Market rate
Developer – Urban Pacific Builders
407-409 W. 7th Street - The Bank Building will provide 64 units and 128 parking spaces
390 W. 8th Street - The Mint Building will provide 23 units and 34 parking spaces

This mixed use for sale loft housing project is located on two separate sites, 407- 409 W. 7th Street and 390 W. 8th Street with a combined area of 1.4 acres. Two 4-story buildings, 65 feet tall over semi subterranean parking (162 parking spaces) are being developed by Urban Pacific Builders and Phoenix Capital Group. The community requested retention of the 1924 architecturally ornate, former Bank of San Pedro Building façade. A portion of the former bank structure is being adaptively reused into 3,500 s. f. of retail space. Construction commenced in Feb. 2005 with completion anticipated by December 2007 for the Mint Building and June 2008 for the Bank Building. The development offers more than 20 floor plans with units ranging in size from 974 to 2,616 s. f.; a roof top terrace, outdoor fireplaces for some of the penthouse units and a 2,200 s.f. multi-purpose room.

City discretionary actions received:

- Increase FAR from 1.5:1 to 3:1 from 67,374 s. f. to 162,130 s. f.
- No street dedication on 7th Street
- Parking reduction from 195 to 162 spaces

The 7th Street site (48,750 s. f. in area) was previously a vacant 15,000 s. f. commercial building with 105 surface parking spaces. The 8th Street site (15,031 s. f.) was vacant land. The alley that separates the 7th street parcels will be vacated with landscaping.

- 5) LaSalle Lofts (Under Construction)
26 condominium lofts – Market rate
Developer – LaSalle Lofts, LLC (TEAM)
245–255 W. 7th Street

This mixed-use development involves adaptive reuse and new construction of a 3-story former residential hotel building constructed in 1926 that will provide 26 for sale lofts of which 14 will be live/work. Units range in size from 1,040 to 1,800 s. f. and there will be 8,000 s. f. of neighborhood serving retail space on the ground floor. Parking will be provided on an adjacent lot with 52 tandem secured parking spaces. Amenities will include an open-air central courtyard and a roof top recreation deck with views of the Harbor.

The Agency sold the former SRO Hotel property to TEAM Companies in May 2005 for \$1,660,000 through a Purchase and Sale Agreement approved by the Agency in October 2004. TEAM has agreed to pay prevailing wage during the course of construction and incorporate a public art component on the site. The Agency has an option on the 6 lowest priced units to provide up to 6 soft second mortgages to qualified low or moderate-income households. This Project encountered difficulty securing its entitlements due to debate within the City, in determining whether this Project was an adaptive reuse or new construction, each requiring different building and parking standards. Asbestos remediation of the building's interior was completed in November 2006. The project began construction in June 2007 with extensive work done to reinforce the existing brick façade. The Public Art component, created by Slobodan Dimitrov, a local artist was approved by the Agency in August 2007. Angels Gate Cultural Center, a local non-profit arts organization served as the art consultant to TEAM. Anticipated completion is October 2008.

- 6) Harborside Terrace (Under Construction)
16 for sale units - Very low (50% median) income
Developer – Habitat for Humanity of Greater Los Angeles (former South Bay/Long Beach Chapter)
308 Palos Verdes Street

Eight two-story craftsman style duplex buildings, each with two car garages, will offer 3 and 4 bedroom floor plans, ranging in size from 1,270 to 1,370 s. f. A total of 32 parking spaces are being provided. Some of the units will have views of the Harbor. Habitat will offer homeownership to families whose incomes do not exceed 50% median. Qualifying buyers will be required to provide 500 hours of "sweat equity" towards building their home. Former President Jimmy Carter will be in San Pedro to help the families construct their homes on October 28, 2007. Completion is anticipated in November 2007. Estimated Project cost is \$4.2 million.

During the permitting process, this project was reviewed by the Pacific Corridor Design Advisory Panel, which resulted in improved site planning, landscaping, and open space for the residents.

- 7) 366 – 374 West 8th Street Condos (Under Construction)
18 for sale – Market rate
Developer: 366 8th Street, LLC

This 4-story building being constructed on a 10,000 s. f. lot, zoned C2-2 was granted Agency approval to build housing on commercially designated property. The development is east of and adjacent to the Bank Lofts Mint building and across the street from the Anderson Memorial Park and Playground. The Development will offer 1, 2 and 3 bedroom floor plans, ranging 765 to 1,354 s. f. in size and 40 parking spaces, on 2 semi subterranean levels.

Construction began July 2007 with grading and shoring work underway. Completion is estimated May 2008.

- 8) 420-430 9th Street Condos (northwest corner Mesa St.)
25 for sale units – Market rate
Developer: 420 9th Street, LLC

This 4 story residential structure being constructed on a 15,000 s. f. lot, zoned C2-2 was granted Agency approval to build housing on commercially designated property. The site was previously improved with a vacant auto-repair warehouse and obsolete housing. This project was reviewed by the Pacific Corridor Design Advisory Panel, which resulted in an improved exterior design, more natural light in the courtyard area and functional balconies for the residents. The Mediterranean Spanish-style development (predominantly two bedrooms) will offer 1, 2 and 3 bedroom floor plans, ranging 650 to 1,151 s. f. in size; with 54 parking spaces provided in 2 subterranean levels; and 2,400 s. f. of common area/recreational space. The former obsolete auto services related building has been demolished with grading activities underway as of October 2007.

New Housing In Planning - Seeking Entitlements

- 9) Ocean View Landing
158 condominiums – 142 Market rate and 16 moderate-income units;
7,643 s.f of ground floor commercial
329 underground parking spaces
Developer: Pacific Realty Ventures
111 Harbor Boulevard (65 units; 3,715 s. f. of commercial space and 137 parking spaces)
203-233 Harbor Blvd. (93 units; 3,928 s. f. of commercial space and 192 parking spaces)

This mixed-use housing project is proposed to be developed on two adjacent corner lots, north and south side of Santa Cruz Street. Two 6-story buildings, 65 feet tall over ground floor retail and one level of subterranean parking will offer 1, 2, and 3 bedroom floor plans ranging in size from 835 to 1,591 s. f. Retail space is proposed at the corners totaling approximately 7,643 s. f.

In 2004, the developer requested community input on whether to pursue housing on land designated industrial. The community encouraged the proposal and requested that commercial uses be included on the ground floor. During the same time, the City Planning Department was conducting a study on where industrial land should be preserved throughout the City, since a substantial quantity was being converted for residential use. In October 2006, a residential (RAS4-IL) land use change was approved for the Project; and a tentative tract map was approved July 2007 requiring 16 (moderate) affordable units. Construction has not yet started, the Project has been listed for sale and the existing shopping center's lease at 203-233 Harbor Blvd. has been renewed until 2010.

- 10) 327 and 407 N. Harbor Boulevard Condos
94 condominiums – Market rate
3,000 s. f. of ground floor retail
Developer – 327 Harbor Blvd. LLC
212 semi subterranean parking spaces
327 N. Harbor Blvd. (54 units and 132 parking spaces)
407 N. Harbor Blvd. (40 units; 3,000 s. f. of retail and 90 parking spaces)

This mixed-use housing project is proposed to be developed on two adjacent corner lots, on the north and south side of O'Farrell Street at Harbor Boulevard. The 327 N. Harbor Boulevard building

is proposed to be seven stories offering 1, 2, and 3 bedroom floor plans ranging in size from 800 to 1,300 s. f. This building is designed with a spa and gym facility, a courtyard and a roof deck.

The 407 N. Harbor Boulevard building is proposed to be a 6-story residential development with 3,000 s. f. of ground floor retail. 1, 2, and 3 bedroom floor plans ranging in size from 818 to 1,340 s. f. and a multipurpose room (1,500 s. f.) are planned. Units from floors 3-6 are grouped around a 30x40 ft. courtyard.

The Developer is applying for a Community Plan amendment to change industrial land use to commercial which will allow the residential use and increased height. The City Planning Commission will consider the zone change request in February 2008.

- 11) 255-295 W. 8th Street Town homes
47 condominiums – 43 market rate; 2 moderate and 2 low-income units
5,000 s. f. ground floor retail
106 parking spaces
Developer: H. M. Development

This mixed-use development, situated on a 27,000 s. f. site, is located between the Vinegar Hill (HPOZ) and Downtown San Pedro. Because of its location and views of the Harbor, extensive review was conducted by Agency staff, Council Office staff and the DAP. This development will vary in height from 3 to 6 stories and offer 2 and 3 bedroom floor plans ranging from 1,475 s. f. to 1,700 s. f. On July 12, 2007, the City approved a general plan amendment from Low Medium Residential to Community Commercial and a corresponding zone change from RD1.5-1XL to (T) (Q) RAS3.

CRA conditions require the following:

- Building height shall observe an average of 45 feet
- Maintain 2.25 parking spaces per dwelling unit
- Lot coverage shall not be less than 40 percent
- 8th Street frontage will have ground floor retail or live work lofts
- Developer will create open space at the 8th and Centre Streets corner acknowledging the historic significance of the Vinegar Hill Residential District.

- 12) Toberman Village
49 rental units – 17 Extremely Low-income (35% median); 15 Very Low-income (50% median) and 17 Low-income (60% median)
Developer: New Economics for Women (NEW)
210 N. Palos Verdes Street
77 subterranean parking spaces
676 s. f. community room

This all-affordable rental housing development will consist of 1, 2, and 3 bedrooms ranging from 666 to 1,349 s. f. in a town home and one level apartment configuration. The 49,550 s. f. lot is zoned R4-1XL Zone which limits the height to 30 feet. The non-profit Developer is seeking variances to permit greater height and floor area, i.e. a 36-foot tall and three-story structure in lieu of a 30-foot, two-story height limit. The project will include a 676 s. f. community room; 704 s. f. for lobby and three offices and 7,752 s. f. of landscaped courtyard.

On October 11, 2007, the City Planning Dept. published a Mitigated Negative Declaration for the Project allowing the Public to comment until October 31, 2007.

The Project has been awarded \$4.8 million from LAHD and is seeking a \$10 million allocation of federal low-income housing tax credits. The Agency provided a letter of support to accompany the tax credit application. The Project was reviewed by Agency staff and DAP which encouraged greater building height, density and neighborhood park space where Palos Verdes Street dead ends into the hillside. The upper part of the hillside is where the Harborside Terrace duplexes are being constructed.

Economic Development (Privately Financed Commercial)

- 1) Advent Resources - \$1.5 million Development Cost
237 West 7th Street
8,955 s. f. adaptive reuse completed of a former SRO Hotel into new modern office space yielding approximately
10 Construction Jobs; and
30 New Permanent Jobs

In May 2002, the West Hotel, a vacant 19 unit SRO with ground floor retail on a 5,200 s. f. lot, was sold by the Agency for \$250,000 to Advent Resources (Advent), a computer software development firm located at 235 West 7th Street, to accommodate a business expansion. Major rehabilitation and adaptive reuse of this 2-story former residential hotel, constructed in 1923, was completed in February 2004, costing approximately \$1.5 million. New office space and cubicles for technicians, conference rooms, outdoor patio, fireplace and modern kitchen facilities were included for employees. Advent develops software programs for the automotive industry and specializes in creating "point of sale" systems for managing inventory, lease and finance calculations, contract preparation and DMV registration. Advent's expansion into the West Hotel property provides 30 new jobs, a majority being "help desk" technicians providing 24-hour customer service to its clients. Since no parking was included with the property sale, Advent purchased property on 8th Street to provide employee parking.

- 2) CVS (former Sav-On Pharmacy) - \$5 million Development cost
700 South Gaffey Street
14,472 s. f. completed, yielding approximately 50 construction jobs; and
30 New Permanent Jobs

In December 2006, construction was completed for a new Sav-On Pharmacy, designed in an art deco style with 54 parking spaces and drive thru pharmacy at 700 South Gaffey between 7th and 8th Streets. The new 14,472 s. f. retail store replaced a former Bank of San Pedro branch property that had been vacant for more than five years, collecting weeds and debris. A retail strip center and tattoo parlor was also demolished to make room for the landscaped parking area. Regency Centers (Regency) was the developer and assembled the 53,115 s. f. site.

Extensive design review was placed on the first new retail development to occur on Gaffey Street, since plan adoption. Since the building had to be placed at the rear of the site, Regency incorporated many of the CAC and CRA design recommendations, e.g. 14% of the site is generously landscaped, use of clear windows facing Gaffey and other upgraded features. CRA assisted this development by appealing the Zoning Administrator's decision not to permit a drive through pharmacy at this location. The Harbor Area Planning Commission granted the Agency's appeal on July 29, 2004.

- 3) 5th and Gaffey Retail Center - \$2,500,000 Development cost
3,760 s. f. completed, yielding approximately 18 Construction Jobs;
30 estimated New Permanent Jobs

In October 2007, this newly completed retail building at 422-428 S. Gaffey Street, developed by Progressive Real Estate consists of two stores; a 1,650 s. f. Starbucks café, a 2,110 s. f. T-Mobile wireless phone retail store and provides 15 parking spaces. The Project involved demolition of a two story, obsolete retail structure (approximately 7,200 s. f. in size) and one residential building (678-686 West 5th Street) on an approximately 12,500 s. f. site. The Developer requested Community support for a conditional use permit (CUP) to allow expanded operating hours. The CUP was granted on July 3, 2007 allowing business hours from 5:30 a.m. to 10:00 p.m. (Mon-Sat; Sunday to 9:00 p.m.) and outdoor seating for 16 persons. Starbucks opened on October 19, 2007 and employs 18 persons providing full medical coverage. T-Mobile opened on October 29 with 15 employees.

III. ACTIVITY REPORT ON THE NEXT 5-YEAR PERIOD (FY2008-2012)

Since the inception of the Redevelopment Plan, implementation of the Project Area’s annual work program has been guided by the volunteer efforts of the Pacific Corridor Community Advisory Committee (CAC) established by the Councilperson of the District. The proposed Five Year Program below reflects their input received on September 19, October 3 and October 17, 2007.

Please note that the Pacific Corridor Project Area plans to issue a tax allocation bond in FY09. The estimated net bond proceeds are projected to be approximately \$6.5 million. Over the five year period (FY2008-2012) approximately \$19 million in tax increment revenue is projected for work program activity of which an estimated \$5.7 million would be set aside for low and moderate income housing programs and approximately \$4.8 million allocated to debt service payments on the bonds (see Exhibit C, Pacific Corridor Resources Chart). The Agency has identified approximately \$31.5 million in activities that will require seeking outside funding sources for implementation of the proposed Five Year Plan Work Program described below.

	Estimated Expenditure
A. Economic Development Programs/Projects	\$3,125,000
Properties considered for Agency acquisition, clearance and redevelopment are those with the highest concentration of blight, as evidenced by vacant storefronts, litter and debris or plagued with contaminated soils. Fragmented ownership, deteriorated and unsafe structures contribute to the blighting influence and have discouraged new investment in the Project Area. These Programs/Projects will result in the physical removal of blight and will serve to attract new investment.	
1. Creation of Commercial Historic Zone and Development of Preservation Guidelines:	\$100,000
Staff proposes to fund a survey; by qualified historic architects, under the direction of the Historic Preservation Unit of the City’s Department of Planning, of selected areas within downtown San Pedro to determine if a Commercial Historic Zone is warranted and then develop Preservation Guidelines for those historic structures.	
Elimination of Blight	
This effort will eliminate blight by providing concise	

<p>restoration guidelines for historic or potentially historic structures within the Project Area.</p>		
<p>2. Historic Structures Acquisition Fund</p> <p>The Agency will fund or assist in the funding of acquiring historic structures within the Project Area, and especially within any Commercial Historic Zone to be formed. These acquisitions will facilitate the renovation or adaptive re-use of historic commercial structures. The acquisitions would be structured as loans and as the loans are re-paid, additional acquisitions will be funded.</p> <p>Elimination of Blight</p> <p>An important objective of the Redevelopment Plan is historic preservation and promotion of cultural heritage to preserve the unique cultural, social and physical features of the community.</p> <p>Acquisition and renovation efforts will give needed financing to local developers to eliminate blight and preserve historic resources through extensive rehabilitation and adaptive reuse and create construction jobs.</p>		<p>\$500,000</p>
<p>3. Business Incentive/Commercial Façade and Signage Program</p> <p>200 Renovated Facades Estimated 150 Construction Jobs Estimated 100 Permanent Jobs</p> <p>In September 2006, the Agency Board approved the Business Incentive and Commercial Façade Improvement Program that provides grants to property and business owners for exterior and interior improvements. These grants require a multi-year maintenance agreement and in some cases, matching funds. To date, the Agency has processed eight grants totaling \$405,000. Another 16 grants are in process totaling \$400,000. Eleven of these grants are to new businesses to San Pedro who will add approximately 50 new jobs. Staff proposes to expend approximately \$400,000 per FY, which equals about 25 grants.</p> <p>Elimination of Blight</p> <p>This objective will eliminate blight by providing new economic development and employment opportunities within the community. The improvement of tired facades to current standards and the installation of tenant improvements will make older commercial structures economically viable, provide new retail options to local residents and improve the general health, safety and</p>		<p>\$2,000,000</p>

welfare of the community.		
<p>4. Arts Culture and Entertainment District (ACE)</p> <p>In December 2006, the Agency Board approved a contract with the San Pedro Peninsula Chamber of Commerce for \$75,000 to initiate the process to complete a plan for the ACE District. In August 2006, AMS and Associates were contracted by the San Pedro Chamber to work with an 11 member ACE District Advisory Panel and began to formulate the Plan. When implemented, the Plan will seek to preserve and sustain San Pedro's artists and cultural institutions and provide the Agency and the City with an economic development strategy to guide planning, land-use, zoning decisions and future redevelopment.</p> <p>Elimination of Blight</p> <p>An important objective of the Redevelopment Plan is to create diversified retail and entertainment activities. The 2002 ULI Report recognized the importance of San Pedro's vibrant arts community and recommended supporting local artists and galleries to create a unique retail destination.</p> <p>In addition to supporting retailers, entertainment venues and art galleries, the Agency supports the creation and legalization of Artist in Residence units within the Project Area to anchor the ACE District and re-use former industrial/commercial buildings that are no longer economically viable. These projects may require funding and will be incorporated into future project work programs and budgets as they are identified.</p>		\$500,000
<p>5. Property Based B.I.D./Tourism Strategy</p> <p>The Agency supports the efforts of the San Pedro Peninsula Chamber of Commerce to create the Historic Waterfront BID, a Property Based BID that when established, will oversee security, maintenance, marketing and services to the homeless in an area that generally encompasses the northern half of the Project Area. The Agency has allocated up to \$25,000 to support the establishment of the BID</p> <p>Elimination of Blight</p> <p>An important objective of the Redevelopment Plan is to assure a crime-free and drug-free community. The formation of the Historic Waterfront BID will augment security efforts, and provide outreach to the homeless in an effort to reduce lawlessness and panhandling. The creation of a Business Improvement District will provide an equitable and stable revenue source that will focus on enhancing security in the area and eliminating chronic</p>		\$25,000

<p>illegal dumping and other issues that impair investment and cause blight. The BID will pay for private security patrol and more frequent clean-up services to remove abandoned items, e.g. vehicles, boats, trash and debris from the public right of way.</p>		
B. Affordable Housing Programs/Projects		\$5,200,000
<p>The Agency plans to develop affordable housing in locations yet to be determined and to support the expansion of the Vinegar Hill Historic Preservation Overlay Zone (HPOZ).</p>		
<p>6. Residential Rehabilitation Program</p> <p>Low-, Moderate-Income Families 5 Units</p> <p>The Agency will financially assist residential property owners in the Project Area who seek to rehabilitate their properties by entering into rehabilitation loans and grants in an amount up to 90% of after rehab value. These loans/grants will be made to low- and moderate-income owners or to landlords who rent to low- and moderate-income tenants. Standard Agency underwriting policies will apply. 55-year deed restrictions on use and income will be recorded against the property.</p> <p>Elimination of Blight</p> <p>This objective will satisfy a statutory obligation for use of the Project Area's housing trust funds and aims to increase the supply and improve the quality of housing for all income and age groups.</p>		\$500,000
<p>7. First Time Home Buyers/Soft Second Loan Program</p> <p>Moderate-Income Families 10-15 Units</p> <p>The Agency plans to offer deferred soft second loans to eligible low and moderate-income families in the purchase of their first home. Agency soft seconds could be used to purchase housing units completed by the private sector or new construction.</p> <p>This objective will satisfy a statutory obligation for use of the Project Area's housing trust funds and aims to increase the supply and improve the quality of housing for all income and age groups through the creation of new sites for residential development.</p>		\$1,000,000
<p>8. Residential Acquisition Fund for New Affordable</p>		\$3,000,000

<p>Housing Opportunities</p> <p>Low-, Moderate-Income Families 30-40 Units</p> <p>The Agency plans to acquire sites being offered for sale within the Project Area to encourage the development of rental or ownership affordable housing. The Agency will solicit input from the community to determine the type of housing to be built. The Agency will issue a Request for Proposals (RFP) or conduct a competitive solicitation process to encourage participation from the private sector.</p> <p>Elimination of Blight</p> <p>This objective will satisfy a statutory obligation for use of the Project Area's housing trust funds and aims to increase the supply and improve the quality of housing for all income and age groups through the creation of new sites for residential development.</p> <p>9. Residential Public Improvements (Project Wide)</p> <p>The Agency plans to assist the City in paving various unimproved alleys, repair damaged sidewalks, curbs and gutters and the planting of street trees. Where appropriate, the Agency may also participate in the undergrounding of utilities, the installation of streetlights and public transit shelters.</p> <p>Elimination of Blight</p> <p>Providing improvements to the public infrastructure are essential to correct conditions that continue to discourage private investment, and will eliminate blighted streets in particular in the Barton Hill portion of the Project Area.</p> <p>10. Vinegar Hill HPOZ Expansion</p> <p>The Agency is proposing to expend \$100,000 to expand the Vinegar Hill Historic Preservation Overlay Zone (HPOZ). The Vinegar Hill community features many turn of the century homes that require the additional care and protection provided by an HPOZ. The current area encompasses about 2 square blocks. The proposed expansion could increase the size to 6 square blocks or up to 22nd Street.</p> <p>Elimination of Blight</p> <p>Providing incentives to restore and maintain San Pedro's historic housing stock eliminates blight by fostering investment and ensuring that these homes are protected from inappropriate alterations or demolition.</p>		<p>\$600,000</p> <p>\$100,000</p>
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C. Public Improvement Programs/Projects		\$7,900,000
<p>A key finding during Redevelopment Plan adoption was the substandard and inadequate conditions of the public infrastructure. These conditions include: antiquated streetscape; traffic congestion; inefficient parking; and lack of open space.</p> <p>The following projects have been identified by the City and the community as being priorities. The Agency will work with the City and the Community to identify and secure outside resources (e.g. LADOT, MTA, Prop 84, Prop K, etc.) to fund these improvements.</p>		
<p>11. Beautify Pedestrian Bridge (at Oliver Street) w/ Public Artwork / Lighting and Landscaping</p> <p>This blighted pedestrian overpass needs upgrading with artwork, lighting and landscaping.</p>		\$100,000
<p>12. Design/Install Way finding Signage (at the entryways: Harbor Blvd., Pacific Avenue and Gaffey Street).</p> <p>Way finding Signage (at the entryways: Harbor Blvd, Pacific Avenue and Gaffey Street) will help direct visitors to local sights and attractions.</p>		\$100,000
<p>13. Welcome Park Expansion – Acquire additional properties for open space</p> <p>This represents a second phase of the recently completed Gaffey Welcome Park. The acquisition will double the size of the park and will add needed open space to this portion of the community.</p>		\$1,000,000
<p>14. Pacific Avenue/Decorative Street Lighting</p> <p>This represents a second phase of the recently completed Decorative Street Lighting Improvement Program for Downtown San Pedro. The Agency will participate to provide pedestrian lighting to Pacific Avenue from 4th to 9th Streets.</p>		\$500,000
<p>15. Pacific Avenue/Streetscape Improvements</p> <p>In conjunction with the second phase of the recently completed Decorative Street Lighting Improvement, upgrades to street furniture will also be considered based upon new streetscape standards being prepared by the City's Planning Department.</p>		\$500,000

<p>16. ATSAC Traffic Signals</p> <p>This automated traffic mitigation measure was singled out in the Project EIR as required for Gaffey Street and desirable for Pacific Avenue and Harbor Boulevard.</p>		\$200,000
<p>17. Harbor Blvd./East-West Pedestrian Linkage to Waterfront, i.e., Swinford Avenue</p> <p>This key intersection is the vehicle and pedestrian gateway to the Port's Cruise ship terminal. Public improvements will be designed to create a safer pedestrian linkage from the terminal to the town.</p>		\$300,000
<p>18. Public Parking Structure for the Downtown Business District. (Estimated 200 Spaces)</p> <p>The additional public parking will allow the Downtown area to attract new businesses and support existing businesses and provide overflow parking for Port cruise ship passengers. The project will be developed in conjunction with the Port and LADOT.</p>		\$5,000,000
<p>19. Pocket Park – east of Gaffey Street, Project Wide</p> <p>Acquisition of underutilized, vacant or blighted land will provide new open space opportunities for residents and families; and enhance the new residential development being developed Project Area wide.</p>		\$200,000
D. Mixed Use Development Projects		\$4,100,000
<p>To address the lack of new retail space and provide additional market rate housing opportunities, the Agency proposes to acquire key development sites throughout the Project Area and solicit developer interest through RFP's.</p>		
<p>20. Pacific Avenue Cluster (between 3rd and 7th Streets)</p> <p>This site was already subject to an RFP, which generated a single proposal. While the proposal is being evaluated, the Agency will review the potential to acquire other sites within the cluster for development that could complement or replace the proposed project.</p>		\$1,000,000
<p>21. Seventh Street (between Centre and Mesa Streets)</p> <p>This area is home to many artist in residence buildings and art galleries. Potential redevelopment includes the provision of additional public parking and commercial retail and live-work lofts.</p>		\$1,000,000
<p>22. Municipal parking lots on 7th Street (near Beacon Street)</p> <p>The construction of a public parking structure will be</p>		\$1,000,000

<p>evaluated. There is a future demand for parking that must be met if the downtown is to continue to attract new businesses. The project will be developed in conjunction with the City of Los Angeles and or County of Los Angeles.</p> <p>23. CALTRANS site (along Harbor Boulevard and Beacon Street)</p> <p>This site lends itself to a mixed-use project of additional public parking and perhaps commercial office. This project will anchor the northern portion of Harbor Boulevard and provide overflow parking for Port cruise ship passengers. The project will be developed in conjunction with the Port and LADOT.</p> <p>24. Joint Development Opportunity Sites with Port of Los Angeles</p> <p>The Agency and the Port will continue to work together to identify development sites that could be mutually beneficial in their respective redevelopment efforts.</p>		<p>\$1,000,000</p> <p>\$100,000</p>
E. Community Development Programs/Public Facilities Projects		\$3,425,000
<p>25. Warner Grand Theater Interior/Exterior Improvements</p> <p>The Warner Grand Theater is the premiere performing arts venue in San Pedro and home to the Golden State Pops Orchestra. The Community has requested \$3 million for future renovations and improvements to this national historic treasure, which hosts dozens of major cultural events each year and is a key component in the overall revitalization of Downtown San Pedro. The Agency will apply for outside funding resources (e.g. CDBG, historic tax credits, etc) to assist with facility improvements described below.</p> <ul style="list-style-type: none"> • Handicapped accessibility in the seating area • Lighting and security upgrades • Comprehensive Assessment and study of the building's physical inventory to guide future renovations and improvements • Further restoration of the ornate interior and chandeliers • Public area upgrades • Building exterior painting. <p>Elimination of Blight</p> <p>A functioning theater eliminates blight by attracting patrons of the arts to support downtown businesses and cultural institutions.</p>		\$3,175,000

<p>26. Security Enhancements – Q Star Cameras</p> <p>A follow on from a successful pilot program, the Agency will install additional motion activated cameras in high-crime/vandalism areas within the Project Area.</p> <p>Elimination of Blight</p> <p>Installing cameras in high-crime areas provides an additional deterrent to criminals from engaging in criminal activity within the Project Area.</p> <p>27. Resident Permit Parking Program</p> <p>Many local residents live in older structures with no parking. This program will deter retail customer and employee parking in residential areas.</p> <p>28. Uniform Merchant Validation Program</p> <p>This effort is required for 6th and 7th Streets and recommended for Pacific Avenue.</p>		<p>\$50,000</p> <p>\$100,000</p> <p>\$100,000</p>
F. Community Participation Programs		\$500,000
<p>The Agency has been at the vanguard of community planning for the San Pedro area. Efforts such as the 2002 ULI Study, the Joint Development Planning effort with the Port and the adoption of the Agency’s Design Guidelines and formation of the Design Advisory Panel have evolved into other important Community planning efforts listed below.</p> <p>29. Adoption of a Community Design Overlay District for the Downtown Area</p> <p>30. San Pedro Waterfront Promenade</p> <p>31. Joint Development Planning with POLA – Promoting East West Pedestrian and Vehicular Access to the Waterfront</p> <p>32. San Pedro Community Plan Amendment</p> <p>Elimination of Blight</p> <p>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.</p>		<p>\$200,000</p> <p>\$100,000</p> <p>\$100,000</p> <p>\$100,000</p>
H. Debt and Financing		\$4,800,000
<p>33. Project Financing</p> <p>Agency staff must administer the Project Area’s financial resources, including financial planning, cash management, debt repayment, and issuance and</p>		\$4,800,000

<p>administration of debt instruments. In FY04, the Agency issued a \$5.3 million Series A Tax Allocation bond and plans to issue a second tax allocation bond in FY09.</p> <p>Elimination of Blight</p> <p>The Agency is obligated to pay debt services cost related to debt incurred by the Project currently in the form of tax allocation bonds and inter-Agency agreements. 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.</p>		
<p>I. Project General Administration</p>		<p>\$2,500,000</p>
<p>Administering a redevelopment project entails Agency staff activities associated with formulating and carrying out the Annual Work Program and Budget, preparing reports, technical and legal review, property management and leasing, operation of the site office, responding to public inquiries and providing public information.</p> <p>34. Permit Review and Response to Development Opportunity</p> <p>Elimination of Blight</p> <p>Agency review of building permit applications ensure that the proposal will conform to the land use provisions and design standards established in the Redevelopment Plan, especially as it applies to exterior design, building setbacks, landscaping, fencing, and other areas of construction. Adherence to Agency adopted design standards will yield a better quality development will help to eliminate the negative and chaotic image that discourages potential developers from locating into the Project Area.</p> <p>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.</p>		<p>\$2,500,000</p>

DESCRIPTION OF HOW THE PROJECTS, PROGRAMS AND EXPENDITURES PROPOSED BY THE AGENCY WILL IMPROVE OR ALLEVIATE THE CONDITIONS CAUSING BLIGHT IN THE PROJECT AREA

The projects proposed in this Implementation Plan will begin to help eliminate blight by reversing the physical deterioration of structures in the Project Area, and by providing for the rehabilitation and new construction of mixed use facilities and structures to address the community's needs for commercial services, housing, cultural uses and recreational/open space. In addition, preserving historic 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 character of the community.

The Economic and Mixed Use Development Programs will begin to address obsolete commercial facilities, alleviate or improve deteriorating building conditions, promote building facade improvements and facilitate the development of vacant or underutilized parcels by promoting live works lofts or artists in residence type units. This program will improve depreciated or stagnant property value and high office and retail vacancies, reverse business flight, and provide economic incentives to rehabilitate vacant and deteriorated historic buildings.

The Affordable Housing and Mixed Use Development Programs will help stabilize and provide amenities to residential neighborhoods, especially those areas containing single-family homes. Repairs to the existing housing stock as well as promotion of development opportunities for new and mixed-use housing will reduce overcrowded living conditions, help alleviate blighting influences and provide convenient nearby neighborhood shopping. Opportunities will be provided to increase home ownership among all household incomes, especially for first time homebuyers. New housing construction will be compatible with the residential character of the neighborhoods, and that occupants will have proper amenities and recreational space.

The Public Improvement Program will begin to address inadequate improvements to public streets, sidewalks, curbs and gutters, street lighting, and for selected commercial corridors install streetscape improvements to enhance the pedestrian experience in order to encourage more retail patronage and improve vehicular circulation and pedestrian safety. The business district in San Pedro has inadequate and inefficient parking and does not compete well with contemporary nearby shopping areas with ample on-site customer parking. This Program will establish a Public Parking Program to address and better organize employee and customer parking in the business district and provide for conveniently located public parking facilities to serve area businesses. This will attract business by creating convenient and secure public parking facilities. The Public Improvement Program will also develop opportunities for new open space: e.g. a pocket park east of Gaffey Street within the Project Area and a second phase signature park and entrance to San Pedro along west side of Gaffey Street; pursuing the removal of undesirable land uses and any related environmental clean up to reduce investment risk. This new open space will attract and support new private development.

The Community Development and Public Facilities Program will promote revitalization by developing a marketing and tourism strategy for the Project Area via First Thursday Art Walk, implementation of the ACE District, a comprehensive parking plan for both the residential and commercial districts and addressing issues of graffiti vandalism, security and public safety. New businesses, new jobs and additional customers will be attracted to the Project Area, with an emphasis on occupying vacant commercial/retail and office space. This program will help alleviate crime and promote a cleaner and safer Project Area overall.

IV. AFFORDABLE HOUSING PROGRAM

A. IMPLEMENTATION PLAN REQUIREMENTS

This section of the Implementation Plan presents those components of the Agency's intended program for the Project Area that deal with the expenditure of funds and activities relating to the production of housing affordable to persons and families of low and moderate income. Low and moderate income is defined in the California Redevelopment Law (CRL) and is set annually by the California Housing and Community Development Department (HCD). The income levels are published annually by HCD, and are defined as follows:

Income Category	% of Median Income Range for Applicable Household Size	Section¹
Moderate	80% to 120%	50093
Low	50% to 80%	50079.5
Very-Low	Less than 50%	50105

All referenced sections are found in the California Health and Safety Code. (See p. 39 for 2007 Occupancy Limits Chart)

The CRL provides that, in addition to the removal of blight, a fundamental purpose of redevelopment is to expand the supply of low and moderate income housing (Section 33071). To accomplish this purpose, the CRL contains numerous provisions to guide redevelopment agency activities with regard to low and moderate-income housing. This section of the Implementation Plan addresses how the Agency's plans for the Project Area will achieve many of the housing responsibilities contained in the CRL. Article 16.5 requires that the housing component of the Implementation Plan address the applicable items presented in the list below.

1. Production of Housing Based on Activities in the Project Area
 - a. At least 30% of all new and substantially rehabilitated dwelling units developed by an agency shall be available at affordable housing cost to persons and families of low and moderate income and shall be occupied by these persons and families (Section 33413(b)(1));
 - b. At least 15% of all new residential dwelling units developed within a project area under the jurisdiction of an agency by public or private entities or persons other than the Agency shall be available at affordable housing cost to persons and families of low or moderate income and shall be occupied by these persons or families (Section 33413(b)(2));
 - c. At least 15% of all substantially rehabilitated units that have received agency assistance shall be available at affordable housing cost to persons and families of low or moderate income and shall be occupied by these persons or families (Section 33413(b)(2)(iii); and
 - d. Suitable locations must be identified for replacement housing units rehabilitated, developed or constructed pursuant to Section 33413(a), if the destruction or removal of low-mod units will result from a project contained in the Implementation Plan (Section 33490(a)(3)).
2. Set-Aside and Expenditure of Tax Increment for Housing Purposes
 - a. The "Set-Aside" of 20% of tax increment in projects adopted on or after January 1, 1977 (Section 33334.2); and
 - b. The proportional expenditure of housing funds on low and very-low income housing (Section 33334.4).

Article 16.5 also requires:

- Estimates of the balances and deposits into the Housing Fund created to hold the Set-Aside of tax increment;
- A housing program identifying anticipated expenditures from the Housing Fund;
- An indication of housing activity that has occurred in the Project Area; and
- Estimates of housing units that will be produced for each of the various income categories.

All of the information required by Article 16.5 is provided in the following sections of this Implementation Plan.²

B. HISTORICAL AFFORDABLE HOUSING ACTIVITIES

The Project Area was adopted in May 2002. The Agency has not yet completed projects within the project area, however, several are under construction and did fund a program that produced 3 affordable for-sale housing units outside the Project Area.:

Project Name	Year Built	Project Type	Number of Units	Number of Affordable Units	Covenant Period
Centre Street Lofts	2007	For-Sale Condos	116	3	45 Years
Totals			116	3	

C. HOUSING GOALS AND OBJECTIVES OF IMPLEMENTATION PLAN

The primary goal of the Agency is to comply with the affordable housing requirements imposed by the CRL in a responsible manner. The CRL establishes that certain housing requirements be attained during five and 10-year increments; and over the remaining Project life. Specifically, the Inclusionary Housing production requirement must be met every 10 years, and over the life of the Project area. Comparatively, the proportionality tests must be achieved between January 1, 2002 and December 31, 2012, and then again in 10-year increments throughout the Project Area life. It is the Agency's goal and objective for this Implementation Plan to accomplish sufficient activity and expenditures to comply with the applicable requirements. The following section will discuss housing activities planned for the Five-Year Implementation Plan period.

1. Housing Fund Resources

The following table presents the estimated Housing Fund cash flow for the first five years of this Implementation Plan. The estimated deposits are based on a tax increment projection prepared by Keyser Marston and Associates along with other sources of revenues identified by Agency staff. The Set-Aside revenue includes the following:

- a. Twenty percent (20%) of the estimated gross tax increment for the Project Area;
- b. Sale of land owned by the Agency;
- c. Residual receipt revenue to the Agency;

² It should be noted that Section 33333.10 does not apply, as the Project Area has not been amended under the provisions of SB 211, which allows a 10-year extension of effectiveness upon making findings of significant remaining blight in the Project Area.

- d. Loan repayments to the Agency;
- e. Interest income;
- f. Future bond proceeds; and
- g. Cash reserves from previous fiscal years.

The total projected revenues that will be deposited into the Housing Fund during the Implementation Plan period is as follows:

	Implementation Plan Period
Beginning Balance	\$1,990,000
Property Tax Increment	\$3,361,000
Sale of Land	\$0
Residual Receipts Revenue	\$0
Loan Repayments	\$0
Interest Income	\$77,000
Bond Proceeds	\$1,754,000
Total Projected Revenues	\$7,182,000

2. The Housing Program and Housing Fund Expenditures

The expenditures can be broken into four categories as described below:

a. Projects

The Agency over the next five years (FY2008-2012) will continue to implement projects, which will provide affordable housing opportunities in the Project Area. The following summarizes how the Agency will assist projects during the next five years:

Project Name	Description	Affordability Mix	Estimated Completion	Estimated Housing Fund Expenditures
Residential Rehab Program	5 units of rehabilitated single family housing	50% Low-income 50% Mod-income	2009	\$500,000
Residential Acquisition Fund	Land acquisition for 30-40 units of housing	50% Low-income 50% Mod-income	2010	\$3,000,000

b. Programs

The following summarizes the programs the Agency plans to implement:

Program Name	Description	Target Affordability	Estimated Housing Fund Expenditures
1 st Time Homebuyer Program	Offer soft second mortgage assistance to 5-10 Mod-Income Buyers	100% Moderate Income	\$1,000,000
Affordable Housing Compliance Program	Acquire land and/or provide funds to build 5-10 units of rental housing	100% Low Income	\$500,000

c. Administration

Administration includes costs for professional services and other administrative costs incurred in the course of operating the housing activities of the Project Area. This category is used for general administration costs not associated with any specific project or program, such as annual audits and legal services. Project-specific administrative costs are included within the budget of each project or program. Amounts allocated to this category in the expenditure plan are based on historical expenditures for this level of activity. The administrative costs for the Plan period are estimated to total \$472,000.

d. Bond Debt Service

The Agency will continue to make principal and interest payments on the Pacific Corridor Redevelopment Project bonds. Housing Fund revenues generated from tax increment and will total \$1,058,000 for the Plan period secures the annual debt service.

The total projected expenditures of Housing Fund revenues during the Implementation Plan period is as follows:

	Implementation Plan Period
Projects	\$3,500,000
Programs	1,500,000
Administration	472,000
Debt Service	1,058,000
Total Expenditures	\$6,530,000

e. Summary of Planned Housing Activity

The table below provides the starting balance, expected deposits and expenditures of LMIHF over each of the next five years.

	FY2008	FY2009	FY2010	FY2011	FY2012
Starting Balance	\$1,990,000	\$1,554,000	\$3,511,000	\$2,710,000	\$2,137,000
Amount to be Deposited	\$ 641,000	\$3,049,000	\$ 683,000	\$ 714,000	\$ 746,000
Estimate of Expenditures	\$(1,077,000)	\$(1,092,000)	\$(1,484,000)	\$(1,287,000)	\$(1,590,000)
Ending Balance	\$1,554,000	\$3,511,000	\$2,710,000	\$2,137,000	\$1,293,000

The table below is the proposed housing program for the Project Area, with estimates of numbers of units and proposed expenditures over each of the next 5 years, by unit type.

	FY2008	FY2009	FY2010	FY2011	FY2012
New Units #	0	20	10	10	10

Proposed Expenditure	\$900,000	\$700,000	\$1,000,000	\$700,000	\$1,200,000
Rehabilitated Units #	0	2	1	2	0
Proposed Expenditure	\$0	\$200,000	\$100,000	\$200,000	\$0
Price Restricted Units #	0	0	0	0	0
Proposed Expenditure	\$0	\$0	\$0	\$0	\$0
Total Unit #	0	22	11	12	10
Total Proposed Expenditures	\$900,000	\$900,000	\$1,100,000	\$900,000	\$1,200,000

D. APPLICABLE LOW AND MODERATE INCOME HOUSING REQUIREMENTS

1. Replacement Housing Obligation

This Section requires the Agency to replace, on a one-for-one basis, all units removed from the inventory as a result of Agency actions that are occupied by low and moderate-income households.

La Salle Lofts, 245-255 West 7th Street

On August, 19 2004, the Agency adopted a Replacement Housing Plan for the LaSalle Hotel which acknowledged that 108 SRO units or 108 0-Bedrooms would be removed.

The Agency identified the following Replacement Units which are completed or underway*.

<u>Project</u>	<u>No. of Replacement Units</u>	<u>No. of Bedrooms</u>
Lillian Mobley	78*	39-2-Bdr; 39-3-Bdr. or 195 Bdr.
Centre Street Lofts	4	4-1-Bdr. or 4 Bdr.
L and Lecouvreur* (Habitat Homes)	8	4-2-Bdr;. 4-3-Bdr. or 20 Bdr.
TOTAL:	90 Units	219 Bedrooms

2. Inclusionary Housing Obligation

E. USE OF LOW AND MODERATE INCOME HOUSING FUND

1. Set-Aside of Tax Increment

The Project Area is subject to the Section 33334.2 requirement to allocate 20% of the gross tax increment (Set-Aside) to affordable housing activities. The Set-Aside is required to be deposited into a Housing Fund created to hold monies until expended. The projections of deposits into the Housing Fund are discussed in the following section of the Implementation Plan.

2. Proportional Expenditures of Housing Fund Monies

The Project Area is subject to the Section 33334.4 requirement that the Agency expend Housing Fund monies in accordance with an income proportionality test and an age restriction proportionality test. These proportionality tests must be met between January 1, 2002 and December 31, 2014, and then again at 10-year intervals throughout the remaining life of the Project Area. These tests do not have to be met on an annual basis nor are they applied to unit production.

a. Net Housing Fund Proceeds

To estimate the amount of proceeds that will be available for expenditure between January 1, 2002 and December 31, 2014, the following table illustrates the assumptions and calculation:

Fiscal Year	Tax Increment Deposits	Other Deposits	(Less) Administrative Expenses	(Less) Debt Service Payments	Net Housing Fund Proceeds
1/1/02 – 6/30/02	\$0	\$0	\$(0)	\$(0)	\$0
2002/03	\$0	\$0	\$(0)	\$(0)	\$0
2003/04	\$124,000	\$1,000	(\$10,000)	\$(0)	\$115,000
2004/05	\$269,000	\$3,000	(\$33,000)	\$(0)	\$239,000
2005/06	\$497,000	\$1,127,000	(\$35,000)	\$(0)	\$1,589,000
2006/07	\$586,000	\$103,000	(\$65,000)	(\$99,000)	\$525,000
2007/08	\$599,000	\$42,000	(\$78,000)	(\$99,000)	\$464,000
2008/09	\$644,000	\$1,764,000	(\$94,000)	(\$98,000)	\$2,314,000
2009/10	\$675,000	\$8,000	(\$97,000)	(\$287,000)	\$299,000
2010/11	\$706,000	\$8,000	(\$100,000)	(\$287,000)	\$327,000
2011/12	\$737,000	\$9,000	(\$103,000)	(\$287,000)	\$356,000
2012/13	\$737,000	\$9,000	(\$106,000)	(\$287,000)	\$353,000
2013/14	\$770,000	\$0	(\$109,000)	(\$287,000)	\$374,000
7/1/14 – 12/31/14	\$802,000	\$0	(\$112,000)	(\$287,000)	\$403,000
Total Net Proceeds	\$7,146,000	\$3,074,000	(\$942,000)	(\$2,018,000)	\$7,260,000

As shown above, a total of \$7,260,000 of net proceeds are estimated to be deposited into the Housing Fund between January 1, 2002 and December 31, 2014.

a. Very-low and Low Income Housing Expenditures

The income proportionality test requires that the Agency expend Housing Funds in proportion to the housing needs that have been determined for the community pursuant to Section 65584 of the Government Code. The proportionality test used in this Implementation Plan is based on information contained within the City's General Plan. Based on the City's General Plan, the City's minimum required allocation for very-low and low-income expenditures, and maximum moderate-income housing expenditures are:

Category:	Housing Need ³	Threshold
Very-Low Income	17,990	At least 45%
Low Income	10,416	At least 26%
Moderate Income	11,314	At most 29%

It should be noted that the Agency is entitled to expend a disproportionate amount of the funds for very-low income households, and to subtract a commensurate amount from the low and/or moderate-income thresholds. Similarly, the Agency can provide a disproportionate amount of funding for low income housing by reducing the amount of funds allocated to moderate-income households. In no event can the expenditures targeted to moderate-income households exceed the established threshold amount.

As shown above, a total \$7,260,000 of net proceeds are estimated to be deposited into the Housing Fund between January 1, 2002 and December 31, 2014. These funds must comply with the following distribution formulas:

Minimum Estimated Expenditure on Very-Low Income Units @ 45%	\$3,267,000
Minimum Estimated Expenditure on Low Income Units @ 26%	\$1,887,600
Maximum Estimated Expenditure on Moderate Income Units @ 29%	\$2,105,400

As of the end of fiscal year 2007, the Agency had spent the following net proceeds by category:

January 1, 2002 – FY 2007	Actual Expenditures	As a % of Requirements
Very-Low Income	\$0	0%
Low Income	\$0	0%
Moderate Income	\$475,000	22%
Total Expenditures	\$475,000	7%

The Agency plans to expend the following net proceeds by category during the Implementation Plan period:

Implementation Plan Period	Planned Expenditures	As a % of Requirements
Very-Low Income	\$500,000	15%
Low Income	\$1,750,000	92%
Moderate Income	\$2,750,000	130%
Total Expenditures	\$5,000,000	69%

³ Source: Regional Housing Needs, 1998-2005, adopted by Southern California Association of Governments, Regional Council, on November 2, 2000.

Therefore, the following summarizes the remaining net proceeds that must be spent by December 31, 2014, by category.

	Estimated Net Proceed Expenditure Requirements	(Less) Actual Expenditures	(Less) Implementation Plan Expenditures	Balance to Spend by December 31, 2014
Very-Low Income	\$3,267,000	(\$0)	(\$500,000)	\$2,767,000
Low Income	\$1,887,600	\$0	(\$1,750,000)	\$137,6000
Moderate Income	\$2,105,400	\$475,000	(\$2,750,000)	\$0*
Total Expenditures	\$7,260,000	(\$475,000)	(\$5,000,000)	\$1,785,000

The Agency plans to expend the remaining estimated Housing Funds so that at the end of 2014 it has met its obligation to allocate 45% of the Housing Fund project and program expenditures to very-low income households, 26% of the funds to low income households and 29% of the funds to moderate income households. Thus, the Agency anticipates meeting the income targeting standards imposed by Section 33334.4.

b. Age Restricted Housing Expenditures

Section 33334.4 also requires that the Agency assist housing that is available to all persons, regardless of age, in at least the same proportion as the households earning below 80% of the median income and under age 65 bears to the City's total households earning below 80% of the median income. The 2000 Census indicates that 80% of the Agency expenditures on affordable housing projects must be spent to assist projects that do not impose age restrictions on the residents.⁴ Therefore, the maximum proportion of the net Housing Fund proceeds that the Agency is allowed to spend on age-restricted projects is 20%.

As shown above, a total \$7,260,000 of net proceeds are estimated to be deposited into the Housing Fund between January 1, 2002 and December 31, 2014. These funds must comply with the following distribution formulas:

Maximum Estimated Expenditure on Age Restricted Projects @ 20%	\$1,452,000
Minimum Estimated Expenditure on Non-Age Restricted Projects @ 80%	\$5,808,000

As of the end of fiscal year 2004, the Agency had spent the following net proceeds by category:

January 1, 2002 – FY 2004	Actual Expenditures	As a % of Requirements
Age Restricted Projects	\$0	0%
Non-Age Restricted Projects	\$475,000	8%
Total Expenditures	\$475,000	6%

The Agency plans to expend the following net proceeds by category during the Implementation Plan period:

⁴ CHAS data provided by the United States Housing and Urban Development Department. A total of 116,975 of the 580,977 total households earning below 80% of the median are designated as senior citizen households.

Implementation Plan Period	Planned Expenditures	As a % of Requirements
Age Restricted Projects	\$0	0%
Non-Age Restricted Projects	\$5,000,000	86%
Total Expenditures	\$5,000,000	68%

Therefore, the following summarizes the remaining net proceeds that must be spent by December 31, 2014, by category.

	Estimated Net Proceed Expenditure Requirements	(Less) Actual Expenditures	(Less) Implementation Plan Expenditures	Balance to Spend by December 31, 2014
Age Restricted Projects	\$1,452,000	(\$0)	(\$0)	\$1,452,000
Non-Age Restricted Projects	\$5,808,000	(\$475,000)	(\$5,000,000)	\$333,000
Total Expenditures	\$7,260,000	(\$475,000)	(\$5,000,000)	\$1,785,000

The Agency plans to expend the remaining estimated Housing Funds so that at the end of 2014 it has met its obligation to allocate at least 80% of the Housing Fund project and program expenditures to under age 65 households. Thus, the Agency anticipates meeting the age restriction targeting standards imposed by Section 33334.4.

F. AGENCY COMPLIANCE BY END OF EFFECTIVENESS OF PLAN

The Pacific Corridor Redevelopment Project does not expire until 2032. Thus the Agency is currently in compliance with all requirements and plans to be in compliance with all requirements by 2015.

V. NEXT STEPS

Pursuant to the requirements of California Redevelopment Law, the Agency will hold a public hearing on the progress on provision of housing and non-housing projects and programs for the Project Area between the second and third year of the next Five Year Implementation Plan Report. This progress public hearing will, therefore, occur in Fiscal Year 2010, which starts July 1, 2009, and ends June 30, 2010.

Project Area and Development Status Map "Exhibit A and A-1" follow.

FAMILY SIZE	EXTREMELY LOW INCOME (30% AMI)	VERY LOW INCOME (50% AMI)	LOW INCOME (60% AMI)	LOW INCOME (MEDIAN)	(80% AMI)	MODERATE INCOME (120% AMI)
1	\$15,550	\$25,900	\$31,080	\$39,600	\$41,450	\$47,500
2	\$17,750	\$29,600	\$35,520	\$45,200	\$47,350	\$54,200
3	\$20,000	\$33,300	\$39,960	\$50,900	\$53,300	\$61,000
4	\$22,200	\$37,000	\$44,400	\$56,500	\$59,200	\$67,800
5	\$24,000	\$39,950	\$47,940	\$61,000	\$63,950	\$73,200
6	\$25,750	\$42,900	\$51,480	\$65,500	\$68,650	\$78,600
7	\$27,550	\$45,900	\$55,080	\$70,100	\$73,400	\$84,100
8	\$29,300	\$48,850	\$58,620	\$74,600	\$78,150	\$89,500

2007 OCCUPANCY INCOME LIMITS

(Effective 4/20/2007)

PACIFIC CORRIDOR EXPENDITURES (FY2003-FY2007)

ACCOUNT	NAME	HARDWARE	LABOR	TOTAL
PA1500	Vinegar Hill HPOZ Expansion		26,197.91	26,197.91
PA1990	Response to Housing Opportunities	577.62	124,984.74	125,562.36
PA2000	Business Incentive & Comml. Façade	247,441.91	202,908.87	450,350.78
PA2200	3rd & Pacific Mixed-Use		9,939	9,939
PA3000	Security Enhancements	8,491.80	36,317.97	44,809.77
PA3100	Gaffey Street Welcome Park	38,455.40	144,297.57	182,752.97
PA3200	Warner Grand Theater Mixed Use		70,704.59	70,704.59
PA6100	Adaptive Reuse Planning			0
PA6200	Joint Development Agreement W/POLA	408,151.65	185,479.50	593,631.15
PA6600	Cultural Arts & Entertainment District	7,659.16	72,885.49	80,544.65
PA6990	Response to Development Opportunities	34,643.24	557,670.11	592,313.35
PA9330	Project Financing	394,825.33	34,511.47	429,336.80
PA9910	CAC / Citizens Participation		44,068.52	44,068.52
PA9990	Project General	81,108.18	1,619,255.14	1,700,363.32
BS1700	Centre Street Lofts Affordable Housing	475,000.00		475,000.00
PA1901	City Affordable Housing Trust Fund			0
PA2990	AB1290 Work Program	7,508.15	71,038.00	78,546.15
PA9340	State ERAF	50,908.00		50,908
PA6000	Design Guidelines (RTKL)	106,788.00	123,576.17	<230,364.17>*
TOTAL		1,861,558.44	3,323,834.98	4,955,029.25

* CRA Special Revenue

PACIFIC CORRIDOR
 Resources for FY 08 Budget
 And The Five-Year Plan Through FY 12

TOTALS BY FUND

	Code	2008	2009	2010	2011	2012	Total
Tax Increment Fund	9133	2,596,000	1,499,000	1,062,000	1,148,000	1,235,000	7,540,000
Bonds - Series A	6190	687,000	-	-	-	-	687,000
New Bonds	61PA	-	4,823,000	-	-	-	4,823,000
General Revenue Fund	8134	132,000	31,000	21,000	23,000	26,000	233,000
Housing Trust Fund	4034	1,007,000	557,000	396,000	427,000	459,000	2,846,000
Housing - Series A	4155	1,142,000	-	-	-	-	1,142,000
Housing - New Bonds	41PA	-	1,754,000	-	-	-	1,754,000
City Housing	4524	132,000	144,000	103,000	111,000	119,000	609,000
City Housing Series A	4616	-	-	-	-	-	-
City Housing New Bonds	46PA	-	438,000	-	-	-	438,000
City AB1290 Retained	5302	201,000	216,000	225,000	237,000	247,000	1,126,000
Debt Service Fund	7542	950,000	391,000	1,148,000	1,148,000	1,148,000	4,785,000
TOTAL		6,847,000	9,853,000	2,955,000	3,094,000	3,234,000	25,983,000

EXHIBIT "C"