

HOUSING COMMITTEE REPORT relative to slum and blight findings for the Crenshaw Redevelopment Area.

Recommendations for Council action:

1. FIND that the Crenshaw Redevelopment Area meets the requirements of the Community Development Block Grant (CDBG) regulations at 24 CFR 570.208(b) as it meets the definition of Slum and Blighted, Deteriorated or Deteriorating under state law and more than 25 percent of the properties in the area meet one or more of the conditions listed at 24 CFR 570.208.
2. RECEIVE and FILE the Crenshaw Redevelopment Area Slum and Blight Report prepared by Tierra West Advisors, Inc. dated March 2017.
3. DIRECT the General Manager, Los Angeles Housing and Community Investment Department (HCIDLA), or designee, to maintain the report and supporting documentation on file for review upon request of the United States Department of Housing and Urban Development.
4. DIRECT the HCIDLA to consult with Council offices for proposed other areas in their districts particularly in former redevelopment project areas and/or SB 535 socio-economic disadvantaged census tracts to conduct slum and blight studies, and report back in 90 days with recommendations of additional areas to be studied and funding sources to conduct the study.

Fiscal Impact Statement: The HCIDLA reports that this action will not impact the General Fund.

Community Impact Statement: None submitted.

#### SUMMARY

In a report to the Mayor dated June 1, 2017, the HCIDLA discusses the slum and blight findings study for the Crenshaw Redevelopment Area. In 2016, HCIDLA commissioned Tierra West Advisors, Inc., to conduct a physical and economic study of the former Crenshaw Redevelopment Area. The purpose of the study was to document the conditions of the area and determine if the area met the requirements for the slum and blight area national objective under CDBG regulations. The study found that the Crenshaw Redevelopment Area continues to meet slum and blight criteria consistent with the HUD CDBG regulations. According to the HCIDLA, the slum and blighted designation is done for the narrow purpose of the CDBG program and does not have any legal effect in terms of land use or tax purposes.

At its meeting held June 7, 2017, the Housing Committee discussed this matter with a representative of HCIDLA. Department staff stated that additional funding and/or staff will be needed in order to conduct blight studies for other areas. Committee recommended that Council approve the Department's recommendations relative to this matter, as shown above, and further that Council direct HCIDLA to determine if other former redevelopment areas meet the slum and blight designation.

Respectfully Submitted,

HOUSING COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
CEDILLO:	YES <i>Silver Cillo</i>
KORETZ:	ABSENT
HUIZAR:	YES
PRICE:	YES
HARRIS-DAWSON:	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**