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Los Angeles / California 90017-2381

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REVISED
RE AS UNDERLINED IN
RECOMMENDATIONS SECTION

CRA File No. 9312
Council District: Various
Contact Person: Dalila T. Sotelo
(213) 977-1636

Honorable Council of the City of Los Angeles
John Ferraro Council Chamber
200 N. Spring Street
Room 340, City Hall
Los Angeles, CA. 90012

Attention: Sharon Gin, Office of the City Clerk

COUNCIL TRANSMITTAL:

Transmitted herewith, is a Board Memorandum adopted by the Agency Board on January 14, 2011 City Council review and approval in accordance with the "Community Redevelopment Agency Oversight Ordinance" entitled:

VARIOUS ACTIONS RELATED TO:

COOPERATION AGREEMENT WITH CITY OF LOS ANGELES FOR PAYMENT OF APPROXIMATELY \$930,000,000 FOR COSTS ASSOCIATED WITH CERTAIN CRA/LA FUNDED CAPITAL IMPROVEMENT, PUBLIC IMPROVEMENT AND AFFORDABLE HOUSING PROJECTS LOCATED WITHIN THE CURRENTLY DESIGNATED 31 REDEVELOPMENT PROJECT AREAS

RECOMMENDATION

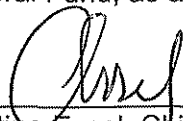
That City Council approves recommendations on the attached Board Memorandum.

ENVIRONMENTAL REVIEW

Given the nature of the recommended action (entering into a cooperative agreement for payments of the cost associated with potential future redevelopment activities), conducting analysis under the California Environmental Quality Act (CEQA) is premature at this time and is not currently required. It should be noted that anticipated developments within each of the CRA/LA's existing 31 redevelopment project areas were evaluated as part of the redevelopment plan adoption process, pursuant to the provisions of CEQA. In addition, each individual capital improvement, public improvement or affordable housing project/activity listed in this memorandum has already been or will be reviewed separately in full compliance with the requirements of CEQA prior to project approval and/or implementation, unless exempted under CEQA.

FISCAL IMPACT STATEMENT

There is no fiscal impact to the City's General Fund, as a result of this action.



Christine Essel, Chief Executive Officer



CRA/LA
Building communities

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Transmittal

cc: Sharon Gin, Office of the City Clerk (Original & 3 Copies on 3-hole punch)
Lisa Johnson Smith, Office of the CAO
Ivania Sobalvarro, Office of the CLA
Steve Ongele, Office of the Mayor
Noreen Vincent, City Attorney's Office

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

MEMORANDUM

REVISED
RE AS UNDERLINED IN
RECOMMENDATIONS SECTION

VARIOUS

DATE: JANUARY 14, 2011

TO: CRA/LA BOARD OF COMMISSIONERS

FROM: CHRISTINE ESSEL, CHIEF EXECUTIVE OFFICER

STAFF: DALILA SOTELO, DEPUTY CHIEF OF OPERATIONS

SUBJECT: COOPERATION AGREEMENT WITH CITY OF LOS ANGELES FOR PAYMENT OF APPROXIMATELY \$930,000,000 FOR COSTS ASSOCIATED WITH CERTAIN CRA/LA FUNDED CAPITAL IMPROVEMENT, PUBLIC IMPROVEMENT AND AFFORDABLE HOUSING PROJECTS LOCATED WITHIN THE CURRENTLY DESIGNATED 31 REDEVELOPMENT PROJECT AREAS.

RECOMMENDATIONS

That the CRA/LA Board of Commissioners, subject to City Council review and approval:

1. Authorize the Chief Executive Officer (CEO) or designee to negotiate and enter into a Cooperation Agreement (Agreement) in an amount up to \$930,000,000 with the City of Los Angeles (the City) for the implementation of capital and public improvements, affordable housing and other redevelopment projects (including program delivery costs) in the currently designated CRA/LA redevelopment project areas, subject to the review and approval of the City Attorney;
2. Request that the City Council adopt a Resolution or Resolutions under the California Health and Safety Code Sections 33421.1 and 33445 finding that the use of CRA/LA funds to pay for the construction of certain capital and public improvements are of benefit to the affected Project Areas by eliminating blight within the Project Area and that the construction of said improvements is consistent with the Redevelopment Plan and the Five-Year Implementation Plan for each Project Area and effectuates the relevant Redevelopment Plan;
3. Instruct the Chief Executive Officer (CEO) or designee to increase the amount of the available under the Agreement by 5% (\$45 million) or \$930,000,000 in order to ensure that the work program of all Regions and corresponding project areas are reflected in the list of projects (Attachment A); and,
4. Instruct Chief Executive Officer (CEO) to negotiate within the Cooperation Agreement the designation of a Successor Entity to implement the work program on behalf of the City upon the conclusion of CRA/LA's statutory authority; and, that such Entity be either a non-profit organization or development corporation approved by the City Council and managed by the CEO, Chris Essel, with support from designated members of her management team and staff.

SUMMARY

Under the Agreement, CRA/LA will enter into a contract with the City providing that, among other things, the City will perform certain eligible activities on behalf of the CRA/LA including installation of publicly-owned capital improvements, public improvements, the creation and preservation of affordable housing projects and other redevelopment projects located throughout the 31 adopted Redevelopment Project Areas. The contemplated activities are beyond those normally provided by the City and are specifically intended to assist CRA/LA in addressing the removal of blight and prevention of the recurrence of blight. The obligation to pay tax increment, as set forth in the Agreement, shall constitute an indebtedness of the CRA/LA for the purpose of carrying out the Redevelopment Plans for each of the affected project areas.

DISCUSSION AND BACKGROUND

CRA/LA has adopted Five-Year Implementation Plans which establish goals to support economic development, commercial, community and institutional revitalization as well as the creation and preservation of affordable housing. To implement the programs, activities and projects associated with each goal, CRA/LA had made redevelopment fund commitments based on estimated available tax increment revenue and debt financing structures.

Currently, CRA/LA is actively involved in the development of various projects that have been identified in the 31 Five-year Implementation Plans. Many of the identified projects will accelerate the economic recovery of the City as well as ensure the creation of locally based, quality jobs. The projects are listed in Attachment A.

In the current budget environment, CRA/LA's ability to carry out these objectives may be limited. Historically, CRA/LA has successfully partnered with the City to effectuate a work program. Pursuant to the California Redevelopment Law, Health & Safety Code Section 33220, certain public bodies, including the City may aid and cooperate in the planning, undertaking, construction and operation of redevelopment projects. Building on this success, CRA/LA desires assistance and cooperation in the implementation and completion of these activities (Attachment A). By entering into the Agreement, CRA/LA will pledge the unencumbered resources in the current FY2010-11 Budget, and the Net Tax Increment (defined as gross tax increment, less County Administrative Fees, statutory pass-throughs and debt service) from FY2011-12 through FY2015-16. The purpose of this Agreement is to facilitate the implementation of the activities listed in Attachment A pursuant to the terms and conditions outlined in the Agreement.

SOURCE OF FUNDS

Tax Increment, Bond Proceeds, Low and Moderate Income Housing Funds, City AB1290 Funds, City Affordable Housing Trust Funds and CRA/LA Special Revenue

PROGRAM AND BUDGET IMPACT

This action is consistent with the Council approved current FY2010-11 Budget and Work Program, and will ensure continued implementation of the various eligible redevelopment activities and programs. Each of the redevelopment programs and activities are more fully described in the project area's respective Five-Year Implementation Plans, each of which been previously approved by the CRA/LA Board of Commissioners following a duly-notice public hearing. The action will contractually commit available resources (\$344,400,000) and projected Net Tax Increment from each of the active

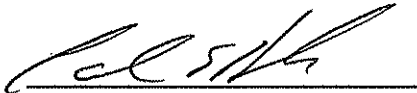
redevelopment projects areas from FY2011-12 through FY2015-16 (\$540,600,000) to the extent that such funds are realized and available. There is no adverse impact on the City's General Fund as a result of this action; funds will flow to the City to implement the Agreement.

ENVIRONMENTAL REVIEW

Given the nature of the recommended action (entering into a cooperative agreement for payments of cost associated with potential future redevelopment activities), conducting analysis under the California Environmental Quality Act (CEQA) is premature at this time and is not currently required. It should be noted that anticipated developments within each of the CRA/LA's existing 31 redevelopment project areas were evaluated as part of the redevelopment plan adoption process, pursuant to the provisions of CEQA. In addition, each individual capital improvement, public improvement or affordable housing project/activity listed in this memorandum has already been or will be reviewed separately in full compliance with the requirements of CEQA prior to project approval and/or implementation, unless exempted under CEQA.

Christine Essel
Chief Executive Officer

By



Calvin E. Hollis
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.

ATTACHMENTS

Attachment A: List of Activities (including programs, projects)

LIST OF ACTIVITIES
(INCLUDING PROGRAMS, PROJECTS)

Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
Downtown	Bunker Hill	Bunker Hill Close Out	Administration	Various activities related to close-out of project area.	\$250,000
Downtown	Bunker Hill	Area Wide Public Improvements	Public Improvement	Various public improvements in the project area, including public art, street tree replacement, and sidewalk repairs.	\$1,500,000
Downtown	Bunker Hill	Parcel Y-1	Business Assistance	Last remaining parcel in California Plaza, to be developed with office, commercial, housing and/or cultural uses.	\$5,000,000
Downtown	Bunker Hill	Broad Art Museum	Public Improvement	Development of 120,00 sf museum and parking facility to house the Broad Collection. Project includes ancillary uses such as storage and conservation areas and offices. Museum endowment to be \$200 million.	\$35,000,000
Downtown	Bunker Hill	Grand Avenue	Commercial	Three phased mixed use development of parcels owned by CRA/LA and LA County to include 5 star hotel, commercial space, and streetscape improvements. Catalytic mixed use project, area beautification, construction local hire, increased supply of housing stock.	\$50,000,000
Downtown	Central Industrial	Santa Fe Street Public Improvements (Lucky Jeans)	Public Improvement	Public improvements on Santa Fe between 4 th and 6 th Streets.	\$500,000
Downtown	Central Industrial	One Santa Fe	Housing	Mixed-use development on site leased from MTA at Santa Fe between 1 st and 4 th Streets.	\$4,000,000
Downtown	Central Industrial	Artists' Housing Project	Housing	Partner with Art Space to create housing for artists	\$5,000,000
Downtown	Central Industrial	Artists' Park	Public Improvement	Create open space on Matteo Street in park-poor Artists District.	\$5,000,000
Downtown	Central Industrial	Downtown Riverwalk	Public Improvement	2-Acre riverfront park serving Arts District	\$5,000,000
Downtown	Central Industrial	Industrial Incentive Program	Industrial	Provide financial assistance to industrial companies that are relocating, expanding, or "greening" their operations or facilities.	\$5,000,000
Downtown	Central Industrial	SRO Housing	Housing	Provide annual funding for programming, operations, maintenance services and administration of emergency, transitional and permanent supportive housing.	\$5,000,000
Downtown	Central Industrial	CleanTech Incubator	Industrial	Incubator located in the LADWP Innovation Campus will provide flex office space, shared workshop and testing facilities, and business and administrative support for cleantech start-up companies.	\$6,000,000
Downtown	Central Industrial	CleanTech Manufacturing Center	Industrial	Land Acquisition, Public Improvement and Infrastructure for Twenty acre, CRA/LA-owned opportunity site for clean industrial development.	\$20,000,000
Downtown	Central Industrial	Alameda Street Goods Movement Improve.	Public Improvement	Urgently-needed public improvements along the key industrial distribution roadway (Alameda from 1st St. to the SM Freeway) in Central Los Angeles.	\$30,000,000
Downtown	Chinatown	Ord/Yale Pedestrian Linkages	Public Improvement	Creation of stairway park that links residential community to the civic community.	\$1,650,000

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(INCLUDING PROGRAMS, PROJECTS)

Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
Downtown	Chinatown	Chinatown Cultural Capital Implementation Plan	Public Improvement	Various public improvements related to making Chinatown a world-class capital, including historic and cultural education, art exhibitions, and public events.	\$2,700,000
Downtown	Chinatown	Blossom Plaza	Commercial	Mixed-use development adjacent to Chinatown Gold Line Station. Includes affordable rental units, commercial space, an outdoor cultural performance plaza, and public parking and a bike station.	\$4,200,000
Downtown	Chinatown	Yale Street Apartments	Housing	59-unit affordable housing for large-families, including a social services enrichment program facility.	\$4,200,000
Downtown	Chinatown	Business Incentive Programs	Commercial	On-going program to provide façade improvement grants and matching rehabilitation loans for commercial businesses.	\$6,000,000
Downtown	City Center	Downtown Open Space Plan	Public Improvement	Public-private partnership to increase the usable green space in Downtown L.A. The plan will explore innovative design solutions and financing methods, identify opportunity sites, recommend policy and organizational changes, and provide an implementation plan.	\$150,000
Downtown	City Center	Central City East/Affordable Housing	Housing	Initiative to address concentrated poverty in Central City East, providing a balanced community, stability and upward mobility. Includes coordinated policy vision and action plan.	\$500,000
Downtown	City Center	Downtown Women's Center	Housing	Rehabilitation of an existing housing project to extend covenants and improve units	\$1,000,000
Downtown	City Center	Star Apartments	Housing	Affordable Housing Project as new units above commercial structure at 240 E. 6th Street	\$1,000,000
Downtown	City Center	Olympic Grand Linear Park	Public Improvement	Develop park project in Southpark	\$1,500,000
Downtown	City Center	Downtown Market Study & Implementation Strategy	Business Assistance	Economic development and land use study to inform update of the Central City Community Plan.	\$1,700,000
Downtown	City Center	Gateway Apartments	Housing	Affordable housing project (perm supportive housing) with SRO housing	\$2,000,000
Downtown	City Center	Business Incentive Program (Historic Core and Fashion District)	Business Assistance	On-going program to provide façade improvement grants and matching rehabilitation loans for commercial businesses.	\$3,000,000
Downtown	City Center	Case Hotel	Housing	Dormitory for Jobs Corps to be reconfigured as senior housing for SRO Housing tenants	\$3,000,000
Downtown	City Center	New Pershing apartments	Housing	Affordable housing project	\$3,000,000
Downtown	City Center	Panama Hotel	Housing	Converting emergency housing into permanent housing	\$3,000,000
Downtown	City Center	Venice Hope Housing Project	Public Improvement	work with Mercy Housing and California Hospital to develop senior housing and outpatient services	\$3,000,000
Downtown	City Center	YMCA Jobs Corps (Phase II)	Housing	Housing for graduates of the program	\$3,000,000

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(INCLUDING PROGRAMS, PROJECTS)

Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
Downtown	City Center	Bringing Back Broadway	Public Improvement	Public-private partnership and 10-year plan to revitalize the historic Broadway corridor between 2 nd Street and Olympic Blvd. Initiative includes historic preservation, economic development, urban planning and design, transportation modes, parking, theatre programming, marketing, capital finance and government policies.	\$5,000,000
Downtown	City Center	Huntington Hotel	Housing	Extensive rehabilitation of existing residential hotel as affordable housing.	\$6,000,000
Downtown	City Center	Morrison Hotel	Housing	Acquisition of vacant hotel and adjacent properties for redevelopment as affordable artist housing and commercial use.	\$7,000,000
Downtown	City Center	Rehabilitation of SRO Housing Units	Housing	Provide rehab funds for housing units and extend covenants	\$9,000,000
Downtown	City Center	Downtown Streetcar	Public Improvement	Public/private partnership to create a streetcar connecting the Broadway Corridor to LA Live and the Grand Avenue Project.	\$10,000,000
Downtown	City Center	Fashion District Development Sites	Commercial	Assist in private development of City Markets Site and LAUSD site	\$15,000,000
Downtown	City Center	Figueroa Corridor Prop. 1C Grant	Affordable Housing	Housing required for \$30 million grant for streetscape improvements to Figueroa, 11 th , Washington, and Martin Luther King Jr. Blvd. Includes redesign and reconstruction of Gilbert Lindsay Park, Exposition Park Sports Field, and 110 Freeway cap park feasibility study.	\$18,000,000
Downtown	Council District 9 Corridors	Food Access Program	Commercial	Development of food access program including: active food basket program promoting produce from local farmers; transportation support to and from local markets, including modifications to buses serving the area and increase shuttle services	\$80,000
Downtown	Council District 9 Corridors	Nevin Elementary Pocket Park	Public Improvement	Acquisition and development of a pocket part on an industrial property adjacent to a public elementary school. The majority of funds will be provided through a Proposition 84 grant from the State of California	\$150,000
Downtown	Council District 9 Corridors	Ralph Bunche House	Public Improvement	Rehabilitation of the historic Ralph Bunch House, located at 1221 E. 40 th Place, for use as a community resource center.	\$250,000
Downtown	Council District 9 Corridors	Central Avenue Business Association	Commercial	Continued support of the Central Avenue Business Association (CABA), to provide a forum for the business community on Central Avenue, promote business activity through marketing efforts, and encourage small business development.	\$400,000
Downtown	Council District 9 Corridors	Mercado La Paloma	Commercial	Funding to increase commercial catering kitchen capacity, develop new spaces for restaurant and café options as well as a green grocer.	\$400,000
Downtown	Council District 9 Corridors	Avalon Green Alleys	Public Improvement	CRA/LA is working with the Trust for Public Land (TPL) and formulate an innovative plan to create pedestrian friendly and park-like improvements to alleys in Southeast Los Angeles.	\$500,000

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Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
Downtown	Council District 9 Corridors	Slauson Avenue Goods Movement	Public Improvement	Design and construct street improvements along Slauson Avenue at key intersections from the 110 Freeway to Alameda Street in order to improve the flow of commerce to and from the surrounding industrial area as it heads to the Port of Los Angeles, LAX and Downtown Los Angeles. The improvements will also improve mobility for bus, car and pedestrian traffic. Improvements include improved signage for truck routes, additional turn lanes, streetscape and sidewalk improvements, new bus shelters, improve crosswalks at intersections, and increased lighting.	\$500,000
Downtown	Council District 9 Corridors	Figueroa Apartments	Housing	Development of 34 affordable senior apartments by Meta Housing, located at 7621 S. Figueroa Street. The project will include community rooms, a community garden, computer room, barbecue area, and on-site management office.	\$600,000
Downtown	Council District 9 Corridors	Calko Steel Expansion	Industrial	Calko Steel is an existing steel fabrication company seeking to expand their business by developing a new 48,500 square foot manufacturing facility at 6900 Stanford Avenue, a vacant property adjacent to their current location in the Goodyear Industrial Tract. CRA/LA is facilitating the remediation of contaminated property and sale from the existing owner to Calko Steel through a Purchase and Sale Agreement and Owner Participation Agreement. At least 51% of the 47 living wage jobs provided on site will be made available to low- and moderate-income residents in the surrounding area.	\$1,210,000
Downtown	Council District 9 Corridors	Dunbar Village (Dunbar Hotel and Somerville I/II)	Housing	Rehabilitation of historic Dunbar Hotel and adjacent Somerville I and II properties to provide affordable housing for low-income seniors and families, and contribute to the revitalization of Central Ave.	\$2,100,000
Downtown	Council District 9 Corridors	Alameda Corridor Expansion and Rehabilitation	Public Improvement	Opportunities to invest in public infrastructure and strategic partnerships with private investment in order to assist in development new businesses and expanding existing businesses.	\$2,500,000
Downtown	Council District 9 Corridors	Washington Blvd. Streetscape	Public Improvement	Implementation of a community-driven master streetscape plan for Washington Boulevard between Figueroa Street on the west and Alameda Street on the east.	\$2,800,000
Downtown	Council District 9 Corridors	Central Avenue Jazz Park	Public Improvement	Redesign and expansion of existing Central Avenue Jazz Park, located at 42nd and Central.	\$2,900,000
Downtown	Council District 9 Corridors	Clean and Safe Program	Public Improvement	Clean up graffiti and sidewalk cleaning along Central Avenue, Vermont and Washington, bulky item pick up throughout project area	\$3,000,000
Downtown	Council District 9 Corridors	Paul R. Williams Center	Public Improvement	Rehabilitation of the historic Angelus Funeral Home by the Community Enhancement Corporation. The completed project will include a child-care center and health clinic serving low-income families from the surrounding community. Total developments costs are \$11.7 million.	\$3,000,000

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Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
Downtown	Council District 9 Corridors	Vermont Avenue Apartments	Housing	48-units of affordable housing targeting grandparents that are primary caregivers for their grandchildren.	\$3,000,000
Downtown	Council District 9 Corridors	Florence Mills Housing	Housing	Located on Central Avenue between 35th Street and Martin Luther King Jr. Boulevard, will consist of 70 units of affordable rental housing for families, with ground floor retail. The project will include subterranean parking, laundry, community room, open space, secured entry, and a play area.	\$3,300,000
Downtown	Council District 9 Corridors	Goodyear Tract Improvements	Public Improvement	Investment in infrastructure to enhance goods movement in and around the industrial tract and road improvements to address flooding and other barriers to development.	\$4,000,000
Downtown	Council District 9 Corridors	Business Incentive Program	Commercial	On-going program to provide façade improvement grants and matching rehabilitation loans for commercial businesses.	\$5,000,000
Downtown	Council District 9 Corridors	Slauson Central Retail Center	Commercial	Development of a 76,300 square foot retail center, including a Northgate Gonzalez supermarket, CVS pharmacy, and a job training facility.	\$6,500,000
Downtown	Council District 9 Corridors	Central Avenue Streetscape	Public Improvement	Master streetscape improvement plan to improve walkability, connect the community, and incentivize redevelopment of vacant and underutilized properties along Central Ave. between Washington Blvd. and Slauson Ave.	\$8,000,000
Downtown	Council District 9 Corridors	29th Street Crossings	Housing	Multi-phased project by Urban Housing Communities to transform 29 th Street between San Pedro and Griffith Avenue from industrial uses to affordable housing and support services for area residents.	\$9,000,000
Downtown	Council District 9 Corridors	Vermont Median Park	Public Improvement	Reconfiguration of 1.5 miles of Vermont Avenue between Gage Avenue and Manchester Boulevard to create a 60-foot wide linear park in the median. This project will provide 14-acres of usable park space in one of the most park-poor areas in the City of Los Angeles.	\$9,000,000
Downtown	Council District 9 Corridors	Washington Blvd Housing (Phases 1-4)	Housing	Multi-phased mixed-use affordable housing, including 262 units and 19,00 square feet of retail on Washington Boulevard between Los Angeles Street and Maple Avenue.	\$10,130,000
Downtown	Council District 9 Corridors	Downtown LA Auto District	Commercial	Support continued development of the Downtown LA Auto District through: public improvements; way-finding and appropriate off-site signage; identification of opportunity sites; coordination, outreach and assistance to potential new dealerships; and identification shared- parking facilities.	\$12,000,000
Downtown	Council District 9 Corridors	Central Avenue Streetscape and Utility Underground	Public Improvement	Implementation of master streetscape plan for Central Avenue between Washington Boulevard on the north and Slauson Avenue on the south.	\$15,300,000

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Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
Downtown	Council District 9 Corridors	Slauson Wall Project	Public Improvement	Environmental remediation and development of a public park, affordable housing and an institutional/community use on a 7-acre industrial property, acquired by CRA/LA in 2010.	\$17,000,000
Downtown	Council District 9 Corridors	Homeownership Opportunity Sites Program	Housing	Development of 60 units of affordable ownership-housing on three CRA/LA owned sites.	\$18,000,000
Downtown	Little Tokyo	First Street Historic District	Public Improvement	Various projects to support preservation and historic properties along First Street.	\$250,000
Downtown	Little Tokyo	Regional Connector	Public Improvement	Collaboration with MTA on the site and design of the Regional Connector Station serving Little Tokyo in a manner that maximizes pedestrian access, development opportunities and minimizes commute times.	\$300,000
Downtown	Little Tokyo	Central Avenue Art Park	Public Improvement	Development of community based park, open space, arts related spaces, potential public parking and linkage to Little Tokyo Gold Line Station.	\$1,000,000
Downtown	Little Tokyo	Area wide Public Improvements	Public Improvement	Design and installation of various public improvements and sustainable features along a 3 rd Street between Alameda and Los Angeles. Improvements include crosswalks, lighting, landscaping, street furniture, fitness elements, gateway markers, and information and way-finding signage.	\$1,500,000
Downtown	Little Tokyo	Third Street Public Improvements	Public Improvement	Design and installation of various public improvements and sustainable features along a 3 rd Street between Alameda and Los Angeles. Improvements include crosswalks, lighting, landscaping, street furniture, fitness elements, gateway markers, and information and way-finding signage.	\$3,000,000
Downtown	Little Tokyo	Avalon Bay	Housing	Mixed-use development with retail and public parking.	\$5,500,000
Downtown	Little Tokyo	Block 8 (Related Companies)	Housing	Mixed-use development with retail and public parking.	\$5,900,000
Downtown	Council District 9 Corridors	Paradise Baptist/Urban Vision	Housing	Development of 64 units of affordable family housing and a potential charter school at 5000 South Broadway.	\$500,000
East Valley	Laurel Canyon	Laurel Canyon Redevelopment and Merger with North Hollywood	Plans & Studies	Amendment of the Laurel Canyon Redevelopment Plan to include expansion of project area boundaries and potential merger with the North Hollywood Project Area.	\$629,000

LIST OF ACTIVITIES
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Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
East Valley	Laurel Canyon	Valley Plaza Shopping Center	Commercial	Redevelopment of the 22-acre shopping center located at the intersection of Laurel Canyon and Victory Boulevards.	\$1,600,000
East Valley	Laurel Canyon	Laurel Canyon Business Assistance Program (BAP)	Business Assistance	Provides grants and forgivable loans to business owners and tenants to attract new business into the Project Area and retain existing businesses and jobs.	\$4,500,000
East Valley	Laurel Canyon	Laurel Canyon Commercial Façade and Signage Program	Business Assistance	Rehabilitation of up to 20 storefronts including signage and landscaping on the east side of Laurel Canyon Boulevard between Victory Boulevard and Burbank Boulevard.	\$4,500,000
East Valley	North Hollywood	Response to Development Opportunity	Housing	Provide funding in an amount not to exceed \$95,000 to the North Hollywood YMCA for construction of roof and rehabilitation of other components.	\$100,000
East Valley	North Hollywood	NoHo Arts Retention Program	Plans & Studies	Prequalification of cultural and arts organizations to receive funding for physical improvements and for expansion/retention.	\$500,000
East Valley	North Hollywood	North Hollywood Business Assistance Program (BAP)	Business Assistance	Provides grants and forgivable loans to business owners and tenants to attract new business into the Project Area and retain existing businesses and jobs.	\$1,900,000
East Valley	North Hollywood	Commercial Façade and Signage Program – Magnolia Boulevard	Business Assistance	Rehabilitation of 16 storefronts on Magnolia Boulevard between Lankershim Boulevard and Vineland Avenue.	\$2,200,000
East Valley	North Hollywood	Elmer Family Housing	Housing	Development of a 10-unit affordable homeownership project located on a half-acre CRA/LA owned site at 5623-5633 Elmer Avenue- to be developed by Heritage Housing Partners (non-profit housing developer).	\$3,100,000
East Valley	North Hollywood	NoHo Senior Artists Colony	Housing	Development of a 126 unit senior residential project including 27 very low-income units located at 11047 Magnolia Boulevard- to be developed by Meta Housing Corp.	\$6,600,000
East Valley	Pacoima / Panorama City	Pacoima Streetscape	Public Improvement	streetscape along major corridor including sidewalks, street furniture and decorative crosswalks	\$350,000
East Valley	Pacoima / Panorama City	East Valley Home Ownership Program “HOP”	Housing	Ownership: Provides soft second loans up to \$75,000 for approximately 26 income qualified buyers	\$428,000
East Valley	Pacoima / Panorama City	The Crossings at North Hills (UHC)	Housing	Rental: 37-unit affordable multi-family housing on Sepulveda Boulevard near Tupper Street.	\$500,000
East Valley	Pacoima / Panorama City	Jeopardy Building	Community Facility	Rehabilitation of existing facility	\$600,000

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Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
East Valley	Pacoima / Panorama City	El Dorado Park	Open Space / Parks	development of park facilities	\$750,000
East Valley	Pacoima / Panorama City	Trammell Crow Company (TCC) Business Outreach / Assistance	Business Assistance	Business assistance package for TCC to attract two prospective users to the Sun Valley Commerce Center Site located at the corner of Branford Street and San Fernando Road.	\$750,000
East Valley	Pacoima / Panorama City	East Valley Business Assistance Program (BAP)	Business Assistance	The BAP provides loans with debt forgiveness up to \$249,000 for commercial property owners and up to \$75,000 for commercial tenants for use to attract expand and retain commercial businesses located within an EVR Project Area.	\$845,900
East Valley	Pacoima / Panorama City	Business Development / Economic Assistance Forums	Business Assistance	Participation in Business Development / Economic Assistance Forums in the San Fernando Valley, representing the East Valley Region (NH, LC ,PC)	\$875,000
East Valley	Pacoima / Panorama City	Anthony International (AI) Business Retention Assistance	Business Assistance	Coordination and implementation of EVR Business Assistance package for AI.	\$1,000,000
East Valley	Pacoima / Panorama City	La Coruña Senior Apartments (META)	Housing	Rental: 86-unit affordable senior housing on Sepulveda Boulevard near Lanark Street.	\$2,000,000
East Valley	Pacoima / Panorama City	Tobias Terrace (META)	Housing	Rental: 56-unit affordable senior housing bounded by Tobias Avenue, Tupper Street, and Van Nuys Boulevard.	\$2,500,000
East Valley	Pacoima / Panorama City	CD7 Constituent Services Center	Community Facility	New public facility located at 13520 West Van Nuys Boulevard in Pacoima (home to Council District 7 offices, other City services and a 2,200 square foot commercial space). Assist City of LA General Services Department (GSD) develop business assistance package(s) for one prospective ground floor retail/food services tenant	\$3,000,000
East Valley	Pacoima / Panorama City	Sylmar Court	Housing	affordable housing development	\$3,000,000
East Valley	Pacoima / Panorama City	Pierce Street Villas (HABITAT)	Housing	Ownership: 24-unit affordable single family housing near Carl Street and Borden Avenue.	\$3,360,000
East Valley	Pacoima / Panorama City	Foothill Osborne	Housing	affordable housing development	\$3,500,000
East Valley	Pacoima / Panorama City	Montecito Terraces (AMCAL)	Housing	Rental: 96-unit affordable senior housing on Sepulveda Boulevard near Tupper Street.	\$3,800,000
East Valley	Pacoima / Panorama City	Industrial Incentive Program (IIP)	Industrial	The IIP provides up to \$100,000 in grants and up to \$250,000 in conditional loans to provide assistance to industrial businesses seeking to locate, expand or green their operations in connection with the rehabilitation or development of industrial properties in CRA/LA project areas.	\$5,000,000
Eastside	Adelante Eastside	First Street Arts District Plan	Industrial	Plans and programs designed to facilitate arts related uses and institutions to serve as anchors for newly evolving arts district around three Metro Gold Line stations.	\$100,000

LIST OF ACTIVITIES
(INCLUDING PROGRAMS, PROJECTS)

Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
Eastside	Adelante Eastside	1st and Mission Design for Development	Public Improvement	10-acre development opportunity site located across the street from the First and Utah Metro Gold Line station	\$170,000
Eastside	Adelante Eastside	Biomed Focus Area	Public Improvement	Implementation plan for infrastructure necessary to redevelopment Biomed Focus area, including transportation, public and private utilities.	\$450,000
Eastside	Adelante Eastside	ACTA Site Soils	Industrial	Clean-up of one-acre CRA/LA-owned parcel in preparation of property for industrial development.	\$1,000,000
Eastside	Adelante Eastside	First and Boyle	Public Improvement	Development of new mixed-use artist housing across the street from Metro Gold Line Mariachi Station.	\$2,000,000
Eastside	Adelante Eastside	Whittier Apartments	Industrial	60-units of affordable housing.	\$2,000,000
Eastside	Adelante Eastside	Historic Boyle Hotel	Housing	Rehabilitation of historic hotel as 51-units of affordable housing and ground floor commercial use.	\$3,000,000
Eastside	Adelante Eastside	Commercial Incentive Program	Housing	Improvements to property along First Street and Cesar Chavez Avenue commercial corridor in support of First Streets Arts District Plan and Cesar Chaves Avenue Streetscape and Pedestrian Enhancements initiative.	\$5,000,000
Eastside	Adelante Eastside	Linda Vista	Industrial	200 units affordable housing	\$8,000,000
Eastside	Adelante Eastside	Cesar Chavez Streetscape and Utilities Undergrounding	Industrial	Public improvements and utility undergrounding along Cesar Chavez from Warren Street to Evergreen Avenue (1.5 miles)	\$10,000,000
Eastside	Adelante Eastside	Sears Tower	Housing	Rehabilitation of historic department store	\$20,000,000
Eastside	Monterey Hills	Disposition of Surplus Property	Industrial	Disposition of CRA/LA owned parcels prior to project area close out in 2015.	\$160,000
Eastside	Monterey Hills	Area-wide Landscaping Improvements and Maintenance of CRA/LA owned Property	Industrial	Ongoing maintenance of CRA/LA owned property.	\$4,000,000
Hollywood & Central	East Hollywood / Beverly Normandie	Vermont Avenue Streetscape	Public Improvement	Implement public improvements consisting of sidewalk repairs, bike racks, and design features, crosswalks and street trees.	\$867,000
Hollywood & Central	Hollywood	Selma Hotel	Commercial	Development of a 136-unit boutique hotel	\$500,000
Hollywood & Central	Hollywood	Green Retrofit Program	Public Improvement	Provide financial assistance to industrial companies that are relocating, expanding, or "greening" their operations or facilities.	\$50,000
Hollywood & Central	Hollywood	Hollywood Boulevard Retail Attraction and Retention Strategy	Business Assistance	Implementation of a strategy to attract additional resources to and physically improve the project area's core commercial corridor	\$125,000
Hollywood & Central	Hollywood	Business Incentive Programs	Public Improvement	On-going program to provide façade improvement grants and matching rehabilitation loans for commercial businesses.	\$250,000
Hollywood & Central	Hollywood	HCIP-Commercial Historic Storefront Grant	Improvement	Provide financial assistance to business for facades improvement .	\$457,500
Hollywood & Central	Hollywood	Metro Bike	Improvement	Implement design improvements and construction of for a bicycle facility to be operated by Bicycle Kitchen.	\$465,000

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(INCLUDING PROGRAMS, PROJECTS)

Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
Hollywood & Central	Hollywood	Santa Monica/Western	Public Improvement	Implement public improvements consisting of sidewalk repairs, bike racks, and design features, crosswalks and street trees.	\$500,000
Hollywood & Central	Hollywood	Walk of Fame	Public Improvement	Provide improvements on the Walk of Fame	\$500,000
Hollywood & Central	Hollywood	Pedestrian Crossroads	Public Improvement	Implement public improvements consisting of sidewalk repairs, tree wells, tree planting.	\$1,116,300
Hollywood & Central	Hollywood	Open Space/Sustainable Improvements	Public Improvement	Public improvements on Hudson Plaza, De Longpre/La Brea.	\$1,500,000
Hollywood & Central	Hollywood	Business Retention/Attraction	Improvement	Provide financial assistance to business to are relocating, expanding, or "greening" their operations.	\$1,750,000
Hollywood & Central	Hollywood	Orchard Gables	Community Facility	Rehabilitation of historic resource and conversion to space for operation of cultural program and a small business office space	\$1,910,900
Hollywood & Central	Hollywood	Hollywood/Western Streetscape	Public Improvement	Implement public improvements consisting of sidewalk repairs, bike racks, and design features, crosswalks and street trees.	\$2,000,000
Hollywood & Central	Hollywood	Wilcox Shrader DOT Lot – Mixed-Use Development	Mixed Use	Mixed-use development to provide 300 public parking spaces and 60-units of affordable housing	\$4,000,000
Hollywood & Central	Hollywood	Vine Street Tower	Commercial	Development of a 128,000 square feet office building to serve entertainment-related companies	\$4,625,000
Hollywood & Central	Hollywood	5555 Hollywood Housing	Housing	120 –unit affordable housing development for seniors	\$4,680,000
Hollywood & Central	Hollywood	Villas at Gower	Housing	70-units of special needs housing	\$6,750,000
Hollywood & Central	Hollywood	Housing Projects Pending	Housing	Pipeline of housing projects currently being underwritten; Gordon, Selma-Cherokee/LAUSD and Western-Carlton are family projects and the Step-Up projects are special needs	\$8,800,000
Hollywood & Central	Hollywood & East Hollywood/Beverly Normandie	Coronel Housing Project	Housing	54-unit affordable housing development for families	\$5,027,000
Hollywood & Central	Mid-City Corridors	Ebony Reparatory Theatre	Community Facility	capital improvements	\$50,000
Hollywood & Central	Mid-City Corridors	NHPAC (Art Program)	Community Facility	capital improvements	\$400,000
Hollywood & Central	Mid-City Corridors	Tuelyn Terrace	Housing	Rehabilitation of a 91-unit affordable housing project with existing covenants. Phase I – provide \$225,000 loan for meet fire, life, safety guidelines. Prepare	\$622,000
Hollywood & Central	Mid-City Corridors	Nate Holden Theatre	Community Facility	The Nate Holden Performing Arts Center (NHPAC) is a multi-use complex comprised of a theatre, a rehearsal hall/studio, an open air lobby complete with a box office and concession area, and two undeveloped retail areas designed by John Fisher, built by CRA/LA, owned by GSD, operated by the City's cultural Affairs Department, which in turn leases the space via a competitive bid process. Assisting the current operator, become self sufficient.	\$750,000

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Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
Hollywood & Central	Mid-City Corridors	Jefferson and 5th Avenue	Housing	New construction of a 40-unit family affordable housing development.	\$1,500,000
Hollywood & Central	Mid-City Corridors	Matching Funds for Prop 1C and MTA Call	Public Improvement	public improvements to facilitate affordable housing development	\$1,500,000
Hollywood & Central	Mid-City Corridors	Prop 1C & Vision Plan Implementation	Public Improvement	A streetscape program that includes: trees, better tree wells, permeable pavers, infill open space, neighborhood gateways, etc. The program recommends a framework of varying street tree types, street lighting and gateways that complement the proposed land use districts.	\$1,500,000
Hollywood & Central	Mid-City Corridors	District Square	Commercial	OPA w/the Charles Company to create a new two-story, approximately 300,000 sq ft retail shopping center. CRA/LA Assistance \$6.5 million site specific tax increment (SSTI).	\$6,500,000
Hollywood & Central	Mid-City Corridors	Midtown Crossing	Commercial	The Midtown Crossings project is a 383,667 square foot retail center. CIM Group owns the 11.9 acre site. Phase I has been completed and Phase II is under construction. Through the OPA, CRA/LA has committed \$16.3 million to the project.	\$14,322,000
Hollywood & Central	Pico Union 1 and 2	Business Incentive Programs	Business Assistance	On-going program to provide façade improvement grants for commercial businesses on Pico Boulevard.	\$60,000
Hollywood & Central	Pico Union 1 and 2	Cesar Chavez Community Garden	Open Space / Parks	Design and development of community based open space, including decorative gate and walkway.	\$90,000
Hollywood & Central	Pico Union 1 and 2	Casas Alicia Move-on Project	Mixed Use	Rehabilitation of two historic homes for the operation of an educational and construction trade apprenticeship program on CRA/LA owned land at 1115-1129 S. Alvarado Street.	\$100,000
Hollywood & Central	Pico Union 1 and 2	Nuevo Pico Union Scattered Sites	Housing	Rehabilitation of four, four unit buildings restricted to 60% AMI.	\$530,000
Hollywood & Central	Pico Union 1 and 2	Residential Incentive Programs	Housing	On-going program to provide façade improvement grants for residential property owners to support the preservation and historic properties in Pico Union.	\$550,000
Hollywood & Central	Pico Union 1 and 2	11th & Burlington Apartments	Housing	Demolition of existing blighted buildings and new construction of 25-units of affordable housing.	\$750,000
Hollywood & Central	Pico Union 1 and 2	Pico Boulevard Streetscape Improvements	Public Improvement	Design and installation of various public improvements including monument signs and gateway markers.	\$2,000,000
Hollywood & Central	Westlake	MacArthur Park BID	Business Assistance	Determine the feasibility of a merchant or property owner based bid, and coordinate the formal adoption process necessary to establish the MacArthur Park BID.	\$60,000
Hollywood & Central	Westlake	7th Street Streetscape Improvements	Public Improvement	Various public improvements along the 7th corridor, including trash receptacles, street tree replacement, and sidewalk repairs.	\$75,000

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Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
Hollywood & Central	Westlake	Monseñor Oscar Romero Plaza	Open Space / Parks	Assist with the construction of the Archbishop Oscar Romero Plaza at the southeast corner of MacArthur Park. The Project consists of installing a bronze statue in honor of Monseñor Romero; a spire with ascending doves; curved stone benches; and other decorative elements.	\$100,000
Hollywood & Central	Westlake	Business Incentive Programs	Business Assistance	On-going program to provide façade improvement grants for commercial businesses on Alvarado Street.	\$500,000
Hollywood & Central	Westlake	MacArthur Park Metro Mixed Use Development	Mixed Use	Development of 89 units of housing, 15,540 sq. ft. of retail space with 91 spaces of required residential parking, plus 100 commuter parking spaces and 42 retail parking spaces.	\$1,400,000
Hollywood & Central	Westlake	7th & Coronado Apartments	Housing	New construction of 68 affordable family apartments, plus community room, multi-purpose room, child-day room, laundry rooms, art room, case mgt offices, landscaped courtyard and balconies.	\$3,900,000
Hollywood & Central	Westlake	Westlake Theatre Mixed Use Development	Mixed Use	Acquisition and rehabilitation of the historic Westlake Theater as a mixed-use entertainment venue. State of the art lighting and sound systems and a modular and flexible stage system would be installed to accommodate multiple event configurations. The space will also include Culture Clash offices, meeting rooms and small classrooms for education programs. Development of a 52 unit affordable housing project on an adjacent site.	\$10,000,000
Hollywood & Central	Wilshire Center / Koreatown	Alley Conversion Program	Public Improvement	improving alley for pedestrian safety and use	\$150,000
Hollywood & Central	Wilshire Center / Koreatown	Carbon Master Plan/Green Building Retrofit Program	Business Assistance	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.	\$192,000
Hollywood & Central	Wilshire Center / Koreatown	Eco Village	Housing	affordable housing development	\$300,000
Hollywood & Central	Wilshire Center / Koreatown	Wireless Camera System	Public Improvement	cooperation agreement with LAPD	\$360,000
Hollywood & Central	Wilshire Center / Koreatown	Carolyn Serverance Manor	Housing	affordable housing development	\$740,000
Hollywood & Central	Wilshire Center / Koreatown	5th Street and Western Avenue Street Widening	Public Improvement	Transfer of \$850,000 from CRA/LA to BSS for the widening of 5 th Street and Western Avenue to incentivize development.	\$850,000
Hollywood & Central	Wilshire Center / Koreatown	6th Street Public Improvements	Public Improvement	streetscape along major corridor including trees and art work	\$850,000
Hollywood & Central	Wilshire Center / Koreatown	8th Street Public Improvements	Public Improvement	streetscape along major corridor including trees and art work	\$850,000
Hollywood & Central	Wilshire Center / Koreatown	Western at 5th - Street Widening	Public Improvement	Street widening at the northeast corner of Western at 5th along the property frontage of 450 S. Western Avenue.	\$850,000

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Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
Hollywood & Central	Wilshire Center / Koreatown	Western Avenue Public Improvements	Public Improvement	streetscape along major corridor including trees and art work	\$1,000,000
Hollywood & Central	Wilshire Center / Koreatown	Wilton Place Park	Open Space / Parks	CRA/LA acquired the 3,648 sq ft vacant lot for \$640,000 on January 25, 2008. The construction drawings have been completed.	\$1,175,000
Hollywood & Central	Wilshire Center / Koreatown	Juanita Villas	Housing	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.	\$1,500,000
Hollywood & Central	Wilshire Center / Koreatown	Vermont Avenue Public Improvements	Public Improvement	streetscape along major corridor including trees and art work	\$2,000,000
Hollywood & Central	Wilshire Center / Koreatown	Koreatown Senior and Community Center / Madang Project	Community Facility	The project is being developed by the Koreatown Senior and Community Center, Inc. and the Korean American Federation of Los Angeles. 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.	\$3,000,000
Hollywood & Central	Wilshire Center / Koreatown	KRC/Kingsley Senior Apartments	Housing	affordable housing development	\$3,000,000
Hollywood & Central	Wilshire Center / Koreatown	Wilshire Gateway	Housing	affordable housing component of mixed income development	\$3,000,000
Hollywood & Central	Wilshire Center / Koreatown	6th Street and Vermont Avenue Acquisition	Public Improvement	Acquisition of municipal lot 692 (sw corner of 6 th Street and Vermont) from LA GSD for the purpose of a Korean American Museum or Cultural Center.	\$3,170,000
Hollywood & Central	Wilshire Center / Koreatown	LADOT Municipal Parking Lot 692 (6th Avenue and Vermont)	Community Facility	Acquisition of real property from the Dept. of General Services for the development of a new Korean American Museum, located at 601 South Vermont Avenue.	\$3,174,000
Hollywood & Central	Wilshire Center / Koreatown	Olympic Boulevard & Catalina Street	Housing	affordable housing development	\$3,250,000
Hollywood & Central	Wilshire Center / Koreatown	New Hampshire Family Apartments	Housing	A 52-unit affordable housing development that will be located at 1037-1053 S. New Hampshire Avenue. The 23,640 SF lot will also include approximately 3,000 SF of social service space.	\$3,575,000
Hollywood & Central	Wilshire Center / Koreatown	979 Serrano Avenue	Housing	affordable housing development	\$4,000,000
Hollywood & Central	Wilshire Center / Koreatown	Olympic Boulevard Streetscape	Public Improvement	A significant streetscape project which includes: pedestrian improvements at intersections, pothole/sidewalk/curb/gutter repairs, and pedestrian lighting, trash/recycling bins both ends of every block, trees, and other elements to eliminate blight in the public infrastructure. The thoughtful design emphasizes elements prevalent within the Korean culture.	\$4,000,000
Hollywood & Central	Wilshire Center / Koreatown	1011 Serrano Avenue	Housing	79 unit family affordable housing development proposed by Affirmed using bonus density.	\$5,000,000

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Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
Hollywood & Central	Wilshire Center / Koreatown	6th Street and Normandie Mental Health Housing	Housing	affordable housing development	\$5,000,000
Hollywood & Central	Wilshire Center / Koreatown	LDK Senior Apartments	Housing	Scattered site, 67-unit senior affordable housing project. Board approved.	\$5,000,000
Hollywood & Central	Wilshire Center / Koreatown	Normandie Terrace	Housing	CRA/LA Board and Council approved a \$5.25 million loan for relocation of the existing tenants and the new construction of 66-units of affordable housing.	\$5,250,000
Hollywood & Central	Wilshire Center / Koreatown	YMCA	Community Facility	New 2-story approx 30K SF community recreational facility w/adjacent 3-story parking structure (w/teen center on roof of parking structure) built to LEED Silver standards.	\$6,000,000
Hollywood & Central	Wilshire Center / Koreatown	7th and Hobart Park	Open Space / Parks	acquisition, design, construction and maintenance of public park	\$7,000,000
Hollywood & Central	Wilshire Center / Koreatown	Prop 84 Parks	Open Space / Parks	7th and Hobart - acquisition, design and development neighborhood park	\$7,000,000
Hollywood & Central	Wilshire Center / Koreatown	Korean American Museum	Community Facility	Construction of a community facility in order to reflect the cultural diversity of community	\$7,500,000
Hollywood & Central	Wilshire Center / Koreatown	Korean Boys & Girls Club	Community Facility	land acquisition and building of parking facilities	\$9,000,000
Hollywood & Central	Wilshire Center / Koreatown	Korean American Community Center	Community Facility	land acquisition and building of parking facilities	\$10,000,000
Hollywood & Central	Wilshire Center / Koreatown	Hoover and Wilshire Park	Open Space / Parks	development of a public park to serve the surrounding community	\$12,000,000
Hollywood & Central	Wilshire Center / Koreatown	Wilshire / Normandie Retail Project	Commercial	commercial development on the southeast corner of Wilshire and Normandie; office and regional retail	\$15,000,000
Hollywood & Central	Wilshire Center / Koreatown	Wilshire Vermont Mixed use	Mixed Use	450 rental units and 40,000 sq.ft. of ground floor retail. We should also add \$7 million to the 7th and Hobart park site per CD10.	\$17,500,000
Hollywood & Central	Wilshire Center / Koreatown	Acquisition of Hoover/Wilshire for mixed use development	Mixed Use	Acquisition of strategic commercial site for disposition and development of a mixed use project. Includes \$5,000,000 of Prop 84 funds for acquisition of park area on site.	\$20,000,000
Hollywood & Central	Wilshire Center / Koreatown	Wilshire/Normandie Retail Project	Mixed Use	project with retail component and housing	\$20,000,000
Hollywood & Central	Wilshire Center / Koreatown	Streetscape Projects	Public Improvement	8th Street Public Improvements - \$4,000,000; 6th Street Public Improvements - \$4,000,000; Western Avenue Public Improvements - \$10,000,000; Vermont Avenue Public Improvements - \$12,000,000; Alley Conversion Program - \$150,000; Parkway Conversion Program - \$150,000; Industrial Core Beautification Program - \$600,000, Alley Conversion Program \$150,000 Parkway Conversion Program, \$150,000, Industrial Core Beautification Program \$600,000	\$31,800,000
Los Angeles Harbor	Beacon Street	Trolley Service	Public Improvement	Develop off-site parking locations and trolley service around Port and DT San Pedro	\$1,000,000
Los Angeles Harbor	Beacon Street	Affordable Rental Project	Housing	provide subsidy to 80/20 deal or other project outside Beacon Street boundaries that will provide additional family housing	\$5,000,000

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Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
Los Angeles Harbor	Beacon Street	Parking Garage	Public Improvement	Acquisition construction of parking garage	\$30,000,000
Los Angeles Harbor	LA Harbor	LA 3200 Alameda Harry Bridges Landscape Buffer	Public Improvement	Two-phased project consisting of E Street Gateway, Eubank Gateway, and landscaped bugger along Alameda from Anaheim to Harry Bridges.	\$2,400,000
Los Angeles Harbor	LA Harbor & Wilmington Industrial	Web site updating & grant writing	Industrial	Design and update website promoting Wilmington Industrial Area & develop grant applications for funding of public improvements and other competitive projects	\$200,000
Los Angeles Harbor	LA Harbor & Wilmington Industrial	Block 27 Industrial Development	Industrial	Remediation of contaminated property and major expansion of existing cold storage business.	\$300,000
Los Angeles Harbor	LA Harbor & Wilmington Industrial	E Street and MacFarland	Public Improvement	Design and construct traffic safety devices for train tracks along this street and vacate the street for vehicular use	\$700,000
Los Angeles Harbor	LA Harbor & Wilmington Industrial	Affordable Rental project	Housing	Acquire land outside project area to develop more affordable family housing in the Wilmington Area	\$1,400,000
Los Angeles Harbor	LA Harbor & Wilmington Industrial	L and Lecourveur for sale project	Housing	For sale affordable housing	\$1,500,000
Los Angeles Harbor	LA Harbor & Wilmington Industrial	Soft Second Program	Housing	Implement a soft second program for the Wilmington Area	\$2,000,000
Los Angeles Harbor	LA Harbor & Wilmington Industrial	Alameda Storm Drain Improvements	Plans & Studies	Design improvements to prevent flooding along Alameda (includes adding storm drains and street reconstruction)	\$2,500,000
Los Angeles Harbor	LA Harbor & Wilmington Industrial	Block 22,23,24 (3-acre site)	Industrial	Assist in acquisition of land and development for up to 75,000 square feet of new industrial	\$5,000,000
Los Angeles Harbor	LA Harbor & Wilmington Industrial	Block 25	Industrial	New construction of industrial development in the Wilmington Area (at least 3 acres)	\$5,000,000
Los Angeles Harbor	LA Harbor & Wilmington Industrial	Eubank/Alameda Opportunity Site (Block 38, 45, and 54)	Industrial	New construction of industrial development in the Wilmington Area (at least 5 acres)	\$5,000,000
Los Angeles Harbor	LA Harbor & Wilmington Industrial	Improve all Unimproved Streets in Wilmington	Public Improvement	Design, obtain permits and construct street improvements along Banning, Lecourveur, Lakme, Pioneer, Quay, F Street and C Street	\$7,000,000
Los Angeles Harbor	LA Harbor & Wilmington Industrial	Quay/Banning Opportunity Sites (Block 15, 30 and 31)	Industrial	New construction of industrial development in the Wilmington Area (at least 8 acres)	\$10,000,000
Los Angeles Harbor	Pacific Corridors	222 W. 6th Street	Industrial	Commerical incentive loans for retenanting building	\$2,000,000
Los Angeles Harbor	Pacific Corridors	Grand Vision Theater	Commercial	Develop theater as prominent venue for events, etc.	\$2,000,000
Los Angeles Harbor	Pacific Corridors	3rd and Pacific Affordable Housing	Housing	Development of affordable family housing with ground floor community space.	\$2,500,000

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Los Angeles Harbor	Pacific Corridors	Gaffey Street Bridge	Public Improvement	Improvements to Oliver Street pedestrian overpass across Gaffey Street at the 110 Freeway, and development of adjacent open space to enhance primary gateway to <u>Downtown San Pedro</u> .	\$3,500,000
Los Angeles Harbor	Pacific Corridors	Home Rehabilitation Program	Housing	Assist with rehabilitation of historic homes in Vinegar Hill Area	\$5,000,000
Los Angeles Harbor	Pacific Corridors	Retail Attraction Program	Commercial	Various programs and project to attract new retail to vacant space along Pacific Avenue.	\$5,000,000
Los Angeles Harbor	Pacific Corridors	Neighborhood Shopping Center	Commercial	Develop neighborhood shopping center across from the cruise terminal on Caltrans and privately owned property (at least 8 acres)	\$10,000,000
Los Angeles Harbor	Pacific Corridors	Opportunity Sites	Commercial	Identify and acquire at least 2 blocks within DT San Pedro for mixed use development	\$17,000,000
South Los Angeles	Broadway Manchester	Milan Affordable housing	Housing	Mixed-use development consisting of 2,800 sq. ft. of commercial, with 16 affordable townhouse units.	\$1,000,000
South Los Angeles	Broadway Manchester	Sheenway Heritage Charter High School	Community Facility	30,400 sq. ft. Charter High School with 61 surface parking spaces.	\$1,000,000
South Los Angeles	Broadway Manchester	94th & Broadway	Mixed Use	Proposed mixed-use development to consist of supermarket, senior affordable rental units, and detached for-sale town homes. AMCAL is the master developer Current DDA with AMCAL consists of antiquated project description of only for-sale housing.	\$291,800
South Los Angeles	Broadway Manchester	Industrial Corridor Business Improvements	Industrial	Provide assistance to industrial companies that are seeking to maintain, expand or relocate to the area	\$840,500
South Los Angeles	Crenshaw	Baldwin Hills Crenshaw Mall	Commercial	Multi-phase redevelopment of regional mall	\$1,000,000
South Los Angeles	Crenshaw	Crenshaw Corridor Prop 1C Public Improvements	Public Improvement	Funds awarded by state for Public improvements	\$14,000,000
South Los Angeles	Crenshaw	Vision theater	Community Facility	Phased renovation/ reconstruction of historic facility.	\$1,000,000
South Los Angeles	Crenshaw	Crenshaw Transit Corridor	Public Improvement	Develop streetscape, public art and transit plan for Crenshaw Blvd, working with other departments such as Metro, City Planning, LA DOT, etc.	\$30,000
South Los Angeles	Crenshaw	Business Improvement District	Business Assistance	Expand Business Improvement District north into Mid City Project Area and South into Crenshaw Slauson	\$45,000
South Los Angeles	Crenshaw	Buckingham	Housing	Senior Affordable housing Development	\$276,900
South Los Angeles	Crenshaw	Marlton Square	Mixed Use	22-acre site slated for mixed-use development	\$1,977,000
South Los Angeles	Crenshaw Slauson	Business Improvement District	Business Assistance	Expand Business Improvement District north into Mid City Project Area and South into Crenshaw Slauson	\$500,000

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Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
South Los Angeles	Crenshaw Slauson	Crenshaw Transit Corridor	Public Improvement	Develop streetscape, public art and transit plan for Crenshaw Blvd, working with other departments such as Metro, City Planning, LA DOT, etc.	\$100,300
South Los Angeles	Crenshaw Slauson	Healthy Food Initiative	Business Assistance	Grants to food providers to expand or renovate property	\$250,000
South Los Angeles	Crenshaw Slauson	Renew Program	Business Assistance	Market conversion	\$250,000
South Los Angeles	Crenshaw Slauson	Hyde Park Library Site	Housing	Former library site, slated for residential development.	\$332,900
South Los Angeles	Crenshaw Slauson	Business Incentive Program	Business Assistance	On-going program to provide façade improvement grants for commercial businesses along Slauson and Crenshaw Blvd.	\$1,000,000
South Los Angeles	Exposition / University Park	511 West 31st Street Mixed Use	Mixed Use	Mixed use development consisting of 30 units with 865 sq. ft. of commercial space and 63 parking spaces.	\$500,000
South Los Angeles	Exposition / University Park	Stovall Villa	Housing	A 32 one-bedroom Project for senior citizens including a	\$250,000
South Los Angeles	Exposition / University Park	University Gateway	Mixed Use	The mixed-use project consists of 83,000 square feet of commercial use on the first floor, 421 dwelling units and 770 on-site parking spaces at	\$500,000
South Los Angeles	Exposition / University Park	USC Master Plan	Plans & Studies	Development of a master plan to build out the USC campus	\$150,000
South Los Angeles	Exposition / University Park	Vermont Seniors Apartments	Housing	Project is a new 140 unit senior housing development	\$1,000,000
South Los Angeles	Exposition / University Park	Casa de Rosas	Community Facility	Casa de Rosas is a transitional shelter, consisting of 18 shelter beds and 32 SRO units for very low income individuals. The building was recently acquired by CRA/LA through a foreclosure permanent owner/operator.	\$795,900
South Los Angeles	Exposition / University Park	2009 MTA Call for Projects and Figueroa Corridor Prop. 1C Grant	Public Improvement	Improve pedestrian access to the new Expo Light Rail station on Vermont Avenue by installing sidewalks, landscaping and lighting along Bill Robertson Lane (formerly Menlo Avenue) and Martin Luther King, Jr. Blvd.	\$1,000,000
South Los Angeles	Exposition / University Park	Exposition Park Surplus Library Site	Mixed Use	CRA purchased 34,000 sf parcel from City for the purpose to redevelop property into a mixed-use or commercial project. Property is located across the street from USC.	\$1,000,000
South Los Angeles	Exposition / University Park	Business Incentive Program	Business Assistance	On-going program to provide façade improvement grants for commercial businesses.	\$1,600,000
South Los Angeles	Normandie 5	Engine House 18	Community Facility	Disposition and development of site into adult art center for developmentally challenged individuals	\$500,000
South Los Angeles	Normandie 5	West Adams Streetscape	Public Improvement	Construction of pedestrian and transit amenities, including the installation and/or enhancement of landscaping, gateway signage, crosswalks and bus stops, as well as other necessary work.	\$150,000

LIST OF ACTIVITIES
(INCLUDING PROGRAMS, PROJECTS)

Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
South Los Angeles	Normandie 5	Clean and Green Program	Public Improvement	Services provided by the Los Angeles Conservation Corp include: sidewalk and street cleaning; litter removal; removal of trash from receptacles; graffiti removal; etc.	\$200,000
South Los Angeles	Normandie 5	Jefferson Park Terrace	Commercial	Development of approximately 50 units of affordable housing project on Fatburger Site	\$678,500
South Los Angeles	Normandie 5	Business Incentive Program	Business Assistance	On-going program to provide façade improvement grants for commercial businesses.	\$1,300,000
South Los Angeles	Normandie 5	Areawide Improvements Phase 1	Public Improvement	Sidewalk, curb and gutter repair and tree pruning/removal in eastern portion of Project Area.	\$1,760,000
South Los Angeles	Region Wide	Plan Updates and Merger of 7 existing project areas	Plans & Studies	Potential amendments and merger to 7 existing project areas in South LA: Crenshaw, Crenshaw/Slauson, Broadway/Manchester, Vermont/Manchester, Western/Slauson, Normandie 5 and Exposition/University Park Project Areas.	\$600,000
South Los Angeles	Region Wide	3D Simulation of Project Areas	Plans & Studies	UCLA urban simulation of Expo, Crenshaw and Crenshaw Slauson	\$700,000
South Los Angeles	Region Wide	Exterior Residential Rehabilitation Pilot Program (ERRP)	Housing	\$15,000 conditional grants to eligible homeowners in participating project areas (CR,CS,N5, WS, Expo, MC, and VM) for eligible exterior renovations.	\$1,900,000
South Los Angeles	Vermont Manchester	Renew Program	Business Assistance	assistance for small business owners	\$200,000
South Los Angeles	Vermont Manchester	Vermont Manchester Shopping Center	Commercial	Development of a community shopping center w/grocery store and other ancillary retail stores.	\$240,000
South Los Angeles	Vermont Manchester	Johanna G. Sutton Library Site	Commercial	CRA/LA is seeking to develop the site into a commercial/medical office use. Kaiser Permanente is building a \$10 million, two-story medical office building nearby.	\$738,400
South Los Angeles	Watts	Disposition of Surplus Property	Plans & Studies	Property sale or conveyance of CRA/LA owned parcels (project area to close out in 2012)	\$53,400
South Los Angeles	Watts	Extension of Affordable Housing Covenants	Housing	Extension of affordable housing covenants at several housing complexes previously developed in partnership with CRA/LA. Extensions to be realized through one-time	\$525,700
South Los Angeles	Watts	Wattstar Theatre	Commercial	35,000 sq. ft. theatre & education center	\$598,000
South Los Angeles	Watts	MLK Jr. Shopping Center	Commercial	Renovation of 100,000 sq. ft. shopping center	\$1,541,000

LIST OF ACTIVITIES
(INCLUDING PROGRAMS, PROJECTS)

Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
South Los Angeles	Watts Corridors	Development (of) Opportunity Site at 108th Wilmington	Open Space / Parks	Redevelopment of half-acre vacant lot	\$500,000
South Los Angeles	Watts Corridors	Response to Housing Opportunities	Housing	Response to developer and property owner inquiries for affordable housing development	\$525,000
South Los Angeles	Watts Corridors	Central Avenue Streetscape Improvements	Public Improvement	Implement first phase in a series of streetscape improvements between 103 rd St. & Central Avenue.	\$889,000
South Los Angeles	Watts Corridors	Watts Corridors Plan Amendment	Plans & Studies	Amendment to expand existing boundaries of existing project area, extend the time period for eminent domain in the existing project area, and establish eminent domain on non-residential properties in the expanded boundaries.	\$895,000
South Los Angeles	Western Slauson	Business Improvement District	Business Assistance	Transfer funds to City Clerk to create BID in Industrial Business Park	\$60,000
South Los Angeles	Western Slauson	ERRP Phase 2	Housing	affordable housing projects	\$800,000
West Valley	Reseda / Canoga Park	Reseda River Loop	Public Improvement	Construction of pedestrian pathways; park; pedestrian bridge; decorative gates and bikeways along the Los Angeles River confluence with Aliso Creek. Developer – Trust for Public Lands	\$275,000
West Valley	Reseda / Canoga Park	Reseda Theater	Mixed Use	Adaptive reuse of 50-year old abandoned theater and adjacent vacant lot, both are owned by CRA/LA.	\$1,000,000
West Valley	Reseda / Canoga Park	West Valley Alley Reconstruction - Reseda	Public Improvement	Reconstruction of alley ways in the Reseda Business District to improve traffic circulation, access to businesses and neighborhood aesthetics.	\$1,000,000
West Valley	Reseda / Canoga Park	Reseda Streetscapes	Public Improvement	Beautification and reconstruction of medians and installation of new streetscape improvements in the Reseda Central Business District.	\$2,000,000
West Valley	Reseda / Canoga Park	Reseda Park Pool	Open Space / Parks	Re-construction of 80 year old Reseda Park Pool.	\$2,280,000
West Valley	Reseda / Canoga Park	18425 Kittridge Street Affordable Housing	Housing	77 unit multi-family affordable housing project; located across from LA River; Developer – Abode Communities.	\$4,000,000
West Valley	Reseda / Canoga Park	Sherman Village	Housing	73 unit multi-family affordable housing project; LEED Silver; Developer – Meta Housing.	\$4,400,000
West Valley	Reseda / Canoga Park	The Crossings on Amigo	Housing	Rehabilitation of 42 unit multi-family affordable housing apartment; Developer – Urban Housing Communities.	\$5,900,000
TOTAL:					\$1,074,255,900

COOPERATION AGREEMENT
FOR PAYMENT OF COSTS ASSOCIATED WITH CERTAIN RDA FUNDED CAPITAL
IMPROVEMENTS, PUBLIC IMPROVEMENTS AND AFFORDABLE HOUSING
PROJECTS

THIS COOPERATION AGREEMENT (the "Agreement") is entered into this _____ day of January, 2011, by and between the CITY OF LOS ANGELES (the "City") and the REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES (the "Agency"), with reference to the following facts:

- A. The Agency has prepared Redevelopment Plans for the thirty one Redevelopment Project Areas (the "Project Areas"), which results in the allocation of taxes from the Project Areas to the Agency for purposes of redevelopment.
- B. The intent of the Redevelopment Plans is, in part, to provide for the construction and installation of necessary public infrastructure and facilities and to facilitate the repair, restoration and/or replacement of existing public facilities and to perform specific actions necessary to promote the redevelopment and the economic revitalization of the Project Areas; and to increase, improve and preserve the community's supply of low and moderate income housing,; and to take all other necessary actions to implement the redevelopment plans for the respective Project Areas and to expend tax increment to accomplish the goals and objectives of the respective redevelopment projects.
- C. The Agency has adopted its Five-Year Implementation Plans for the Project Areas, as amended from time to time (the "Plans") with established goals to support affordable housing, economic development, community revitalization, commercial revitalization, and institutional revitalization. To implement the programs and activities associated with each goal, the Agency has made redevelopment fund commitments based on estimated available tax increment revenue and debt financing structures.
- D. Pursuant to California Redevelopment law, section 33220, certain public bodies, including the City may aid and cooperate in the planning, undertaking, construction, or operation of redevelopment projects. Collectively, the projects associated with this Agreement are listed in the attached Exhibit 1, which are incorporated herein by this reference (the "Projects"). The programs and activities associated with the Projects include but are not limited to acquisition and disposition of property, development of design criteria, design, planning, preparation of construction bid documents, financial analysis, financing and new construction or rehabilitation. To carry out the Projects in accordance with the objectives and purposes of the redevelopment plans for the Project Areas and the Plans, the Agency desires assistance and cooperation in the implementation and completion of the Projects. The City agrees to aid the Agency and cooperate with the Agency to expeditiously implement the Projects in accordance with the redevelopment plans for the Project Areas and the Plans and undertake and complete all actions necessary or appropriate to ensure that the objectives of the redevelopment plans for the Project Areas and the

Plan are fulfilled within the time effectiveness of the Project Areas. The Redevelopment Plans and the Plans and all official records of the Agency and are incorporated herein by reference.

E. In considering the Agency's desire to ensure timely implementation and completion of the Projects, the Agency wishes to enter into this Agreement with the City for the pledge of net available tax increment to finance the Projects. The purpose of this Agreement is to facilitate the implementation of the Projects and to provide funding necessary to effectuate the completion of the Projects with net available tax increment in this current fiscal year and forthcoming fiscal years.

F. Net available tax increment is defined as any tax increment, net of existing debt service payments, and existing contractual obligations received by the Agency or any lawful successor of the Agency and/or to any of the powers and rights of the Agency pursuant to any applicable constitutional provision, statute or other provision of law now existing or adopted in the future. The pledge of net available tax increment will constitute obligations to make payments authorized and incurred pursuant to Section 33445 and other applicable statutes. The obligations set forth in this Agreement will be contractual obligations that, if breached, will subject the Agency to damages and other liabilities or remedies.

G. The City Council (the "Council") and the Agency by resolution will find or have found that the use of Agency redevelopment funding for the publically owned improvements is in accordance with Section 33445 of the California Community Redevelopment Law (Health & Safety Code Section 33000 et seq.) ("CRL") and Section 33445(a) of the CRL and other applicable law. The said Council and Agency resolutions are each based on the authority of the Agency, with the consent of the Council, to pay all or part of the cost of the installation and construction of any facility, structure, or other improvements which is publicly owned either within or outside a project area, if the Council makes certain determinations.

H. By approving and entering into this Agreement, the Agency has approved the pledge of net available tax increment from the Project Areas to pay for the Projects.

I. The obligations of the Agency under this Agreement shall constitute an indebtedness of the Agency for the purpose of carrying out the Redevelopment Plan for the Project Areas.

NOW, THEREFORE, the parties hereto do mutually agree as follows:

INTRODUCTORY PROVISIONS

The recitals above are an integral part of this Agreement and set forth the intentions of the parties and the premises on which the parties have decided to enter into this Agreement and are incorporated into the terms and conditions of this Agreement.

II. AGENCY'S OBLIGATIONS

The Projects are those projects which are listed on the attached Exhibit 1, which is incorporated herein by this reference. The Agency agrees to pay to the City an amount equal to the cost to the

City to carry out the Projects, including without limitation all costs incurred by the City for the planning, acquisition and disposition, financing, development, permitting, design, site testing, bidding, construction and construction management of the Projects. The Agency's obligations under this Agreement, including without limitation the Agency's obligation to make the payments to the City required by this Agreement, shall constitute an indebtedness of the Agency for the purpose of carrying out the redevelopment of the Project Areas and are obligations to make payments authorized and incurred pursuant to Section 33445 and other applicable statutes. The obligations of the Agency set forth in this Agreement are contractual obligations that, if breached, will subject the Agency to damages and other liabilities or remedies.

The obligations of Agency under this Agreement shall be payable out of net available tax increment, as defined in the above recitals and/or as defined or provided for in any applicable constitutional provision, statute or other provision of law now existing or adopted in the future, levied by or for the benefit of taxing agencies in the Redevelopment Project Areas, and allocated to the Agency and/or any lawful successor entity of the Agency and/or any entity established by law to carry out any of the redevelopment plans for the Project Areas and/or expend tax increment or pay indebtedness of the Agency to be repaid with tax increment, pursuant to Section 33670, et seq., of the California Community Redevelopment Law or any applicable constitutional provision, statute or other provision of law now existing or adopted in the future, in amounts not less than those set forth in the Payment Schedule attached hereto as Exhibit 2 and incorporated herein by this reference.

The indebtedness of Agency under this Agreement shall be subordinate to the rights of the holder or holders of any existing bonds, notes or other instruments of indebtedness (all referred to herein as "indebtedness") of the Agency incurred or issued to finance the Redevelopment Project Areas, including without limitation any pledge of tax increment revenues from the Redevelopment Project Areas to pay any portion of the principal (and otherwise comply with the obligations and covenants) of any bond or bonds issued or sold by Agency with respect to the Redevelopment Project Areas.

All payments due to be made by the Agency to the City under this Agreement shall be made by the Agency in accordance with the schedule set forth in Exhibit 2 and as otherwise necessary to reimburse the City for the cost to the City of performing its obligations hereunder. City shall provide Agency with a quarterly report accompanied by evidence reasonably satisfactory to the Agency's Chief Executive Officer that the City has progressed in the development and construction of the Project for which payment is made by the Agency commensurate with such payments and has incurred costs or obligations to make payments equal to or greater than such amount.

III. CITY'S OBLIGATIONS

1. The City shall accept any funds offered by the Agency pursuant to this Agreement and shall devote those funds to completion of the Projects by (i) reimbursing the City or using such funds to make City expenditures to perform the work required to carry out and complete the Projects; (ii) utilizing such funds to pay debt service on bonds or other indebtedness or obligations that the City has or will incur for such purposes; and/or paying such funds into a

special fund of the City to be held and expended only for the purpose of satisfying the obligations of the City hereunder.

2. It is the responsibility of City to pay all development and construction costs in connection with the Projects from funds paid to the City by the Agency under this Agreement.

3. The City shall perform its obligations hereunder in accordance with the applicable provisions of federal, state and local laws, including the obligation to comply with environmental laws such as CEQA, and shall timely complete the work required for each Project in accordance with the Schedule of Performance attached hereto as Exhibit 3 and incorporated herein by this reference.

IV. Liability and Indemnification

In contemplation of the provisions of California Government Code Section 895.2 imposing certain tort liability jointly upon public entities solely by reason of such entities being parties to an agreement as defined by Government Code Section 895, the parties hereto, as between themselves, pursuant to the authorization contained in Government Code Sections 895.4 and 895.6, shall each assume the full liability imposed upon it, or any of its officers, agents or employees, by law for injury caused by negligent or wrongful acts or omissions occurring in the performance of this Agreement to the same extent that such liability would be imposed in the absence of Government Code Section 895.2. To achieve the above-stated purpose, each party indemnifies, defends and holds harmless the other party for any liability, losses, cost or expenses that may be incurred by such other party solely by reason of Government Code Section 895.2.

V. Entire Agreement: Waivers and Amendments

This Agreement shall be executed in triplicate originals, each of which is deemed to be an original. This Agreement consists of _____ () pages, which constitute the entire understanding and agreement of the parties.

This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto, and supercedes all negotiations or previous agreements between the parties with respect to the subject matter of this Agreement.

This Agreement is intended solely for the benefit of the City and the Agency. Notwithstanding any reference in this Agreement to persons or entities other than the City and the Agency, there shall be no third party beneficiaries under this Agreement.

All waivers of the provisions of this Agreement and all amendments to this Agreement must be in writing and signed by the authorized representatives of the parties.

VI. SEVERABILITY

If any term, provisions, covenant or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions shall continue in

full force and effect unless the rights and obligations of the parties have been materially altered or abridged by such invalidation, voiding or unenforceability.

VII. DEFAULT

If either party fails to perform or adequately perform an obligation required by this Agreement within thirty (30) calendar days of receiving written notice from the non-defaulting party, the party failing to perform shall be in default hereunder. In the event of default, the non-defaulting party will have all the rights and remedies available to it at law or in equity to enforce the provisions of this contract, including without limitation the right to sue for damages for breach of contract. The rights and remedies of the non-defaulting party enumerated in this paragraph are cumulative and shall not limit the non-defaulting party's rights under any other provision of this Agreement, or otherwise waive or deny any right or remedy, at law or in equity, existing as of the date of the Agreement or hereinafter enacted or established, that may be available to the non-defaulting party against the defaulting party. All notices of defaults shall clearly indicate a notice of default under this Agreement.

VIII. BINDING ON SUCCESSORS

This Agreement shall be binding on and shall inure to the benefit of all successors and assigns of the parties, whether by agreement or operation of law.

IX. RIGHT TO TERMINATE

The City shall have the right to terminate this Agreement in its sole determination upon reasonable cause. In addition, the City may eliminate any project identified in Exhibit 1, in the event that such project is deemed not reasonably feasible.

X. TERM

This Agreement shall remain in effect until the City has completed the projects identified and as amended, from time to time.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth above.

Attest: CITY OF LOS ANGELES

By: _____
City Clerk

By: _____

Attest:

REDEVELOPMENT AGENCY OF THE
CITY OF LOS ANGELES

By: _____
Secretary

By: _____

APPROVED AS TO FORM:

By: _____
City Attorney

By: _____
CRA/LA General Counsel
City Attorney

APPROVED AS TO FORM:
Kane Ballmer & Berkman

By: _____

Agency Special Counsel