



DATE / October 6, 2011

FILE CODE /

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Los Angeles / California 90017-2381

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**REVISED**  
**AS UNDERLINED IN**  
**RECOMMENDATIONS SECTIONS**

MD2700  
CR6990  
100820  
100658

Council File No. 9443  
Council District: 10, 8  
Contact Person: Barron McCoy  
(213) 368-0616  
Carolyn Hull  
(323) 290-2820  
Michelle Banks-Ordone  
(213) 368-0611

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

**COUNCIL TRANSMITTAL:**

Transmitted herewith, is a Board Memorandum adopted by the Agency Board on October 6, 2011, for City Council review and approval in accordance with the "Community Redevelopment Agency Oversight Ordinance" entitled:

**VARIOUS ACTIONS RELATED TO:**

**CRENSHAW/MID-CITY CORRIDORS INFILL AND INFRASTRUCTURE PROJECT.** Various actions including adoption of Health & Safety Code Section 33445 Findings for expenditure of \$14,677,920 for Public Improvements, and execution of Contract Amendment with S L Enterprises, Inc. extending term by four years and increasing compensation from \$75,000 to an amount not to exceed \$220,000 in the Crenshaw Amended Redevelopment Project Area and the Mid-City Recovery Redevelopment Project Area.

**HOLLYWOOD & CENTRAL REGION (CD 10)**  
**SOUTH LOS ANGELES REGION (CD8)**

**RECOMMENDATION**

That the City Council approve(s) recommendation(s) on the attached Board Memorandum.

Council Transmittal

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### **ENVIRONMENTAL REVIEW**

The proposed public improvements are categorically exempt from provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15302 (c) and (h) and 15304 (a) and (b) of the CRA/LA and State CEQA Guidelines. In addition, the public improvements are an undertaking pursuant to and in furtherance of the Crenshaw Amended and Mid-City Recovery Redevelopment Plans, for which Environmental Impact Reports were previously prepared and certified pursuant to CEQA. Therefore, in accordance with Section 15180 of the State CEQA Guidelines, no further environmental review is necessary for the recommended actions.

### **FISCAL IMPACT STATEMENT**

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



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Christine Essel, Chief Executive Officer

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  
Larry Frank, Office of the Mayor  
Steve Ongele, Office of the Mayor  
Noreen Vincent, Office of the City Attorney  
Councilmember Bernard C. Parks, CD8  
Councilmember Herb J. Wesson, Jr., CD10

Attachment

Council Transmittal  
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bcc: Nenita Tan, Office of the City Controller  
Records (2 copies)  
Ed Young  
Barron McCoy  
Carolyn Hull  
Michelle Banks-Ordone

MEMORANDUM

**REVISED**  
**AS UNDERLINED IN**  
**RECOMMENDATIONS SECTIONS**

<b>DATE:</b>	OCTOBER 6, 2011	MD2700 CR6990
<b>TO:</b>	CRA/LA BOARD OF COMMISSIONERS	100820 100658
<b>FROM:</b>	CHRISTINE ESSEL, CHIEF EXECUTIVE OFFICER	
<b>STAFF:</b>	BARRON MCCOY, REGIONAL ADMINISTRATOR CAROLYN HULL, REGIONAL ADMINISTRATOR MICHELLE BANKS-ORDONE, PROJECT MANAGER	

**SUBJECT:** **Crenshaw/Mid-City Corridors Infill and Infrastructure Project.** Various actions including adoption of Health and Safety Code Section 33445 Findings for expenditure of \$14,677,920 for Public Improvements, and execution of Contract Amendment with S L Enterprises, Inc. extending term by four years and increasing compensation from \$75,000 to an amount not to exceed \$220,000 in the Crenshaw Amended Redevelopment Project Area and the Mid-City Recovery Redevelopment Project Area

HOLLYWOOD AND CENTRAL REGION (CD10)  
SOUTH LOS ANGELES REGION (CD8)

**RECOMMENDATION(S)**

That CRA/LA acknowledges and understands that the California Supreme Court in the case entitled California Redevelopment Association v. Matosantos stayed certain portions of Assembly Bills x1-26 and x1-27. Given the Court's stay and the uncertain status of such legislation, although CRA/LA is, and the City Council may be, approving certain actions as described herein, to the extent that such actions are stayed, then CRA/LA shall not execute agreements or take such actions, notwithstanding their approval hereof, until the Supreme Court has decided the case on the merits or the action is no longer stayed.

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

1. Adopt, and request that the City Council adopt, a joint resolution making findings in accordance with Health and Safety Code Sections 33445 that funding these public improvements is of benefit to the Crenshaw Amended Redevelopment Project Area and the Mid-City Recovery Redevelopment Project Area;
2. Recognize \$14,677,920 of State Department of Housing and Community Development Proposition 1C In-fill and Infrastructure Grant funds and place said funds into the following budget line items: \$4,126,511 Crenshaw Economic Development Opportunities (CR6990), \$9,051,409 Mid-City Economic Development Opportunities (MD2700), and \$1,500,000 Mid-City Affordable Housing (MD1550) which will allow expedited expenditure of these funds for public improvements and housing improvements as appropriate; and

3. Amend purchase order number 09-0626 with Sherri Franklin, S L Enterprises, Inc. (dba: Urban Design Center) to revise the scope of work to manage the \$14,677,920 Proposition 1C grant contract coordination and compliance work, to ensure CRA/LA fund reimbursement, and to increase compensation by \$145,000 for a total purchase order amount not to exceed \$220,000 for a four year period.

That the CRA/LA Board of Commissioners:

4. Request that the City Council approve CRA/LA's implementation of the Crenshaw/Mid-City Corridors Infill and Infrastructure Project under the Cooperation Agreement for Payment of Costs Associated with certain CRA/LA funded Capital Improvements, Public Improvements and Housing projects, dated as of March 10, 2011 between CRA/LA and the City of Los Angeles.

### **SUMMARY**

On April 17, 2008, the CRA/LA Board of Commissioners ("Board") approved a resolution authorizing submittal of a grant application for the Crenshaw/Mid-City Corridor Infill and Infrastructure ("IIG") Project. In 2009, the Board and City Council authorized acceptance and execution of the grant agreement with the State Department of Housing and Community Development ("HCD"). A location map of the IIG Project is provided as Attachment A.

The IIG Project is a new program with dynamic parameters. Approval of this action will allow for approximately \$10 million in much needed public improvements, including sidewalk reconstruction, curb and gutter repair, intersection safety upgrades, ADA compliance, safety and pedestrian lighting, transit amenities, wayfinding, and gateways. The remaining \$4 million is targeted for eligible on-site improvements for affordable housing developments within the Crenshaw and Mid-City Corridor Project Area boundaries, including Rosa Parks Villas, Jefferson Boulevard and 5<sup>th</sup> Avenue Apartments, and Crenshaw Villas. These affordable housing projects will produce a total of 300 new units of which 286 are affordable. In accordance with the 2009 program guidelines, eligible on-site activities include:

- site clearance/demolition,
- grading, and
- parking (the minimum residential per unit parking spaces in parking structures required by local land-use entitlement approval, not to exceed one parking space per residential unit, and not to exceed \$40,000 per permitted space).

In order to begin construction activities, the recommended actions also include adoption of a Section 33445 Resolution making findings required by the California Health and Safety Code for expenditure of funds by a redevelopment agency for public improvements (Attachment B).

The grant requires the development of affordable housing that is leveraged to provide the grant funds for the infrastructure improvements for such housing as detailed below.

PROJECT NAME	PROP 1C GRANT FUNDS	MATCHING FUNDS	TOTAL PROJECT COSTS	OTHER SOURCES
<b>Design &amp; Construction Completed</b>				
Rosa Parks Villas	\$400,000	\$200,000	\$600,000	TCAC, LAHD, Conventional Financing, and CRA/LA
<b>Design Started in 2010/2011</b>				
Buckingham Seniors Phase I	N/A	N/A	N/A	TCAC, CRA/LA and NSP
5th Avenue and Jefferson Boulevard*	\$1,500,000	N/A	\$1,500,000	TCAC, LAHD, Conventional Financing and CRA/LA
Zones A,C, E and G	\$7,333,681	\$2,000,000	\$9,333,681	CRA/LA, Metro, CIP, DWP, and Foundations
<b>Design Scheduled to Start in 2012</b>				
Zones B, D and F	\$3,444,239	\$1,833,008	\$5,277,247	CRA/LA, Metro, Metro Call, CIP and Foundations
Buckingham Seniors Phase II	N/A	N/A	N/A	TCAC, Conv., CRA/LA
Crenshaw Villas*	\$2,000,000	N/A	\$2,000,000	TCAC, LAHD, and Conv.
<b>Total</b>	<b>\$14,677,920</b>	<b>\$4,033,008</b>	<b>\$18,710,928</b>	

There are multiple participants in the IIG Project that will have separate sub agreements with CRA/LA for implementation. Documenting work to meet the requirements of HCD, and ensuring all elements are moving forward requires attention to detail, focus, and assertive management. An amendment to the S L Enterprises, Inc. purchase order is requested to meet these needs.

### PREVIOUS ACTIONS

March 7, 2011 and March 8, 2011 - CRA/LA Board of Commissioners and City Council respectively, approved environmental action, loan agreement and commitment letter for, Jefferson Boulevard Housing Partners, L.P. not to exceed a total of \$3,000,000 (\$1,500,000 Prop 1C and \$1,500,000 LMIHF) for development of Jefferson Boulevard and 5th Avenue Apartments at 2401, 2415, 2421 and 2425 W. Jefferson Boulevard. (CF# 11-0363)

April 16, 2009 and April 29, 2009 - CRA/LA Board of Commissioners and City Council, respectively, approved a resolution that authorized the submittal of the 1C Infill Infrastructure

grant application for the Crenshaw/Mid-City Corridors Project in the amount of \$16 million, execution of a grant agreement, acceptance of the grant, and CRA/LA budget actions as well as various actions related to several other CRA/LA Prop 1C grant applications. (CF# 09-0884)

April 17, 2008 and April 30, 2008 - CRA/LA Board of Commissioners and City Council, respectively, approved various actions regarding the State of California Housing and Community Development Proposition 1C authorizing the submittal of five (5) infill infrastructure grant program applications for the Chinatown Yale Street qualified infill linkage, Central Avenue Historic Corridor infill area, Figueroa Corridor qualified infill area, and Crenshaw Corridor infill infrastructure area, and Blythe Street qualified infill area projects in the Chinatown, Council District 9 South of the Santa Monica Freeway, City Center, Vermont/Manchester Redevelopment Project Areas, and the Earthquake Disaster Assistance Project Area for portions of Council District Seven Downtown, East Valley, Hollywood and Central and South Los Angeles. (CF# 08-1006)

## **DISCUSSION & BACKGROUND**

### **Project History**

In 2005, Mayor Villaraigosa and Councilmembers Hahn, Parks, Perry and Wesson made a historic commitment to narrow physical and economic disparities through an unprecedented push by the City's departments, agencies, utilities and entities to channel the resources of City government as well as deliver significant new public and private sector investment to revitalize South Los Angeles ("SLA"). By doing this, the SLA community would have a greater opportunity to share equitably in and contribute to the City's growth, prosperity, and improved quality of life.

Shortly thereafter, with the direction and support of Councilmember Wesson, CRA/LA staff initiated the Vision Plan study process for Crenshaw Boulevard. The study and its accompanying community outreach process were conducted over a period of 18 months. The Vision Plan is a comprehensive economic development and planning strategy, which identifies current investments and economic conditions as well as market projections over the next 10-years. This data was cross-referenced with existing planning and land use guidelines and utilized to recommend revisions to outdated land use designations. Instead of buildings oriented to motorist needs, this Plan recommended six unique pedestrian orientated districts, each with its own identity. These districts are: Crenshaw Adams Village, Crenshaw Connection, Crenshaw Exno TOD, Crenshaw Square, Crenshaw Dwell and Freedom Square. Each district's land uses, densities and heights are calibrated to honor the scale of adjacent homes while nurturing new jobs, housing, retail, and offices along a walkable boulevard (Attachment C).

To expedite revitalization, the Vision Plan recommended land use revisions, more attractive and modern development designs, as well as the immediate implementation of a Streetscape and Sidewalk Improvement Program. The Streetscape and Sidewalk Improvement Program is the basis for the public improvements and scope of work for Crenshaw/Mid-City Corridors Project. Conceptual designs for the Green Infrastructure Program ("GIP"), a streetscape and sidewalk improvement program have been completed.

In 2006, the California voters approved Proposition 1C that funded and created several new housing-related grant programs along with additional funding for existing affordable housing programs. One of the programs was the 1C Infill Infrastructure grant program that resulted in a Request for Proposals. During the review process of the grant applications received by the State HCD, second round funding was provided in FY2009. CRA/LA submitted a grant



application for the contiguous portions of the Mid-City Recovery Redevelopment Project Area and the Crenshaw Amended Redevelopment Project Area. The State submitted an award letter to CRA/LA in May 2010. HCD staff toured the IIG Area and the Qualifying Infill Project ("QIP") (Rosa Parks Villas) on November 16, 2010. The HCD Prop 1C IIG Standard Agreement was fully executed on July 5, 2011.

To date \$14,677,920 in Prop 1C IIG Funds for the public improvements within the Infill Area (Attachment A) and \$1.9 million 2009 MTA Call for Projects funds for the Dr. Martin Luther King, Jr./Stocker Capital Improvements Project have been awarded. Rosa Parks Villas has been completed. Buckingham Seniors Phase I is under construction and on March 7<sup>th</sup> the Board approved a \$3 million loan agreement with Jefferson Boulevard Housing Partners, L.P., which includes \$1.5 million of Prop 1C IIG funds for the development of Jefferson Boulevard and 5th Avenue Apartments.

### Location

The IIG Project's target area includes the amended Crenshaw Redevelopment Project Area and the Mid-City Corridors Redevelopment Project Area. These Project Areas have been divided into nine zones to facilitate the implementation of the scope of work:

- Zone A** - Crenshaw Mid City Vision Plan Area
- Zone B** - Freedom Square Area
- Zone C** - Leimert Park Area
- Zone D** - Park Mesa Heights Area
- Zone E** - Baldwin Hills and Village Area
- Zone F** - Jefferson Park Area
- Zone G** - Jefferson Industrial Area
- Zone H** - Adams West Area Part 1
- Zone I** - Adams West Area Part 2

### Description and Project Context

The public improvements consist of seven distinct categories of installation and repair:

1. Structural Sidewalk: Curbs, ADA Cuts, Transit Pads, Gutters
2. Sidewalks: Repairs, Tree Wells
3. Street Furniture: Shelters, Benches, Bike Racks, Trash Receptacles
4. Lighting: Security, Replacement of Missing and Inoperative
5. Landscaping: New Trees and Parkways
6. Specialty Design: Public Art Areas, Stanchions, Bioswales, Signage, Designed Concrete
7. Specialty Structural: Street Crossings, Power Pole Undergrounding, Fiber Optics

### Mid-City Project Area Objectives

The proposed improvements conform to the following Mid-City Project Area Objectives established in the Redevelopment Plan:



- Promote the elimination and prevention of blight and deterioration, and promote the conservation, rehabilitation, renewal and redevelopment of the Project Area to the extent permitted by law and specified in this Plan.
- Improve the quality of the environment, promote a positive image for the Project Area, and provide a safe environment through mechanisms such as promoting landscape criteria and planting programs.
- Promote the development of sound residential neighborhoods (with careful attention given to the problems of increased land use densities) through mechanisms such as: land use, density, design and property management standards; public improvements, property rehabilitation sensitive in-fill housing; traffic and circulation programming; and development of open spaces and other services necessary to enable residents to live and work in the Project Area.
- Support and encourage a circulation system which will improve the quality of life in the Project Area, including pedestrian, automobile, parking and mass transit systems with an emphasis on serving seniors and the disabled.
- Coordinate the revitalization efforts in the Project Area with other public programs of the City of Los Angeles and the metropolitan area through linkages and leveraging of funding sources.
- Promote the provision of well-planned community uses and facilities, pedestrian and vehicular circulation, and adequate parking.
- Encourage private investment, consistent with the Plan's objectives in commerce and industry.

#### Crenshaw Amended Project Area Objectives

The proposed improvements conform to the following Crenshaw Amended Project Area Objectives established in the Redevelopment Plan:

- Eliminate and prevent the spread of blight and deterioration and to conserve rehabilitate and redevelop the Expansion Project Area in accord with the City's General Plan, specific plans, the Amended Redevelopment Plan and local codes and ordinances.
- Encourage the investment of the private sector in the development and redevelopment of the Expansion Project Area by eliminating impediments to such development.
- Promote the physical, social and economic well being of the Project Area, the City of Los Angeles, and its citizens.
- Improvement of public parking, other public facilities, services, utility lines, lighting, public safety, pedestrian ways and public transportation.
- Redevelopment of the Expansion Project Area pursuant to the Amended Plan will attain the purpose of the California Community Redevelopment Law by (4) the installation of new or replacement of existing public improvements, facilities and utilities in areas which are currently in adequately served with regard to such improvements, facilities and utilities.

In addition to the Crenshaw Amended Redevelopment Plan objectives, the Crenshaw and Amended Crenshaw Implementation Plan lists goals voiced by the community:

- Promote the area's business retention, expansion and creation through public and private funding partnerships and business development activities. Expansion of the area's Business Improvement District (BID) to improve the area's safety, maintenance and attractiveness to both businesses and visitors in the Leimert Park Village area,

along Crenshaw Boulevard and in the Baldwin Hills Crenshaw Plaza and Santa Barbara Plaza (AKA Marlton Square) areas.

- Encourage meeting the open space, recreational and cultural needs of the community for the enjoyment of both local residents and persons throughout the Los Angeles region.
- Promote Leimert Park Village's unique cultural heritage, as well as its retail and artistic attributes, such as music and dance performances.
- Emphasize the historical significance and preservation of the Vision Theater and its cultural prominence through its renovation and expansion. Enhance the theater's marketing to promote its venue as not only a highlight of the Leimert Park Village area, but as a major regional draw and destination point.
- Coordinate revitalization planning efforts along the Crenshaw Corridor to respond to the proposed Crenshaw Light Rail system that will include station locations and provide additional development opportunities in the area.

### Section 33445 Findings

California Health and Safety Code Section 33445 permits a redevelopment agency to use redevelopment funds to pay for publicly-owned improvements within or contiguous to a Project Area if three findings can be made, which are summarized here and set forth in the proposed Resolution attached hereto as Attachment B.

**Finding 1:** **33445(a)(1)** *The improvements must benefit the funding Project Area by eliminating blight.* The proposed improvements are located within and adjacent to the Crenshaw Amended and Mid-City Recovery Redevelopment Project Areas, which Redevelopment Plans identify deficiencies in the Project Areas' circulation systems and public improvements as significant blighting conditions. The sidewalk reconstruction and repair, curb and gutter repair, intersection safety upgrades, ADA compliance, safety and pedestrian lighting, transit amenities, wayfinding, gateway installations and the financing for parking to develop affordable housing will address a number of blighting conditions identified in the Crenshaw Amended and Mid-City Plans, including: improve public safety and pedestrian ways; increase accessibility to public transit; and promote pedestrian and vehicular circulation and adequate parking.

**Finding 2:** **33445(a)(2)** *The proposed expenditure must be the only reasonably available means of financing the public improvements.* The City of Los Angeles's current fiscal shortfall does not allow for the identification of and expenditure of funds for the proposed infill and public infrastructure improvements within the IIG Area. This shortfall is the result of factors including a severe economic downturn, which has substantially reduced City revenues, resulted in the deferral or elimination of numerous capital projects, resulted in the elimination of many City staff positions and led the City to declare a fiscal emergency.

**Finding 3:** **33445(a)(3)** *The improvement must be consistent with the Five-year Implementation Plan.* The proposed improvements are consistent with the Crenshaw Amended Redevelopment Project Area and Mid-City Recovery Redevelopment Project Area Five-year Implementation Plans for FY2011-

2015, where goals and objectives include installation of public improvements (Section III.C.5).

### S L Franklin Enterprises, Inc

CRA/LA issued a Request for Grants related to State Proposition 1C consulting services, including implementation assistance, which resulted in the award of Purchase Order 09-0626 to Sherri Franklin ("S L Franklin Enterprises, Inc.") in the amount of \$25,000, which was subsequently amended and increased to a total of \$75,000. At that time, staff thought that there were sufficient funds available to complete the work required. However, working with the State and all the other parties involved in the infrastructure and housing on this program, has proven to be much more time consuming than originally anticipated. The grant application needed to be rewritten to address the changing dynamics of the housing finance situation, the State financial situation and the fact that the State had never done a program like this previously. Because there are so many participants in this grant project, the State requested that one person be named the designated contact.

S L Franklin Enterprises, Inc. has continued to work with the team, monitor the housing development status, coordinate with HCD, negotiate the grant and disbursement terms, implement the grant requirements and prepare documents for reimbursement. S L Franklin Enterprises, Inc. is a local DBE with exceptional knowledge of the community. To date, the company has helped procure over \$125 million in funding for community and economic development projects ranging in size from \$500,000 to \$22 million. Sherri Franklin's background in affordable housing, community development and grants make her extremely qualified for this assignment. This revised scope of work and increase in the Purchase Order from \$75,000 to \$220,000 is also covered by the grant.

### ECONOMIC IMPACT

The following table\* describes the economic impacts estimated to be created by this project.

<b>Estimated Economic Impacts Created by this Project*</b>	
<b>Estimated Construction Jobs Created</b>	<b>83</b>

\*The figures provided in the table about are for estimation purposes only; actual fiscal impact or job creation may be higher or lower than these estimates. Standardized formulas were used to generate these figures and are based on accepted econometric practices and basic tax calculations taken from research performed by a variety of sources, including the Los Angeles Economic Roundtable, California Redevelopment Association, US Department of Housing and Urban Development, CRA/LA, and the City and County of Los Angeles.

The following table describes economic impacts relative to retaining existing businesses and employment within the Crenshaw/Mid-City Corridors IIG Area.\*

<b>BUSINESS DATA</b>		
<b>Area</b>	<b>Businesses</b>	<b>Employees</b>
Adams	245	1,011
Crenshaw (MD)	219	2,019
Crenshaw Amended	497	2,852
Jefferson	285	1,756
<b>TOTAL</b>	<b>1,246</b>	<b>7,638</b>

\*The figures provided in the table above were provided by ESRI sources. Future fiscal impact or job retention may be higher or lower and these figures can only be used for estimation purposes.

### SOURCE OF FUNDS

State of California Housing and Community Development 1C Infill Infrastructure Funds

### PROGRAM AND BUDGET IMPACT

The recommended actions are consistent with the proposed FY2012 Budget and Work Programs, pending Council action, for the Crenshaw Amended Redevelopment Project and the Mid-City Recovery Redevelopment Project Areas. This action will recognize \$14,677,920 of State Department of Housing and Community Development Proposition 1C In-fill and Infrastructure Grant funds and place said funds into the following budget line items: \$4,126,511 Crenshaw Economic Development Opportunities (CR6990), \$9,051,409 Mid-City Economic Development Opportunities (MD2700), and \$1,500,000 Mid-City Affordable Housing (MD1550);

Following the recommended action, sufficient funds will remain in the Crenshaw Amended Redevelopment Project and Mid-City Recovery Redevelopment Project Area budgets to pay their identified shares of required Voluntary Alternative Redevelopment Program (VARP) transfers to the City for remittance to the County Auditor-Controller.

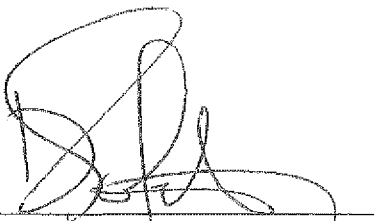
### ENVIRONMENTAL REVIEW

The proposed public improvements are categorically exempt from provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (c) and (h) and 15304 (a) and (b) of the CRA/LA and State CEQA Guidelines. In addition, the public improvements are an undertaking pursuant to and in furtherance of the Crenshaw Amended and Mid-City Recovery Redevelopment Plans, for which Environmental Impact Reports were previously prepared and certified pursuant to CEQA. Therefore, in accordance with Section 15180 of the State CEQA Guidelines, no further environmental review is necessary for the recommended actions.

These actions are consistent with, and further the goals of the Crenshaw Amended and Mid-City Recovery Redevelopment Project Areas. Councilmember Bernard Parks (CD 8), Councilmember Herb J Wesson, Jr. (CD 10), the Crenshaw Community Advisory Committee, Mid-City Project Area Committee and several other community groups and stakeholders support the Crenshaw/Mid-City Corridors Prop 1C IIG Project.

Christine Essel  
Chief Executive Officer

By:



Dalila Sotelo  
Deputy Chief Executive Officer

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

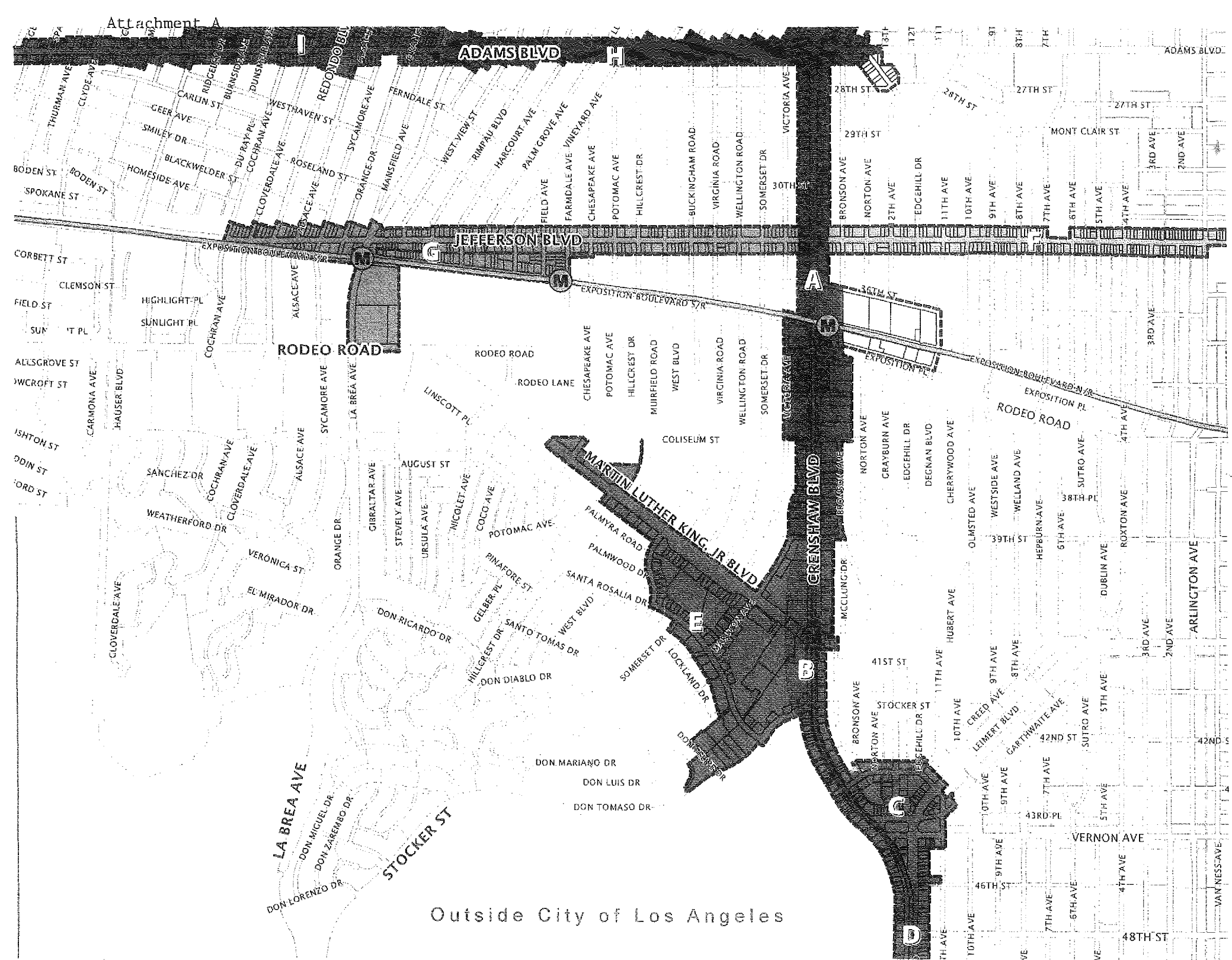
Attachments

Attachment A: Location Map

Attachment B: Resolution

Attachment C: Vision Plan Map

Attachment D: Project Summary Reports



Outside City of Los Angeles

Resolution No. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES AND THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA PURSUANT TO SECTION 33445 OF THE CALIFORNIA REDEVELOPMENT LAW REGARDING FUNDING OF PUBLIC IMPROVEMENTS FOR THE CRENSHAW/MID-CITY CORRIDORS INFILL AND INFRASTRUCTURE PROJECT IN THE CRENSHAW AMENDED REDEVELOPMENT PROJECT AREA AND THE MID CITY RECOVERY REDEVELOPMENT PROJECT AREA**

WHEREAS, the Community Redevelopment Agency of the City of Los Angeles, California ("CRA/LA") is engaged in redevelopment and revitalization of the areas of Crenshaw and Mid City pursuant to the adopted Redevelopment Plans for the Crenshaw Amended Project Area and the Mid City Recovery Redevelopment Project Area (the "Project Areas"); and

WHEREAS, the City of Los Angeles ("City") is the legislative body for the communities in which these Project Areas are located; and

WHEREAS, the City adopted the Crenshaw Amended Redevelopment Project Area Redevelopment Plan on May 9, 1984 by Ordinance No. 158933 which was subsequently amended on December 6, 1994 by Ordinance No. 170169, and again by Ordinance No. 175613 on October 31, 2003 (referred to collectively as the "Crenshaw Amended Redevelopment Plan"); and

WHEREAS, the goals of the Crenshaw Amended Redevelopment Plan (the "CR Redevelopment Plan") promote the improvement of public parking, other public facilities, services, utility lines, lighting, public safety, pedestrian ways and public transportation; and

WHEREAS, pursuant to California Health and Safety Code Section 33490, the CRA/LA Board of Commissioners adopted an Implementation Plan on March 4, 2010 for the Crenshaw Amended Project Area; and

WHEREAS, the City adopted the Mid City Recovery Redevelopment Project Area Redevelopment Plan on May 10, 1996 by Ordinance No. 171064 which was subsequently amended on October 31, 2003 (referred to collectively as the "Mid City Recovery Redevelopment Plan"); and

WHEREAS, the goals of the Mid City Recovery Redevelopment Plan (the "MD Redevelopment Plan") promote the development of sound residential neighborhoods (with careful attention given to the problems of increased land use densities) through mechanisms such as: land use, density, design and property management standards; public improvements, property rehabilitation sensitive in-fill housing; traffic and circulation programming; and development of open spaces and other services necessary to enable residents to live and work in the Project Area; and

WHEREAS, pursuant to California Health and Safety Code Section 33490, the CRA/LA Board of Commissioners adopted an Implementation Plan on May 20, 2010 for the Mid City Recovery Project Area; and



WHEREAS, these Implementation Plans provide that CRA/LA will implement Economic Development activities including Community Facilities and Public Improvements to meet the goals and objectives of the Redevelopment Plan; and

WHEREAS, the sidewalk reconstruction and repair, curb and gutter repair, intersection safety upgrades, ADA compliance, safety and pedestrian lighting, transit amenities, wayfinding, gateway installations and the financing for parking to develop affordable housing will address a number of blighting conditions identified in the CR Redevelopment Plan and MD Redevelopment Plan and their respective five-year implementation plans; and

WHEREAS, the cost of the public improvements will be \$14,677,920 of State Department of Housing and Community Development (HCD) Proposition 1C In-fill and Infrastructure Grant funds; and

WHEREAS, Sections 33445 of the California Health and Safety Code require the City and CRA/LA to make certain findings before CRA/LA funds can be used to pay for public improvements; and

WHEREAS, the City of Los Angeles is unable to finance the cost of the Public Improvements because of continued stress on the City General Fund for the 2012 fiscal year resulting from the adverse impacts of the economic recession that has severely reduced City revenues; and

WHEREAS, CRA/LA staff have used reasonable efforts to identify other means to finance the Public Improvements and have successfully been awarded and will operate as the administrative entity for these HCD Proposition 1C In-fill and Infrastructure Grant funds to pay for these Public Improvements; and

WHEREAS, Section 33445 of the California Health and Safety Code authorizes a redevelopment agency, with the consent of the legislative body, to pay all or a part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvements that are publicly owned and are located inside or contiguous to the project area, if the legislative body determines all of the following: (1) that the improvements that are publicly owned are of benefit to the Project Area by helping to eliminate blight within the Project Area; (2) that no other reasonable means of financing the publicly owned improvements are available to the community; and (3) that the payment of funds for the publicly owned improvements is consistent with the Implementation Plan adopted pursuant to Section 33490; and

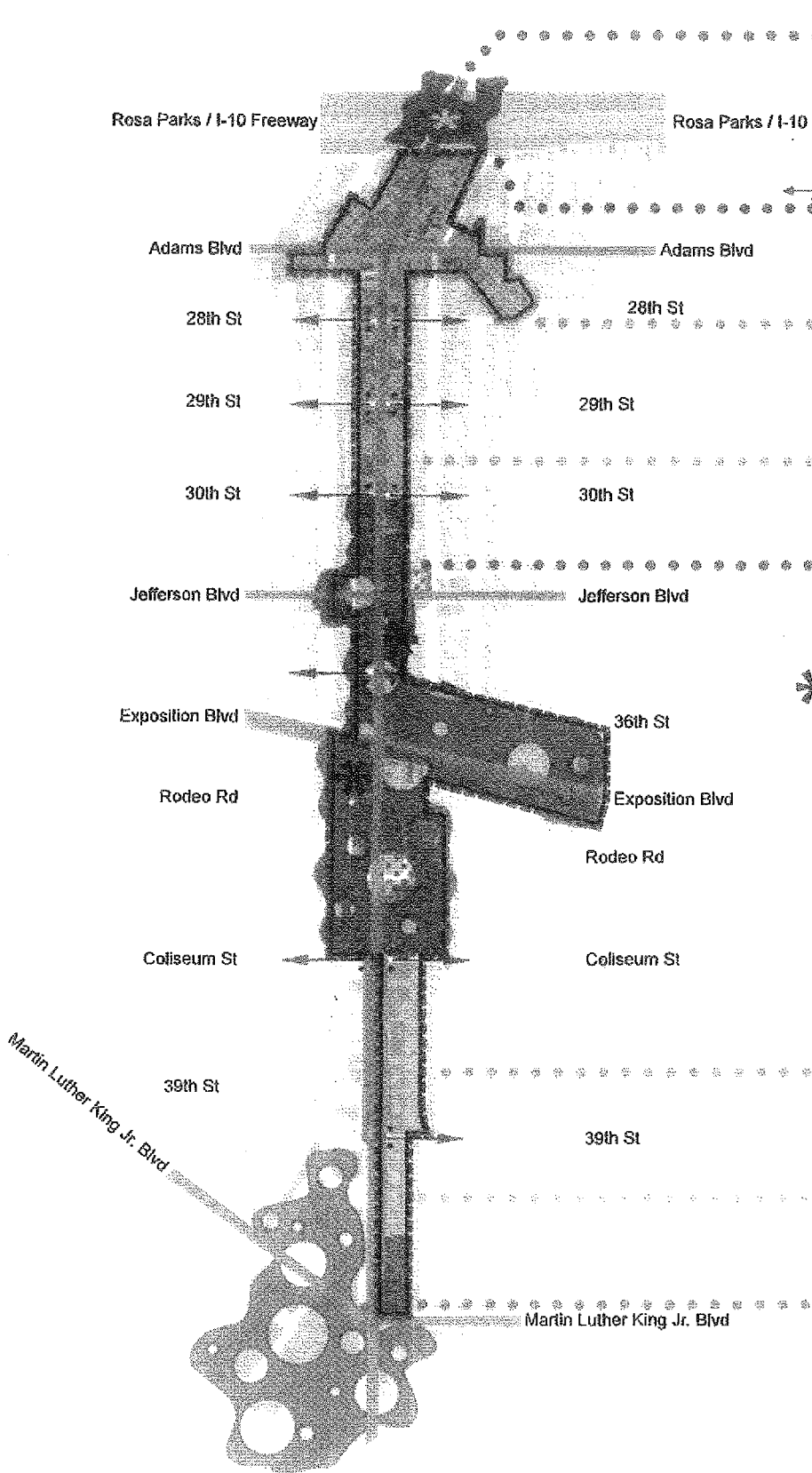
WHEREAS, the CRA/LA Board of Commissioners and the City Council of the City of Los Angeles have reviewed and considered the facts, information and testimony presented to them with respect to the Public Improvements, including but not limited to the Board Memorandum dated September 15, 2011, which is incorporated herein by this reference, and do hereby base their consent and findings upon those facts.

NOW THEREFORE, THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA, AND THE CITY COUNCIL OF THE CITY OF LOS ANGELES DO HEREBY DETERMINE AND RESOLVE AS FOLLOWS:

- 1) The provision of the public improvements such as sidewalk reconstruction and repair, curb and gutter repair, intersection safety upgrades, ADA compliance, safety and pedestrian lighting, transit amenities, wayfinding, gateway installations and the financing for parking to develop affordable housing in the Crenshaw Amended and Mid City Recovery Redevelopment Project Areas are of benefit to these Project Areas in that these public improvements will assist in eliminating one or more blighting conditions and is necessary to effectuate the CR and MD Redevelopment Plans because of the need to:
  - a. Mitigate defective sidewalk construction, non-compliant ADA infrastructure, tree root damage, aged and worn public infrastructure that present a liability to the City and an immediate danger to pedestrians; and
  - b. Provide a safe environment through mechanisms such as pedestrian lighting, intersection safety upgrades, and wayfinding; and
  - c. Provide job creation and retention programs; and
  - d. Create synergies from overall activities in and around these Project Areas that will over time increase the property values and create the necessary demand to develop the remaining vacant land parcels in these Project Areas.
- 2) The City and CRA/LA find that after pursuing an investigation for funding sources from the City, the public improvements required to facilitate these improvements are not in the City's capital improvement budget for funding and no other reasonable means of financing the public improvements consistent with the purpose of the CR and MD Redevelopment Plans are available.
- 3) The provision of the public improvements are consistent with the Five-Year Implementation Plans for the Crenshaw Amended Redevelopment Project Area adopted on March 4, 2010 by Resolution 7439 and the Mid City Recovery Redevelopment Project Area adopted on May 20, 2010 by Resolution 7480, in that they achieve an environment reflecting a higher level of concern for public safety, public infrastructure and an improved quality of life appropriate to the objectives of the plan is included in said Implementation Plan.

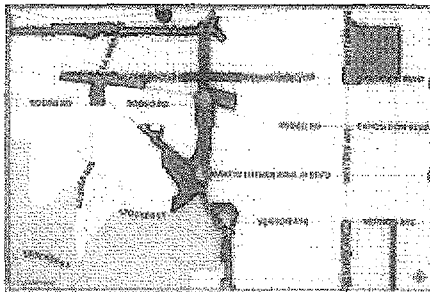
**ADOPTED BY CRA/LA:** \_\_\_\_\_

**ADOPTED BY THE CITY:** \_\_\_\_\_



- (A) Green Street**  
Link the various elements of the Vision Plan with a priority to create a pedestrian environment with streetscape and greening improvements that enhance the environmental quality of Crenshaw Boulevard.
- (B) Freeway Gateway**  
Create connectivity and identity by bridging Crenshaw Boulevard at the Rosa Parks / I-10 Freeway.
- 1 Crenshaw-Adams Village**  
Enhance and build upon existing residential and locally-based neighborhood businesses to create neighborhood character at an intimate scale.
- 2 Crenshaw Connection**  
Provide jobspace and workforce development to attract quality businesses to the community.
- 3 Crenshaw Expo District**  
Build upon the Expo Light-Rail Line to develop a transit-oriented destination that encourages greater pedestrian activity and quality mixed-use developments.
- \* a Catalytic Developments**  
Encourage new development that facilitates quality growth.
- b Crenshaw Neighborhoods**  
Acknowledge and respect the existing neighborhoods surrounding the Crenshaw Boulevard corridor.
- c Neighborhood Shuttle**  
Enhance shuttle service to connect the Crenshaw community to places of interest along Crenshaw Boulevard.
- d Parking District**  
Develop a district-wide parking program that encourages pedestrian activity and strategic parking for existing structures and new developments.
- 4 Crenshaw Square**  
Encourage local commercial character and mixed-use development with upper level residential uses.
- 5 Crenshaw Dwell**  
Conserve the scale and scope of residential character of this portion of the Boulevard.
- 6 Freedom Square**  
Encourage development that builds upon the cultural uses of Leimert Park and the present and future vitality of the Baldwin Hills Crenshaw Plaza.

**HOLLYWOOD & CENTRAL REGION**



Maps created by CRA/LA GIS Team

**MID-CITY**

**PROP 1C & VISION PLAN IMPLEMENTATION**

**Project Description**

A comprehensive streetscape program providing pedestrian linkages from affordable housing developments to public transportation, which includes: street furniture, trees, tree wells, permeable pavers, infill open space, neighborhood gateways, bioswales, etc. The program recommends a framework of varying street tree types, street lighting and gateways that complement the proposed land use districts.

**Sustainable Elements**

- Bicycle Storage/Changing Rooms
- Controllable Lighting Systems
- Materials Conservation and Reuse
- Native landscaping
- Parking Reduction/Prioritization
- Permeable Paving
- Public Open Space
- Stormwater Management
- Water Efficient Landscaping

**Project Location**

The contiguous portion (Adams, Jefferson and Crenshaw Boulevards) of the Mid-City Recovery Redevelopment Project Area and the Crenshaw Amendment Project Area

**Community Benefits**

- Area Beautification
- Attract other investment to the area
- Beautification of commercial corridor
- Catalytic project
- Construction Local Hiring
- Creation of Affordable Housing
- Economic Revitalization
- Elimination of Blight
- Enhance Bike-ability
- Enhance Livability
- Enhance Public Safety
- Enhance Walkability
- Enhanced Pedestrian Environment
- Improve Image of Area
- Improve overall attractiveness of the area
- Improved Infrastructure
- Improves the economic vitality of the area
- Neighborhood Stabilization
- New Affordable Covenants
- Provides Special Needs Housing
- Revitalize key commercial corridor

**Elected Officials**

- Council District 10, Herb J. Wesson Jr.
- Council District 8, Bernard C. Parks
- County Supervisor District 2, Mark Ridley-Thomas
- State Senate District 26, Curren D. Price Jr.
- Congress District 33, Karen Bass
- Assembly District 47, Holly J. Mitchell

**Project Type**

Public Improvement

Construction Category: Infrastructure

**Developer / Participant(s)**

*Public Agency Partners:*

- City of Los Angeles Bureau of Engineering (BOE)
- City of Los Angeles Bureau of Street Lighting (BSL)
- City of Los Angeles Bureau of Street Services (BSS)
- City of Los Angeles Department of Water and Power (DWP)
- City of Los Angeles General Services Department (GSD)
- City of Los Angeles Department of City Planning (DCP)

**CRA/LA Policies Applied**

- Construction Careers & Project Stabilization
- Construction Jobs Local Hiring Program
- Contractor / Service Worker Retention
- Contractor Responsibility
- Equal Benefits
- Housing Policy
- Living Wage
- Prevailing Wage
- Public Art Policy
- Sustainability Consultation Program (Part of CRA/LA Healthy Neighborhoods Policy)

**Project Status:** Council Approved

**Project Activities**

*Completed Activities:*

- Determine Scope of Development, 02/11/07
- Preparation of Documents, 02/20/07
- Survey Completed with recommendations, 09/19/08
- Conceptual Design Drawings finalized, 09/19/08
- Conceptual Design Drawings approval, 10/28/08
- CAC Approval, 10/28/08
- Board Authorization to Execute Agreement, 11/20/08
- Conduct community meetings on draft document, 02/04/09
- City Council Approval to Execute Agreement, 02/04/09
- Negotiation of Agreement Begins, 05/20/10
- Preparation of Documents, 09/30/10
- Schematic Design Drawings (and Conceptual Landscape Plans) Approval, 03/31/11
- Execute Agreement, 06/28/11

*Scheduled Activities:*

**Agreement Type(s)**

- Cooperation Agreement

STATISTICS AT A GLANCE	
<b>Estimated Jobs Created:</b>	
Construction Jobs (est.):	83
<b>Total Development Costs (TDC):</b>	\$16 million
<b>CRA/LA Investment:</b>	\$2 million
<b>CRA/LA Investment % of TDC:</b>	10.22%