



Etta Armstrong <etta.armstrong@lacity.org>

CF 13-1225- Figueroa Streetscape Project

1 message

Sharon Gin <sharon.gin@lacity.org>

Tue, Jan 28, 2014 at 9:58 AM

To: Etta Armstrong <etta.armstrong@lacity.org>

----- Forwarded message -----

From: **Joyce Dillard** <dillardjoyce@yahoo.com>

Date: Mon, Jan 27, 2014 at 4:13 PM

Subject: Comments to PLUM Agenda No. 3-CF 13-1225- Figueroa Streetscape Project

To: Sharon Gin <Sharon.Gin@lacity.org>, The Honorable Tom LaBonge <councilmember.labonge@lacity.org>,

"The Honorable Bernard C. Parks" <councilmember.parks@lacity.org>, "The Honorable Herb J. Wesson Jr."

<councilmember.wesson@lacity.org>, The Honorable Jose Huizar <councilmember.huizar@lacity.org>, The

Honorable Paul Koretz <Paul.Koretz@lacity.org>, The Honorable Paul Krekorian <Councilmember.Krekorian@

lacity.org>, "The Honorable Gilbert A. Cedillo" <councilmember.cedillo@lacity.org>, The Honorable Bob

Blumenfield <councilmember.blumenfield@lacity.org>, The Honorable Felipe Fuentes

<councilmember.fuentes@lacity.org>, "The Honorable Curren D. Price Jr." <councilmember.price@lacity.org>,

The Honorable Mike Bonin <councilmember.bonin@lacity.org>, The Honorable Mitch O'Farrell

<councilmember.ofarrell@lacity.org>, The Honorable Nury Martinez <councilmember.martinez@lacity.org>, The

Honorable Mitchell Englander <councilmember.english@lacity.org>, The Honorable Joe Buscaino

<councilmember.buscaino@lacity.org>

Cc: Dominick Rubalcava <dwrlaw@gmail.com>

The responsibility for MY FIGUEROA aka Linking South LA to Downtown: Figueroa Corridor was originally the CRA Community Redevelopment Agency.

That transfer was NOT approved by the Department of Finance. Attached are the documents received by the State Department of Housing and Community Development.

The Joint Applicant listed is:

Figueroa Corridor Partnership (BID)

We do not see an approval to transfer the project to the LA Department of Transportation.

This project was not legally filed by the correct applicant, responsible to account to the State of California.

SCH 2012061092 indicates the Lead Agency as:

City of Los Angeles- Department of Transportation

David Somers of the Department of Planning is the contact info listed.

There is no clear line of departmental responsibility to the Department of Finance and to the Department of Housing and Community Development.

You are mixing two separate projects. Without clear accountability and transparency to the State you have opened a liability issue that could result in fines and even return of the grant.

Joyce Dillard
P.O. Box 31377
Los Angeles, CA 90031

Attachments:
CRA Application (zip)

--
Sharon Gin
City of Los Angeles
Office of the City Clerk
213.978.1074
Sharon.Gin@lacity.org



 **Attachments_2014127.zip**
669K

Volume #1 Grant Application and Exhibits	
Exhibit #	Title
Part A	QIA Grant Application
Supplemental Exhibits for QIA Grant Application Part A	
	Joint Applicant/Authorized Representative/Contact Information
2	Figueroa BID
3	Location/Address of QIA/QIP
5	Legislative Information
6	Signed Legal Questionnaire
	South Park Business and Community Benefit BID
	Figueroa Corridor Partnership BID
7	Signed Governing Board Resolution
	CRA/LA
	South Park BID
	Figueroa Corridor BID
8	Signed Certification & Disclosure
	CRA/LA
	South Park Business and Community Benefit BID
	Figueroa Corridor Partnership BID
9	Infrastructure Project Experience
	CRA/LA
	South Park Business and Community Benefit BID
	Figueroa Corridor Partnership BID
10	Project Narrative
10m	Assessor Parcel Numbers
10n	Map of Census Tracts
10o	Street and Parcel Map of QIA
10o	Parcel Map of QIP - YWCA
10p	Site maps of QIA and CIP projects
	Redevelopment Areas Map
	QIA Project Area Map with CIP and Affordable Housing Projects
	1/2 Mile Radius Transit Map
	Figueroa Street and 11th Street
	Streetscape Plan
	Typical Street Section
	Typical Block
	Martin Luther King Blvd
	Streetscape Plan
	Typical Street Section
	Washington Boulevard Streetscape
	Photomontage, Sketch and Intersection Plan
	Venice-Hope Recreation Center Plan
	Perspective Sketch

	First Floor Plan
	Second Floor Plan
	Exposition Park Sports Fields Plan
	Gilbert Lindsey Park Plan
	Freeway Cap Park Plan
	Figueroa South Housing Project
	3 D Models and Perspectives
	Drawings of QIP
	YWCA Jobs Corp Urban Campus Plan
	Perspective, Location Map, Zoning and Use Map, Site Plan, Flor Plans, Typical Unit Plan,
Grant Affordability and Density Calculation Spreadsheet	
	QIA
	QIP
QIA Development Budgets	
	Figueroa Street Streetscape (\$22m)
	Martin Luther King Blvd Streetscape (\$1.5m)
	Washington Blvd Streetscape (\$750,000)
	Venice - Hope Recreation Center (\$2m)
	Expo Park Sports Fields (\$2m)
	Gilbert Lindsey Plaza at Convention Center (\$2m)
	Freeway Cap Park (\$1.5m)
QIP Development Budget	
	YWCA Jobs Corp Urban Campus
QIP 15-yr Pro Forma	
	YWCA Job Corps Urban Campus
Part B	QIA Grant Application
QIA Self-Scoring Worksheet	
Exhibits for Part A	
SA 1	Applicant Narrative/Capital Improvement Project
	CRA/LA Approved Streetscape Plans
	Narrative
SA 2	Documentation of Urbanized Area
	QIA Urbanized Area Map
SA 3	General/Regional Plan Documentation and Redevelopment Plan
SA 4	QIA Improved Area Map
SA 5	Replacement Housing Requirements in Redevelopment Plans and CRA/LA Housing Policy
SA 6	Explanation of CIP Work Completed
SA 7	Reason for Gap Funding for each CIP Project
SA 8	Site Control/Preliminary Title Report of CIP
	Figueroa Streetscape
	Martin Luther King Blvd Streetscape

	Venice-Hope Recreation Center
	Exposition Park Sports Fields
	Gilbert Lindsey Plaza at Convention Center
	Freeway Cap Park
	QIP - YWCA Job Corps Urban Campus
SA 9	Ownership and financing agreements YWCA Job Corps Urban Campus
111	QIP Rents and Unit Mix Information - YWCA/Job Corps
SA 10	QIP Previously Improved Plan
SA 11	Entitlement Completion or Pending Applications YWCA Job Corps Land Use Entitlements
SA 12	Narrative Description of QIA Boundary QIA Contiguous Area Map
SA 13	Public Plan or Ordinance Guiding Development SCAG Blueprint, General Plan, Community Plans, Redevelopment Plans, Streetscape Plans, H
SA 14	BID Assessments South Park BID Management Plan, Budget, Certification of Establishment and Ordinance Figueroa Corridor BID Assessment

Exhibits for Part B

QA 1a	Environmental Review Documentation Certified Environmental Impact Reports City Center Redevelopment Area EIR & Appendices Council District #9 Corridors South of 10 Freeway Redevelopment Area EIR Hoover Redevelopment Area EIR and Amendments
QA 1b	Does not apply
	Land Use Entitlements
QA 2a	Capital Improvement Project Approvals Bureau of Engineering Letter of Approval
QA 2b	Consistency with General, Specific, Redevelopment, Community Plans General Plan, Redevelopment Plans, Community Plans, Specific Plans, CRA Board Actions
QA 2c	List of Proposed Housing Units and List of Housing Units that have received all Discretionary YWCA Job Corps Urban Campus Entitlements Figueroa South Tentative Housing Project Tract Map Staff Report
	Funding Commitments
QA 3a	Enforceable Commitment Letters from all Housing Construction Funding Sources YWCA Job Corps Urban Campus
QA 3b	Does Not Apply
QA 3c	Enforceable Commitment Letters from Funding Sources for Capital Improvement Projects Figueroa Streetscape Improvements Washington Blvd Streetscape Venice-Hope Recreation Center Exposition Park Sports Fields Gilbert Lindsey Park Convention Center

QA 3d	Intent to Fund Letter from Agency for CIP Expo Rail TOD Studies by Department of City Planning
QA 4a	Local Support City Council Mayor's Office CD#8 CD#9 Dept. of City Planning
QA 4b	Housing Element Documentation or
QA 4c	Funding commitments from local agency for at least 25% of grant
QA 5	Access to Transit Walkable Route Map Transit Route Map and Schedules
QA 6	Proximity to Amenities Type and Name of Amenities within QIA or 1/2mile of QIA Map of Amenities QIA Net Acreage Calculation
QA 7	Consistency with Regional Plan Regional Plan Consistency Evidence of Consistency with General Plan Other documentation

Volume #2 Supporting Planning Documents	
	Southern California Association of Governments Regional Blueprint Map for Central Area
	City of Los Angeles General Plan Framework - Metro and South Los Angeles Land Use
	City of Los Angeles Housing Element - Excerpts relating to Project Area
	Central City Community Plan - Highlighted Text
	South Los Angeles Community Plan - Highlighted Text
	Southeast Los Angeles Community Plan - Highlighted Text
	Community Redevelopment Agency of the City of Los Angeles (CRA/LA) Housing Policy

	CRA/LA City Center Redevelopment Plan - Highlighted Text for Replacement Housing
	CRA/LA CD #9 Corridors Redevelopment Plan - Highlighted Text for Replacement Housing
	CRA/LA Hoover Redevelopment Plan - Highlighted Text for Replacement Housing
	CRA/LA City Center Redevelopment Plan
	CRA/LA Central Business District Redevelopment Plan & Amendment
	CRA/LA CD #9 Corridors Redevelopment Plan
	CRA/LA Hoover Redevelopment Plan
	Figueroa Corridor General Plan Amendment
	Los Angeles Sports & Entertainment District Specific Plan
	Los Angeles Sports & Entertainment District Streetscape Plan
	CRA/LA Approved Streetscape Plan for Figueroa Street from Venice Blvd to MLK Jr. Blvd.

Volume # 3 Certified Environmental Documents

	City Center Redevelopment Area EIR & Appendices
	CD# 9 Corridors Redevelopment Area EIR

Volume # 4 Certified Environmental Documents & Figueroa South DDA & YWCA OPA

	Hoover Redevelopment Area EIR and Amendments
	4th Implementation Agreement to Disposition & Development Agreement for Figueroa South
	Owner Participation Agreement between CRA/LA and YWCA

2.a. Joint Applicant Information

Joint Applicant Name: Figueroa Corridor Partnership
Address: 3982 So. Figueroa Street
Suite 207
City: Los Angeles State: CA Zip Code: 90037
E-mail: info@figueroacorridor.org

Entity Type: Non-Profit Developer For Profit Developer County City
 Public Housing Authority Redevelopment

Agency BID

2.b. Joint Applicant Authorized Representative Information

Mr. Ms. Mrs. Other _____

First Name: Steve MI: Last Name: Gibson
Job Title: Executive Director

Check if the same as Joint Applicant and go to 2.c.

Address: _____
City: _____ State: _____ Zip Code: _____
Telephone: _____ Ext: _____
Fax: _____
E-mail: _____

2.c. Joint Applicant Contact Information

Check if the same as Joint Applicant Authorized Representative and go to 3.
 Mr. Ms. Mrs. Other _____

First Name: _____ MI: _____ Last Name: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Telephone: _____
Fax: _____
E-mail: _____

3. Location / Address of QIP / QIA Site

Provide the development name, location and / or address of the QIP / QIA and the related Capital Improvement Project.

Development Name: _____
Physical Address of the QIP / QIA: _____
Physical Address of the CIP: _____
City: _____
County: _____

4. Amount of Grant Requested

Program Grant amount you are requesting. \$ _____
This amount can not be greater than the amount calculated on the QIP / QIA Grant Limit, Affordability and Density Worksheet and must meet program minimums.



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

INFILL INFRASTRUCTURE GRANT PROGRAM

GRANT APPLICATION PART A FY 2007 – 2008 NOFA

State of California
Department of Housing and Community Development
Division of Financial Assistance

1800 Third Street, MS 460-2
Sacramento, CA 95811

Telephone: (916) 324-1555
Facsimile: (916) 324-1461
Website: <http://www.hcd.ca.gov/fa/iig/>
Email: infill@hcd.ca.gov



**DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
DIVISION OF FINANCIAL ASSISTANCE**

Chris Westlake, Deputy Director

**INFILL INFRASTRUCTURE
GRANT PROGRAM**

Eugene Lee, Chief

Program Staff

Bill Bolton
Brian Gibson
Robin Huntley
Linda Morgan
Deborah Palmer
Kimberley Petz
Melinda Rogers
Tim Stoecklein
Kurt Weber
Ronalee Wilkerson

Office Technician

Jocelyn Wahlberg

State of California
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Division of Financial Assistance

1800 Third Street, MS 460-2
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Telephone: (916) 324-1555
Facsimile: (916) 324-1461
Website: <http://www.hcd.ca.gov/fa/iig/>
Email: infill@hcd.ca.gov



INFILL INFRASTRUCTURE GRANT PROGRAM APPLICATION

1.a. Applicant Information

Applicant Name: Community Redevelopment Agency

Address: 353 South Spring Street
Suite 500

City: Los Angeles State: CA Zip Code: 90013

E-mail: cestolano@cra.lacity.org

Applying for: Qualifying Infill Project (QIP) Qualifying Infill Area (QIA)

Are you applying as a "Rural Area" per the Program Guidelines: Yes No

Entity Type: Non-Profit Developer For Profit Developer County City
 Public Housing Authority Redevelopment Agency

1.b. Applicant Authorized Representative Information

Mr. Ms. Mrs. Other: _____

First Name: Cecilia MI: V Last Name: Estolano

Job Title: Chief Executive Officer

Address: 354 South Spring Street
8th Floor

City: Los Angeles State: CA Zip Code: 90013

Telephone: 213.977.1801 Ext: _____

Fax: 213.617.0966

E-mail: cestolano@cra.lacity.org

1.c. Applicant Contact Information

Check if the same as Authorized Representative and go to 2.a.

Mr. Ms. Mrs. Other: _____

First Name: David MI: _ Last Name: Riccitiello

Job Title: _____

Address: 354 South Spring Street
Suite 300

City: Los Angeles State: CA Zip Code: 90013

Telephone: 213.977.1794 Ext: _____

Fax: 213.617.8233

E-mail: driccitiello@cra.lacity.org

2.a. Joint Applicant Information

Joint Applicant Name: South Park Business & Commun
Address: 900 Wilshire Blvd
Suite 624
City: Los Angeles State: CA Zip Code: 90017
E-mail: memberlink@sbcglobal.net

Entity Type: Non-Profit Developer For Profit Developer County City
 Public Housing Authority Redevelopment Agency BID

2.b. Joint Applicant Authorized Representative Information

Mr. Ms. Mrs. Other _____

First Name: Michael MI: Last Name: Pfiffer
Job Title: Executive Director

Check if the same as Joint Applicant and go to 2.c.

Address: 900 Wilshire Blvd
Suite 624
City: Los Angeles State: CA Zip Code: 90017
Telephone: 213.612.3612 Ext:
Fax: 213.612.3616
E-mail: memberlink@sbcglobal.net

2.c. Joint Applicant Contact Information

Check if the same as Joint Applicant Authorized Representative and go to 3.

Mr. Ms. Mrs. Other _____

First Name: _____ MI: Last Name: _____
Job Title: _____
Address: _____
City: _____ State: Zip Code: 9
Telephone: _____
Fax: _____
E-mail: _____

3. Location / Address of QIP / QIA Site

Provide the development name, location and / or address of the QIP / QIA and the related Capital Improvement Project.

Development Name: Linking South LA to Downtown: Figueroa Corridor
Physical Address of the QIP / QIA: Wilshire/110 Fwy/Vermont Ave/MLK Blvd/Broadway
Physical Address of the CIP: 1016 - 1038 South Olive Street
City: Los Angeles
County: Los Angeles

4. Amount of Grant Requested

Program Grant amount you are requesting. \$ _____

This amount can not be greater than the amount calculated on the QIP / QIA Grant Limit, Affordability and Density Worksheet and must meet program minimums.

5. Legislative Information

	District #	First Name	Last Name
Assembly	46	Fabian	Nunez
Senate	22	Gilbert	Cedillo
Congressional	33	Diane	Watson

	District #	First Name	Last Name
Assembly	48	Mike	Davis
Senate	26	Mark	Ridley-Thomas
Congressional	31	Xavier	Becerra

	District #	First Name	Last Name
Assembly			
Senate			
Congressional	34	Lucille	Roybal-Allard

6. Legal Status Questionnaire

For purposes of the following questions, and with the exceptions noted below, the term "applicant" shall include the applicant and joint applicant, and any subsidiary of the applicant or joint applicant if the subsidiary is involved in (for example, as a guarantor) or will be benefited by the application or the project.

In addition to each of these entities themselves, the term "applicant" shall also include the direct and indirect holders of more than ten percent (10%) of the ownership interests in the entity, as well as the officers, directors, principals and senior executives of the entity if the entity is a corporation, the general and limited partners of the entity if the entity is a partnership, and the members or managers of the entity if the entity is a limited liability company. For projects using tax-exempt bonds, it shall also include the individual who will be executing the bond purchase agreement.

The following questions must be responded to for each entity and person qualifying as an "applicant," as defined above. Explain all positive responses on a separate sheet and include with this questionnaire in the application.

Exceptions:

Public entity applicants without an ownership interest in the proposed project, including but not limited to cities, counties, and joint powers authorities with 100 or more members, are not required to respond to this questionnaire.

Members of the boards of directors of non-profit corporations, including officers of the boards, are also not required to respond. However, chief executive officers (Executive Directors, Chief Executive Officers, Presidents or their equivalent) must respond, as must chief financial officers (Treasurers, Chief Financial Officers, or third equivalent).

Civil Matters

1. Has the applicant filed a bankruptcy or receivership case or had a bankruptcy or receivership action commenced against it, defaulted on a loan, or been foreclosed against in the **past ten years**? If so, please explain.
 Yes No

2. Is the applicant **currently** a party to, or been notified that it may become a party to, any civil litigation that may materially and adversely affect (a) the financial condition of the applicant's business, or (b) the project that is the subject of the application? If so, please explain.
 Yes No

3. Have there been any administrative or civil settlements, decisions, or judgments against the applicant within the **past ten years** that materially and adversely affected (a) the financial condition of the applicant's business, or (b) the project that is the subject of the application? If so, please explain and state the amount.
 Yes No

4. Is the applicant **currently** subject to, or been notified that it may become subject to, any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency? If yes, please explain.
 Yes No

5. In the **past ten years**, has the applicant been subject to any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency that resulted in a settlement, decision, or judgment? If yes to either question numbers 4 or 5, please explain.
 Yes No

Criminal Matters

6. Is the applicant **currently** a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, **felony charges** against the applicant? If so, please explain.

Yes No

7. Is the applicant **currently** a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, **misdemeanor charges** against the applicant for matters **relating to the conduct of the applicant's business**? If so, please explain.

Yes No

8. Is the applicant **currently** a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, criminal charges (whether felony or misdemeanor) against the applicant for any **financial or fraud related crime**? If so, please explain.

Yes No

9. Is the applicant **currently** a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, that could **materially affect the financial condition of the applicant's business**?

Yes No

10. Within the **past ten years**, has the applicant been convicted of any felony? If so, please explain.

Yes No

11. Within the **past ten years**, has the applicant been convicted of any **misdemeanor related to the conduct of the applicant's business**? If so, please explain.

Yes No

12. Within the **past ten years**, has the applicant been convicted of any **misdemeanor for any financial or fraud related crime**? If so, please explain.

Yes No

PRINTED NAME OF APPLICANT OR JOINT APPLICANT

SIGNATURE (Applicant)

DATE

PRINTED NAME OF SIGNATORY

PRINTED TITLE OF SIGNATORY

RESOLUTION No.

Title of Applicant

HEREBY AUTHORIZES THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE INFILL INFRASTRUCTURE GRANT PROGRAM; THE EXECUTION OF A STANDARD AGREEMENT IF SELECTED FOR SUCH FUNDING AND ANY AMENDMENTS THERETO; AND ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE INFILL INFRASTRUCTURE GRANT PROGRAM.

WHEREAS:

A. _____ (name of applicant), a _____ (type of entity) wishes to apply for and receive an allocation of funds through the Infill Infrastructure Grant Program; and

B. The California Department of Housing and Community Development (hereinafter referred to as "HCD") has issued a Notice of Funding Availability ("NOFA") for the Infill Infrastructure Grant Program established under the Housing and Emergency Shelter Trust Fund Act of 2006 (Proposition 1C) pursuant to the Infill Infrastructure Grant Program established Part 12 of Division 31 of the Health and Safety Code, commencing with Section 53545.12. Pursuant to the statute, HCD is authorized to approve funding allocations utilizing monies made available by the State Legislature to the, subject to the terms and conditions of the statute and the Infill Infrastructure Grant Program Guidelines implemented **February 28, 2008**; and

C. The _____ (name of applicant) wishes to submit an application to obtain from HCD an allocation of the Infill Infrastructure Grant Program funds in the amount of \$_____

IT IS NOW THEREFORE RESOLVED THAT:

1. The _____ (name of applicant) shall submit to HCD an application to participate in the Infill Infrastructure Grant Program in response to the NOFA issued on **February 28, 2008** which will request a funding allocation in the amount of \$_____ for the following activities:

(Briefly describe the proposed Capital Improvement Project)

Located in _____ (project name and location)

2. If the application for funding is approved, the _____ (name of applicant) hereby agrees to use the Infill Infrastructure Grant Program funds for eligible activities in the manner presented in the application as approved by HCD and in accordance with program Guidelines cited above. It also may execute any and all other instruments necessary or required by HCD for participation in the Infill Infrastructure Grant Program.

3. The _____ (name of applicant) authorizes _____ [office or position titles of authorized person(s)] to execute in the name of the _____ (name of applicant) the application, the Standard Agreement, and all other documents required by HCD for participation in the Infill Infrastructure Grant Program, and any amendments thereto.

PASSED AND ADOPTED THIS ____ DAY OF _____, 20__, by the following vote:

AYES: ____ NAYS: ____ ABSTAIN: ____ ABSENT: ____

The undersigned _____ (title of officer) of the _____ (Name of Applicant) there before names does hereby attest and certify that the foregoing is a true and full copy of a resolution of the Governing Board adopted at a duly convened meeting on the date above-mentioned, which has not been altered, amended ore repealed.

Signature

Date

NOTES:

1. This is intended to be a sample resolution authorizing submittal of an application to HCD. Applicants may use their own format it if contains **all** of the authorizations contained in this sample.
2. The person attesting to the signing of the resolution cannot be the same person who is authorized to execute documents in the name of the applicant.
3. Original resolution or a live certified copy of the resolution must be submitted with the application.

8. Certifications and Identity of Interest Disclosure

State of California
Infill Infrastructure Grant Program

On behalf of the entity identified in the signature block below, I certify that:

1. The information, statements and attachments included in this application are, to the best of my knowledge and belief, true and correct.
2. I possess the legal authority to submit this application on behalf of the entity identified in the signature block.
3. The following is a complete disclosure of all identities of interest – of all persons or entities, including affiliates, that will provide goods or services to the project wither (1) in one or more capacity or (b) that qualify as a “related Party” to any person or entity that will provide goods or services to the project. “Related Party” is defined in Section 10302 of the California Code of regulations (TCAC Regulations):

In addition, I acknowledge that all information in this application and attachments is public, and may be disclosed by the State.

Signature:

Name: _____

Title: _____

Entity Represented: _____

Date: _____

9. Project Experience

Chart 1: Similar Project Experience

List the infrastructure projects completed by the applicant (A), joint applicant (J), in the last five (5) years according to the Infill Infrastructure Grant Program (IIG) application instructions. Indicate the entity's experience with each project by marking an "X" in the appropriate column. List each project only once.

A	J	Project Name	Location (City)	Type and Scope of Infrastructure	Funding Sources	Construction Completion Date (Month/Year)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11 th St Industrial St Recons	Eastside Los Angeles	\$1,087,310	EA Bond Proceeds	Sept 2007
<input checked="" type="checkbox"/>	<input type="checkbox"/>	48 th Pl Industrial St Recons	CD#9 Downtown LA	\$750,000	C9 Bond Proceeds	Feb 2007
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Chandler Blvd Bikeway	North Hollywood	\$2,327,200	CalTrans Funds/Bond Proceeds	Nov 2007
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reseda Streetscape	Reseda/Canoga Park	\$1,069,509	CalTrans Funds/General Revenue	Feb 2007
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Broadway Sidewalks	Historic Core Downtown LA	\$1,800,000 and \$2,600,000	CalTrans, CDBG, Prop C, Tax Inc	Aug 2007
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Leimert Park Village Streets	Crenshaw/South Los Angeles	\$235,000	TNI Funds	Sept 2005
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Western/Slaus on streetscape	South Los Angeles	\$170,485	Chesterfield Square	April 2005
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Selma Park Landscaping	Hollywood	\$430,659	Cinerama Dome Bond Proceeds	Feb 2003
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vineland Ave Median Improvem	North Hollywood	\$454,977	Bond Proceeds	Feb 2003
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Royal St Public Improvements	Hoover - South Los Angeles	\$1,546,000	CDBG, Hoover Bond Proceeds	June 2003
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Canoga Streetscape Phase 2	Reseda/Canoga Park	\$706,369	CalTrans, Tax Increment	Nov 2006
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Washington Blvd Streetscape	Mid-City	\$1,978,437	EDA funds, TNI	Dec 2008
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Goodyear Tract Public Improv	CD#9 Corridors	\$2,091,372	EDA funds, Tax Increment	Nov 2004

10. Project Narrative

On a separate page, provide a detailed project narrative that addresses, but is not limited to, the following issues. Attach any documentation that will help illustrate the narrative:

- If applying for a Qualifying Infill Area (QIA), provide a description of the QIA and required Qualifying Infill Project (QIP) within the QIA. If applying for a QIP, provide a description of the QIP.
- Scope of infrastructure needed to support the QIA or QIP along with a detailed description of the Capital Improvement Project (CIP).
- Topography and special site features.
- Impact on the surrounding neighborhoods and their residents.
- Specific development issues (relocation, environmental, historical, required demolition and removal, etc.).
- Current status, with expected start and completion dates, of the construction of the Capital Improvement Project.
- Current status, with expected start and completion dates, of the QIA or QIP construction.
- If construction of the QIA or QIP is multi-phased, provide a detailed description and timeline of the phasing.
- Explanation of the ownership structure of the QIP.
- Local support of the QIA or QIP.
- Identify whether the QIP or QIA serves a Special Needs or Single Room Occupancy development as defined by TCAC or Special Needs or Supportive Housing development as defined under MHP.
- If applicant has previously completed a market feasibility study for the proposed residential and / or commercial development(s), provide copies of any market studies and any documentation and contact information from third parties who provided data that materially determine the development's feasibility.
- Provide all Assessors Parcel numbers for each parcel within the QIP / QIA.
- Provide the census tract information.
- Provide a tentative or final map (if available) of the QIP / QIA and any developments within the QIP / QIA.
- Provide a detailed site map clearly showing the QIP / QIA boundaries. For a QIA, clearly show the boundaries of the Qualifying QIP within the QIA.

11. Application Eligibility Threshold Requirements

To certify the QIP / QIA is eligible for program review, applicant must check a box certifying the validity of each statement **a** through **k** (**a** through **s** if applying for a QIA) and provide exhibits as requested.

The following questions apply to **BOTH** QIP's and QIA's and the qualifying QIP contained within the QIA.

- a.** The Capital Improvement Project is integral and necessary to facilitate development of the QIP / QIA. (Label and attach applicant narrative and documentation evidencing the locality requires the Capital Improvement Project as **Exhibit SA1.**)
- b.** The QIP / QIA is in an Urbanized Area:
 1. Defined by the U.S Census Bureau.
OR
 2. In an unincorporated area within an urban service area that is designated in the local general plan or community plan for urban development and served by sewer and water. (Provide documentation QIP / QIA is located in an urban area as **Exhibit SA2.**)
- c.** The QIP / QIA is located in a locality that has an adopted housing element in substantial compliance with Article 10.6 of Chapter 3 of Division 1 of Title 7 section 65580, pursuant to Section 65585 of the Government Code.
- d.** The QIP / QIA includes not less than 15 percent of the total residential units to be developed in the QIP / QIA as Affordable Units (Not including replacement units). Show the calculation on the QIP / QIA Grant Limit, Affordability and Density Worksheet.
- e.** The QIP / QIA is located in an area designated for mixed-use or residential development consistent with one of the following plans:
 1. Adopted general plan per Government Code Section 65300.
OR
 2. Area redevelopment plan per Health and Safety Code section 33330.
OR
 3. Regional blueprint plan as defined per California Regional Blueprint Planning Program.
OR
 4. Regional plan per Government Code Section 65060.7.
(Label and attach a copy of the relevant plan to the QIA / QIP as **Exhibit SA3.**)
- f.** 1. At least 75% of the area within the QIP / QIA was previously improved.
OR
 2. At least 75% of the perimeter of the QIP / QIA adjoining parcels are developed with urban uses.
OR
 3. At least 50% of the perimeter adjoining parcels developed with urban uses AND at least 50% of the area within the QIP / QIA was previously developed.
(Label and attach a site plan showing compliance with **f.1**, **f.2** or **f.3** as **Exhibit SA4.**)
- g.** 1. The QIP / QIA is not located in an officially recognized redevelopment area.
OR
 2. The QIP / QIA meets the replacement housing requirements of Subdivision (a) of Section 33413 of the Health and Safety Code.
(Label and attach a copy of redevelopment plan and replacement criteria relevant to QIA / QIP as **Exhibit SA5.**)

<p>h. <input checked="" type="checkbox"/> Construction of the Capital Improvement Project directly related to the QIP / QIA has not commenced. (Provide an explanation of any work completed to date as Exhibit SA6.)</p> <p><input type="checkbox"/> Construction has begun on construction of the Capital Improvement Project.</p>	
<p>i. <input checked="" type="checkbox"/> Other available funds are not being supplanted by Infill Infrastructure Grant Program funds and the Capital Improvement Project is infeasible without Infill Infrastructure Grant Program funds. (Provide an explanation of circumstances that created the gap in funding requested as Exhibit SA7. This must be detailed in the CIP and the QIP / QIA budget attachments requested.)</p>	
<p>j. Applicant or developer has site control of the property encompassing the Capital Improvement Project by one of the instruments listed below that will ensure timely commencement of the Capital Improvement Project:</p> <p><input checked="" type="checkbox"/> 1. Fee title;</p> <p><input type="checkbox"/> 2. A leasehold interest on the property with provisions that enable the lessee to make improvements on and encumber the property provided that the terms and conditions of any proposed lease shall permit, prior to grant funding, compliance with all Program requirements;</p> <p><input checked="" type="checkbox"/> 3. An enforceable option to purchase or lease which shall extend through the anticipated date of the Program award as specified in the Notice of Funding Availability;</p> <p><input type="checkbox"/> 4. A disposition and development agreement with a public agency;</p> <p><input type="checkbox"/> 5. An agreement with a public agency that gives the Applicant exclusive rights to negotiate with that agency for the acquisition of the site; provided that the major terms of the acquisition have been agreed to by both parties; or</p> <p><input type="checkbox"/> 6. A land sales contract or other enforceable agreement for acquisition of the property. (Label and attach documentation demonstrating site control and a copy of the preliminary title report as Exhibit SA8.)</p>	
<p>k. <input checked="" type="checkbox"/> The QIP must be a discrete development with a common development scheme and common, affiliated, or contractually related ownership and financing structures. (Provide ownership and financing agreements and / or affiliations as Exhibit SA9.)</p>	
<p>The following questions apply to QIA's and the qualifying QIP contained within the QIA. The Applicant must check a box certifying the validity of each statement.</p>	
<p>l. <input checked="" type="checkbox"/> The qualifying QIP within the QIA includes not less than 15 percent of the total residential units within the Qualifying QIP to be developed as Affordable Units (Not including replacement units). Show the calculation on the QIP / QIA Grant Limit, Affordability and Density Worksheet.</p>	
<p>m. <input checked="" type="checkbox"/> The qualifying QIP within the QIA has no more than 50% of the total housing units proposed for the QIA. OR</p> <p><input type="checkbox"/> The QIA is a multi-phased development consisting of 200 or more residential units where the first phase meets the criteria for a QIP (with the exception of Paragraph (3) of Subdivision (b) of section 303 of the Program Guidelines). Show the calculation on the QIP / QIA Grant Limit, Affordability and Density Worksheet.</p>	

<p>n. <input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>1. At least 75% of the area of the qualifying QIP within the QIA was previously improved. OR</p> <p>2. At least 75% of the perimeter of the qualifying QIP within the QIA adjoins parcels developed with urban uses. OR</p> <p>3. At least 50% of the perimeter of the qualifying QIP within the QIA adjoins parcels developed with urban uses <u>AND</u> at least 50% of the area of the qualifying QIP within the QIA previously developed. (Label and attach a site plan showing guideline compliance with question n1, n.2 or n.3 as Exhibit SA10.)</p>
<p>o. <input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>1. The qualifying QIP within the QIA has received all land use entitlements required for construction. OR</p> <p>2. The qualifying QIP within the QIA has entitlement applications pending and deemed complete per the Permit Streamlining Act. (Label and attach documentation demonstrating entitlements or pending applications as Exhibit SA11.)</p>
<p>p. <input checked="" type="checkbox"/></p>	<p>The QIA contains within its boundaries a QIP that meets the definition and criteria for a QIP.</p>
<p>q. <input checked="" type="checkbox"/></p>	<p>The QIA is a contiguous coherent area that does <u>NOT</u> contain extensions or satellite areas included solely to meet program requirements and the QIA has a definite described border. (Label and attach a narrative description of the QIA boundary as Exhibit SA12.)</p>
<p>r. <input checked="" type="checkbox"/></p>	<p>The QIA is subject to a public plan or ordinance guiding development in the area. (Label and attach a copy of the public plan or ordinance as Exhibit SA13.)</p>
<p>s. <input checked="" type="checkbox"/></p>	<p>For BID joint applicants: The receipt of program funds will <u>not</u> cause a decrease in the level of assessments for businesses within the BID. (Provide all current assessments, fee schedule and current and proposed expenditures for the BID as Exhibit SA14.)</p>

Location/ Address of QIA Area
Project Area Boundaries

- 1 Starting at the northwest corner of the Project Area at 110 FWY + Wilshire Blvd
- 2 East on Wilshire Blvd to Grand Ave
- 3 South on Grand Ave to 7th St
- 4 East on 7th St to S. Broadway
- 5 South on S. Broadway to Adams Blvd
- 6 West on Adams Blvd to 110 FWY
- 7 South along 110 FWY to 41st St
- 8 West on 41st St to Figueroa St
- 9 North on Figueroa St to 41st St
- 10 West on 41st St to Hoover St
- 11 South on Hoover St to 41st St
- 12 West on 41st St to Vermont Ave
- 13 North on Vermont Ave to 40th Pl
- 14 West on 40th Pl to S. Kansas Ave
- 15 North on S. Kansas Ave to Martin Luther King Jr Blvd
- 16 East on Martin Luther King Jr Blvd to half block west of Vermont Ave
- 17 North along half block west of Vermont Ave to 35th St
- 18 West on 35th St to Catalina St
- 19 North on Catalina St to Jefferson Blvd
- 20 East on Jefferson Blvd to University Ave
- 21 North on University Ave to half block north of 30th St
- 22 West along half block north of 30th St to S. Severance S
- 23 North on S. Severance St to Adams Blvd
- 24 West on Adams Blvd to Scarff St
- 25 North on Scarff St to 23rd St
- 26 East on 23rd St to Bonsallo Ave
- 27 North on Bonsallo Ave to Washington Blvd
- 28 East on Washington Blvd to 110 FWY
- 29 North along 110 FWY to Wilshire Blvd

QIP Site Address

1018-1036 South Olive Street

Legislative Information

CA Assembly District	Name, first	Name, last
	46 Fabian	Nuñez
	48 Mike	Davis
CA Senate District	Name, first	Name, last
	22 Gilbert	Cedillo
	26 Mark	Ridley-Thomas
US Representative	Name, first	Name, last
	31 Xavier	Becerra
	33 Diane	Watson
	34 Lucille	Roybal-Allard



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

INFILL INFRASTRUCTURE GRANT PROGRAM

QUALIFYING INFILL AREA GRANT APPLICATION PART B FY 2007 – 2008 NOFA

State of California
Department of Housing and Community Development
Division of Financial Assistance

1800 Third Street, MS 460-2
Sacramento, CA 95811

Telephone: (916) 324-1555
Facsimile: (916) 324-1461
Website: <http://www.hcd.ca.gov/fa/iig/>
Email: infill@hcd.ca.gov

**Department of Housing and Community Development
Infill Infrastructure Grant Program**

AREA READINESS

1. Environmental Review. Check below the current level of environmental clearance for the portion(s) of the QIA that is being considered.

Level of Environmental Clearance	Level Of Required Environmental Clearance	Status Of CEQA Compliance
<input checked="" type="checkbox"/> A	Program / Master / Tiered Environmental Impact Report (EIR)	EIR has been adopted <u>AND</u> all applicable periods to file appeals or lawsuits have lapsed OR Notice of Exemption
<input type="checkbox"/> B	Draft Program / Master / Tiered EIR	Draft has been certified
<input type="checkbox"/> C	Draft Program / Master / Tiered EIR	Draft has been completed and filed with appropriate agencies
<input type="checkbox"/> D	Phase I	Phase I on 50 percent of the QIA has been completed

- a. Provide a copy of the environmental review documentation, including any mitigation measures. (Label and attach the documents listed below as **Exhibit QA1.a.**)
- b. If submitting a Phase I please list the date of completion. _____
(The Phase I must be completed within 1 year prior to the application due date.)
(Label and attach the Phase I as **Exhibit QA1.b.**)

2. Land Use Entitlements.

- a. Have all approvals for the Capital Improvement Project within the Qualifying Area been granted by a local public works department, or its equivalent?
 YES NO
 (Label and attach a copy of all approvals for the CIP as **Exhibit QA2.a.**)
- b. Is the Qualifying Infill Area subject to, and consistent with, a general, specific, redevelopment area, community or similar area specific plan?
 YES NO
 (Label and attach documentation of the plan the QIA is subject to as **Exhibit QA2.b.**)

If you answered Yes to question 2.b. complete the following chart 2.c., otherwise skip to question 3.

- c. Provide a complete breakdown on the following table the total number of housing units that have been proposed for development within the QIA and the total number of proposed housing units that have received all necessary discretionary local land use approvals within the QIA. Clearly label which housing development is the qualifying QIP within the QIA.
(Label and attach required discretionary approvals as **Exhibit QA2.c.**)

Housing Development	Discretionary Local Land Use Approvals Required	Local Agency	Total Number of Residential Units	Total Number of Residential Units Approved
YWCA Jobs Corps (QIP)	Variance OPA	Planning Dept CRA/LA	200	200
Figueroa South Phase One	DDA	CRA/LA	330	330
CFRC			65	
Pierce Bros/Mortuary			60	
Morrison Hotel			84	
Totals			739	530

3. Funding Commitments.

- a. 1. List all sources of funding for housing construction within the QIA. Provide a breakdown of each phase or development and clearly show cost of each phase or development and total amount of funding commitments (Label and attach a letter from the funding source evidencing an enforceable commitments as **Exhibit QA3.a.**)

Residential Housing Phase or Development	Number of Units	Funding Source(s)	Amount of Funds	Term in Months (If Loan)	Interest Rate (If Loan)
YWCA	200	Broadway Fed B	\$1,000,000		
		CRA/LA	\$2,000,000		
		Figueroa South	\$8,000,000		
YWCA	above	US Dept of Com	\$1,900,000		
		Cal Endow	\$ 525,000		
		B of A	37,500,000	240	+1.75%
YWCA	above	B of A NMTC	\$5,120,140		
		FHLB-AHP	\$1,000,000		
Continued on next page					

Residential Housing Phase or Development	Number of Units	Funding Source(s)	Amount of Funds	Term in Months (If Loan)	Interest Rate (If Loan)
Total Construction Funding Required		Total Construction Funding Required			

Submit a separate chart if more than five Phases or Developments, or if more than 3 funding sources per phase or development.

OR

2. For self-help developments utilizing USDA 502 loans, the active USDA 523 grantee has a letter of support from the USDA and site control of the Qualifying QIP based on the following instrument:

- 1. Fee title;
- 2. A leasehold interest on the property with provisions that enable the lessee to make improvements on and encumber the property provided that the terms and conditions of any proposed lease shall permit, prior to grant funding, compliance with all Program requirements;
- 3. An enforceable option to purchase or lease which shall extend through the anticipated date of the Program award as specified in the Notice of Funding Availability;
- 4. A disposition and development agreement with a public agency;
- 5. An agreement with a public agency that gives the Applicant exclusive rights to negotiate with that agency for the acquisition of the site; provided that the major terms of the acquisition have been agreed to by both parties; or
- 6. A land sales contract or other enforceable agreement for the acquisition of the property.

(Label and attach documentation demonstrating site control and a letter of support from the USDA as **Exhibit QA3.b.**)

- b. List all sources of funding for the Capital Improvement Project related to the QIA. (Label and attach a letter from the funding source evidencing an enforceable commitment or award date as **Exhibit QA3.c.**)

Name of Funding Source	Amount of Funds	Grant or Loan	Term in Months (if Loan)	Interest Rate (if Loan)
1. Figueroa Street Dev Match	\$4,779,344	fee		
2. Washington-MTA/Prop C	\$2,006,000	grant		
3. Venice-Hope:Agencies/Fundr	13,724,132	grant		
4. Expo Park Sports Field	\$3,448,335	grant		
5. Gil Lindsey Park	\$800,000	city		
Total	24,757,811			

⁽¹⁾ Submit a separate chart if more than five funding sources.

- c. Provide documentation including, but not limited to, letters of intent, executive approved term sheets or a letter from a public agency expressing interest and / or intent to fund the Capital Improvement Project related to the QIA. (Label and attach documentation as **Exhibit QA3.d.**)

4. Local Support.

- a. Attach a letter of support for the QIA from the legislative body of the locality having jurisdiction. (Label and attach letter of support as **Exhibit QA4.a.**)
- b. Are at least 50 percent of the residential units in the QIA located on a site or sites designated or identified in the housing element of the local general plan as suitable for housing development consistent with application? YES NO
(Label and attach the relevant section of the housing element as **Exhibit QA4.b.**)
- c. Have you obtained funding commitments from a local public agency or agencies for the Capital Improvement Project equivalent to at least 25 percent of the Program grant? (The commitment must also be listed in the chart in 3b)
 YES NO
(Label and attach evidence of funding commitment as **Exhibit QA4.c.**)

AFFORDABILITY

5. **Affordability** Complete the QIP / QIA Grant, Affordability and Density Spreadsheet for Guideline Affordability Calculation.

DENSITY

6. **Density.** Complete the QIP / QIA Grant, Affordability and Density Spreadsheet for Guideline Density Calculation.

ACCESS TO TRANSIT

7. Access to Transit. List all proposed developments within the Qualifying Infill Area which meet the criteria for proximity to Transit.

Developments Within the QIA	Within 1/2 Mile to Transit	Number of Units
1. YWCA/Jobs Corps	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	200
2. Morrison Hotel	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	84
3. CFRC	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	65
4. Pierce Bros	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	60
5. Figueroa South	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	330
Total Number of Residential Units In the QIA		739

(Label and attach a site map showing walkable route path for each development within the Qualifying Infill Area and documentation that Transit Station or Major Transit Stop meet criteria as defined in paragraph 308(d)(1) of the Program Guidelines as **Exhibit QA5.**)

PROXIMITY TO AMENITIES

8. Proximity to Amenities.

a. List all amenities within (or within 1/2 mile of) the Qualifying Infill Area.

Type of Amenities within (or within 1/2 mile of) the QIA	Name of Amenity	Type of Amenities within (or within 1/2 mile of) the QIA	Name of Amenity
1. Trade School	LA Trade Tech	6. Social Services	Good Samaritan Hospital
2. Homeless Services	Chrysalis	7. School	Manual Arts HS
3. Park	Expo Park	8. Park	Toberman Rec Center
4. Retail	7 th & Fig Shopping Center	9. Retail	Macy's Plaza
5. School	32 nd St Magnet	10. Social Services	St. Agnes Catholic Church

(Label and attach a site map showing location of all amenities within (or within 1/2 mile of) the QIA boundary and documentation establishing amenities meet guideline criteria as **Exhibit QA6.**)

b. Provide the total acreage of the Qualifying Infill Area. 1369

CONSISTENCY WITH REGIONAL PLAN

9. Consistency with Regional Plan.

Is the Qualifying Infill Area located in an area subject to a Regional Blueprint Plan or other Regional Growth Plan adopted by a regional council of governments or other authorized public agency with the stated intent of fostering infill development and efficient land use? YES NO

If yes, provide either:

- a. A letter from the Council of Governments confirming such consistency.
(Label and attach documents as **Exhibit QA7.a.**)
- b. Evidence of consistency from the local planning department.
(Label and attach documents as **Exhibit QA7.b.**)
- c. Other (Label and attach documents as **Exhibit QA7.c.**)

QIA Development Name:		Linking South LA to Downtown: Figueroa		Applicant Points
Guideline Reference	Project Scoring Component	Max Points		
Readiness				
Status of Environmental				
309(a)(1)(A)	Completion of environmental clearances for QIA.	8	8	
309(a)(1)(B)	Certification of Draft, Program, master or tiered EIR for QIA	4		
309(a)(1)(C)	Completed and filed Draft, Program, master or tiered EIR for QIA	2		
309(a)(1)(D)	50% of Phase 1 assessments complete	2		
Status of Land Use				
309(a)(2)(A)	All local public works approvals for CIP	2	8	
309(a)(2)(B)	Proposed housing is consistent with general, specific, redevelopment, community or specific-area plan	4		
309(a)(2)(C)	Meet 309(a)(2)(B) and one-third of the housing units have approvals	7		
309(a)(2)(B)	Meet 309(a)(2)(B) and one-half of the housing units have approvals	8		
Status of Funding				
309(a)(3)(A)	Percentage of construction funding for housing committed, with exceptions.	4	2	
309(a)(3)(A)	Self-help developments site control and letter of support	4		
309(a)(3)(B)	Construction funding for CIP committed	4	2	
309(a)(3)(C)	Interest and Intent from a public agency for construction funding for CIP	2		
Local Support, evidenced by either:				
309(a)(4)(A)	Letter of support from local legislative body; or	6	6	
309(a)(4)(B)	50% of the units in QIA in designated as consistent with general plan, or	6		
309(a)(4)(C)	Funding commitments from public agency(ies) for 25% of program grant	6		
Total Points - Readiness		30	26	

QIA Development Name:	Linking South LA to Downtown: Figueroa		Applicant
Guideline Reference	Project Scoring Component	Max Points	Points
Affordability			
309(b)(1)	1.0 point for each % of total QIA units owner-occupied by Moderate income households	Manually enter the value from either the QIP Affordability Chart, the MHP or TCAC calculation, rounded to the nearest hundredth	30.00
309(b)(2)	1.2 points for each % of total QIA units owner-occupied by Lower income households		
309(b)(3)	1.0 point for each % of total QIA units that are rentals restricted to 60% AMI		
309(b)(4)	2.0 points for each % of total QIA units that are rentals restricted to 30% AMI		
Total Points - Affordability		30.00	30.00
Density			
309(c)(2)	Average net density of the QIA, adjusted by unit size. Max points for 300% of threshold (Mullin) density.	Enter the value here from the QIA Density Chart	20
Total Points - Density		20	20
Access to Transit			
309(d)	% of units in developments within 1/2 mile of transit station or major transit stop.	20	20
Total Points - Access to Transit		20	20
Proximity to Amenities			
309(e)	Quantity of amenities in the QIA and surrounding 1/2 mile of parks, employment centers, retail centers, schools, social service centers and senior facilities.	20	20
Total Points - Proximity to Amenities		20	20
Regional Plans			
309(f)	QIA is consistent with regional plan.	10	10
Total Points - Regional Plans		10	10
Total points possible		130.00	126.00

About the Figueroa Corridor QIA

The Qualified Infill Area (QIA) being proposed as part of Linking South LA to Downtown: Figueroa Corridor is located in the City of Los Angeles, and is adjacent to and includes several neighborhoods of downtown Los Angeles, as well as South Los Angeles. The boundaries of the QIA are roughly bounded by Wilshire Boulevard on the north, Martin Luther King, Jr. on the south, Broadway Street and the 110 Freeway on the east and the 110 Freeway and Vermont Avenue on the west. The QIA includes several historic and notable sites within its boundaries including, The Los Angeles Memorial Coliseum, the Museum of Natural History of Los Angeles, the California Science Center, the Afro-American Museum, Exposition Park, L.A. Trade Tech College, the Los Angeles Convention Center, Staples Center, and L.A. Live. Contained within the QIA are several recognized districts including, the Financial District, the Historic Core District, the Fashion District, South Park District, Figueroa Corridor District, and the USC/Expo Park District. Together, this broad area is referred to as the Figueroa Corridor.

The Figueroa Corridor is the Center of Centers in Southern California. It has become the north-south main street of Downtown Los Angeles. The Figueroa Corridor has evolved to include three miles of Figueroa and Flower Streets, reaching from downtown's Financial District at the north to Exposition Park and the University of Southern California at the south, connecting two of the largest and most significant employment centers in Southern California, as well as providing a connection between the mostly residential neighborhoods of South Los Angeles to the jobs rich center of Downtown.

Today, the Figueroa Corridor supports the natural expansion of the urban fabric around it. Significant new housing development has occurred in the South Park District, and development of infill housing is beginning to be contemplated within the QIA, along Figueroa Street south of Venice. Much of the new housing development being contemplated is the reuse of existing buildings for mixed use development, as well as the preservation of historic buildings for new residential and mixed uses.

The Los Angeles Convention Center and the Staples Arena are also located at the heart of the Corridor. As the center of access for the region, it is also the center of density and activity. Improvements to the Corridor will provide greater public access to many other community assets, including some of the most important institutions in Southern California: The Coliseum and Exposition Park and its collection of State Museums, The Shrine Auditorium; The Seventh and Fig Shopping Center, The Los Angeles Civic Center District including the cultural facilities on Bunker Hill, Los Angeles Music Center, Disney Hall, the Museum of Contemporary Art, the Colburn School of the Performing Arts; and ultimately, at the very northern end of the street, Dodger Stadium.

The further development of the Figueroa Corridor will be a model example of Transit-Oriented Development, with the intensification of land use growing in conjunction with the growth of transit and accessibility. The corridor is currently served by numerous bus lines as well as the Blue Line surface rail transit. The forthcoming Exposition Line light rail will further connect this area, and provide a parallel surface transit option for much of the corridor. The creation of a stronger, more pedestrian friendly streetscape will support the continued and enhanced mixed-use development along the Corridor and additional development of new housing along and adjacent to it. A unique pedestrian oriented streetscape will provide an improved infrastructure armature for expansion of the local community including housing and commercial uses.

The development of the Figueroa Street Corridor will further support previous public and private investments in this area: The Convention Center, Staples, the private investment in new automobile dealerships, as well as the continued development of USC. It should be noted that the Figueroa Corridor QIA and the vision for the residential and infrastructure improvements to the area is governed by several planning districts and redevelopment plans including the Central City Community Plan, the South Los Angeles Community Plan, the Southeast Los Angeles Community Plan, City Center Redevelopment Plan, Central Business Redevelopment Plan, CD#9 Corridors Redevelopment Plan, and Hoover Redevelopment Plan. More specifically, the capital improvement projects that are outlined in this application as they relate to streetscape improvements are consistent with the Los Angeles Sports & Entertainment District Specific Plan, that district's Streetscape Plan, and the approved Streetscape Plan for Figueroa Street from Venice Boulevard to Martin Luther King Jr. Boulevard.

Land Use and Development within the QIA

The land immediately adjacent Figueroa Boulevard is generally zoned for commercial usage within the Corridor area, however there are other non-commercial usages and institutions also. To the west of Figueroa, below the 10 freeway is generally high density low-rise multi-family housing. To the east of the corridor, is a four block deep zone of manufacturing zoning that parallels the 110 freeway corridor south to the southern end of Exposition Park. Beyond that manufacturing area, there is additional, though less dense multi-family housing, with the main east-west and north-south arteries zoned for additional manufacturing or commercial uses. Exposition Park is the only significant public open space within this entire area, and there are very few smaller neighborhood parks.

The Los Angeles City Council recently approved the amendment of the Community Plan to allow for a more intensive, mixed use development of Figueroa Corridor. FAR will generally go from a 1.5: 1 to a 4.5 to 1 zoning and will encourage ground floor commercial uses while allowing both commercial and residential usages in upper floors. The Community Plan update

and increase FAR requires the inclusion of 20% affordable housing units on site. This move to allow for housing to be developed along the corridor is supportive of the corridor's continued development as a fundamental transit corridor for all of Los Angeles, and ensures a balance between market rate and affordable housing.

With the passing of an amended community plan, new development of over 9,000,000 square feet can be accommodated along this corridor. Existing and planned transit will reinforce the ability to get to and from the existing centers of employment. The new community plan will encourage ground floor active uses that will help create and sustain a healthy and vital pedestrian environment. Upper floor development of housing will be allowed and could increase the housing stock by over 8,000 units along the corridor. This could support a population of over 25,000 people.

A large investment in residential and mixed use has occurred in the northern part of the QIA, known as South Park. City leadership is focusing the creation of investment in the southern part of the QIA, in particular south of Venice Boulevard, as evidenced by the recent Community Plan amendment that increases density along Figueroa Street. The opportunity to reuse existing commercial and industrial land and historic buildings for housing along Figueroa Street is what the infrastructure and CIPs are to support. The city has provided the underlying zoning to transform this area into residential neighborhood, and this application is seeking to fund the needed infrastructure to support the vision for a wholesale transformation.

This new housing stock that will be created will all be within a ten minute walk to a regional transit stop, and will be served by the local DASH routes and other MTA bus lines. The proposal will allow for a variety of high density housing forms including high-rise, four levels of residential over two levels of commercial uses, and town homes. By creating a pedestrian friendly environment along the Figueroa Corridor, this area will become an inviting and appealing urban neighborhood of close-in, transit accessible residences.

As the corridor develops and grows, it will influence and connect to the east and west along the main streets of Adams Blvd., 23rd Street, Jefferson Blvd. and Washington Blvd. This will lead to additional growth in housing stock, as well as inducing the renewal of existing housing stock within these neighborhoods to the east and west.

Transit Within the QIA

The Los Angeles County Metropolitan Transportation Authority operates an extensive bus, bus rapid transit, subway and light rail system within the Los Angeles region. The QIA is the center of the growing system of light and heavy rail transit, with two current rail lines serving the QIA, and a third, new light rail line – the Exposition Line -- serving the QIA and

extending west to its phase one terminus in Culver City to be completed in 2010.

Local transit service is provided along Figueroa Street by way of the DASH "F" which loops around USC at the southern end and the LAUSD headquarters at Beaudry Street, completing its route at the northern end. Multiple other MTA bus lines also extend along Figueroa and Flower Streets as well as traverse them along major east/west streets.

The streetscape improvements of the CIPs are designed to activate pedestrian interaction at rail transit stations and bus stops. The plan calls for upgrading current rail stations and bus shelters, in order to increase ridership of public transportation and minimize automobile traffic. The infrastructure improvements along the Figueroa Corridor are designed to create a synergy between local residents and jobs while also increasing ridership of the extensive system of public transportation.

With the construction of the Exposition Line anticipated to be complete in 2010, the QIA will be further connected to other South Los Angeles neighborhoods. This new transit infrastructure will be the local backbone of regional transit for the Figueroa Corridor, and it is projected in phase 2 to extend westward to Santa Monica. This transportation link provides a connection for those living in South Los Angeles to the job rich districts of Downtown. Between the transit upgrades with the new light rail line and the pedestrian improvements as part of the QIA, local residents commuters will find it easier to traverse the corridor either by using public transportation or walking.

Green and Open Spaces

Los Angeles has been cited by several sources as the nation's most park-poor large city. For entire neighborhoods, there are no parks within walking distance, a problem especially acute in dense residential areas populated with children. Although efforts are underway to create large park spaces for the region – the Los Angeles State Historic Park north of downtown on the former Cornfields site, enlargement of the Kenneth Hahn State Recreation Area in the Baldwin Hills, and extension of the downtown County Mall to become a new Civic Park – these planned parks will be regional draws, not neighborhood parks.

Neighborhood-scale open spaces and "greening" of a community through planting streetscapes and interstitial spaces, and small parks provide a place for all to play, to relax, to jog or take a stroll. Parks and green spaces also improve the quality of life, commercial and residential property values, and economic vitality of a neighborhood. Neighborhood parks also serve as community centers in which neighbors are more likely to interact, and lead to increased community pride, and a sense of neighborhood cohesion and ownership.

Despite the institutional and industrial character along much of the Figueroa Corridor, the dense residential areas to the east and west of Figueroa Street average 3.1 people per household, and 33.2% of these households have children under 18. Drawing a quarter-mile radius (a five-minute walk) around the corridor demonstrates the sparse availability of green spaces within this densely populated zone. Providing a neighborhood park and greening to the corridor will give a place for these families to recreate, interact with their neighbors, and draw them to the many uses along Figueroa Street.

The Expo Park Sports Field CIP will provide needed sports fields for families, and will allow for the reuse of currently underutilized land within Expo Park. In this neighborhood, which is park poor, the addition of usable recreation space within Expo Park is a needed addition to improve the quality of life of those living within and adjacent to this QIA

Understanding the CIPs

Within the QIA, there are several Capital Improvement Projects (CIPs) for which this application is seeking funding. The capital improvement projects are designed to improve the quality of life within the Figueroa Corridor, and support the transformation of the QIA from commercial/industrial uses to residential and mixed use neighborhoods. The purpose of the CIPs is to support the addition of thousands of new residents being built within the QIA. The overall goals of the CIPs are to:

- Provide infrastructure to support the development of thousands of units of market rate and affordable mixed use housing
- Transform existing commercial/light industrial neighborhoods to residential communities
- Connect Downtown to South Los Angeles and Expo Park Communities
- Make Figueroa an inviting pedestrian and transit corridor for the region, and decrease car traffic
- Support public and private investment in the area by improving the public realm
- Increase access to the Corridor for pedestrians
- Encourage Downtown mixed use development to grow south
- Serve the visitor base of over 25 million visitors per year
- Provide connectivity between transit (new transit) and employment and housing
- Provides more and better public open space in conjunction with new housing
- Create a special paving and planting unique to Figueroa Corridor
- Reduces the number of commuters by increasing work force and transit related housing adjacent Los Angeles' employment centers
- Enhance and clearly mark transit stops along the Figueroa Corridor to increase transit ridership
- Green the streetscape to make it a better pedestrian environment

- Create planted medians with trees and shrubs
- Plant new street trees to create visual relief and continuity
- Light up the sidewalks for people to make the streets feel safe for pedestrians
- Increases sustainable infill development at the center instead of sprawl

Figueroa Street and 11th Street Streetscape

This plan is proposing the construction of streetscape improvements along Figueroa Street between Wilshire Boulevard on the north and 41st Street on the south and 11th Street between Figueroa Street on the west and Broadway on the east. The project is consistent with the Los Angeles Sports & Entertainment District Streetscape Plan on the portion of Figueroa Street between Wilshire Boulevard and Venice and 11th Street. Additionally, the portion of the streetscape improvements on Figueroa Street between Venice and 41st Street is consistent with the approved Streetscape Plan for Figueroa Street from Venice to Martin Luther King, Jr. Boulevard. Streetscape improvements include pattered sidewalk paving, planting of street trees and parkway landscaping, pedestrian lights, distinctive crosswalk patterning, street furniture, and the creation of landscaped medians.

Sidewalk paving is designed to be a distinctive paving pattern, which allows for flexibility as new developments are constructed. The streetscape guidelines propose a simple rectangular pattern with three distinctive colors. It is designed to increase flow to adjacent infiltration planters that increases area permeability.

Landscape planting is to include combination of Palm trees and canopy trees running the entire length of Figueroa and 11th Streets. Washingtonia Palms will read as a unifying vertical element that will connect the street as a whole. The Palms also will give the street a distinctly "Los Angeles" feel. The proposed layout for the palms is to be 32 feet on-center, alternating from single to double.

Below the Washingtonia palms will be a variety of canopy trees. These canopy trees will bring distinctive character to the length of Figueroa Street. Not only will these canopy trees bring added richness and visual delight to the street but they will serve as large umbrellas bringing shade and comfort to pedestrians. Canopy trees are proposed to be planted in pairs, when possible.

Understory planting and shrubs will serve as a key component to buffer pedestrian users from automobile traffic and add to the appeal for pedestrians. Shrubs and groundcover are to be planted in large clusters. These planting areas include the canopy trees and palms listed above and will be 32 feet on-center. Typical planting area dimension will be 16 feet by 3'-6" and provided with curb edge drainage that will allow their usage as storm water infiltration

planters. These planters will be located adjacent to the curb.

The streetscape improvements along 11th Street provide for a landscaped link between the QIP and the Figueroa Corridor, and connect its residents to the jobs and transportation corridor that is Figueroa Street.

The proposed CIP streetscape will be matched by developers' construction of streetscape improvements that are conditions for the developments' approval. The purpose of the Figueroa Street and 11th Street streetscape is to provide a uniformed and contiguous streetscape along this spine that connects South Los Angeles and Downtown. Without this project, what will remain is a hopscotch of streetscape improvements within the QIA. Mixed use and residential development within the QIA, particularly south of Venice requires the investment in infrastructure that supports the transformation of the current commercial/industrial to residential.

The City of Los Angeles and its Department of Public Works will construct this capital improvement project. The Department of Public Works is prepared to construct the improvements upon receipt of funding from this grant. No additional entitlements are necessary for this project, and since the Department of Public Works will be constructing this project within the public right of way, which they have control over, no additional permits are required. The streetscape improvements are expected to commence in September 2008, or when funding is received, and last approximately four years, until the entire project is completed.

Martin Luther King Junior Boulevard Streetscape

This project serves to connect western neighborhoods within South Los Angeles to the Figueroa Corridor, and provides the spine linking a traditionally underserved community to the jobs rich neighborhood of Downtown. The streetscape being proposed will incorporate new landscaped median islands, new transit shelters, new trees, and pedestrian lights from the 110 Freeway to Vermont Avenue. The landscape design will complement that of Figueroa Street and provide a lush boundary between Exposition Park and the adjacent residential community.

Construction of this CIP is planned to occur at the same time as the construction of Figueroa Street, in order to minimize overall construction impact on the adjacent neighborhood.

Washington Boulevard Streetscape

This transit-oriented boulevard centered on the Blue Line light rail is currently unsafe and unattractive for pedestrians and transit riders. Its current design does not support existing residents, let alone the future development of additional residences anticipated within the QIA.

Pedestrian-oriented design features, such as enhanced crosswalk paving, transit stop amenities, pedestrian level streetlights and extensive new landscaping will greatly enhance the areas viability and livability. CRA/LA has been awarded funding from the MTA Call For Projects pedestrian improvements, and is seeking to close the gap for funding this critical project.

Venice-Hope Recreation Center

The South Park District has recently become transformed from a commercial/industrial district to a vibrant residential neighborhood. - Residential neighborhood infrastructure, specifically parks and open space, are in great demand.

Under the partnership between CRA/LA and California Hospital Medical Center, the concept of a community education and recreation facility has been developed. The partnership has actively pursued and been awarded grant funding to construct this needed facility. Approximately \$3.6 million in recreation and open space funding from three sources, a commitment to raise over \$5.4 million in private donations, and over \$3.6 million in redevelopment funds from CRA/LA will fund a majority the construction costs.

This facility will provide outdoor sports courts and indoor recreation amenities, along with childcare and education programming for residents of the adjacent community.

Exposition Park Sports Fields

Exposition Park is the largest recreational facility within the City of Los Angeles and provides sports, recreational, cultural and educational programs to residents in the economically disadvantaged Exposition Park area. While the facility attracts individuals from throughout the Los Angeles region, nearly 430,000 people live within a 3-mile radius of park.

In 2007, the Friends of Expo Park commissioned a research survey of 1,000 randomly selected residents who reflect the area's demographics, known as The Expo Park Needs Assessment Study. The Study demonstrated the community's interest in sports activities and underscored the need for additional, safe outdoor recreational space. The Friends of Expo Park were spurred to undertake the construction of a state-of-the-art Multi-use Sports Field on state-owned land across the street from Expo Center. Currently, a grassy lot used for community sports activities and spillover parking for Coliseum events, the play field is in very poor condition due to excessive use, lack of adequate funding and proper maintenance.

Consequently, the play field is not being utilized effectively to meet the growing need for supervised youth sports and community programs.

The first step towards building the field was taken by The Friends of Expo Park in early 2008 when it facilitated a land use and operating agreement with the State of California and the City of Los Angeles. This agreement authorizes the Friends to build the Multi-use Sports Field and gives the City the responsibility for managing sports programming and activities on the field. The State will have continued access to the field for the times that additional Coliseum parking is needed.

The project will cost nearly \$5.5 million dollars to complete. The Weingart Foundation has committed \$2 million. The Friends of Expo Park are committed to a private fundraising effort of \$1.5 million. The remainder is being sought from through this application.

Once the entire funding is secure, the project will take two years to complete.

Gilbert Lindsay Park at the Convention Center

The Gilbert Lindsay Park project will green what is currently a concrete plaza and bus layover in front of the Los Angeles Convention Center. The park will provide much-needed green and open space adjacent to the South Park Neighborhood. The park will serve a dual use by also providing access for transit serving the Convention Center and nearby Staples Center.

With the addition of thousands of new units within the South Park neighborhood and within the QIA, the livability of the neighborhood is enhanced with the addition of this new open space. Design for this project will compliment the adjacent streetscape improvements being proposed as part of the QIA.

Like the streetscape CIP, the City of Los Angeles, Department of Public Works will construct the Gilbert Lindsay Park. No permits will be required, as the site is city property and the work is being performed by city construction crews. The Convention Center has identified \$800,000 match to the \$2 million being requested. Upon receipt of the funding, the Gilbert Lindsay Park project will be constructed along with the streetscape projects. Completion of this project is anticipated within 2 years of receipt of funding.

Freeway Cap Park

Currently there is a lack of open space for the residential communities adjacent to Figueroa Street. The park will provide much needed open space for the adjacent residential neighborhoods, the new residences being constructed and the interface among transit users.

The Freeway Park is proposed to span over the 110 Freeway. It will be located between Figueroa and Flower Street, and 23rd Street and HOV Lane off Adams Boulevard. The majority of open greenspace is planned toward the northern half of the site while the Transit Center/ Plaza is planned for the southern half. Adjacent to the Park could be mixed use residential development. Residential uses will help activate the park and provide needed amenities. The Park and Transit Center will be connected with a series of pedestrian paths and a similar planting palette.

The Park will have will have a plaza for public gatherings located off Flower Street. Around the peripheral areas of the park will be densely planted tree groves to buffer the interior park spaces from vehicular traffic. The interior park spaces will consist of open areas for recreation and leisure and will be planted with sustainable materials and designed to encourage on site storm water management.

What is being request is \$1,500,000 to fund an engineering and design feasibility study for the development of the park. Once funding is received, CRA/LA is prepared to undertake this feasibility study, which is the first step toward the construction of this local open space and transit amenity.

The QIP within the QIA

The QIP within the QIA is a development of 200 affordable housing units located at on Olive Street between 11th Street and Olympic Boulevard. The development is being funded, part through in lieu fees paid for by a development known as Figueroa South located at the corner of Figueroa and 11th Streets The QIP is responsible for streetscape improvements along Olive Street, which the development will provide as part of its project. The QIA application is proposing the construction of streetscape improvements along 11th Street as a connection from this development to Figueroa. This streetscape investment is meant to encourage residents from the QIP to use alternative transportation that is available within the QIA and provide connectivity to the rail lines serving the QIA and beyond along Flower Street.

The QIP is owned and being developed by the YWCA and Job Corps, and will provide needed affordable housing in conjunction with job training services. The residents of the development will benefit from the convenience to transit and within walking distance to many area amenities including shops, restaurants, social services, and job training facilities.

The YWCA has already received entitlements for the project from the City of Los Angeles, Department of City Planning and has an Owner Participation Agreement with CRA/LA. The YWCA is seeking gap funding from HCD under other Proposition 1C funding sources.

Identified Developments within the QIA

In addition to the QIP, the application identifies over 200 additional affordable units and 309 market rate units within the QIA. The infrastructure improvements that are being proposed as part of the CIPs will support these and other future mixed use and residential development within the QIA.

Morrison Hotel

The Morrison Hotel project is proposed at 85 units, with approximately half being 1 bedroom and the other half being studio units. All units are targeting households at 30-50% AMI. Approximately 7,000 square feet of ground floor retail will be constructed as part of the project. CRA/LA is currently in discussions with the property owner.

Pierce Brothers Mortuary

Proposed at a total of 60 units, with 30 2 bedroom, 30 3 bedroom by the Figueroa Corridor Land Trust, in partnership with Los Angeles Community Design Center. 6 units will be at or below 30% AMI, 40 units between 30%-50% AMI, 14 units between 50-60% AMI. 24,218 square feet is proposed for nonprofit offices, community center and community space. The site is for sale and the Figueroa Land Trust is in discussions with sellers.

Community Financial Resource Center (CFRC) (4060 S. Figueroa)

The Developer, CFRC in partnership with Simpson Housing, is proposing 65 units – 45 2 bedroom and 20 2 bedroom. 7 units are targeted at 30% AMI, 39 units at 30–50% AMI, 18 units at 50–60% AMI, 1 manager unit.

Figueroa South

The City of Los Angeles (the “City”), the Community Redevelopment Agency of the City of Los Angeles (the “CRA/LA”) and the L.A. Arena Development Company LLC (the “Development Co.”) entered into a Disposition and Development Agreement (“DDA”) on October 31, 1997. All of the Development Co.’s rights and obligations under the DDA were subsequently assigned to, and assumed by, L.A. Arena Land Company, Inc. (the “Developer”) through an Assignment and Assumption Agreement dated March 23, 1998. The DDA was amended by a First Implementation Agreement dated March 26, 1998, by a Second Implementation Agreement dated October 15, 1998, by a Third Implementation Agreement dated March 2, 2002, and by a Fourth Implementation Agreement dated September 1, 2005. The DDA as amended by the Implementation Agreements (the “Amended DDA”) required that the Developer submit a Master Plan for the Olympic/Figueroa Properties to the CRA/LA and the City for their review and approval prior to any development.

As part of the Third Implementation Agreement, the Developer submitted and the City and the CRA/LA approved the Master Plan governing the development of the Master Plan District, which included the development of a major convention hotel with at least 1,200 hotel rooms and at least 500 residential units, as well as a 7,100-seat live performance theater (now known as the Nokia Theatre), a second hotel of up to 600 rooms, up to 1,115,000 gross square feet of retail, dining, entertainment and convention uses, up to 305,000 gross square feet of office space, a health/sports club of up to 120,000 gross square feet, and an open-air plaza. The Third Implementation Agreement anticipated that the Master Development would be developed in components (the “Master Plan Projects”), and that the Developer would partially assign its rights and obligations under the Amended DDA to various developers (each a “Project Developer”) in connection with the sale or transfer of sub-areas within the Master Plan District and development of each such sub-area with one or more Master Plan Projects. In accordance with the Amended DDA, the Developer sold the Figueroa South sub-area, consisting of APNs 5138-015-027, 5138-015-039, 5138-015-040, 5138-015-042 and 5138-015-043 (currently identified as APN 5138-015-BRK on Tentative Tract Map No. 66892, stamped map dated October 31, 2007), to Figueroa South Land, LLC (“Figueroa South Land”).

The rights and obligations of the Developer and Figueroa South Land were clarified in the Fourth Implementation Agreement, which is the controlling document for the provision of market-rate and affordable housing units within the Figueroa South subarea, which encompasses the northerly two-thirds of the city block bounded by Figueroa Street, 12th Street, Flower Street and Pico Boulevard, and is included in the Linking South LA to Downtown: Figueroa Corridor Infill Project Area. Figueroa South Land is the Project Developer for the two-phased residential development, which the Los Angeles Sports and Entertainment District ("LASED") Specific Plan has entitled to build 648 units of market-rate housing and 23,000 square feet of commercial space. To meet their 20% set aside, the Project Developer provided the YWCA of Greater Los Angeles with \$8 million for the development of their planned 200-unit residential facility on Olive Street between Olympic Boulevard and 11th Street, which would enable the YWCA to build an additional 100 units for a total of 300 units at their new facility. Figueroa South Land will receive credit for causing the creation of the additional 100 units of affordable housing when the certificate of occupancy is issued.

As part of this application, 330 market rate units are qualified. This is the number of units that will be built in phase one of this development.

Support for the QIA and CIPs

This grant application alone by the inclusion of its co-applicants illustrates a breadth of support for the QIA and the CIPs. The project, from its inception, was designed to harness support from the public and private sectors, which has been accomplished. Throughout the application, letters of support from various city departments including City Planning, Department of Public Works, and CRA/LA are provided. In addition, private sector developers, community groups, and the Business Improvement Districts have partnering with the City in support of the vision outlined within this application. In designing the CIPs, the process included the Mayor's office, City Councilmembers, developers, and non-profits, such as Friends of Expo Park. Together, this application represents the full support of the local community, the local elected officials, Departments within the City of Los Angeles, and the stakeholders as represented by the two Business Improvement Districts.

The support for this project and application is in large part the result of an understanding of the local community that the completion of the CIPs will create a more livable downtown and South L Los Angeles neighborhoods. The infrastructure improvements being proposed will only serve to enhance the quality of life for current and adjacent residents, while providing the foundation to add additional needed housing to the local area. Because this project enhances open space, creates a unified streetscape that encourages transit ridership and pedestrian walkability, supports the creation of new housing (both affordable and market rate) without displacing current residents, this project has enjoyed a broad base of support. It is

recognized as an enhancement to the neighborhood without causing any negative impacts on the surrounding communities. In fact, the design of the project is meant to connect what has been a disconnected and underserved community, South Los Angeles, with the economic opportunities of jobs, recreation, and other amenities of Downtown Los Angeles.

QIP Grant, Affordability and Density Calculation Spreadsheet

QIP Development Name: YWCA

Enter Net Density Required per Government Code for the QIP 30

Applicant must highlight relevant designation and attach the Mullin Density Chart to this calculation.

Are you applying as a "Rural Area Project" (Yes / No) No

If yes, applicant must complete and attach the documentation required by the Rural Area Determination Procedures for this calculation.

Enter the number of units (by bedroom size) and income level and tenure for the housing units being considered for funding below.

Income Level and Tenure		Number of Units				
		0 - Bedroom	1 - Bedroom	2 - Bedroom	3 - Bedroom	4 - Bedroom
Unrestricted	Owner Occupied					
Less than or equal to Moderate Income	Owner Occupied					
Less than or equal to Lower Income	Owner Occupied					
Unrestricted	Rental Unit					
Greater than 50% and less than or equal to 60% AMI	Rental Unit					
Greater than 30% and less than or equal to 50% AMI	Rental Unit					
Less than or equal to 30% AMI	Rental Unit		200			

List the largest unit square footage of all the residential units in the QIP 400 s.f.

List the number of bedrooms in the unit above 1

List the total square footage of all the commercial space in the QIP 11373 s.f.

List the total number of acres to be developed for residential mixed-use in the QIP 0.85 acres

Attach the engineering documentation to support the calculation of net acreage for the QIP

Project meets Minimum Affordability Requirements Yes

Project meets Minimum Density Requirements Yes

Average Residential Net Density of QIP 298.2

Adjusted Net Density as a Percentage of Required Density 804.71%

Total Density Points 20

Total Affordability Points 30.00

Grant Amount Limit \$1,248,000

INFRASTRUCTURE DEVELOPMENT BUDGET (EXHIBIT)

QIP/QIA DEVELOPMENT NAME:		BREAKDOWN OF DEVELOPMENT COSTS BY FUNDING SOURCE									
Linking South LA to Downtown: Figueroa Corridor - All Projects											
ESTIMATED CAPITAL IMPROVEMENT PROJECT COSTS		FUNDING SOURCES									
Submit contracts, bids, engineer's estimates or any other back-up evidencing accuracy of eligible CIP costs											
COSTS CATEGORY	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	Infill Grant Program	Figueroa/115 Street	MLK Blvd Streetscape	Washington Bl Streetscape	Venice-Hope Resource Center	Exposition Park Sports Fields	Gil Lindsey Park & Cap Park*
SITE ACQUISITION											
Site acquisition of the Capital Improvement Project, including easements and right of ways	1		2,166,588.00	\$2,166,588	\$0				\$2,166,588		
Other: see each project budget	1		10,688.00	\$10,688	\$0				\$10,688		
Total Site Acquisition Costs				\$2,177,276	\$0	\$0	\$0	\$0	\$2,177,276	\$0	\$0
SITE PREPARATION											
Clearing and Grubbing	1		219,004.00	\$219,004	\$169,088	\$194,004				\$25,000	
Demolition	1		332,822.00	\$332,822	\$253,811	\$211,122			\$25,000	\$26,700	\$70,000
Excavation	1		263,300.00	\$263,300	\$80,000					\$183,300	\$80,000
Grading (excluding grading for housing and mixed use structural improvements)	1		165,999.00	\$165,999	\$120,499				\$100,499	\$45,500	\$20,000
Soil Stabilization (Lime, etc.)	1		10,000.00	\$10,000	\$10,000						\$10,000
Erosion/Weed Control	1		513,539.00	\$513,539	\$446,935	\$513,539					
Dewatering	1		\$0	\$0	\$0						
Other: see each project budget	1		176,300.00	\$176,300	\$109,461	\$126,300					
Other:	1		43,200.00	\$43,200	\$43,200		\$43,200				
Total Site Preparation Costs				\$1,724,164	\$1,232,994	\$1,044,965	\$43,200	\$50,000	\$125,499	\$280,500	\$180,000
UTILITIES											
Sanitary Sewer	1		143,779.00	\$143,779	\$93,779					\$93,779	\$50,000
Potable Water	1		143,779.00	\$143,779	\$93,779					\$93,779	\$50,000
Non-Potable Water	1		135,023.00	\$135,023	\$135,023					\$75,023	\$60,000
Storm Drain	1		293,779.00	\$293,779	\$138,779					\$93,779	\$150,000
Detention Basin/Culverts	1		39,074.00	\$39,074	\$34,074					\$39,074	\$50,000
Joint Trench:	1		106,282.00	\$106,282	\$106,282					\$106,282	\$150,000
Other: see each project budget	1		2,050,655.00	\$2,050,655	\$1,722,956	\$1,534,911				\$390,744	\$75,000
Total Site Utilities Costs				\$2,912,371	\$2,324,672	\$1,534,911	\$0	\$0	\$892,460	\$300,000	\$185,000
SURFACE IMPROVEMENTS											
Aggregate Base	1		31,260.00	\$31,260	\$31,260						
Asphalt Pavement	1		549,660.00	\$549,660	\$290,460			\$518,400		\$31,260	
Curb, Gutter, Sidewalk	1		6,988,168.00	\$6,988,168	\$5,554,077	\$6,190,999	\$100,000	\$634,650		\$62,519	
Street Lights	1		3,176,691.00	\$3,176,691	\$2,630,844	\$2,795,935		\$47,000		\$18,766	
Striping/Signage/Barricades	1		112,950.00	\$112,950	\$100,150		\$100,000	\$12,950			
Traffic Mitigation	1		26,756.00	\$26,756	\$26,756		\$8,000		\$15,756		
Other: see each project budget	1		485,183.00	\$485,183	\$404,112	\$366,183		\$85,000			
Total Surface Improvements Costs				\$11,370,668	\$9,037,659	\$9,352,117	\$608,000	\$1,248,000	\$162,551	\$0	\$0
LANDSCAPE AND AMENITIES											
Parks:											
Irrigation	1		709,488.00	\$709,488	\$571,756	\$133,995				\$80,493	\$390,000
Concrete Work	1		817,992.00	\$817,992	\$468,992		\$20,000			\$408,992	\$240,000
Landscaping	1		7,553,820.00	\$7,553,820	\$5,872,066	\$6,353,577	\$187,500	\$240,000		\$80,493	\$280,000
Tot Lot	1		93,779.00	\$93,779	\$93,779					\$93,779	
Playground Facilities	1		102,492.00	\$102,492	\$47,492					\$102,492	
Walking/Bike Path	0			\$0	\$0						
Drinking Fountains	0			\$0	\$0						
Structures	1		460,000.00	\$460,000	\$160,000					\$240,000	\$220,000
Lighting	1		2,260,143.00	\$2,260,143	\$0					\$1,419,143	\$360,000

COSTS CATEGORY	DEVELOPMENT COSTS				FUNDING SOURCES						
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	Infill Grant Program	Figueroa/11S Streetscape	MLK Blvd Streetscape	Washington BI Streetscape	Venice-Hope Resource Center	Exposition Park Sports Fields	Gill Lindsey Park & Cap Park
Open Space	1			\$0	\$0						
Other: see each project budget	1		1,680,000.00	\$1,680,000	\$398,000		\$135,000	\$338,000	\$100,000	\$637,000	\$470,000
Total Landscape and Amenities Costs				\$13,677,714	\$7,612,085	\$6,486,972	\$372,500	\$578,000	\$2,285,392	\$1,994,850	\$1,950,000
ENVIRONMENTAL MITIGATION/REMEDIATION											
Wetland Mitigation	0			\$0							
Endangered Species	0			\$0							
Tree Mitigation	1		60,400.00	\$60,400	\$60,400		\$10,400				\$50,000
Environmental Remediation	0			\$0							
Other: see each project budget	1		120,000.00	\$120,000				\$50,000	\$70,000		
Total Mitigation/Remediation Costs				\$180,400	\$60,400	\$0	\$10,400	\$50,000	\$70,000	\$0	\$50,000
PARKING											
Replacement Transit Station Parking Spaces	0			\$0							
Residential Parking Structures	0			\$0							
Other:	0			\$0							
Total Parking Costs				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRANSIT											
Transit Facilities:											
Access Plazas	0			\$0							
Pathways	0			\$0							
Bus Shelters	1		391,828.00	\$391,828	\$352,597	\$216,828					\$175,000
Transit Shelters	1			\$0	\$0						
Pedestrian Facilities	1		84,000.00	\$84,000	\$0		\$84,000				
Bicycle Facilities	1			\$0	\$0						
Other: see each project budget	1		66,000.00	\$66,000	\$0		\$66,000				
Total Transit Costs				\$541,828	\$352,597	\$216,828	\$0	\$150,000	\$0	\$0	\$175,000
IMPACT FEES											
Impact fees are eligible for funding if used for identified Capital Assets eligible for funding and required by local ordinance.											
Other: see each project budget	1		150,000.00	\$150,000			\$20,000	\$130,000			
Other:	0		40,000.00	\$40,000	\$10,000			\$40,000			
Total Impact Fees				\$190,000	\$10,000	\$0	\$0	\$170,000	\$0	\$0	\$0
SOFT COSTS RELATED TO ELIGIBLE COSTS											
Engineering	1		3,203,773.00	\$3,203,773	\$2,136,177	\$1,135,273	\$150,000	\$375,000	\$229,000	\$264,500	\$1,050,000
Design	1		3,681,280.00	\$3,681,280	\$2,067,042	\$1,415,910	\$150,000	\$125,000	\$1,085,370	\$305,000	\$600,000
Overhead	1		294,686.00	\$294,686	\$244,913	\$294,686					
Contractor Fee	1		966,240.00	\$966,240	\$803,478	\$916,240					\$50,000
Other: see each project budget	1		3,214,887.00	\$3,214,887	\$1,482,532	\$1,681,173	\$50,000	\$80,000	\$910,229	\$463,485	\$50,000
Total Soft Costs				\$11,360,866	\$6,734,142	\$5,443,282	\$350,000	\$660,000	\$2,224,599	\$1,032,985	\$1,750,000
OTHER CAPITAL ASSET COSTS											
Other: see each project budget	1		8,196,935.00	\$8,196,935	\$1,147,396	\$472,352	\$130,000	\$100,000	\$7,094,583	\$400,000	
Other: see each project budget	1		4,302,267.00	\$4,302,267	\$3,364,722	\$2,340,483		\$521,774	\$1,440,000		
Total Other Asset Costs				\$12,499,192	\$4,512,118	\$2,812,835	\$130,000	\$100,000	\$7,616,357	\$1,840,000	\$0

COSTS CATEGORY	DEVELOPMENT COSTS				FUNDING SOURCES						
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	Infill Grant Program	Figueroa/11S Streetscape	MLK Blvd Streetscape	Washington Bl Streetscape	Venice-Hope Resource Center	Exposition Park Sports Fields	Gil Lindsey Park & Cap Park
TOTAL PROJECT COSTS				\$56,634,479	\$31,876,667	\$26,891,910	\$1,514,100	\$2,756,000	\$15,724,134	\$5,448,335	\$4,300,000
<p>Note: Total amount in Infill Grant Column must equal amount requested in application.</p> <p>COST NARRATIVE: USE THE SPACE BELOW TO EXPLAIN ANY EXTRAORDINARY SITE CONDITIONS WHICH RESULT IN DEVELOPMENT COSTS TO BE HIGHER THAN ACCEPTED INDUSTRY STANDARDS.</p>											

INFRASTRUCTURE DEVELOPMENT BUDGET (EXHIBIT)

QIP/QIA DEVELOPMENT NAME:		Linking South LA to Downtown, Figueroa Corridor - Eduardo F. Figueroa, 1.1 St. Streetscape									
ESTIMATED CAPITAL IMPROVEMENT PROJECT COSTS		BREAKDOWN OF DEVELOPMENT COSTS BY FUNDING SOURCE									
Submit contracts, bids, engineer's estimates or any other back-up evidencing accuracy of eligible CIP costs											
		FUNDING SOURCES									
COSTS CATEGORY		DEVELOPMENT COSTS									
QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	Infill Grant Program	Concerto/Handover	LA Live	LA Center/Figueroa South	Urban Partners	Galen Center	7th+Fig	
SITE ACQUISITION											
Site acquisition of the Capital Improvement Project, including easements and right of ways			\$0								
Other:			\$0								
Total Site Acquisition Costs			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
SITE PREPARATION											
570599	sf	0.34	\$194,004	\$169,088	\$2,408	\$9,684	\$6,075	\$2,548	\$2,673	\$1,560	
570599	sf	0.37	\$211,122	\$183,811	\$2,618	\$10,505	\$6,750	\$2,832	\$2,909	\$1,697	
Excavation			\$0								
Grading (excluding grading for housing and mixed use structural improvements)			\$0								
Soil Stabilization (Lime, etc.)			\$0								
570599	sf	0.90	\$513,539	\$446,935	\$6,369	\$25,555	\$16,537	\$6,938	\$7,077	\$4,128	
Erosion/Weed Control			\$0								
Dewatering			\$0								
Other:	Traffic and Walkway Redirection	1 ls	\$126,300.00	\$109,461	\$1,567	\$6,286	\$4,388	\$1,842	\$1,741	\$1,015	
Other:			\$0								
Total Site Preparation Costs			\$1,044,964	\$909,294	\$12,960	\$52,000	\$33,750	\$14,160	\$14,400	\$8,400	
UTILITIES											
Sanitary Sewer			\$0								
Potable Water			\$0								
Non-Potable Water			\$0								
Storm Drain			\$0								
Detention Basin/Culverts			\$0								
Joint Trench			\$0								
Other:	Site Utilities	2.69	\$1,534,911	\$1,257,212	\$25,444	\$113,433	\$66,260	\$27,800	\$28,271	\$16,491	
Total Site Utilities Costs			\$1,534,911	\$1,257,212	\$25,444	\$113,433	\$66,260	\$27,800	\$28,271	\$16,491	
SURFACE IMPROVEMENTS											
Aggregate Base			\$0								
Asphalt Pavement			\$0								
570599	sf	10.85	\$6,190,999	\$5,070,908	\$102,627	\$457,528	\$267,258	\$112,130	\$14,030	\$66,518	
570599	sf	4.90	\$2,795,935	\$2,290,088	\$46,348	\$206,626	\$120,697	\$50,639	\$51,497	\$30,040	
Striping/Signage/Barricades			\$0								
Traffic Mitigation			\$0								
Other:	Streetscape Furnishing	0.64	\$365,183	\$299,112	\$6,054	\$26,988	\$15,765	\$6,614	\$6,726	\$3,924	
Total Surface Improvements Costs			\$9,352,118	\$7,660,109	\$155,029	\$691,142	\$403,720	\$169,383	\$172,253	\$100,482	
LANDSCAPE AND AMENITIES											
Parks:											
86620	sf	1.54	\$133,395	\$109,263	\$2,211	\$9,858	\$5,758	\$2,416	\$2,456	\$1,433	
Concrete Work			\$0								
86620	sf	73.35	\$6,353,577	\$5,204,073	\$105,822	\$469,543	\$274,276	\$115,074	\$17,025	\$68,264	
Tot Lot			\$0								
Playground Facilities			\$0								
Walking/Bike Path			\$0								
Drinking Fountains			\$0								

COSTS CATEGORY	DEVELOPMENT COSTS				FUNDING SOURCES						
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	Infill Grant Program	Concerto/ Hanover	LA Live	LA Center/ Figueroa South	Urban Partners	Galen Center	7th+Fig
Structures				\$0							
Lighting				\$0							
Open Space				\$0							
Other:				\$0							
Total Landscape and Amenities Costs				\$6,486,972	\$5,313,336	\$107,533	\$479,401	\$280,034	\$117,490	\$119,481	\$69,697
ENVIRONMENTAL MITIGATION/REMEDIATION											
Wetland Mitigation				\$0							
Endangered Species				\$0							
Tree Mitigation				\$0							
Environmental Remediation				\$0							
Other:				\$0							
Total Mitigation/Remediation Costs				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PARKING											
Replacement Transit Station Parking Spaces				\$0							
Residential Parking Structures				\$0							
Other:				\$0							
Total Parking Costs				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRANSIT											
Transit Facilities:											
Access Plazas				\$0							
Pathways				\$0							
Bus Shelters	570589	sf	0.38	\$216,828	\$177,597	\$3,594	\$16,024	\$9,361	\$3,927	\$3,995	\$2,930
Transit Shelters				\$0							
Pedestrian Facilities				\$0							
Bicycle Facilities				\$0							
Other:				\$0							
Total Transit Costs				\$216,828	\$177,597	\$3,594	\$16,024	\$9,361	\$3,927	\$3,995	\$2,930
IMPACT FEES											
Impact fees are eligible for funding if used for identified Capital Assets eligible for funding and required by local ordinance.											
Other:				\$0							
Other:				\$0							
Total Impact Fees				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SOFT COSTS RELATED TO ELIGIBLE COSTS											
Engineering	1135273	ls	1.00	\$1,135,273	\$936,177	\$18,274	\$81,420	\$47,588	\$19,966	\$20,304	\$11,844
Design	1415910	ls	1.00	\$1,415,910	\$1,167,042	\$22,842	\$101,400	\$59,484	\$24,957	\$25,380	\$14,805
Overhead	294686	ls	1.00	\$294,686	\$244,913	\$4,566	\$20,280	\$11,897	\$4,991	\$5,076	\$2,961
Contractor Fee	916240	ls	1.00	\$916,240	\$753,478	\$14,940	\$66,316	\$38,903	\$16,322	\$16,599	\$9,682
Other: General Conditions	1681173	ls	1.00	\$1,681,173	\$1,382,532	\$27,410	\$121,680	\$71,381	\$29,948	\$30,456	\$17,766
Total Soft Costs				\$5,443,282	\$4,484,142	\$88,034	\$390,796	\$229,253	\$96,184	\$97,815	\$57,058
OTHER CAPITAL ASSET COSTS											

COSTS CATEGORY	DEVELOPMENT COSTS				FUNDING SOURCES						
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	Infill Grant Program	Concerto/Hanover	LA Live	LA Center/Figueroa South	Urban Partners	Galen Center	7th+Fig
Other: Escalation to Start Date	472352	sq	1.00	\$472,352	\$386,153	\$7,701	\$34,188	\$20,056	\$9,550	\$9,712	\$4,992
Other: Contingency for Development of Design	2340483	sq	1.00	\$2,340,483	\$1,924,722	\$38,160	\$169,400	\$99,375	\$41,683	\$42,400	\$24,733
Total Other Asset Costs				\$2,812,835	\$2,310,875	\$45,861	\$203,588	\$119,431	\$51,243	\$52,112	\$29,725
TOTAL PROJECT COSTS				\$26,891,910	\$22,112,565	\$438,455	\$1,946,384	\$1,141,809	\$480,187	\$488,327	\$284,183

Note: Total amount in Infill Grant Column must equal amount requested in application.

COST NARRATIVE: USE THE SPACE BELOW TO EXPLAIN ANY EXTRAORDINARY SITE CONDITIONS WHICH RESULT IN DEVELOPMENT COSTS TO BE HIGHER THAN ACCEPTED INDUSTRY STANDARDS.

INFRASTRUCTURE DEVELOPMENT BUDGET (EXHIBIT)

QIP/QIA DEVELOPMENT NAME:		Figuerola Corridor / Cap Park Engineering Study and Design									
ESTIMATED CAPITAL IMPROVEMENT PROJECT COSTS		BREAKDOWN OF DEVELOPMENT COSTS BY FUNDING SOURCE									
Submit contracts, bids, engineer's estimates or any other back-up evidencing accuracy of eligible CIP costs											
		DEVELOPMENT COSTS					FUNDING SOURCES				
COSTS CATEGORY	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	Int'l Grant Program						
SITE ACQUISITION											
Site acquisition of the Capital Improvement Project, including easements and right of ways				\$0							
Other:				\$0							
Total Site Acquisition Costs				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SITE PREPARATION											
Clearing and Grubbing				\$0							
Demolition				\$0							
Excavation				\$0							
Grading (excluding grading for housing and mixed use structural improvements)				\$0							
Soil Stabilization (Lime, etc.)				\$0							
Erosion/Weed Control				\$0							
Dewatering				\$0							
Other:				\$0							
Other:				\$0							
Total Site Preparation Costs				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
UTILITIES											
Sanitary Sewer				\$0							
Potable Water				\$0							
Non-Potable Water				\$0							
Storm Drain				\$0							
Detention Basin/Culverts				\$0							
Joint Trench:				\$0							
Other:				\$0							
Total Site Utilities Costs				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SURFACE IMPROVEMENTS											
Aggregate Base				\$0							
Asphalt Pavement				\$0							
Curb, Gutter, Sidewalk				\$0							
Street Lights				\$0							
Striping/Signage/Barricades				\$0							
Traffic Mitigation				\$0							
Other:				\$0							
Total Surface Improvements Costs				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE AND AMENITIES											
Parks:				\$0							
Irrigation				\$0							
Concrete Work				\$0							
Landscaping				\$0							
Tot Lot				\$0							
Playground Facilities				\$0							
Walking/Bike Path				\$0							
Drinking Fountains				\$0							
Structures				\$0							

COSTS CATEGORY	DEVELOPMENT COSTS				FUNDING SOURCES			
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	Int'l Grant Program			
Lighting				\$0				
Open Space				\$0				
Other:				\$0				
Total Landscape and Amenities Costs				\$0	\$0	\$0	\$0	\$0
ENVIRONMENTAL MITIGATION/REMEDIATION								
Wetland Mitigation				\$0				
Endangered Species				\$0				
Tree Mitigation				\$0				
Environmental Remediation				\$0				
Other:				\$0				
Total Mitigation/Remediation Costs				\$0	\$0	\$0	\$0	\$0
PARKING								
Replacement Transit Station Parking Spaces				\$0				
Residential Parking Structures				\$0				
Other:				\$0				
Total Parking Costs				\$0	\$0	\$0	\$0	\$0
TRANSIT								
Transit Facilities:								
Access Plazas				\$0				
Pathways				\$0				
Bus Shelters				\$0				
Transit Shelters				\$0				
Pedestrian Facilities				\$0				
Bicycle Facilities				\$0				
Other:				\$0				
Total Transit Costs				\$0	\$0	\$0	\$0	\$0
IMPACT FEES								
Impact fees are eligible for funding if used for identified Capital Assets eligible for funding and required by local ordinance.								
Other:				\$0				
Other:				\$0				
Total Impact Fees				\$0	\$0	\$0	\$0	\$0
SOFT COSTS RELATED TO ELIGIBLE COSTS								
Engineering	1	LS	1,000,000.00	\$1,000,000	\$1,000,000			
Design	1	LS	500,000.00	\$500,000	\$500,000			
Overhead				\$0				
Contractor Fee				\$0				
Other:				\$0				
Total Soft Costs				\$1,500,000	\$1,500,000	\$0	\$0	\$0
OTHER CAPITAL ASSET COSTS								
Other:				\$0				
Other:				\$0				

COSTS CATEGORY	DEVELOPMENT COSTS				FUNDING SOURCES			
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	Infill Grant Program			
Total Other Asset Costs				\$0	\$0	\$0	\$0	\$0
TOTAL PROJECT COSTS				\$1,500,000	\$1,500,000	\$0	\$0	\$0
Note: Total amount in Infill Grant Column must equal amount requested in application.								
COST NARRATIVE: USE THE SPACE BELOW TO EXPLAIN ANY EXTRAORDINARY SITE CONDITIONS WHICH RESULT IN DEVELOPMENT COSTS TO BE HIGHER THAN ACCEPTED INDUSTRY STANDARDS.								

INFRASTRUCTURE DEVELOPMENT BUDGET (EXHIBIT)

COSTS CATEGORY	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	FUNDING SOURCES						
					Infill Grant Program	CRA/LA	Quimby	Prop K	Prop 40	Fundraising Private Foundations	
DEVELOPMENT COSTS											
SITE ACQUISITION											
Site acquisition of the Capital Improvement Project, including easements and right of ways	1	LS	2,166,588.00	\$2,166,588		\$1,166,588	\$1,000,000				
Other: Acquisition/ Legal/Admin	1	LS	10,688.00	\$10,688		\$10,688					
Total Site Acquisition Costs				\$2,177,276	\$0	\$1,177,276	\$1,000,000	\$0	\$0	\$0	\$0
SITE PREPARATION											
Clearing and Grubbing				\$0							
Demolition	1	LS	25,000.00	\$25,000				\$25,000			
Excavation				\$0							
Grading (excluding grading for housing and mixed use structural improvements)	1	LS	100,499.36	\$100,499	\$100,499						
Soil Stabilization (Lime, etc.)				\$0							
Erosion/Weed Control				\$0							
Dewatering				\$0							
Other:				\$0							
Other:				\$0							
Total Site Preparation Costs				\$125,499	\$100,499	\$0	\$0	\$25,000	\$0	\$0	\$0
UTILITIES											
Sanitary Sewer	1	LS	93,778.56	\$93,779	\$93,779						
Potable Water	1	LS	93,778.56	\$93,779	\$93,779						
Non-Potable Water	1	LS	75,022.85	\$75,023	\$75,023						
Storm Drain	1	LS	93,778.56	\$93,779	\$88,779			\$5,000			
Detention Basin/Culverts	1	LS	39,074.40	\$39,074	\$34,074			\$5,000			
Joint Trench	1	LS	106,282.37	\$106,282	\$106,282						
Other: Methane Barrier/Ventilation	1	LS	390,744.00	\$390,744	\$390,744						
Total Site Utilities Costs				\$892,459	\$882,459	\$0	\$0	\$10,000	\$0	\$0	\$0
SURFACE IMPROVEMENTS											
Aggregate Base	1	LS	31,259.52	\$31,260	\$31,260						
Asphalt Pavement	1	LS	31,259.52	\$31,260	\$31,260						
Curb, Gutter, Sidewalk	1	LS	62,519.04	\$62,519	\$62,519						
Street Lights	1	LS	18,755.71	\$18,756	\$18,756						
Striping/Signage/Barricades				\$0							
Traffic Mitigation	1	LS	18,755.71	\$18,756	\$18,756						
Other:				\$0							
Total Surface Improvements Costs				\$162,550	\$162,550	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE AND AMENITIES											
Parks:											
Irrigation	1	LS	80,493.26	\$80,493	\$42,493			\$38,000			
Concrete Work	1	LS	408,991.74	\$408,992	\$208,992			\$200,000			
Landscaping	1	LS	80,493.26	\$80,493	\$80,493						
Tot Lot	1	LS	93,778.56	\$93,779	\$93,779						
Playground Facilities	1	LS	102,492.15	\$102,492	\$47,492			\$55,000			
Walking/Bike Path				\$0							
Drinking Fountains				\$0							

BREAKDOWN OF DEVELOPMENT COSTS BY FUNDING SOURCE

Submit contracts, bids, engineer's estimates or any other back-up evidencing accuracy of eligible CIP costs

COSTS CATEGORY	DEVELOPMENT COSTS				FUNDING SOURCES						
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	Infill Grant Program	CRAILA	Quimby	Prop K	Prop 40	Fundraising Private Foundations	
Structures Lighting			\$0								
Open Space	1	LS	1,419,143.13	\$1,419,143				\$70,000	\$505,000	\$844,143	
Other: Furnishings	1	LS	100,000.00	\$100,000					\$50,000	\$50,000	
Total Landscape and Amenities Costs				\$2,285,392	\$473,249	\$0	\$0	\$363,000	\$555,000	\$894,143	
ENVIRONMENTAL MITIGATION/REMEDIATION											
Wetland Mitigation			\$0								
Endangered Species			\$0								
Tree Mitigation			\$0								
Environmental Remediation			\$0								
Other: Environmental Audit/Methane Studies	1	LS	70,000.00	\$70,000		\$70,000					
Total Mitigation/Remediation Costs				\$70,000	\$0	\$70,000	\$0	\$0	\$0	\$0	
PARKING											
Replacement Transit Station Parking Spaces			\$0								
Residential Parking Structures			\$0								
Other:			\$0								
Total Parking Costs				\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TRANSIT											
Transit Facilities:											
Access Plazas			\$0								
Pathways			\$0								
Bus Shelters			\$0								
Transit Shelters			\$0								
Pedestrian Facilities			\$0								
Bicycle Facilities			\$0								
Other:			\$0								
Total Transit Costs				\$0	\$0	\$0	\$0	\$0	\$0	\$0	
IMPACT FEES											
Impact fees are eligible for funding if used for identified Capital Assets eligible for funding and required by local ordinance.											
Other: Utility/Off-site Connection Fees	1	LS	130,000.00	\$130,000						\$130,000	
Other:	1	LS	40,000.00	\$40,000						\$40,000	
Other:			\$0								
Total Impact Fees				\$170,000	\$0	\$0	\$0	\$0	\$0	\$170,000	
SOFT COSTS RELATED TO ELIGIBLE COSTS											
Engineering	1	LS	229,000.00	\$229,000		\$229,000					
Design	1	LS	1,085,370.00	\$1,085,370	\$150,000	\$750,000			\$185,370		
Overhead				\$0							
Contractor Fee				\$0							
Other: Consultants, Soft Costs & Soft Cost Contingency	1	LS	910,229.00	\$910,229		\$450,000		\$80,270	\$379,959		

COSTS CATEGORY	DEVELOPMENT COSTS				FUNDING SOURCES						
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	Infill Grant Program	CRA/LA	Quimby	Prop K	Prop 40	Fundraising Private Foundations	
Total Soft Costs				\$2,224,599	\$150,000	\$1,429,000	\$0	\$80,270	\$565,329	\$0	\$0
OTHER CAPITAL ASSET COSTS											
Other: Building Structures & Other Hard Costs	1	LS	7,094,582.51	\$7,094,583	\$231,243	\$800,000		\$112,000	\$1,879,671	\$4,071,669	
Other: Hard Cost Contingency	1	LS	521,774.00	\$521,774	\$193,724	\$193,724				\$328,050	
Total Other Asset Costs				\$7,616,357	\$231,243	\$993,724	\$0	\$112,000	\$1,879,671	\$4,399,719	\$0
TOTAL PROJECT COSTS				\$15,724,132	\$2,000,000	\$3,670,000	\$1,000,000	\$590,270	\$3,000,000	\$5,463,662	\$0
Note: Total amount in Infill Grant Column must equal amount requested in application.											
COST NARRATIVE: USE THE SPACE BELOW TO EXPLAIN ANY EXTRAORDINARY SITE CONDITIONS WHICH RESULT IN DEVELOPMENT COSTS TO BE HIGHER THAN ACCEPTED INDUSTRY STANDARDS.											

INFRASTRUCTURE DEVELOPMENT BUDGET (EXHIBIT)

CIP/QIA DEVELOPMENT NAME:		BREAKDOWN OF DEVELOPMENT COSTS BY FUNDING SOURCE										
Linking South LA to Downtown Figueroa Corridor Washington Blvd - Streetscape		ESTIMATED CAPITAL IMPROVEMENT PROJECT COSTS		DEVELOPMENT COSTS		FUNDING SOURCES						
Submit contracts, bids, engineer's estimates or any other back-up evidencing accuracy of eligible CIP costs		QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	Infill Grant Program	MTA	City of LA Prop C				
COSTS CATEGORY												
SITE ACQUISITION												
Site acquisition of the Capital Improvement Project, including easements and right of ways					\$0							
Other:					\$0							
Total Site Acquisition Costs					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SITE PREPARATION												
Clearing and Grubbing					\$0							
Demolition					\$0							
Excavation					\$0							
Grading (excluding grading for housing and mixed use structural improvements)					\$0							
Soil Stabilization (Lime, etc.)					\$0							
Erosion/Weed Control					\$0							
Dewatering					\$0							
Other: Start Up and Mobilization		1	lump sum	50,000.00	\$50,000				\$50,000			
Other:					\$0							
Total Site Preparation Costs					\$50,000	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0
UTILITIES												
Sanitary Sewer					\$0							
Potable Water					\$0							
Non-Potable Water					\$0							
Storm Drain					\$0							
Detention Basin/Culverts					\$0							
Joint Trench:					\$0							
Other:					\$0							
Total Site Utilities Costs					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SURFACE IMPROVEMENTS												
Aggregate Base					\$0							
Asphalt Pavement		38,400	sq. ft.	13.50	\$518,400	\$259,200	\$259,200					
Curb, Gutter, Sidewalk		1	lump sum	634,650.00	\$634,650	\$320,650	\$314,000					
Street Lights		1	lump sum	47,000.00	\$47,000	\$7,000	\$40,000					
Striping/Signage/Barricades		37	sq. ft.	350.00	\$12,950	\$150	\$12,800					
Traffic Mitigation					\$0							
Other: Traffic Control		1	lump sum	35,000.00	\$35,000	\$20,000	\$15,000					
Total Surface Improvements Costs					\$1,248,000	\$607,000	\$641,000	\$0	\$0	\$0	\$0	\$0
LANDSCAPE AND AMENITIES												
Parks:												
Irrigation					\$0							
Concrete Work					\$0							
Landscaping		1	lump sum	240,000.00	\$240,000	\$120,000	\$120,000					
Tot Lot					\$0							
Playground Facilities					\$0							
Walking/Bike Path					\$0							
Drinking Fountains					\$0							
Structures					\$0							

COSTS CATEGORY	DEVELOPMENT COSTS				FUNDING SOURCES			
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	Infill Grant Program	MTA	City of LA Prop.C.	
Lighting				\$0				
Open Space				\$0				
Other: Public Art	1	lump sum	338,000.00	\$338,000	\$13,000	\$200,000	\$125,000	\$0
Total Landscape and Amenities Costs				\$578,000	\$133,000	\$320,000	\$125,000	\$0
ENVIRONMENTAL MITIGATION/REMEDIATION								
Wetland Mitigation				\$0				
Endangered Species				\$0				
Tree Mitigation				\$0				
Environmental Remediation				\$0				
Other: Environmental Documentation	1		50,000.00	\$50,000			\$50,000	
Total Mitigation/Remediation Costs				\$50,000	\$0	\$0	\$50,000	\$0
PARKING								
Replacement Transit Station Parking Spaces				\$0				
Residential Parking Structures				\$0				
Other:				\$0				
Total Parking Costs				\$0	\$0	\$0	\$0	\$0
TRANSIT								
Transit Facilities:								
Access Plazas				\$0				
Pathways				\$0				
Bus Shelters				\$0				
Transit Shelters				\$0				
Pedestrian Facilities	28	each	3,000.00	\$84,000				
Bicycle Facilities				\$0				
Other: new racks/safety rails	12	each	5,500.00	\$66,000				
Total Transit Costs				\$150,000	\$0	\$0	\$0	\$0
IMPACT FEES								
Impact fees are eligible for funding if used for identified Capital Assets eligible for funding and required by local ordinance.								
Other: B permits	1		20,000.00	\$20,000	\$10,000	\$10,000		
Other:				\$0				
Total Impact Fees				\$20,000	\$10,000	\$10,000	\$0	\$0
SOFT COSTS RELATED TO ELIGIBLE COSTS								
Engineering	1	lump sum	375,000.00	\$375,000		\$300,000	\$75,000	
Design	1	lump sum	125,000.00	\$125,000		\$100,000	\$25,000	
Overhead				\$0				
Contractor Fee				\$0				
Other: Construction Management & Inspection	1	lump sum	60,000.00	\$60,000			\$60,000	
Total Soft Costs				\$560,000	\$0	\$400,000	\$160,000	\$0
OTHER CAPITAL ASSET COSTS								

COSTS CATEGORY	DEVELOPMENT COSTS				FUNDING SOURCES					
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	Infill Grant Program	MTA	City of LA Prop C			
Other: 24 months pruning/watering for trees	1	lump sum	100,000.00	\$100,000		\$100,000				
Other:				\$0						
Total Other Asset Costs				\$100,000	\$0	\$100,000	\$0	\$0	\$0	\$0
TOTAL PROJECT COSTS				\$2,756,000	\$750,000	\$1,671,000	\$335,000	\$0	\$0	\$0
Note: Total amount in Infill Grant Column must equal amount requested in application.										
COST NARRATIVE: USE THE SPACE BELOW TO EXPLAIN ANY EXTRAORDINARY SITE CONDITIONS WHICH RESULT IN DEVELOPMENT COSTS TO BE HIGHER THAN ACCEPTED INDUSTRY STANDARDS.										

INFRASTRUCTURE DEVELOPMENT BUDGET (EXHIBIT)

QIP/QIA DEVELOPMENT NAME:		Linking South LA to Downtown: Figueroa Corridor - Expo Park Streets Easements										
ESTIMATED CAPITAL IMPROVEMENT PROJECT COSTS		BREAKDOWN OF DEVELOPMENT COSTS BY FUNDING SOURCE										
Submit contracts, bids, engineer's estimates or any other back-up evidencing accuracy of eligible CIP costs												
COSTS CATEGORY	DEVELOPMENT COSTS							FUNDING SOURCES				
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	Infill Grant Program	Weingart Foundation	Fundraising					
SITE ACQUISITION												
Site acquisition of the Capital Improvement Project, including easements and right of ways				\$0								
Other:				\$0								
Total Site Acquisition Costs				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
SITE PREPARATION												
Clearing and Grubbing	1	LS	25,000.00	\$25,000		\$25,000						
Demolition	1	LS	26,700.00	\$26,700		\$26,700						
Excavation	4700	CY	39.00	\$183,300		\$183,300						
Grading (excluding grading for housing and mixed use structural improvements)	130000	SF	0.35	\$45,500		\$45,500						
Soil Stabilization (Lime, etc.)				\$0								
Erosion/Weed Control				\$0								
Dewatering				\$0								
Other:				\$0								
Other:				\$0								
Total Site Preparation Costs				\$280,500	\$0	\$280,500	\$0	\$0	\$0	\$0	\$0	
UTILITIES												
Sanitary Sewer	1	LS	50,000.00	\$50,000		\$50,000						
Potable Water	1	LS	50,000.00	\$50,000		\$50,000						
Non-Potable Water				\$0								
Storm Drain	1	LS	150,000.00	\$150,000		\$150,000						
Detention Basin/Culverts				\$0								
Joint Trench:				\$0								
Other: Electrical Service	1	LS	50,000.00	\$50,000		\$50,000						
Total Site Utilities Costs				\$300,000	\$0	\$300,000	\$0	\$0	\$0	\$0	\$0	
SURFACE IMPROVEMENTS												
Aggregate Base				\$0								
Asphalt Pavement				\$0								
Curb, Gutter, Sidewalk				\$0								
Street Lights				\$0								
Striping/Signage/Barricades				\$0								
Traffic Mitigation				\$0								
Other:				\$0								
Total Surface Improvements Costs				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
LANDSCAPE AND AMENITIES												
Parks:												
Irrigation	50400	SF	1.50	\$75,600						\$75,600		
Concrete Work	14900	SF	10.00	\$149,000						\$149,000		
Landscaping	1	LS	412,250.00	\$412,250		\$386,515				\$25,735		
Tot Lot				\$0								
Playground Facilities				\$0								
Walking/Bike Path				\$0								
Drinking Fountains				\$0								
Structures	600	SF	400.00	\$240,000	\$160,000					\$80,000		

COSTS CATEGORY	DEVELOPMENT COSTS				FUNDING SOURCES			
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	Infill Grant Program	Weingart Foundation	Fundraising	
Lighting	1	LS	481,000.00	\$481,000			\$481,000	
Open Space				\$0				
Other: Field base and drainage	1	LS	637,000.00	\$637,000			\$637,000	
Total Landscape and Amenities Costs				\$1,994,950	\$160,000	\$386,515	\$1,448,335	\$0
ENVIRONMENTAL MITIGATION/REMEDIATION								
Wetland Mitigation				\$0				
Endangered Species				\$0				
Tree Mitigation				\$0				
Environmental Remediation				\$0				
Other:				\$0				
Total Mitigation/Remediation Costs				\$0	\$0	\$0	\$0	\$0
PARKING								
Replacement Transit Station Parking Spaces				\$0				
Residential Parking Structures				\$0				
Other:				\$0				
Total Parking Costs				\$0	\$0	\$0	\$0	\$0
TRANSIT								
Transit Facilities:								
Access Plazas				\$0				
Pathways				\$0				
Bus Shelters				\$0				
Transit Shelters				\$0				
Pedestrian Facilities				\$0				
Bicycle Facilities				\$0				
Other:				\$0				
Total Transit Costs				\$0	\$0	\$0	\$0	\$0
IMPACT FEES								
Impact fees are eligible for funding if used for identified Capital Assets eligible for funding and required by local ordinance.				\$0				
Other:				\$0				
Other:				\$0				
Total Impact Fees				\$0	\$0	\$0	\$0	\$0
SOFT COSTS RELATED TO ELIGIBLE COSTS								
Engineering	1	LS	264,500.00	\$264,500		\$264,500		
Design	1	LS	305,000.00	\$305,000		\$305,000		
Overhead				\$0				
Contractor Fee				\$0				
Other: Contingency	1	LS	463,485.00	\$463,485		\$463,485		
Total Soft Costs				\$1,032,985	\$0	\$1,032,985	\$0	\$0
OTHER CAPITAL ASSET COSTS								
Other: Synthetic Field	1	LS	400,000.00	\$400,000	\$400,000			
Other: Synthetic Field Cover System	120000	SF	12.00	\$1,440,000	\$1,440,000			

COSTS CATEGORY	DEVELOPMENT COSTS				FUNDING SOURCES			
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	Infill Grant Program	Weingart Foundation	Fundraising	
Total Other Asset Costs				\$1,840,000	\$1,840,000	\$0	\$0	\$0
TOTAL PROJECT COSTS				\$5,448,335	\$2,000,000	\$2,000,000	\$1,448,335	\$0
Note: Total amount in Infill Grant Column must equal amount requested in application.								
COST NARRATIVE: USE THE SPACE BELOW TO EXPLAIN ANY EXTRAORDINARY SITE CONDITIONS WHICH RESULT IN DEVELOPMENT COSTS TO BE HIGHER THAN ACCEPTED INDUSTRY STANDARDS.								
The balance of the required funding for the project is being secured from private sector donors, primarily major philanthropic foundations in the Southern California region.								

INFRASTRUCTURE DEVELOPMENT BUDGET (EXHIBIT)

COSTS CATEGORY	DEVELOPMENT COSTS				FUNDING SOURCES			
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	Infill Grant Program			
QIP/QIA DEVELOPMENT NAME: Linking South LA to Downtown: Figueroa Corridor - Martin Luther King Blvd. Streetscape								
ESTIMATED CAPITAL IMPROVEMENT PROJECT COSTS								
Submit contracts, bids, engineer's estimates or any other back-up evidencing accuracy of eligible CIP costs								
SITE ACQUISITION								
Site acquisition of the Capital Improvement Project, including easements and right of ways				\$0				\$0
Other:				\$0				\$0
Total Site Acquisition Costs				\$0	\$0	\$0	\$0	\$0
SITE PREPARATION								
Clearing and Grubbing				\$0				\$0
Demolition				\$0				\$0
Excavation				\$0				\$0
Grading (excluding grading for housing and mixed use structural improvements)				\$0				\$0
Soil Stabilization (Lime, etc.)				\$0				\$0
Erosion/Weed Control				\$0				\$0
Dewatering				\$0				\$0
Other: Remove-dispose AC and CMB	14400	SF	3.00	\$43,200	\$43,200			\$0
Other:				\$0				\$0
Total Site Preparation Costs				\$43,200	\$43,200	\$0	\$0	\$0
UTILITIES								
Sanitary Sewer				\$0				\$0
Potable Water				\$0				\$0
Non-Potable Water				\$0				\$0
Storm Drain				\$0				\$0
Detention Basin/Culverts				\$0				\$0
Joint Trench:				\$0				\$0
Other:				\$0				\$0
Total Site Utilities Costs				\$0	\$0	\$0	\$0	\$0
SURFACE IMPROVEMENTS								
Aggregate Base				\$0				\$0
Asphalt Pavement				\$0				\$0
Curb, Gutter, Sidewalk	1	LS (repair)	100,000.00	\$100,000	\$100,000			\$0
Street Lights	21	EA (ped light)	15,000.00	\$315,000	\$315,000			\$0
Striping/Signage/Barricades	5000	SF (x-walk)	20.00	\$100,000	\$100,000			\$0
Traffic Mitigation	16	EA (upgrade ac ramps)	500.00	\$8,000	\$8,000			\$0
Other: New/Median Island Boundary	2500	LF (C & G)	34.00	\$85,000	\$85,000			\$0
Total Surface Improvements Costs				\$608,000	\$608,000	\$0	\$0	\$0
LANDSCAPE AND AMENITIES								
Parks:								
Irrigation	7500	SF (median island)	4.00	\$30,000	\$30,000			\$0
Concrete Work	1000	SF (m. l.)	20.00	\$20,000	\$20,000			\$0
Landscaping	7500	SF (m. l.)	25.00	\$187,500	\$187,500			\$0
Tot Lot				\$0	\$0			\$0
Playground Facilities				\$0	\$0			\$0

COSTS CATEGORY	DEVELOPMENT COSTS					FUNDING SOURCES				
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	Infill Grant Program					
Walking/Bike Path				\$0						
Drinking Fountains				\$0						
Structures				\$0						
Lighting				\$0						
Open Space				\$0						
Other: St. Furniture	1	LS	135,000.00	\$135,000	\$135,000					
Total Landscape and Amenities Costs				\$372,500	\$372,500					
ENVIRONMENTAL MITIGATION/REMEDIATION										
Wetland Mitigation				\$0						
Endangered Species				\$0						
Tree Mitigation	16	EA (24-in)	650.00	\$10,400	\$10,400					
Environmental Remediation				\$0						
Other:				\$0						
Total Mitigation/Remediation Costs				\$10,400	\$10,400					
PARKING										
Replacement Transit Station Parking Spaces				\$0						
Residential Parking Structures				\$0						
Other:				\$0						
Total Parking Costs				\$0	\$0					
TRANSIT										
Transit Facilities:										
Access Plazas				\$0						
Pathways				\$0						
Bus Shelters				\$0						
Transit Shelters				\$0						
Pedestrian Facilities				\$0						
Bicycle Facilities				\$0						
Other:				\$0						
Total Transit Costs				\$0	\$0					
IMPACT FEES										
Impact fees are eligible for funding if used for identified Capital Assets eligible for funding and required by local ordinance.										
Other:				\$0						
Other:				\$0						
Total Impact Fees				\$0	\$0					
SOFT COSTS RELATED TO ELIGIBLE COSTS										
Engineering	1	LS	150,000.00	\$150,000	\$150,000					
Design	1	LS	150,000.00	\$150,000	\$150,000					
Overhead				\$0						
Contractor Fee				\$0						
Other: Project/Grant Management	1	LS	50,000.00	\$50,000	\$50,000					
Total Soft Costs				\$350,000	\$350,000					

COSTS CATEGORY	DEVELOPMENT COSTS				FUNDING SOURCES			
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	Infill Grant Program			
OTHER CAPITAL ASSET COSTS								
Other: 10% Contingency	1 LS		130,000.00	\$130,000	\$130,000			\$0
Other:				\$0				\$0
Total Other Asset Costs				\$130,000	\$130,000			\$0
TOTAL PROJECT COSTS								
				\$1,514,100	\$1,514,100			\$0
Note: Total amount in Infill Grant Column must equal amount requested in application.								
COST NARRATIVE: USE THE SPACE BELOW TO EXPLAIN ANY EXTRAORDINARY SITE CONDITIONS WHICH RESULT IN DEVELOPMENT COSTS TO BE HIGHER THAN ACCEPTED INDUSTRY STANDARDS.								

INFRASTRUCTURE DEVELOPMENT BUDGET - LOS ANGELES CONVENTION CENTER

DEVELOPMENT NAME:	Linking South LA to Downtown: Figueroa Corridor GILBERT LINDSEY PARK		BREAKDOWN OF DEVELOPMENT COSTS BY FUNDING SOURCE			
	QIP/QIA	Linking South LA to Downtown: Figueroa Corridor GILBERT LINDSEY PARK				
ESTIMATED CAPITAL IMPROVEMENT PROJECT COSTS	Submit contracts, bids, engineer's estimates or any other back-up evidencing					
COSTS CATEGORY	DEVELOPMENT COSTS			FUNDING SOURCES		
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	Infill Grant Program	LA Conv Center
SITE ACQUISITION				\$0	\$0	\$0
Site acquisition of the				\$0	\$0	\$0
Other:				\$0	\$0	\$0
Total Site Acquisition				\$0	\$0	\$0
SITE PREPARATION				\$0	\$0	\$0
Cleaning and Grubbing				\$0	\$0	\$0
Demolition	53,000	SF		\$70,000	\$70,000	
Excavation (underground tank)	2,500	CU:YD		\$80,000	\$80,000	
Grading (excluding grading for housing and mixed use structural)				\$20,000	\$20,000	
Soil Stabilization (Lime, et)	53,000	SF		\$10,000	\$10,000	
Erosion/Weed Control				\$0	\$0	
Dewatering				\$0	\$0	
Other:				\$0	\$0	
Other:				\$0	\$0	
Total Site Preparation Costs				\$180,000	\$180,000	\$0
UTILITIES				\$0	\$0	\$0
Sanitary Sewer				\$0	\$0	
Potable Water				\$0	\$0	
Non-Potable Water-West Hall roof drain connection to underground tank				\$60,000	\$60,000	
Storm Drain-connection to underground tank				\$50,000	\$50,000	
Detention Basin/Culverts				\$0	\$0	
Joint Trench:				\$0	\$0	
Other: solar panels	6,000	SF		\$75,000	\$75,000	
Total Site Utilities Costs				\$185,000	\$185,000	\$0
SURFACE IMPROVEMENT				\$0	\$0	\$0

TRANSIT									
Transit Facilities:									
Access Plazas							\$0		
Pathways							\$0		
Bus Shelters							\$175,000		
Transit Shelters							\$0		
Pedestrian Facilities							\$0		
Bicycle Facilities							\$0		
Other:							\$0		
Total Transit Costs							\$175,000	\$0	\$0
IMPACT FEES									
Impact fees are eligible for funding if used for identified Capital Assets eligible for funding and required by local ordinance.									
Other:							\$0		
Other:							\$0		
Total Impact Fees							\$0	\$0	\$0
SOFT COSTS RELATED									
Engineering							\$50,000	\$50,000	
Design							\$100,000	\$100,000	
Overhead							\$0	\$0	
Contractor Fee							\$50,000	\$50,000	
Permits and Inspection fees							\$50,000	\$50,000	
Other:							\$250,000	\$250,000	
Total Soft Costs							\$500,000	\$500,000	\$0
OTHER CAPITAL ASSET COSTS									
Other:							\$0	\$0	
Other:							\$0	\$0	
Total Other Asset Costs							\$0	\$0	\$0
TOTAL PROJECT									
Note: Total amount in Infill Grant Column must equal amount requested in application							\$2,800,000	\$2,000,000	\$800,000
							\$0	\$0	\$0

COST NARRATIVE: USE THE SPACE BELOW TO EXPLAIN ANY EXTRAORDINARY SITE CONDITIONS WHICH RESULT IN DEVELOPMENT COSTS TO BE HIGHER THAN ACCEPTED INDUSTRY STANDARDS.