

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

**WILSHIRE CENTER/KOREATOWN
RECOVERY REDEVELOPMENT PROJECT AREA**

**5-YEAR IMPLEMENTATION PLAN
2011-2015**

REQUIRED BY HEALTH AND SAFETY CODE SECTION 33490

ADOPTED: July 1, 2010

Resolution No. [TBD]

TABLE OF CONTENTS

	<i>Page</i>
I. REDEVELOPMENT PROJECT AREA INFORMATION.....	1
A. PROJECT AREA CONTEXT AND BACKGROUND.....	1
B. IDENTIFICATION OF CONDITIONS AT THE TIME OF ADOPTION OF THE REDEVELOPMENT PLAN	2
C. GOALS AND OBJECTIVES FOR THE REDEVELOPMENT PROJECT AREA.....	3
II. PROJECT AREA ACCOMPLISHMENTS DURING PREVIOUS 5-YEAR PERIOD.....	4
A. CRA/LA ACCOMPLISHMENTS.....	4
B. OTHER DEVELOPMENTS IN THE PROJECT AREA	9
III. ACTIVITY REPORT ON THE NEXT FIVE YEAR IMPLEMENTATION PLAN PERIOD	11
A. Affordable Housing Projects and Programs.....	11
B. Economic Development Projects and Programs	16
C. Community Facilities and Programs	18
D. Mixed Use Development Projects.....	20
E. Public Improvement Projects and Programs	21
F. Development Opportunities	22
G. Sale or Lease of CRA/LA Owned Land	23
H. Debt and Financing.....	23
I. Administration	23
J. Payments to the State Supplemental Educational Revenue Augmentation Fund (SERAF).....	24
IV. AFFORDABLE HOUSING PROGRAM.....	24
A. IMPLEMENTATION PLAN REQUIREMENTS	24
B. HISTORICAL AFFORDABLE HOUSING ACTIVITIES.....	26
C. HOUSING GOALS AND OBJECTIVES OF IMPLEMENTATION PLAN	26
D. APPLICABLE LOW AND MODERATE INCOME HOUSING REQUIREMENTS	30
E. USE OF LOW AND MODERATE INCOME HOUSING FUND	35
F. COMPLIANCE BY END OF EFFECTIVENESS OF PLAN.....	39
V. NEXT STEPS.....	39
EXHIBIT A – PROJECT AREA MAP	40
ADDENDUM – CRA/LA Strategic Plan.....	41

**Wilshire Center/Koreatown Recovery Redevelopment Project Area
5-YEAR IMPLEMENTATION PLAN
2011-2015**

I. REDEVELOPMENT PROJECT AREA INFORMATION

A. PROJECT AREA CONTEXT AND BACKGROUND

The 1,207-acre Wilshire Center/Koreatown Recovery Redevelopment Project Area (“Project Area”) is located west of downtown Los Angeles, bounded generally by Beverly Boulevard on the north, Vermont Avenue on the east, 12th Street on the south, and Western Avenue on the west. The Project Area contains the Southwestern School of Law in the historic Bullock’s Wilshire building, the Wiltern Theater, and the former site of the Ambassador Hotel, which is now being developed by the Los Angeles Unified School District into a high school, middle school, and elementary school campus.

This Implementation Plan addresses the requirements of California Redevelopment Law pertaining to the provision of affordable housing to date, in the previous Five-Year Implementation Plan period, for the next 5 and 10 years, and for the effective life of the redevelopment plan. At present, the Project Area’s effectiveness ends on December 13, 2025.

The Community Redevelopment Agency of the City of Los Angeles (“CRA/LA”) plans to focus on the following goals during this 5-Year Implementation Plan period:

- **Goal 1: Business Assistance and Retention**
Business Assistance Program
Clean and Safe Program for the Industrial Core
Commercial Façade Program
“Cool District”/Carbon Master Plan & Green Building Retrofit Program
Historic Rehabilitation Program
- **Goal 2: Community Centers**
Korean American Museum
Koreatown Senior and Community Center
YMCA
- **Goal 3: Affordable Housing**
Brenmar Homeownership Opportunity
Juanita Villas
Kingsley Senior Apartments
New Hampshire Family Housing
Preserve Affordable Housing Covenants
- **Goal 4: Open Space**
Ambassador/Robert F. Kennedy Park
Open Space Opportunities
Wilton Place Park
- **Goal 5: Public Improvements**
6th Street Improvements
8th Street Improvements
Olympic Boulevard BID and Streetscape
Vermont Avenue Improvement Project

- **Goal 6: Support Private Investment**
5th Street and Vermont Avenue
8th Street and Catalina Street
Wilshire Boulevard and Vermont Avenue
3670 Wilshire Boulevard

The aforementioned goals will address blighting conditions by reversing the physical deterioration in the Project Area and provide for the rehabilitation and new construction of improvements to address the community's need for commercial services, affordable housing, and high-quality infrastructure. These goals will also invest in local residents and stakeholders with the retention of existing businesses and jobs and the creation of new job and career opportunities.

The Wilshire Center/Koreatown Recovery Redevelopment Plan ("Redevelopment Plan") was adopted by the City Council of the City of Los Angeles on December 13, 1995.

The following table contains significant dates associated with the Redevelopment Plan.

Significant Event	Date
a. Time Limit to Commence Eminent Domain	December 13, 2007
b. Time Limit to Incur Debt	December 13, 2015
c. Effectiveness of Redevelopment Plan	December 13, 2025
d. Time Limit to Repay Debt	December 13, 2040

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

At the time of adoption, the Project Area contained the following blighting conditions:

- **Deteriorated and dilapidated building and site conditions.** At the time of adoption, there were 3,100 parcels and 2,752 buildings in the Project Area. Of the 2,752 buildings, 48% were considered deteriorated structures requiring moderate rehabilitation, extensive rehabilitation, or in a dilapidated condition.
- **Defective Design or Physical Construction** such as inadequate building size given current market conditions. A total of 89 buildings had defective or obsolete designs.
- **Irregular Lot Size and Configuration.** The existence of subdivided lots of irregular form, shape, and size for proper usefulness and development that are multiple in ownership. Of the 3,100 parcels in the Project Area, 273 parcels (9% of the parcels) did not conform to the City's commercial zoning lot width standards or the residential zoning lot area standards. There were also 143 parcels in the Project Area of an irregular form or shape, limiting their development potential.
- **Public Improvement Deficiencies.** A total of 2,449, or 79% of the parcels, in the Project Area adjoined broken curbs/gutters. Moreover, the issue was not concentrated in one area but throughout the entire Project Area. Additionally, 466 (15% of the parcels) in the Project Area were adjacent to an alley that was either of inadequate width, had no paving, a dead-end, or an obstruction.
- **Residential Overcrowding.** In 1990, 15% of all occupied units in the City were severely overcrowded. By comparison, in excess of 31% of the occupied units in the residential neighborhoods in and adjacent to the Project Area were severely overcrowded.

- **Depreciated or Stagnant Property Values.** Property values in the Project Area were generally stagnant due to a limited number of reappraisals following transfers of ownership, where properties' assessment value had been held artificially low over a number of years due to Proposition 13.
- **Impaired Investments.** The costs and liability associated with the cleanup of hazardous wastes created an economic disincentive for property owners or others to invest, since they increase the risks and may reduce the financial returns on any investment.
- **High Vacancy Levels, Lease Rates, and Vacant Lots.** Approximately 20% of the commercial/retail buildings in the Project Area had vacancies in excess of 50%.
- **Lack of Necessary Commercial Facilities** - There were no national department stores, discount stores, electronic stores or other major retailers in the Project Area.
- **High Crime Rates.** During the field survey, indicators of crime, as evidenced by graffiti and vandalism, were noted. Throughout the Project Area, concern about crime was evidenced by the presence of installed security measures including heavy duty security fences; fences with razor and/or barbed wire; and security bars and gates on storefronts, windows and doors at the rear and sides of buildings and residences along commercial streets. Crime was also a significant negative element affecting retail tenants in the Project Area.

C. GOALS AND OBJECTIVES FOR THE REDEVELOPMENT PROJECT AREA

The Redevelopment Plan establishes a variety of goals for the Project Area. These goals frame the near-term objectives for the Implementation Plan period. The Redevelopment Plan goals are listed below.

1. Eliminate and prevent the spread of blight and deterioration in accordance with the Redevelopment Plan, the City of Los Angeles Wilshire District Plan, and the CRA/LA's Annual Work Program.
2. Encourage the involvement and participation of property owners, residents, business persons, religious and community organizations to meet diverse needs.
3. Promote the economic, social, educational, cultural and physical well-being of Project Area residents through the revitalization of the residential, commercial, and industrial areas.
4. Promote the livability of the Project Area as a cohesive and sustainable neighborhood.
5. Encourage the development of housing in a wide range of types, prices, rent levels, and ownership options.
6. Enhance the safety and security of residents, businesses, employees, and visitors.
7. Encourage the employment of Project Area residents.
8. Promote educational and job training opportunities for Project Area residents by working with the Los Angeles Unified School District, public and private employers, and institutions.
9. Provide for an efficient circulation system coordinated with land uses and densities and adequate to accommodate traffic. Also, encouragement of public transit services in coordination with other public improvements.
10. Promote programs that recognize and support the Project Area's diverse cultures.
11. Provide additional open space and recreational activities and facilities.

12. Enhance and beautify the major thoroughfares, particularly the north/south streets that link the freeways.
13. Promote and encourage artists, crafts people and entertainers to live and work within the Project Area.
14. Develop a cultural and entertainment district to establish a regional identity for a significant commercial, retail, and residential center.
15. Preserve historical buildings and monuments, where feasible.
16. Establish sign standards and controls to avoid clutter and communicate a sense of hospitality.
17. Coordinate the revitalization efforts and take advantage of other programs in the City of Los Angeles and other local, state, and federal agencies.
18. Promote and encourage the development of bicycle-friendly streets and a full range of amenities, where feasible

II. PROJECT AREA ACCOMPLISHMENTS DURING PREVIOUS 5-YEAR PERIOD

A. CRA/LA ACCOMPLISHMENTS

During the previous 5-Year Implementation Plan FY2006-2010, the CRA/LA:

- Issued a Notice of Funding Availability in 2006 to create housing for low and very low income households. As a result, 320 units of affordable housing have received financing commitments.
- Completed the construction of three (3) affordable housing projects (Alexandria House Apartments, Ardmore Apartments, Hobart Heights Apartments, and Wilshire Vermont Station) totaling 202 affordable units.
- Created more than 377 new construction jobs and 60 permanent jobs.
- Designed and produced a Wilshire Center/Koreatown Cartifact map highlighting local businesses, entertainment venues, and historical sites.
- Completed a PACE (Pro-Active Code Enforcement) program and planted more than 200 trees along Western Avenue.
- Completed a location managers' tour increasing employment opportunities in the film industry and providing assistance and resources to local businesses.
- Conducted a faith-based development tour creating linkages between the African American and Korean American communities.
- Acquired four blighted parcels on Berendo Street and Mariposa.
- Acquired a 3,648 sq ft blighted, vacant lot on Wilton Place and designed the site for a pocket park.

- Submitted two Proposition 84 grant proposals for new open space opportunities.

1. Affordable Housing Projects and Programs

Alexandria House Apartments

The Alexandria House Apartments project is complete. The project received its Certificate of Occupancy on July 30, 2009, and the grand opening was held on August 27, 2009. This 16-unit affordable housing project is located at 510 S. Alexandria Street, Los Angeles, CA 90020. The project consisted of the rehabilitation of a blighted apartment building for affordable permanent supportive housing, childcare services, after school programs, and case management for victims of domestic violence and their children. Hollywood Community Housing Corporation was the developer of this \$6 million project. CRA/LA assistance included \$2,725,000 for acquisition and \$3,500,000 in Tax Exempt Multi-Family Housing Revenue Bonds. Approximately 29 construction and 2 permanent jobs were created as a result of this project.

Ardmore Apartments

The construction of Ardmore Apartments is complete. The Certificate of Occupancy was issued on September 17, 2009. Developed by American Communities, LLC, this 48-unit large family affordable housing development is located at 959 Ardmore Avenue, Los Angeles, CA 90006. The project includes a childcare facility, educational facility, and a social services program. The CRA/LA provided a \$1.6 million loan to assist with the total \$21 million development cost. Approximately 235 construction and 2 permanent jobs were created as a result of the project.

Hobart Heights Apartments

Hobart Heights Apartments, located at 924 S. Hobart Boulevard, Los Angeles, CA 90006, was developed by American Communities, LLC. The Certificate of Occupancy was received in December 2008. This project's 49 units are organized around a central, landscaped courtyard. A rear yard is available for outdoor activities, and an open rooftop terrace overlooks Hobart Boulevard with views from downtown to the Westside. Each unit is equipped with energy-efficient appliances, air conditioning, mini-blinds, and high-speed internet service. The total development cost was \$16.8 million, for which the CRA/LA provided a \$1.225 million loan. Approximately 110 construction jobs and 2 permanent jobs were created.

Juanita Villas

Juanita Villas, a permanent supportive housing project to be developed by People Assisting the Homeless (PATH) and the Related Companies, is located at 335-339 Juanita Avenue, Los Angeles, CA 90004. Once the project is constructed, it will include 49 single room occupancy (SRO) units for homeless, disabled, and low income residents. The Los Angeles City Council approved a \$1.5 million loan on October 31, 2008 for this \$10 million project. Approximately 59 construction and 2 permanent jobs will be created as a result of the project. Project construction will be completed during the FY11-FY15 Implementation Plan period.

KRC Senior Apartments

KRC Senior Apartments, a senior affordable housing project to be developed by Little Tokyo Service Center Community Development Corporation (LTSC) and the Korean Resource Center (KRC), is located at 900-906 S. Crenshaw Boulevard, Los Angeles, CA 90019. This project will be combined with the Kingsley Senior Apartments project (described separately) to create a larger scattered site project. The KRC site will include 32 affordable studio and 1-bedroom units. The Los Angeles City Council approved a \$1.3 million loan for the KRC project (an \$11 million project in and of itself) on August 13, 2008. Approximately 63 construction and 2 permanent jobs will be created as a result of the KRC project. Project construction will be

completed during the FY11-FY15 Implementation Plan period. In future portions of this Implementation Plan, this project will be referred to individually as the KRC Senior Apartments project, and together with the Kingsley Senior Apartments Project, as the KRC/Kingsley Senior Apartments project.

Menlo Family Housing

The Menlo Family Housing project site, to be developed by Little Tokyo Service Center Community Development Corporation (LTSC) and the Koreatown Youth & Community Center (KYCC), is located at 1230, 1236, and 1240 S. Menlo Avenue, Los Angeles, CA 90006. This project will consist of 60 large family units with social services to be served on-site. The Los Angeles City Council approved a \$3.175 million loan on November 26, 2008. The total development cost is projected to be \$24 million. Approximately 137 construction and 3 permanent jobs will be created as a result of this project. Project construction will be completed during the FY11-FY15 Implementation Plan period.

Normandie Terrace

Normandie Terrace, to be developed by American Communities, LLC, is located at 538-548 S. Normandie Avenue, Los Angeles, CA 90020. The project will include 66 apartment units, community room, as well as a community retail space. The Los Angeles City Council approved a \$5.25 million loan on March 24, 2010. The total development cost is projected to be \$27 million. Approximately 136 construction and 2 permanent jobs will be created as a result of this project. Project construction will be completed during the FY11-FY15 Implementation Plan period.

2. Economic Development Projects and Programs

Business Assistance Program

CRA/LA launched its business assistance program through a joint business fair with the Community Development Department, Korean Churches for Community Development and the Wilshire Center Business Improvement District (BID). The historic Wilshire Boulevard Temple on Harvard and Wilshire Boulevard was the will to undertake assessments to ascertain the needs of the existing businesses for stabilization, retention and growth and subsequently, develop strategies and partnerships for addressing those factors most applicable. Staff worked with the Korean American Chamber of Commerce (KACCLA) to promote and support small business throughout the project area. Marketing and advertising support was also provided for the annual International Business Expo designed to promote import/export business development opportunities.

Historic Resources Survey

In conjunction with surveys in Westlake and Hollywood, a comprehensive update of the Wilshire Center/Koreatown Historic Resources Survey was conducted in 2009. The project created a digitized survey and database allowing mapping and easy retrieval of information. The total project cost was \$150,000.

Carbon Master Plan & Green Building Retrofit Program (Cool District)

In conjunction with the Wilshire Center Business Improvement District (BID), efforts commenced to develop a master plan to reduce the carbon footprint within the BID boundaries of the Project Area as well as to create a program to retrofit existing buildings for energy efficiency. A consultant team will conduct audits of existing buildings to create a database of a sample set of existing buildings' energy usage, ways to reduce their energy usage, as well as a financing mechanism to incentivize building owners to rehabilitate their properties.

Wilshire Center/Koreatown Project Overview Map

CRA/LA staff worked to develop a Cartifact overview map of the Project Area featuring the location of restaurants, cafes & bakeries, bars & lounges, and spas & health clubs. The map was designed to provide a spatial understanding of Project Area's assets, to promote tourism and to facilitate economic development and business investment.

3. Community Facilities and Programs

Ambassador/Robert F. Kennedy Park

Ambassador/Robert F. Kennedy Park is located on the south side of Wilshire Boulevard between Mariposa Avenue and Catalina Street. The park is located on the site of the former Ambassador Hotel, which will also include a new elementary, middle, and high school campus. The park will be available for public use during non-school hours. The CRA/LA provided \$250,000 to the Los Angeles Unified School District (LAUSD) for the park development and \$20,000 to the Department of Recreation and Parks (RAP) for the installation of security cameras. The total development cost is \$2 million. Approximately 3 construction jobs were created as a result of the project. The project is scheduled for completion in June 2010.

Koreatown Senior and Community Center

The Koreatown Senior and Community Center is located at 965-975 S. Normandie Avenue, Los Angeles, CA 90006. The CRA/LA staff anticipates seeking authorization from the Board of Commissioners soon to enter into a \$1.3 million community service grant for this senior citizen center in heart of Koreatown. The project is being developed by the Koreatown Senior and Community Center, Inc. and the Korean American Federation of Los Angeles. Project construction will be completed during the FY 2011-2015 plan implementation.

YMCA

The Los Angeles City Council approved the CRA/LA's purchase of a 20-year operating covenant from the YMCA (Young Men's Christian Association) for \$6 million. The covenant ensures that a new 2-story, 30,000 square foot community recreational facility with an adjacent 3-story parking structure will be built to LEED Silver standards at the northwest corner of 3rd Street and Oxford Avenue. Two swimming pools, an outdoor running track, and a teen center on the roof of the parking structure some of the elements to be included in the project. The total development cost is estimated at \$21 million. Approximately 156 construction and 20 permanent jobs will be created as a result of the project. Project construction will be completed during the FY2011-2015 Implementation Plan period.

4. Mixed-Use Development Projects

Wilshire Vermont Station by Urban Partners

Urban Partners completed the construction of the transit-oriented retail and apartment complex, located at 3191 Wilshire Boulevard, Los Angeles, CA 90005, in 2007. The project consists of 449 apartment units, including 89 affordable units, and approximately 30,000 SF of ground-floor retail above the Red/Purple Line Wilshire/Vermont Metro station. The total development cost was \$318 million, including the CRA/LA's assistance of \$131.5 million in conduit bond financing.

5. Public Improvement Projects and Programs

Midway Zocalo Park

CRA/LA staff submitted a State of California Proposition 84 grant proposal requesting \$5 million for the development of a park on a portion of the 28,600 sq ft site located at 2916 Wilshire

Boulevard, Los Angeles, CA 90010. The estimated cost to acquire and construct the new park is \$7 million. The property owner, who also owns the existing Midway Car Rental business, has indicated a willingness to subdivide the property so that the CRA/LA could purchase 1/3 of the site for the development of the park.

Olympic Boulevard BID and Streetscape

As part of the CRA/LA's 2008-09 efforts to emphasize infrastructure, two projects on Olympic Boulevard were born. First, CRA/LA staff worked with the Korean American Chamber of Commerce of Los Angeles (KACCLA) in establishing a Business Improvement District (BID) along Olympic Boulevard from Hoover Street to Gramercy Place. A vote to establish the BID by the property owners is pending. CRA/LA staff also worked with the Bureau of Street Services (BSS) to develop streetscape improvements along Olympic Boulevard between Vermont and Western Avenues. The CRA/LA has committed \$4 million, and BSS has committed \$2 million for this \$6 million project. . The Olympic Boulevard Streetscape project will be completed during the FY2011-2015 Implementation Plan period.

Parking and Traffic Circulation Study

The study area includes Wilshire Corridor and 6th and 7th Streets from Wilton Place to Hoover Street. Existing parking demand/supply and traffic conditions were studied, and short and long term recommendations were provided. Many of the short term recommendations will be implemented during the FY2011-2015 Implementation Plan period. The total cost of the study was \$180,000.

Wilshire Center/Koreatown Central Park

CRA/LA staff developed a State of California Proposition 84 grant proposal requesting \$5 million for the development of this park to be located on a portion of the 97,000 sq ft site at 3670 Wilshire Boulevard, Los Angeles, CA 90010. The project owner, Shinyoung America, Inc., plans to subdivide the lot so that the southern 30,000 sq. ft. can be purchased by the CRA/LA to develop the park. The total development cost is projected to be \$8 million.

Wilton Place Park

Wilton Place Park is located at 1015 S. Wilton Place, Los Angeles, CA 90019, approximately 1000 sq ft west of the Project Area's western boundary. The CRA/LA acquired the 3,648 sq ft vacant lot for \$640,000 on January 25, 2008. The construction drawings have been completed. The construction of the park will be completed during the FY2011-2015 Implementation Plan period.

Proactive Code Enforcement (PACE) and Tree Planting

In 2009, a campaign to improve the aesthetics of Western Avenue was implemented in cooperation with Mayor Villarogosa's Million Trees Initiative, Councilmember Tom LaBonge, the Department of Building and Safety, Koreatown Youth and Community Center (KYCC), and Urban Forestry. The campaign involved enforcing building codes and planting 200 trees along Western Avenue between Marathon and 12th Streets.

6. Development Opportunities

Brenmar Acquisitions

The CRA/LA acquired the two adjoining parcels at 1035-1039 Berendo Street for \$1.7 million and 2 adjoining parcels at 1047-1055 1/3 Mariposa Avenue for \$1.77 million. Together, all 4 parcels are known as the Brenmar site. The CRA/LA will issue an RFP for a developer during the FY2011-2015 Implementation Plan period.

7. Debt and Financing

The Project Area issued bonds for \$34.5 million to support the work program. The bonds received a AA rating as a result of the potential for increased private investment due to 1) the proposed extension of the Metro Purple Line from the Wilshire/Western station to Santa Monica, and 2) the potential merger with the Mid-City Recovery Redevelopment Project Area. The annual debt service is \$35,000.

8. Administration

Wilshire Center/Koreatown and Mid-City Plan Amendment

CRA/LA staff is working to amend the plans for the Wilshire Center/Koreatown and Mid-City Recovery Redevelopment Project Areas to, extend the eminent domain time period, extend the period to incur debt, merge the two Project Areas, increase the Mid-City cap for bonded indebtedness, and amend the list of proposed public improvements and facility projects. Keyser Marston & Associates has been retained to prepare the plan amendment.

B. OTHER DEVELOPMENTS IN THE PROJECT AREA

During the period of the previous Five Year Implementation Plan FY2006-2010 a number of other significant developments occurred in the Project Area that did not involve CRA/LA participation.

City Center on 6th Street

Developed by Jamison Properties, City Center on 6th Street is a 3-story, 165,000 sq ft retail shopping mall located at 3500 W. 6th Street. The project was completed in the fall 2008. The total cost development was approximately \$50 million.

Courtyard MaDang

The Courtyard MaDang is a 4-story, 125,000 SF indoor/outdoor retail center located at 615 S. Western Avenue. The Korean-themed center features a 3-screen bilingual cinema and 480 parking spaces. Construction will be completed in June 2010 at a total development cost of approximately \$40 million.

Olympic Palace Tower

The Olympic Palace Tower is a residential development project located at 3429 W. Olympic Boulevard. The project consists of 25 luxury condos. The total development cost was approximately \$15 million. Construction was completed in late 2009.

Serrano Palace Tower

NBGI Homes developed Serrano Palace Tower, which is located at 702 S. Serrano Avenue. The project consists of 33 luxury condos. The total development cost was approximately \$20 million. Construction was completed in late 2007.

Solair

The Solair is a mixed-use, transit-oriented development located at 3731 Wilshire Boulevard above the Purple Line Wilshire/Western Metro station. Developed by KOAR Development, the project consists of 190 luxury condos, a 2-story retail center, and a 4-story parking garage. Construction was completed in early 2009 at a total development cost of approximately \$160 million.

Summit on 6th

Big Rock Partners, LLC completed the adaptive reuse of an existing commercial office building located at 3223 W. 6th Street, Los Angeles, CA 90020. The building was converted into a luxury, 96-unit condo project with 20,000 SF of retail. Construction was completed in late 2008 for an approximate total development cost of \$80 million.

The Mercury

Located at 3810 Wilshire Boulevard, the Mercury is an exceptional adaptive reuse project that converted a former office building into a 238-unit, luxury condo building with 23,000 sq ft of retail on the bottom 2 floors. Construction of the project was completed in spring 2006 at a total development cost of approximately \$147 million.

Versailles

The Versailles is a 225-unit luxury apartment building completed in late 2008. The project is located at 918 S. Oxford Avenue, Los Angeles, CA 90006. The project developer, Frost/Chaddock Developers, LLC, completed the project for approximately \$100 million.

III. ACTIVITY REPORT ON THE NEXT 5-YEAR IMPLEMENTATION PLAN PERIOD

Over the next five years, the CRA/LA plans to implement the following projects and programs, grouped into the following categories:

- A. Affordable Housing Projects and Programs
- B. Economic Development Projects and Programs
- C. Community Facilities Projects and Programs
- D. Mixed-Use Development Projects and Programs
- E. Public Improvement Projects and Programs
- F. Development Opportunities
- G. Sale or Lease of CRA/LA Owned Land
- H. Debt and Financing
- I. Administration
- J. Payments to the State Supplemental Educational Revenue Augmentation Fund (SERAF)

Each list below describes each project or program, and the blighting-related conditions that will be eliminated, the Redevelopment Plan goals that will be achieved, and **estimated costs**.¹

A. Affordable Housing

AFFORDABLE HOUSING PROJECTS AND PROGRAMS		
PROJECT DESCRIPTION	ESTIMATED CRA/LA INVESTMENT	CRA/LA STRATEGIC PLAN GOALS MET (SEE ADDENDUM)
<p>1. Almond Tree Heights Almond Tree Heights will provide 59 units of affordable senior housing located at 3400 W. 3rd Street, Los Angeles, CA 90020. The project is being developed by the ADI The Palms Residential Care Facility and Search to Involve Pilipino Americans. The estimated development cost is \$ -----.</p> <p>Construction completion date (est.): 2014</p> <p>Blighting conditions addressed: Deteriorated and Dilapidated</p> <p>Redevelopment Plan goals achieved: 3</p> <p>Construction Jobs generated (est.):</p> <p>Permanent Jobs generated (est.):</p> <p>Project Timeframe: 2012 - 2014</p>	TBD	1.1.1 1.1.2 2.1.1

¹ Costs are subject to change, and completion of these projects may require future action by the CRA/LA.

AFFORDABLE HOUSING PROJECTS AND PROGRAMS		
PROJECT DESCRIPTION	ESTIMATED CRA/LA INVESTMENT	CRA/LA STRATEGIC PLAN GOALS MET (SEE ADDENDUM)
<p>2. Juanita Villas</p> <p>Juanita Villas, a permanent supportive housing project to be developed by People Assisting the Homeless (PATH) and the Related Companies, is located at 335-339 Juanita Avenue, Los Angeles, CA 90004. Once the project is constructed, it will include 49 single room occupancy (SRO) units for homeless, disabled, and low income residents. The Los Angeles City Council approved a \$1.5 million loan on October 31, 2008 for this \$10 million project. Approximately 59 construction and 2 permanent jobs will be created as a result of the project. Project construction will be completed during the FY2011-2015 Implementation Plan period.</p> <p>Construction completion date (est.): 2013</p> <p>Blighting conditions addressed: Deteriorated and Dilapidated</p> <p>Redevelopment Plan goals achieved: 5</p> <p>Construction Jobs generated (est.): 65</p> <p>Permanent Jobs generated (est.): 2</p> <p>Project Timeframe: 2011 – 2013</p>	\$1,500,000	<p>1.1.1</p> <p>1.1.2</p> <p>2.1.1</p>

AFFORDABLE HOUSING PROJECTS AND PROGRAMS		
PROJECT DESCRIPTION	ESTIMATED CRA/LA INVESTMENT	CRA/LA STRATEGIC PLAN GOALS MET (SEE ADDENDUM)
<p>3. KRC/Kingsley Senior Apartments</p> <p>KRC Senior Apartments, a senior affordable housing project to be developed by Little Tokyo Service Center Community Development Corporation (LTSC) and the Korean Resource Center (KRC), is located at 900-906 S. Crenshaw Boulevard, Los Angeles, CA 90019. This project will be combined with the Kingsley Senior Apartments project (described separately) to create a larger scattered site project. The KRC site will include 32 affordable studio and 1-bedroom units. The Los Angeles City Council approved a \$1.3 million loan for the KRC project (an \$11 million project in and of itself) on August 13, 2008. Approximately 63 construction and 2 permanent jobs will be created as a result of the KRC project.</p> <p>Developed by the same development entity, Kingsley Senior Apartments will feature 35 units of affordable studio and 1-bedroom units at 540-542 S. Kingsley Drive, Los Angeles, CA 90020. CRA/LA staff will seek Los Angeles City Council approval for a \$2.625 million loan for the Kingsley Senior Apartments project (a \$13.2 million project in and of itself) in summer 2010. Approximately xx construction and xx permanent jobs will be created as a result of the Kingsley project. Together, both projects comprise the KRC/Kingsley Senior Apartments project.</p> <p>Construction completion date (est.): 2013</p> <p>Blighting conditions addressed: Deteriorated and Dilapidated</p> <p>Redevelopment Plan goals achieved: 3</p> <p>Construction Jobs generated (est.): 149</p> <p>Permanent Jobs generated (est.): 2</p> <p>Project Timeframe: 2011 – 2013</p>	<p>KRC: previously committed \$1.3 million</p> <p>Kingsley: current request \$2.625 million</p> <p>Potential total KRC/Kingsley assistance: \$3.925 million</p>	<p>1.1.1</p> <p>1.1.2</p> <p>2.1.1</p>

AFFORDABLE HOUSING PROJECTS AND PROGRAMS		
PROJECT DESCRIPTION	ESTIMATED CRA/LA INVESTMENT	CRA/LA STRATEGIC PLAN GOALS MET (SEE ADDENDUM)
<p>5. Menlo Family Housing</p> <p>The Menlo Family Housing project site, to be developed by Little Tokyo Service Center Community Development Corporation (LTSC) and the Koreatown Youth & Community Center (KYCC), is located at 1230, 1236, and 1240 S. Menlo Avenue. This project will consist of 60 large family units with social services to be served on-site. The Los Angeles City Council approved a \$3.175 million loan on November 26, 2008. The total development cost is projected to be \$24 million. Approximately 137 construction and 3 permanent jobs will be created as a result of this project. Project construction will be completed during the FY2011-2015 Implementation Plan period.</p> <p>Construction completion date (est.): 2013</p> <p>Blighting conditions addressed: Deteriorated and Dilapidated</p> <p>Redevelopment Plan goals achieved: 3</p> <p>Construction Jobs generated (est.): 156</p> <p>Permanent Jobs generated (est.): 3</p> <p>Project Timeframe: 2011 – 2013</p>	\$1,000,000	1.1.1 1.1.2 2.1.1
<p>6. New Hampshire Family Housing</p> <p>This proposed 52-unit affordable housing development will be located at 1037-1053 S. New Hampshire Avenue, Los Angeles, CA 90006. The 23,640 SF lot would also include approximately 3,000 SF of social service space and 52 parking spaces. The developers, Little Tokyo Service Center Community Development Corporation (LTSC) and the Koreatown Immigrant Workers Alliance (KIWA), are requesting a \$3.575 million residual receipts loan from the CRA/LA. The total project cost is projected to be \$22.4 million.</p> <p>Construction completion date (est.): 2013</p> <p>Blighting conditions addressed: Deteriorated and Dilapidated</p> <p>Redevelopment Plan goals achieved: 3</p> <p>Construction Jobs generated (est.):145</p> <p>Permanent Jobs generated (est.): 2</p> <p>Project Timeframe: 2011 – 2013</p>	\$3,575,000	1.1.1 1.1.2 2.1.1

AFFORDABLE HOUSING PROJECTS AND PROGRAMS		
PROJECT DESCRIPTION	ESTIMATED CRA/LA INVESTMENT	CRA/LA STRATEGIC PLAN GOALS MET (SEE ADDENDUM)
<p>4. Normandie Terrace</p> <p>Normandie Terrace, to be developed by American Communities, LLC, is located at 538-548 S. Normandie Avenue, Los Angeles, CA 90020. The project will include 66 apartment units, community room, as well as a community retail space. The Los Angeles City Council approved a \$5.25 million loan on March 24, 2010. The total development cost is projected to be \$27 million. Project construction will be completed during the FY11-FY15 Implementation Plan period.</p> <p>Construction completion date (est.): 2012</p> <p>Blighting conditions addressed: Deteriorated and Dilapidated</p> <p>Redevelopment Plan goals achieved: 3</p> <p>Construction Jobs generated (est.):136</p> <p>Permanent Jobs generated (est.):2</p> <p>Project Timeframe: 2010-2012</p>	\$5,250,000	1.1.1 1.1.2 2.1.1
<p>5. Preservation of Affordable Housing Covenants</p> <p>There are 2 expiring affordable housing covenants within the Project Area. One of the CRA/LA's Strategic Plan goals is to preserve 100% of affordability covenants due to expire on nonprofit-owned units and 20%of covenants on for-profit-owned units by June 30, 2014.</p> <p>One development with an expiring covenant (June 25, 2015), is located at 932 S. Irolo Street. The covenant restricts 80% of the total 32 units in the development to be occupied exclusively by persons of low or moderate income. The other development with an expiring covenant (June 25, 2015), is located at 1035 S. Ardmore Avenue. The covenant restricts all 10 dwelling units to be occupied exclusively by persons of low or moderate income.</p>	TBD	2.1.2 2.1.4
<p>6. Response to Housing Opportunities</p> <p>The program will set aside funds to provide assistance in the identification and funding of new housing developments and/or rehabilitation projects to provide housing for very low, low and moderate income residents, specifically for large families (three, four and more bedroom units), and will be used for senior and special needs populations. Home ownership opportunities will be encouraged.</p>	\$4,175,000	1.1.1 1.1.2 2.1.1 3.2.2

B. Economic Development Projects and Programs

ECONOMIC DEVELOPMENT PROJECTS AND PROGRAMS		
PROJECT DESCRIPTION	ESTIMATED CRA/LA INVESTMENT	CRA/LA STRATEGIC PLAN GOALS MET (SEE ADDENDUM)
<p>1. Business Assistance Program CRA/LA staff plans to hold several “How to Do Business with the CRA/LA” workshops for: 1) small businesses to provide goods/services to the CRA/LA, and 2) developers who are interested in developing with CRA/LA assistance. These educational workshops would encourage business retention and growth. In addition, CRA/LA staff will pursue an aggressive outreach campaign to raise awareness of the CRA/LA’s available resources to Project Area businesses. If the legislation submitted by the City of Los Angeles to allow CRAs to provide business assistance loans is approved by the State of California during this Implementation Plan period, CRA/LA staff will also develop a program to provide financial assistance to eligible businesses within the Project Area.</p>	\$3,000,000	1.2.2 1.3.1
<p>2. Clean & Safe Program for the Industrial Core This program would repair/replace deficient and blighted public infrastructure in the industrial area bounded generally by Beverly Boulevard, Vermont Avenue, Virgil Avenue, and 2nd Street. The improved streets, sidewalks, curbs, gutters, lighting, trees, and other elements would assist the industrial businesses currently providing a strong job-base in the Project Area.</p>	\$2,000,000	1.1.1 1.4.1 3.3.2
<p>3. Collaborate with City Planning on Community Plans The City Planning Department is slated to update and/or amend the Wilshire Community Plan by 2013. CRA/LA staff will work to ensure that the Planning Department is knowledgeable of the types of projects that have been approved in support of CRA/LA goals and objectives for the Project Area. CRA/LA staff will ensure that development parameters such as the potential to transfer Floor Area Ratios (FAR), height and density limitations on commercial corridors, and the identification of Transit Oriented Development areas are included in the discussions for the proposed updated community plan.</p>		1.1.1 1.4.3

ECONOMIC DEVELOPMENT PROJECTS AND PROGRAMS		
PROJECT DESCRIPTION	ESTIMATED CRA/LA INVESTMENT	CRA/LA STRATEGIC PLAN GOALS MET (SEE ADDENDUM)
<p>4. Commercial Façade Program</p> <p>The Commercial Façade Program will be available Project Area-wide with priority given to applications including multiple adjacent properties. This program will assist businesses with exterior improvements to storefronts, including new lighting, signage, storefront windows and doors, awnings, landscaping, etc. The program will eliminate blight by improving properties, assist in the retention of existing businesses, and attract new investment by making the commercial corridors more attractive. The program will provide loans for up to \$25,000 per commercial storefront to cover costs of architectural consultants and actual construction.</p>	\$3,000,000	1.1.1 1.2.2 3.3.2
<p>5. Carbon Master Plan & Green Building Retrofit Program (Cool District)</p> <p>In coordination with the Wilshire Center BID, efforts commenced to develop a master plan to reduce the carbon footprint of the Project Area as well as to create a program to retrofit existing buildings for energy efficiency, A consultant team will conduct audits of existing buildings to create a database of a sample set of existing buildings' energy usage, ways to reduce their energy usage, as well as a financing mechanism to incentivize building owners to rehabilitate their properties. CRA/LA staff will soon request authorization to launch an educational and awareness program with the Wilshire Center BID to property owners.</p>	\$500,000	1.1.1 1.2.2 2.2.2 3.3.2 3.3.3
<p>6. Historic Rehabilitation Program</p> <p>In conjunction with the Westlake and Hollywood Project Areas, a comprehensive update of the Wilshire Center/Koreatown Historic Resources Survey was conducted in 2009. The survey provided a digital database allowing for mapping and retrieval of parcel-specific historic information. With the assistance of the new database, the CRA/LA will launch a Historic Structure Rehabilitation Program. Eligible applicants could apply for a maximum of \$100,000 for exterior improvements. The program will include a match requirement.</p>	\$1,600,000	1.1.1 1.2.2 2.2.2 3.3.2 3.3.3

C. Community Facilities and Programs

COMMUNITY FACILITIES AND PROGRAMS		
PROJECT DESCRIPTION	ESTIMATED CRA/LA INVESTMENT	CRA/LA STRATEGIC PLAN GOALS MET (SEE ADDENDUM)
<p>1. Korean American Museum The CRA/LA will acquire land to assist in the development of a Korean American Museum within the Project Area.</p>	TBD	1.1.1 1.1.2 3.3.2
<p>2. Koreatown Senior & Community Center The Koreatown Senior and Community Center is located at 965-975 S. Normandie Avenue. CRA/LA staff anticipates seeking authorization from the Board of Commissioners soon to enter into a \$1.3 million community service grant. The project is being developed by the Koreatown Senior & Community Center, Inc. and the Korean American Federation of Los Angeles. Project construction will be completed during the FY2011-2015 Implementation Plan period.</p> <p>Construction completion date (est.): 2015 Blighting conditions addressed:</p> <p>Redevelopment Plan goals achieved: 3</p> <p>Project Timeframe: 2011-2015</p>	\$1.3 million	1.1.1 1.1.2 3.3.2

<p>3. YMCA</p> <p>The Los Angeles City Council approved the CRA/LA's purchase of a 20-year operating covenant from the YMCA (Young Men's Christian Association) for \$6 million. The covenant ensures that a new 2-story, 30,000 square foot community recreational facility with an adjacent 3-story parking structure will be built to LEED Silver standards at the northwest corner of 3rd Street and Oxford Avenue. Two swimming pools, an outdoor running track, and a teen center on the roof of the parking structure some of the elements to be included in the project. The total development cost is projected to be \$21 million. Approximately 156 construction and 20 permanent jobs will be created as a result of the project. Project construction will be completed during the FY11-FY15 Implementation Plan period.</p> <p>Construction completion date (est.): 2013</p> <p>Blighting conditions addressed:</p> <p>Redevelopment Plan goals achieved: 3</p> <p>Construction Jobs generated (est.):</p> <p>Permanent Jobs generated (est.):</p> <p>Project Timeframe: 2011-2013</p>	<p>\$6 million</p>	<p>1.1.1 1.1.2 3.3.2</p>
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D. Mixed-Use Development Projects and Programs

MIXED USE PROJECTS AND PROGRAMS		
PROJECT DESCRIPTION	ESTIMATED CRA/LA INVESTMENT	CRA/LA STRATEGIC PLAN GOALS MET (SEE ADDENDUM)
<p>1. Wilshire Vermont</p> <p>Gerding Edlen, the owner/developer of the approximately 2-acre lot at the southeast corner of Wilshire Boulevard and Vermont Avenue, is currently proposing a mixed-use, transit oriented development directly across the street from the Purple/Red Lines' Wilshire/Vermont Metro station. The project could include approximately 51,000 SF of gross retail space, a 443-unit mixed-income apartment tower, and associated parking, all built to LEED Gold standards. Community benefits for the project could include a publicly accessible park on Shatto Place, which would be owned and maintained by the building's management association.</p> <p>Construction completion date (est.): 2014</p> <p>Blighting conditions addressed: <i>Deteriorated and Dilapidated</i></p> <p>Redevelopment Plan goals achieved: 4</p> <p>Construction Jobs generated (est.): Res. 1,394 / Comm. 879</p> <p>Permanent Jobs generated (est.): Res. 2 / Comm. 98</p> <p>Project Timeframe: 2011-2014</p>	\$4,000,000	<p>1.1.1</p> <p>1.1.2</p> <p>2.1.1</p> <p>1.3.1</p>
<p>2. Wilshire Gateway</p> <p>Wilshire Gateway is a FJP Land Company LLC affordable housing development proposed for 3330 W. Wilshire Boulevard, Los Angeles, CA 90010. The developers are requesting \$1,500,000 in CRA/LA loan assistance for this 36 unit project.</p> <p><i>Construction completion date (est.):</i></p> <p><i>Blighting conditions addressed:</i></p> <p><i>Redevelopment Plan goals achieved:</i></p> <p><i>Construction Jobs generated (est.):</i></p> <p><i>Permanent Jobs generated (est.): 2 res. / 40 comm.</i></p> <p><i>Project Timeframe:</i></p>	\$1,500,000	<p>1.1</p> <p>1.1.1</p> <p>2.1.1</p>

E. Public Improvement Projects and Programs

PUBLIC IMPROVEMENT PROJECTS AND PROGRAMS		
PROJECT DESCRIPTION	ESTIMATED CRA/LA INVESTMENT	CRA/LA STRATEGIC PLAN GOALS MET (SEE ADDENDUM)
<p>1. MaDang Open Space The Ma Dang Open Space project, located in the heart of Koreatown on the northeastern side of Olympic & Irolo, will be an open courtyard that will unite the Koreatown Pavilion and the Koreatown Senior and Community Center. The open space will be designed to provide safe passage for local elementary school students and be a passive recreational space for the public. The Korean American Chamber of Commerce of Los Angeles is the facilitator of this project, which is projected to cost \$1,000,000.</p> <p>Construction completion date (est.): 2013 Blighting conditions addressed: Redevelopment Plan goals achieved: 3 Construction Jobs generated (est.): 5 Permanent Jobs generated (est.): 0 Project Timeframe: 2011-2013</p>	\$500,000	1.1.1 2.2.1 2.3.1
<p>2. Public Improvements and Open Space If the CRA/LA's Proposition 84 grant requests for the Midway Zocalo Park and the Wilshire Center/Koreatown Central Park projects are awarded, the CRA/LA would contribute to the development of both parks. The total project cost for both parks is approximately \$15 million. Should both grant applications receive awards, the CRA/LA would receive \$10 million towards the developments. Construction completion date (est.): 2013 Blighting conditions addressed: Deteriorated and Dilapidated Redevelopment Plan goals achieved: 3 Construction Jobs generated (est.): 78 Permanent Jobs generated (est.): 0 Project Timeframe: 2010-2013</p>	\$4,750,000	1.1.1 1.4.1 2.2.1

PUBLIC IMPROVEMENT PROJECTS AND PROGRAMS		
PROJECT DESCRIPTION	ESTIMATED CRA/LA INVESTMENT	CRA/LA STRATEGIC PLAN GOALS MET (SEE ADDENDUM)
<p>3. Wilton Place Park</p> <p>Wilton Place Park is located at 1015 S. Wilton Place, approximately 1000 sq ft west of the Project Area's western boundary. The CRA/LA acquired this 3,648 sq ft vacant lot for \$640,000 on January 25, 2008. The construction drawings have been completed. The construction of the park will be completed in the FY2011-2015 Implementation Plan period.</p> <p>Construction completion date (est.): 2014</p> <p>Blighting conditions addressed: Deteriorated and Dilapidated</p> <p>Redevelopment Plan goals achieved: 2</p> <p>Construction Jobs generated (est.): 5</p> <p>Permanent Jobs generated (est.): 0</p> <p>Project Timeframe: 2011 – 2014</p>	\$1,200,000	1.1.1 2.2.1

F. Development Opportunities

DEVELOPMENT OPPORTUNITIES		
PROJECT DESCRIPTION	ESTIMATED CRA/LA INVESTMENT	CRA/LA STRATEGIC PLAN GOALS MET (SEE ADDENDUM)
<p>1. Wilshire Center/Koreatown Non-Profit Development Initiative</p> <p>This program will provide technical assistance to non-profit institutions interested in developing their existing properties to their highest and best use. Assistance will include, but is not limited to, finance and design review, facilitation of project partnerships, and assistance with market analysis and mapping. Projects may include mixed-use, commercial, and/or housing developments. Project financing may be considered for developments that meet CRA/LA goals and objectives. Staff is currently assessing the quantity and type of parcels owned by non-profit institutions with potential for development.</p>	\$4,000,000	1.1.1 1.1.2 2.1.1 3.3.2

G. Sale or Lease of CRA/LA Owned Land

Discussion of projects mentioned in section A – F above that will involve sale or lease of CRA/LA owned land

SALE OR LEASE OF CRA/LA OWNED LAND		
PROJECT DESCRIPTION	ESTIMATED CRA/LA INVESTMENT	CRA/LA STRATEGIC PLAN GOALS MET <i>(SEE ADDENDUM)</i>
<p>1. Brenmar</p> <p>The CRA/LA acquired 2 adjoining parcels at 1035-1039 Berendo Street for \$1.7 million and 2 adjoining parcels at 1047-1055 1/3 Mariposa Avenue for \$1.77 million. Together, all 4 parcels are known as the Brenmar site. The CRA/LA will issue a RFP for a developer during the FY2011-2015 Implementation Plan period.</p>	TBD	<p>1.1.1</p> <p>1.4.3</p> <p>2.1.1</p> <p>3.2.1</p>

H. Debt and Financing

DEBT AND FINANCING		
PROJECT DESCRIPTION	ESTIMATED CRA/LA INVESTMENT	CRA/LA STRATEGIC PLAN GOALS MET <i>(SEE ADDENDUM)</i>
<p>1. Project Financing</p> <p>CRA/LA staff will administer the Project Area’s financial resources and expenditures, including managing debt service obligations.</p>	\$7,695,000	

I. Administration

ADMINISTRATION		
PROJECT DESCRIPTION	ESTIMATED CRA/LA INVESTMENT	CRA/LA STRATEGIC PLAN GOALS MET <i>(SEE ADDENDUM)</i>
<p>1. CAC/Citizens Participation</p> <p>The CRA/LA assists the Project Area CAC (Community Advisory Committee) by providing secretarial support, mass mailing and/or publication of public notices, production of informational materials, providing meeting facilities, and staff support for its meetings. Staff also facilitates City Council appointments to vacant CAC seats on an annual basis.</p>	\$500,000	<p>1.1.1</p> <p>1.4.3</p>

ADMINISTRATION		
PROJECT DESCRIPTION	ESTIMATED CRA/LA INVESTMENT	CRA/LA STRATEGIC PLAN GOALS MET (SEE ADDENDUM)
<p>2. Project General</p> <p>These costs are related to the administration of the project, including technical, legal and administrative services and other community related services including complying with public notification requirements, providing public information and responding to inquiries from developers, property owners and others interested in development activities in the area.</p>	\$5,000,000	
<p>3. Response to Developer Opportunities</p> <p>The funds allocated will cover: CRA/LA time for meetings with area stakeholders regarding development plans and opportunities; reviewing building permits and plans; providing technical, architectural and design assistance; conducting appropriate environmental review; preparing documents for discretionary action; preparation and application of established design guidelines; providing technical support to business improvement districts; monitoring of policy issues; and responding to community and developer concerns.</p> <p>CRA/LA activities will help to eliminate blight by ensuring that development meets the goals and objectives of the Redevelopment Plan and is being carried out in conformance with the Redevelopment Plan.</p>	\$2,500,000	

J. Payments to the State Supplemental Educational Revenue Augmentation Fund (SERAF)

In order to meet the State of California mandated State Supplemental Educational Revenue Augmentation Fund (SERAF) transfer of \$2.05 billion, CRA/LA has implemented a schedule of payments for each redevelopment project area. For the Wilshire Center/Koreatown Recovery Redevelopment Project Area, the following transfer is being considered:

FY10 and FY11: **\$1,572,574.**

IV. AFFORDABLE HOUSING PROGRAM

A. IMPLEMENTATION PLAN REQUIREMENTS

This section of the Implementation Plan presents those components of the CRA/LA'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	Section ²
Moderate	81% to 120%	50093
Low	51% to 80%	50079.5
Very-Low	50% or lower	50105

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 CRA/LA's plans for the Project Area will achieve many of the housing responsibilities contained in the CRL. Section 33490 of the CRL requires that the housing component of the Implementation Plan address the applicable items presented in the list below.

3. 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** 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, of which not less than 40% shall be affordable to Very Low Income households 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, of which not less than 40% shall be affordable to Very Low Income households, and shall be occupied by these persons or families (Section 33413(b)(2)(iii));
- d. Suitable locations must be identified for replacement housing units constructed or substantially rehabilitated pursuant to Section 33413(a), if the destruction or removal of low and moderate-income housing units will result from a project contained in the Implementation Plan (Section 33490(a)(3)).

4. Set-Aside and Expenditure of Tax Increment for Housing Purposes

- a. The "Set-Aside" of a minimum of 20% of tax increment in projects adopted on or after January 1, 1977 (Section 33334.2); and
- b. The proportional expenditure of low and moderate income Housing Funds on low and very low income housing (Section 33334.4).

5. Additional requirements of Section 33490:

- a. Estimates of the balances and deposits into the low and moderate income Housing Fund created to hold the set-aside of tax increment;

²All referenced sections are found in the California Health and Safety Code, unless otherwise indicated.

- b. A housing program identifying anticipated expenditures from the low and moderate income Housing Fund;
- c. An indication of housing activity that has occurred in the Project Area; and
- d. Estimates of housing units that will be produced for each of the various income categories.

All of the information required by Section 33490 is provided in the following sections of this Implementation Plan.³

B. HISTORICAL AFFORDABLE HOUSING ACTIVITIES

The Redevelopment Plan for the Project Area was adopted on December 13, 1995. Through FY2010, four (4) projects were completed that produced 199 affordable housing units within the Project Area. During the previous 5-Year Implementation Plan (FY2006 – 2010) period, the CRA/LA completed the following affordable housing activities within the Project Area:

Project Name	Year Built	Project Type	Total Number of Units	Number of Affordable Units	Very Low Income Units	Covenant Period (years)
Alexandria House Apartments	2009	Special Needs	16	15	7	55
Ardmore Apartments	2009	Family	48	47	10	55
Hobart Heights Apartments	2008	Family	49	48	32	55
Wilshire Vermont Station	2007	Mixed-Use	449	89	89	55
TOTALS			562	199	138	

C. HOUSING GOALS AND OBJECTIVES OF IMPLEMENTATION PLAN

The primary goal of the CRA/LA is to comply in a responsible manner with the affordable housing requirements imposed by the CRL. The CRL requires that certain housing goals be achieved over various time periods. The inclusionary housing production requirement of Section 33413 and the proportionality requirement of Section 33334.4 both are required to be met by December 31, 2014 and every ten years thereafter throughout the life of the Redevelopment Plan. It is the CRA/LA’s goal and objective for this Implementation Plan to accomplish sufficient activity and expenditures to comply with the applicable requirements. The following section discusses housing activities planned for the Five-Year Implementation Plan period.

1. Low and Moderate Income Housing Fund Resources

The following presents the estimated low and moderate income Housing Fund cash flow for the first five years of this Implementation Plan. The estimated deposits are based on a tax increment projection along with other sources of revenues identified by CRA/LA staff. The Set-Aside revenue includes the following:

³ 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.

- A. Twenty percent (20%) of the estimated gross tax increment for the Project Area;
- B. Interest earned;
- C. Sale of land originally acquired by the CRA/LA using low and moderate income Housing Funds;
- D. Residual receipt revenue to the CRA/LA;
- E. Loan repayments to the CRA/LA;
- F. Future bond proceeds; and
- G. Cash reserves from previous fiscal years.

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

LOW AND MODERATE INCOME HOUSING FUNDS	Projected Revenues during Implementation Plan Period
<i>Beginning Balance</i>	\$ 2,110,000
Sale of Land	\$
Residual Receipts	\$
Loan Repayment	\$
Property Tax Increment	\$ 19,154,520
Interest	\$ 193,480
Bond Proceeds	\$
Other deposits to the Fund	\$
Total Projected Revenues	\$ 21,458,000

Actual revenues may vary depending on various factors, such as lower-than-projected tax increment or postponement of anticipated bond issuance due to market conditions.

2. The Housing Program and Low and Moderate Income Housing Fund Expenditures

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

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

Category	Projected Expenditures during Implementation Plan Period
Projects	\$ 9,200,000
Programs	\$ 3,400,000
Administration	\$ 1,162,701
Debt Service	\$ 7,695,000
Total Expenditures	\$21,457,701

a. Projects

The CRA/LA over the next five years will continue to implement projects that will provide affordable housing opportunities within the Project Area. The following summarizes how the CRA/LA will assist projects during the next five years:

Project Name	Description	Affordability Mix	Estimated Completion	Estimated Low and Moderate Income Housing Fund Expenditures
Kingsley Senior Housing	35 affordable senior units	Very low, low, moderate	2013	\$2,625,000
New Hampshire Family Housing	52 affordable family units	Very low and low	2013	\$3,575,000
Preservation of Affordable Housing Covenants	Expiring covenants on 2 affordable housing developments	Very low and low	2014	TBD
Wilshire Gateway	Mixed use development, consisting of 60 units and 20,000 sq ft retail	Very low, low and moderate	2014	\$1,500,000
Vermont and Wilshire	443-unit mixed-income apartment tower and 51,000 sq ft retail	Very low, low and moderate	2015	\$4,000,000

b. Programs

The following summarizes the programs the CRA/LA plans to implement:

Program Name	Description	Target Affordability	Estimated Low and Moderate Income Housing Fund Expenditures
Response to Housing Opportunities	Respond to housing opportunities, review residential building permits, review development proposals, and provide technical assistance to developers and property owners as part of the on-going redevelopment process to ensure conformance with appropriate plans and requirements. Funds may also be used to assist projects that require financial assistance.	Very low and low	\$3,400,000

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.

d. Bond Debt Service

The CRA/LA will continue to make principal and interest payments on past and future tax allocation bonds. The annual debt service is secured by low and moderate income Housing Fund revenues generated from tax increment.

3. Summary of Planned Housing Activities

The CRA/LA has a number of affordable housing projects and programs that it plans to implement during the Implementation Plan period.

- a. Kingsley Senior Housing: 35 affordable housing units
- b. New Hampshire Family Housing: 52 affordable housing units
- c. Wilshire Gateway: 60 affordable housing units and 20,000 sq ft commercial
- d. Vermont and Wilshire: 40 affordable units within a 443 mixed income, mixed use development with 51,000 sq ft retail

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

PROJECTS BY YEAR		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
A	No. of New Units	0	0	87	95	40	182
	Proposed Expenditure	\$0	\$0	\$5,700,000	\$1,500,000	\$4,000,000	\$11,200,000
B	No. of Rehabilitated Units	0	0	0	0	0	0
	Proposed Expenditure	\$0	\$0	\$0	\$0	\$0	\$0
C	No. of Price Restricted Units	0	0	0	35	0	35
	Proposed Expenditure	\$	\$	\$0	\$2,000,000	\$0	\$2,000,000
TOTAL UNITS		0	0	87	130	40	217
TOTAL PROPOSED EXPENDITURES		\$0	\$0	\$5,700,000	\$3,500,000	\$4,000,000	\$13,200,000

In addition to the aforementioned projects, the CRA/LA anticipates expending approximately \$3,400,000 on the following **programs** in the Project Area:

- 1. Response to Housing Opportunities: Respond to development opportunities, review residential building permits, review development proposals, and provide technical assistance to developers and property owners as part of the on-going redevelopment process to ensure conformance with appropriate plans and requirements. Funds may also be used to assist projects that require financial assistance.

The table below provides the starting balance, expected deposits, and expenditure estimates of low and moderate income Housing Funds over each of the next five years.

	FY2011	FY2012	FY2013	FY2014	FY2015
STARTING BALANCE	\$ 2,110,000	\$ 4,371,000	\$ 4,739,430	\$ 1,102,093	\$(344,214)
Amount to be Deposited	\$ 4,020,000	\$ 3,832,000	\$ 3,832,000	\$ 3,832,000	\$ 3,832,000
Estimate of Expenditures	\$(1,759,000)	\$(3,463,570)	\$(7,469,337)	\$(5,278,307)	\$(3,487,486)
ENDING BALANCE	\$ 4,371,000	\$ 4,739,430	\$ 1,102,093	\$(344,214)	\$ 299

D. APPLICABLE LOW AND MODERATE INCOME HOUSING REQUIREMENTS

1. Replacement Housing Obligation

The CRA/LA is required to meet replacement housing obligations pursuant to Section 33413(a). This section requires the CRA/LA to replace, on a one-for-one basis, all units occupied by low and moderate-income households that are removed from the inventory as a result of CRA/LA actions. The removed units must be replaced within 4 years of removal. In addition to matching the number of dwelling units, the CRA/LA must also replace an equal or greater number of bedrooms.

All replacement units for dwelling units removed on or after January 1, 2002, must be affordable to persons in the same or lower income category (If removed prior to January 1, 2002, 75% of replacement units must be affordable to persons in the same or lower income category). However, replacement housing units do not have to match other characteristics, such as rental vs. ownership and family vs. senior housing, as the units removed from inventory. Also, replacement units can be developed anywhere within the City limits. Section 33490 of the CRL requires that if an implementation plan contains projects that could result in the removal of low and moderate income housing units, the plan must identify locations suitable for the replacement of such housing.

a. Past Removal of Low-Mod Income Units:

Based on the previous implementation plan, CRA/LA was in compliance for replacement housing.

	Very Low Income		Low Income		Moderate Income		Unknown		Total	
	Units	Bdrms	Units	Bdrms	Units	Bdrms	Units	Bdrms	Units	Bdrms
Fulfillment	42	71	53	130					95	201
Obligation	11	11	3	3			16	22	30	36
SURPLUS	31	60	50	127			(16)	(22)	65	165

As illustrated in the preceding table, the CRA/LA has exceeded the 30-unit, 36-bedroom replacement housing obligation.

b. Future Removal of Low-Mod Income Units:

Project Name	Unit Address	Income Category	Number of Bedrooms	Estimated Removal Date
Menlo Family Housing	1230, 1236, 1240 S. Menlo Ave.	extremely low, very low, low, above moderate	48	2011
Normandie Terrace	538-548 S. Normandie Ave. & 541-549 S. Mariposa Ave.	extremely low, very low, low, moderate, above moderate	40	2011
New Hampshire Family Housing	1037-1053 S. New Hampshire Ave.	unknown	35	2011

c. Replacement Housing Obligation:

The CRA/LA's replacement housing obligation must be calculated based on the number of bedrooms included in the units that are removed from the inventory. The **outstanding obligation** is summarized in the following table:

Unit Type	Very Low Income		Low Income		Moderate Income		Unknown		TOTAL	
	Units	Bdrms	Units	Bdrms	Units	Bdrms	Units	Bdrms	Units	Bdrms
Studios	20	20	10	10	2	2	8	8	40	40
One-Bdrm	5	5					27	27	32	32
Two-Bdrms	4	8	3	6	1	2			8	16
TOTALS	29	33	13	16	3	4	35	35	80	88

d. Replacement Housing Fulfillment

To fulfill the Implementation Plan period replacement housing obligation, the CRA/LA has identified the following projects:

Project Name	Unit Address	Income Category	Number of Bedrooms	Estimated Completion Date
Menlo Family Housing	1230, 1236, 1240 S. Menlo Ave.	very low, low, moderate	136	2013
Normandie Terrace	538-548 S. Normandie Ave. & 541-549 S. Mariposa Ave.	very low, low, moderate	153	2012
KRC/Kingsley Senior Housing Senior Housing	900-906 S. Crenshaw Blvd. 540-542 S. Kingsley Dr.	very low, low	67	2013
New Hampshire Family Housing	1037-1053 S. New Hampshire Ave.	very low, low	35	2013

The estimated replacement housing units that will be completed during the Implementation Plan period to fulfill the CRA/LA's outstanding obligation is summarized in the following table:

Unit Type	Very-Low Income		Low Income		Moderate Income		TOTAL	
	Units	Bdrms	Units	Bdrms	Units	Bdrms	Units	Bdrms
Studios	9	9	11	11			20	20
One-Bdrm	40	40	44	44			84	84
Two-Bdrms	39	78	23	46	7	14	69	138
Three-Bdrms	27	81	29	87	11	33	67	201
TOTALS	115	208	107	188	18	47	240	443

The following summarizes the replacement housing surplus calculated on the basis of number of bedrooms for the Implementation Plan period:

	Very-Low Income		Low Income		Moderate Income		Unknown		Total	
	Units	Bdrms	Units	Bdrms	Units	Bdrms	Units	Bdrms	Units	Bdrms
Fulfillment	115	208	107	188	18	47			240	443
Obligation	29	33	13	16	3	4	35	35	80	88
SURPLUS	86	175	94	172	15	43	(35)	(35)	160	355

As illustrated in the preceding table, the CRA/LA will have fulfilled the 80-unit, 88-bedroom replacement housing obligation by the end of this next Implementation Plan period.

2. Inclusionary Housing Obligation

The CRA/LA is required to comply with the affordable housing unit production requirements imposed by Section 33413(b):

- 1) Subparagraph (1) of the Section requires that at least 30% of all housing units developed by the CRA/LA be affordable to persons and families of low and moderate income.⁴ Affordability restrictions must be maintained by long-term covenants. Of these low and moderate-income units, 50% must be affordable to persons and families of very low income.
- 2) Subparagraph (2) of Section 33413(b) requires that at least 15% of all housing developed in the Project Area by entities other than the CRA/LA be affordable to persons and families of low and moderate income. Affordability restrictions must be maintained by long-term covenants. Of these low and moderate-income units, 40% must be affordable to persons and families of very low income.

To determine the number of units that must be developed in order to comply with this requirement, and to identify how much of this requirement will be satisfied by the activities included in this Implementation Plan, a brief review of past and anticipated housing development activity in the Project Area is presented below. It should be noted that the CRA/LA has not produced any housing units directly and therefore Subparagraph (1) of Section 33413(b) is not applicable.

⁴ The definition of agency-developed units is those units produced entirely by the CRA/LA.

a. Past Development of Housing in Project Area (1995 – 2010)

An estimated 4,354 housing units have been constructed or substantially rehabilitated within the Project Area since the 1995 adoption, all of which are subject to the inclusionary requirements outlined above. Of these units, 1,901 were developed during the previous Implementation Plan period.

b. Current and Future Housing Construction Activity in Project Area

Approximately 1,200 units are in the process of being developed within the Project Area, which will be subject to the inclusionary requirement. Also, there are 600 additional units that are expected to be developed in the Project Area over the next 10 years. Therefore, during the Implementation Plan period, a total of 1,200 units are estimated to be added to the Project Area.

It is anticipated that the Project Area will be built out once 6,154 units are developed. It is expected that the remaining 1,800 units to build-out will be constructed between 2011 and 2025. The total 1,800 projected units to be developed between 2011 and 2025 will all be subject to the inclusionary housing requirements.

c. Inclusionary Housing Obligation

The Section 33413(b) inclusionary housing requirements triggered by historical and projected development in the Project Area from 1995 through the life of the Project Area, or 2025, are as follows:

Status	Units Developed*	Total Inclusionary Obligation (15%)	Very-Low Income Obligation (40% of 15% Total Obligation)
Current Obligation (1995 – 2010)	4,354	653	261
Implementation Plan (2011 – 2015)	1,200	180	72
Remaining Plan Life (2015 – 2025)	600	90	36
LIFE OF REDEVELOPMENT PLAN TOTALS 1995 – 2025	6,154	923	369

*Source: Building and demolition data supplied by CRA/LA; First American Real Estate Solutions MetroScan; CRA/LA staff.

Therefore, the inclusionary housing obligation during the Implementation Plan period totals 180 affordable units, with 72 of those units affordable to and occupied by very low-income households. The maximum inclusionary housing obligation for the Project Area is estimated at 923 units, with 369 of those units affordable to and occupied by very low-income households.

d. Inclusionary Housing Fulfillment

Since the date of adoption, a total of 202 inclusionary production units have been added to the Project Area. Therefore, as of FY10, the CRA/LA has produced 202 inclusionary fulfillment units.

The following affordable projects are anticipated to be constructed during the Implementation Plan period.

Project Name	Very-Low Income Units	Low / Moderate Income Units	Total Affordable Units	Estimated Completion Date
Juanita Villas	10	38	48	2013
KRC Senior Housing	12	18	30	2013
Kingsley Senior Housing	7	27	34	2013
Menlo Family Housing	32	27	59	2012
New Hampshire Family Housing	32	20	52	2013
Normandie Terrace	26	39	65	2012
TOTALS	100	143	243	

The following table estimates the current and life of plan inclusionary housing status:

Implementation Plan Periods	Very-Low Income Units	Low / Moderate Income Units	TOTAL AFFORDABLE UNITS
1995 – 2000 Obligation	59	88	147
1995 – 2000 Production	0	0	0
2 nd Implementation Plan Period: 2001 – 2005 Obligation	88	133	221
2 nd Implementation Plan Period: 2001 – 2005 Production	0	0	0
3 rd Implementation Plan Period: 2006 – 2010 Obligation	114	171	285
3 rd Implementation Plan Period: 2006 – 2010 Production	49	64	113
4 th Implementation Plan Period: 2011-2015 Obligation	72	108	180
4 th Implementation Plan Period: 2011-2015 Production	100	143	243
5 th Implementation Plan Period: 2016-2020 Obligation	18	27	45
5 th Implementation Plan Period: 2016-2020 Production	100	143	243
6 th Implementation Plan Period: 2021-2025 Obligation	18	27	45
6 th Implementation Plan Period: 2021-2025 Production	210	184	410
LIFE OF PLAN PRODUCTION [A]	459	534	1009
LIFE OF PLAN OBLIGATION [B]	369	534	923
INCLUSIONARY SURPLUS [A – B]	90	-	86

In summary, the CRA/LA's affordable housing obligation is 923 units, with 369 affordable to very low-income households. Thus, the CRA/LA is anticipated to meet the low and moderate income housing production requirements imposed by Section 33413(b).

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 a minimum of 20% of the gross tax increment ("Set-Aside") to affordable housing activities. The Set-Aside is required to be deposited into a low and moderate income Housing Fund created to hold monies until expended. The projections of deposits into the low and moderate income Housing Fund are discussed in the following section of the Implementation Plan.

2. Proportional Expenditures of Low and Moderate Income Housing Fund Monies

The Project Area is subject to the Section 33334.4 requirement that the CRA/LA expend low and moderate income 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 Low and Moderate Income 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 low and moderate income Housing Fund Proceeds
1/1/02 – 6/30/02	-	-	-	-	-
2002/03	251,000	3,000	-	-	254,000
2003/04	843,000	10,000	(5,000)	-	848,000
2004/05	1,322,000	48,000	(24,000)	-	1,346,000
2005/06	984,000	3,677,000	(68,000)	-	4,593,000
2006/07	3,060,000	335,000	(88,000)	(315,000)	2,992,000
2007/08	4,137,000	7,707,000	(131,000)	(403,000)	11,310,000
2008/09	4,809,000	177,000	(245,000)	(1,239,000)	3,502,000
2009/10	4,000,000	-	-	(1,544,000)	2,456,000
2010/11	4,020,000	-	(225,570)	(1,540,000)	2,254,430
2011/12	3,832,000	-	(232,337)	(1,538,000)	2,061,663
2012/13	3,832,000	-	(239,307)	(1,537,000)	2,055,693
2013/14	3,832,000	-	(246,486)	(1,539,000)	2,046,514
7/1/14 – 12/31/14	1,916,000	-	(123,000)	(770,000)	1,023,000
Total Net Proceeds	\$36,838,000	\$11,957,000	\$(1,627,701)	\$(10,425,000)	\$36,742,299

As shown above, a total of **\$36,742,299** of net proceeds are estimated to be deposited into the low and moderate income Housing Fund from January 1, 2002 through December 31, 2014.

b. Very-low and Low Income Housing Expenditures

The income proportionality test requires that the CRA/LA expend low and moderate income 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 of Los Angeles General Plan Housing Element 2006-2014, the City's minimum required allocation for very low and low-income expenditures, and maximum moderate-income housing expenditures are:

Category	Housing Need ⁵	Threshold
Very-Low Income	27,238	At least 42.4%
Low Income	17,495	At least 27.3%
Moderate Income	19,304	At most 30.1%

It should be noted that the CRA/LA 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 CRA/LA 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 of **\$36,742,299** of net proceeds are estimated to be deposited into the low and moderate income Housing Fund between January 1, 2002 and December 31, 2014. These funds must comply with the following distribution formulas:

Distribution	Expenditure
Minimum Estimated Expenditure on Very-Low Income Units @ 42.4%	\$15,578,734
Minimum Estimated Expenditure on Low Income Units @ 27.3%	\$10,030,647
Maximum Estimated Expenditure on Moderate Income Units @ 30.1%	\$11,059,431

As of the end of fiscal year 2010, the CRA/LA had spent the following net proceeds by category:

January 1, 2002 – FY10	Actual Expenditures	As a % of Requirements
Very-Low Income**	\$4,801,975	49.3%
Low Income	\$4,541,325	46.7%
Moderate Income	\$390,975	4.0%
Total Expenditures**	\$9,734,275	

**includes expenditures on extremely low & very very low income

**doesn't include expenditures on managers' units

As described on pages 28 through 29, the CRA/LA plans to expend the following net proceeds by category during the FY11 through FY15 Implementation Plan period:

Implementation Plan Period	Actual Expenditures	As a % of Requirements
Very-Low Income	\$	%
Low Income	\$	%
Moderate Income	\$	%
Total Expenditures	\$	

⁵ Source: City of Los Angeles General Plan Housing Element 2006-2014, adopted by the Los Angeles City Council on August 13, 2008 (CF# 08-1933), pgs. 1-53, Table 1.27.

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 Period Expenditures	Balance to Spent by 12/31/2014
Very-Low Income	\$15,578,734	\$4,801,975	\$	\$
Low Income	\$10,030,647	\$4,541,325	\$	\$
Moderate Income	\$11,059,431	\$390,975	\$	\$
Total Expenditures	\$36,568,812	\$9,734,275	\$	\$

The CRA/LA plans to expend the remaining estimated low and moderate income Housing Funds so that by December 31, 2014, it has met its obligation to allocate at minimum 43% of the low and moderate income Housing Fund project and program expenditures to very-low income households, 28% of the funds to low income households, and at most 30% of the funds to moderate income households. Thus, the CRA/LA anticipates meeting the income targeting standards imposed by Section 33334.4.

c. Age- Restricted Housing Expenditures

Section 33334.4 also requires that the CRA/LA 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 CRA/LA expenditures on affordable housing projects must be spent to assist projects that do not impose age restrictions on the residents.⁶ Therefore, the maximum proportion of the net low and moderate income Housing Fund proceeds that the CRA/LA is allowed to spend on age-restricted projects is 20%.

As shown above, a total of **\$36,742,299** of net proceeds are estimated to be deposited into the low and moderate income Housing Fund between January 1, 2002 and December 31, 2014. These funds must comply with the following distribution formulas:

Distribution	Expenditure
Maximum Estimated Expenditure on Age Restricted Projects @ 20%	\$7,348,460
Minimum Estimated Expenditure on Non-Age Restricted Projects @ 80%	\$29,393,839

As of the end of fiscal year 2010, the CRA/LA had spent the following net proceeds by category:

January 1, 2002 through FY10	Actual Expenditures	As a % of Requirements
Age Restricted Projects	\$1,300,000	13%
Non-Age Restricted Projects	\$8,725,000	87%
Total Expenditures	\$10,025,000	

⁶ 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.

As described on pages 28, through 29, the CRA/LA plans to expend the following net proceeds by category during the FY11 through FY15 Implementation Plan period:

Implementation Plan Period	Actual Expenditures	As a % of Requirements
Age Restricted Projects	\$1,950,000	21%
Non-Age Restricted Projects	\$7,250,000	79%
Total Expenditures	\$9,200,000	

Therefore, the following summarizes the remaining net proceeds that must be spent by December 13, 2025 by category:

	Estimated Net Proceed Expenditure Requirements	(Less) Actual Expenditures	(Less) Implementation Plan Period Expenditures	Balance to Spend by 12/31/2014
Age-Restricted Projects	\$7,348,460	\$1,300,000	\$1,950,000	\$4,098,460
Non-Age-Restricted Projects	\$29,393,839	\$8,725,000	\$7,250,000	\$13,418,839
Total Expenditures	\$36,742,299	\$10,025,000	\$9,200,000	\$17,517,299

The CRA/LA plans to expend the remaining estimated low and moderate income Housing Funds so that by December 13, 2014, it will have met its obligation to allocate at least 80% of the low and moderate income Housing Fund project and program expenditures to under age 65 households. Thus, the CRA/LA anticipates meeting the age restriction targeting standards imposed by Section 33334.4.

F. COMPLIANCE BY END OF EFFECTIVENESS OF PLAN

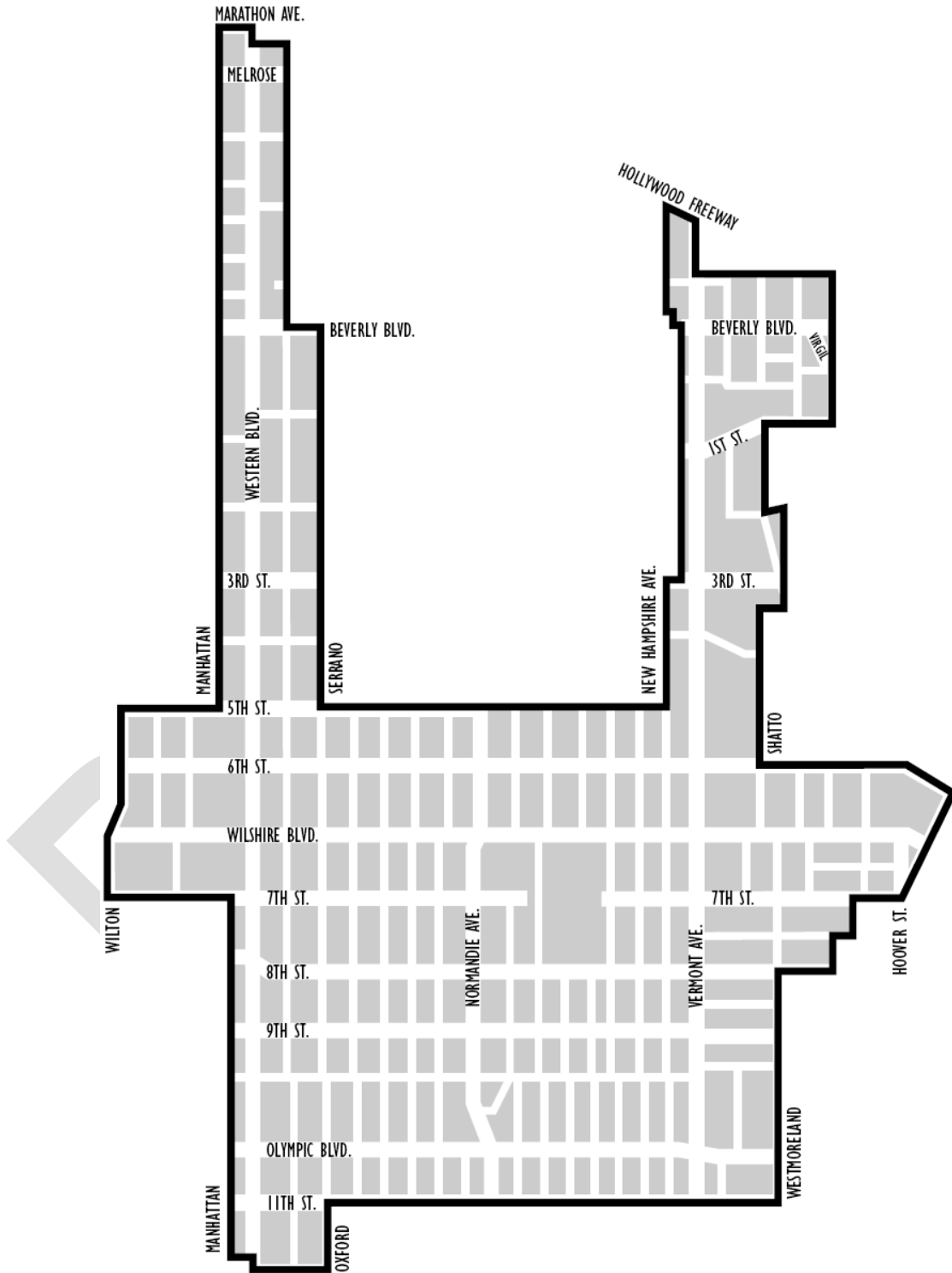
Because the Redevelopment Plan for the Project Area expires on December 13, 2025, this section is not applicable.

V. NEXT STEPS

Pursuant to the requirements of California Redevelopment Law, the CRA/LA 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 FY2011 which starts July 1, 2010 and ends June 30, 2011.

Project Area Map "Exhibit A" follows.

EXHIBIT A – PROJECT AREA MAP



ADDENDUM – CRA/LA Strategic Plan

CRA/LA Strategic Plan Goals Met by Implementation Plan

Goal Ref. no.	Strategic Plan Goal Text	Projects that Attribute to Goal <i>See page # in the Implementation Plan</i>	Comments
1.1	Create Middle Class Jobs	<ul style="list-style-type: none"> • Almond Tree, pg.10 • Caroline Severance Manor pg. 11 • Juanita Villas pg.11 • KRC/Kingsley Senior Apartments pg. 12 • Menlo Family Housing pg.13 • New Hampshire Family Housing pg. 13 • Normandie Terrace pg.14 • Wilshire Vermont pg.19 • Wilshire Gateway pg.20 	
1.1.1	Create 40,000 construction career-path jobs. (June 30, 2014)	<ul style="list-style-type: none"> • Almond Tree pg.10 • Caroline Severance Manor pg.11 • Juanita Villas pg.11 • KRC/Kingsley Senior Apartments pg.12 • Menlo Family Housing pg.13 • New Hampshire Family Housing pg.13 • Normandie Terrace pg.14 • Preservation of Affordable Housing Covenants pg.14 • Clean & Safe Program for the Industrial Core pg.15 • Collaborate with city on community plans pg.16 • Commercial Façade Program pg. 16 • Green Building Retrofit Program (Cool District) pg.17 • Historic Resources Survey pg.17 • Korean American Museum pg.18 • Wilshire Vermont pg.19 • Wilshire Gateway pg.20 • MaDang Open Space pg.20 • Public Improvements and Open Space pg.21 • Wilton Place Park pg.21 • Berendo pg.22 • Mariposa pg.22 • CAC/Citizens Participation pg.23 • Response to Housing Opportunities pg. 24 	
1.2.2	Assist 300 businesses a year through façade programs, marketing, permit expediting, public improvements, equipment purchases and other methods. (June 30, 2014)	<ul style="list-style-type: none"> • Business Assistance Program pg.15 • Commercial Façade Program pg.16 • Green Building Retrofit Program pg.17 • Historic Resources Survey pg.17 	

Goal Ref. no.	Strategic Plan Goal Text	Projects that Attribute to Goal <i>See page # in the Implementation Plan</i>	Comments
1.3.1	Retain and grow employment in each region's key sectors (such as cleantech, bio-med, entertainment).	<ul style="list-style-type: none"> • Business Assistance Program pg.15 • Wilshire / Vermont pg.19 	
1.4.1	Invest \$15 million per year to upgrade strategic infrastructure that will spur economic growth, for a total of \$75 million in five years.	<ul style="list-style-type: none"> • Clean & Safe Program for the Industrial Core pg.15 	
1.4.3	Collaborate with City Planning Department to complete at least five Community Plan Updates and/or Specific Plans to ensure implementation of jobs-creating strategies.	<ul style="list-style-type: none"> • Collaborate with city planning on community plans pg. 16 • Berendo pg.22 • Mariposa pg.22 • CAC/Citizens Participation pg.23 	
2.1.1	Complete construction of at least 5,500 units of affordable housing in Redevelopment Project areas.	<ul style="list-style-type: none"> • Almond tree pg.10 • Caroline Severance Manor pg.11 • Juanita Villas pg.11 • KRC/Kingsley Senior Apartments pg.12 • Menlo Family Housing pg.12 • New Hampshire pg. 13 • Normandie Terrace pg.14 • Preservation of Affordable Housing Covenants pg.14 • Wilshire Gateway pg.20 • Berendo pg.22 • Mariposa pg. 22 	
2.1.2	Adopt a housing policy and strategy for our neighborhoods that complies with the California Redevelopment Law and sets consistent standards such as income.	<ul style="list-style-type: none"> • Juanita Villas pg.11 • KRC/Kingsley Senior Apartments pg.12 • Menlo Family Housing pg.13 • Normandie Terrace pg.14 • Preservation of Affordable Housing Covenants pg. 14 	
2.1.4	Preserve 100 percent of affordability covenants due to expire on non-profit owned units and 20 percent of covenants on for-profit owned units.	<ul style="list-style-type: none"> • Preservation of Affordable Housing Covenants pg.14 	
2.2.1	Create at least two publicly-accessible green open spaces in CRA/LA neighborhoods every year in cooperation with Department of Recreation and Parks, Business Improvement Districts, Neighborhood Councils and other stakeholders.	<ul style="list-style-type: none"> • MaDang Open Space pg.20 • Public Improvements pg.21 • Wilton Park Place pg. 21 	

Goal Ref. no.	Strategic Plan Goal Text	Projects that Attribute to Goal <i>See page # in the Implementation Plan</i>	Comments
2.3.1	Partner in at least three of the following activities in each region annually: special cultural events, community gardens, guide books, cultural markers and community designations, and art organization and attraction and retention programs.	<ul style="list-style-type: none"> • MaDang Open Space pg.20 	
3.2.2	Generate 25 percent of annual revenues from new, one-time sources not related to tax increment.	<ul style="list-style-type: none"> • Response to Housing Opportunities pg. 24 	
3.3.2	Build deeper relationships with key stakeholders such as labor, business organizations, affordable housing advocates, environmentalists and other groups influential with the State Legislature.	<ul style="list-style-type: none"> • Clean & Safe Program for the Industrial Core pg.15 • Commercial Façade Program pg.16 • Green Retrofit Program pg. 17 • Historic Resources Survey pg.17 • Korean American Museum pg. 18 	
3.3.3	Design and implement a plan to communicate CRA/LA successes to stakeholders, constituents and elected officials in a systematic, regular and consistent manner.	<ul style="list-style-type: none"> • Historic Resources Survey pg.17 	