

**REPORT OF THE
CHIEF LEGISLATIVE ANALYST**

DATE: March 25, 2016

TO: Honorable Members of the Ad Hoc Committee on Comprehensive Job Creation Plan

FROM: Sharon M. Tso *HS*
Chief Legislative Analyst
Council File No.: 15-1195
Assignment No. : 15-11-0902

SUBJECT: Community Revitalization and Investment Authority (CRIA)

SUMMARY

On December 2, 2015, the Ad Hoc Committee on Comprehensive Job Creation Plan considered a Motion (Buscaino – Cedillo), directing our Office, with the assistance of the City Administrative Officer (CAO) and Economic and Workforce Development Department (EWDD), to report with an analysis of Assembly Bill 2 (Alejo) and determine which of the 31 former CRA/LA project areas, and communities outside of those areas would be eligible for the Community Revitalization and Investment Authority (CRIA or Authority) area designation.

The Motion (Attachment A) notes that the dissolution of redevelopment left the City without its most effective tool to address blight, build affordable housing and public infrastructure, and create jobs in distressed communities. Governor Brown recently signed AB 2 into law, authorizing local governments to establish a CRIA in areas that meet certain conditions relative to income, unemployment, crime, infrastructure and deteriorated structures. The CRIA would carry out certain provisions of Community Redevelopment Law relative to infrastructure, affordable housing and economic revitalization.

In response to the Committee's instructions, this report contains: (1) an overview of AB 2 and CRIA eligibility criteria; (2) Redevelopment Project Areas (RPA) information; (3) preliminary analysis and mapping of CRIA-eligible criteria by former RPAs and Council Districts; (4) CRIA implementation steps; (5) CRIA powers and requirements; (6) proposed amendments to AB 2 via AB 2492; (7) pre-establishment matters; and (8) a City preliminary framework for an Establishment Policy.

Our preliminary assessment is that CRIAs merit further study and are likely to be most beneficial if there is a County contribution and there are significant projects of mutual interest that would provide maximum public benefit. Given the uncertainty around this new financing tool, we recommend that EWDD meet with appropriate departments and report on issues identified in the Pre-establishment Matters section of this report. Based on their findings, Council can weigh benefits and risks before determining whether or not CRIAs are a viable option for the City. Should Council wish to pursue formation, a City institutionalized framework should be applied to ensure consistency and efficiency across the City's formation efforts.

Several jurisdictions and organizations are studying CRIAs and their feasibility, including the County of Los Angeles, San Francisco, Sacramento, San Diego and the Housing Authority of the City of Los Angeles. Most are in the early stages of review and are engaging staff and/or consultants to conduct preliminary feasibility analyses. No CRIAs have been formed at this time.

Further, since the proposed AB 2492 may result in change to the criteria for formation, it would be prudent to wait until the outcome of this legislation is known and use the intervening time to establish procedures for the identification and formation of CRIAs in the City.

RECOMMENDATIONS

That the City Council:

1. Instruct EWDD to meet with the appropriate departments and discuss CRIA efforts in the City.
2. Instruct EWDD to report on the Pre-establishment Matters, including financial, technical and legal matters, identified in this report.
3. Instruct EWDD to prepare a City Establishment Policy and consider the City preliminary framework outlined in this report.
4. Instruct the CLA to report on Assembly Bill 2492 (Alejo) and its impacts on current CRIA law.

BACKGROUND

Overview of AB 2 and Legal Framework

Assembly Bill 2, signed by the Governor on September 22, 2015 authorized the creation of CRIAs to carry out provisions of redevelopment law (Chapter 319). The legislation states that the intent of a CRIA is to, among other things, relieve conditions of unemployment, reduce high crime rates, repair infrastructure, and promote affordable housing. A CRIA is a new and innovative financing tool that is designed to strategically leverage and dedicate funding for specific improvements in certain geographic areas. Its formation can be initiated by the City or if multiple participating taxing entities collaborate, through a Joint Powers Agreement (JPA). Regardless of how it is formed, by the City or collectively with other entities, each CRIA becomes a body independent of the City. AB 2 outlines the conditions that must exist in specific geographic areas to form a CRIA, the eligible uses of funds generated within a CRIA, and the process for forming a CRIA. Attachment B includes a summary of AB 2.

CRIA Area Eligibility

AB 2 requires that not less than 80 percent of the land included in a Community Revitalization and Investment Authority (CRIA Area) is characterized by the following:

- A. An annual median household income that is less than 80 percent of the statewide annual median income (per US Census); and three of the four conditions listed below:
 - a. Nonseasonal unemployment that is at least 3 percent higher than statewide median unemployment in January of the year in which the community revitalization plan is prepared (per Employment Development Department).

- b. Crime rates that are 5 percent higher than the statewide median crime rate (per Criminal Justice Statistics Center within the Department of Justice or California Attorney General’s website).
- c. Deteriorated or inadequate infrastructure such as street, sidewalks, water supply, sewer treatment of processing, and parks.
- d. Deteriorated commercial or residential structures.

AB 2 provides specific data sources for securing statistics relative to income, unemployment, and crime, but AB 2 is less clear on the definition of “deteriorated” in the last two conditions listed above. This allows for a level of discretion and flexibility on behalf of the local legislative bodies seeking to adopt a CRIA. Should Council wish to pursue forming a CRIA, staff should be tasked with vetting data associated with deteriorated or inadequate infrastructure and/or commercial or residential structures to determine how this should be defined at the local level and report to Council. It is anticipated that preliminary efforts to identify and evaluate data related to deteriorated conditions will include securing readily available data that is already documented. If the available information is not sufficient, staff should recommend additional options, such as extending the search to field surveys for additional information.

Redevelopment Project Areas

The former Community Redevelopment Agency of the City of Los Angeles (CRA/LA), established in 1948 and dissolved in 2012, managed 31 Redevelopment Project Areas (RPAs) throughout the City. The RPAs are listed in Attachment C. A report by EWDD dated January 16, 2016, indicates that only four of the thirty-one RPAs may meet CRIA requirements, but require further study. This may be attributed to the CRA/LA’s many years of operating in these areas and making many needed economic and physical improvements to revitalize these communities. The four RPAs identified by EWDD meet the required income requirement plus one more condition (income or crime), as noted in Attachment C. These four RPAs would need to meet two additional “deteriorated” conditions to qualify for a CRIA.

Our Office notes that there is no requirement that CRIAs be confined to RPA boundaries. Council can choose to form CRIA boundaries in any areas that can benefit from future improvements, so long as the areas meet the required criteria and are financially viable. While a CRIA area may include geographic RPAs, certain requirements must be met. Should a CRIA area include land formerly or currently designated as part of a redevelopment project area, tax increment payable to an Authority is subject and subordinate to any preexisting enforceable obligations.

Preliminary Mapping and Analysis

The attached maps denote the City’s areas that may be candidates for CRIAs. The data is mapped by RPAs (Attachment D) and by Council Districts (Attachment E). At the instruction of the Ad Hoc Committee on Comprehensive Job Creation Plan, our Office worked with the Planning Department to map three of the more readily available criteria for CRIAs: income, unemployment and crime (Attachment F describes data sources). Areas in white do not meet any of the required criteria and areas in orange meet only the income criteria. Neither of these would qualify for a CRIA.

The maps highlight areas that meet some of the required criteria in green, but areas that fully qualify cannot be determined until the “deteriorated” criteria is available and mapped. Areas in light green

meet the income requirement and one more condition. These areas would require that both of the “deteriorated” conditions be met. Areas in dark green meet the income requirement and two more conditions. These areas would require that only one of the “deteriorated” conditions be met.

Implementation Steps

Our Office recommends that each Council Office, with the assistance of EWDD and an EWDD-led CRIA Development Team, identify areas in light and dark green that they determine would benefit from this new financing tool. A CRIA Development Team (Team), can be led by EWDD, and may include the CLA, CAO, City Attorney, and other relevant departments. Once areas are identified, the next step would be to move forward with a financial analysis of the impact, including time to generate revenue and amount of revenue an area can generate so that Council make a determination on whether or not to move forward with CRIA formation.

Below is a general overview of the steps outlined in State law as well as additional steps to implement a CRIA. The procedural and technical components should be further developed as the process moves toward implementing a CRIA.

Step 1 –Defining CRIA Areas and Feasibility Analysis

Entities – Legislative bodies of participating taxing agencies

The City must define an area and determine whether it meets the law’s prescribed criteria to qualify for a CRIA. In addition to meeting the legally required criteria, the City can establish additional local criteria by which to prioritize CRIA locations. An area should also demonstrate financial feasibility for generating enough tax increment to fund eligible improvements.

The City can choose to form a CRIA on its own or it can partner with other taxing entities. On its own, the City would redirect a portion of its tax increment currently going to its General Fund to a CRIA. Tax increment financing is generated from a CRIA designated area. The year the CRIA is established is considered the base year. Any future property tax growth above the base year level, in the percentage allocated by each of the participating taxing entities would be contributed toward the CRIA. The amount up to the base year would continue to be allocated to the City. A financial benefit could be gained in the CRIA’s ability to bond against the tax increment. The CRIA would be considered a local public agency separate from the City.

While the City can form a CRIA on its own, partnering with other taxing entities would leverage additional funds and maximize the impact of a CRIA. A JPA would need to be negotiated with other taxing entities (e.g. the County of Los Angeles) that would voluntarily contribute a significant amount of tax increment from each agency to projects of mutual interest. School entities and successor entities may not participate in a CRIA.

Step 2 – Establishing a CRIA

Entities – Legislative bodies of participating taxing agencies

A CRIA can be formed in one of two ways: individually or collectively. Should a determination be made by the City to pursue AB 2 authority on its own, the City would adopt a Resolution creating a CRIA. The CRIA five-member Governing Board (Authority) would be appointed by the legislative body comprised of three members of the legislative body and two public members who live or work in the area. Should the City decide to create a CRIA with other taxing entities (e.g. County or special

districts), all parties enter into a JPA. The CRIA Governing Board would include a majority of members from the legislative bodies that created the Authority and a minimum of two public members who live or work in the CRIA area.

Step 3 – CRIA Adopts a Community Revitalization and Investment Plan

Entity – Community Revitalization and Investment Authority

Once formed, the Authority adopts a Community Revitalization and Investment Plan (Plan) outlining its principal goals and objectives, and planned affordable housing, economic development and infrastructure projects. It must include a fiscal analysis, including any plan to issue bonds. The Plan must also contain a determination that the area complies with the required conditions (e.g., income, unemployment, etc.).

The Plan adoption process entails a series of three public hearings. At the third hearing, the Authority may adopt the Plan if there is less than 25 percent protest from the combined number of property owners and residents in the area who are at least 18 years of age. If between 25 percent and 50 percent protest, an election should occur. The Authority shall terminate proceedings if there is a majority (50% +1) of combined property owners and residents protest.

Prior to or after adopting a Plan, each participating taxing entity may adopt a Resolution allocating its share of tax increment to the CRIA. A Resolution may be repealed by giving the County Auditor-Controller 60 days prior notice. However, the Auditor-Controller shall continue to allocate that entity's share of tax increment that has been pledged to the repayment of debt until the debt has been fully repaid.

CRIA Powers and Requirements

A CRIA holds a number of powers to help carry out its duties and must also adhere to specific requirements. An overview of certain CRIA powers and requirements is provided below.

- Eminent Domain – a CRIA may exercise eminent domain powers in the area for property acquisition within 12 years from adoption of the Plan.
- Financing - CRIA funding is generated from tax increment and bonds issued against the tax increment. CRIAs can bond against tax increment without a vote of the electorate. The Authority may also borrow, receive grants or accept other public and private assistance.
- Housing – a CRIA is required to set aside 25 percent of its funding for affordable housing. The legislation also includes relocation and replacement housing requirements.
- Reporting and Audits - Several reports are required, including; (1) a financial report that shall be adopted annually after a public hearing; and (2) every five years after allocating one million dollars, a third party audit shall determine the Authority's compliance with affordable housing requirements.
- 10-Year Protest Hearings – Every 10 years a public hearing must take place for property owners and resident to present any protest against the Authority. If there is 25 to 50 percent

protest, an election shall take place. If the majority of property owners and residents protest, the Authority cannot continue to implement the Plan.

Assembly Bill (AB) 2492

AB 2492 (Alejo) introduced February 19, 2016 proposes changes and clarification language for AB 2. The key changes are listed in the table below:

Issue	Current law (AB 2)	Proposed Change (AB 2492)
Level at which area must meet certain conditions	At the Census Tract or Census block group level	At the Census Tract or Census block group level or any combination of both
Local Income requirement	Compared to Statewide	Relative to Statewide, Countywide or Citywide
Crime Rate – local source	Not stated	Documented by records maintained by the law enforcement agency that has the jurisdiction in the proposed plan area for violent or property crime offenses
Crime rate – local rate	Compared to statewide median	Compared to statewide average
Crime rate - type	Not stated	Either violent or property crime, or any offense within these categories
Crime rate – calculation	Not stated	Crime rate formula provided
CRIA’s ability to receive funds	Not stated	Allows CRIA to take advantage of additional funding sources listed in Enhanced Infrastructure Financing District law; and receive funds allocated to the CRIA, subject to any requirements imposed by the source as to the use of the funds

Inasmuch as the eligible areas may change with the proposed legislation, we recommend that the City not move forward with a Resolution to form a CRIA until action is taken on this bill to ensure that the City’s process is consistent with State law. Our Office will continue to monitor the status of this bill and, should it be adopted, report on any potential impacts.

Pre-establishment Matters

The City’s participation in a CRIA can have long-term financial and economic impacts. Our Office recommends that EWDD form a CRIA Development Team to lead the CRIA feasibility and formation process on behalf of the City. The Team could include representatives from our Office, the City Administrative Officer, City Attorney and other relevant departments. EWDD should report on a number of financial and technical matters and present a proposed Establishment Policy as Council works toward a determination on forming a CRIA, including those listed below.

Financial

- The cost to implement a CRIA is unknown at this time. Prior EWDD estimates for consulting services to form complex financing districts can range up to \$500,000 (C.F. No. 14-1349).
- The amount of time that it will take to generate a significant amount of tax increment. An eligible area would need to project significant growth in property tax value to capture a significant amount of tax increment.
- How the percentage of tax increment that would be allocated to each CRIA would be determined. The set-aside of tax increment for projects in CRIA areas would result in a reallocation of revenue (above the base year) that the City currently contributes to its General Fund. Revenue generated up to the base year would continue to be allocated to the City.
- Explore the feasibility of forming a CRIA Joint Powers Agreement with the County of Los Angeles.

Technical

- Finalize the mapping of CRIA data, identify sources for and refine the definition of “deteriorated” as the legislation allows for locally-defined parameters. Maps will likely need to be updated should AB 2492 be adopted, expanding the criteria that qualifies areas.
- Any additional criteria beyond the legal framework that should be part of the City’s framework (e.g., high vacancy rates, proximity to other City priority projects, etc.). While there are a number of prescribed criteria that dictate where a CRIA may be formed, adding additional requirements can ensure strategic investments are coordinated.

Legal

- Define any legal issues, risks and liabilities created for the City when participating in a CRIA, CRIA funding and CRIA bond issuance.

City Preliminary Framework for an Establishment Policy

Following EWDD’s report on the matters listed above, Council can determine whether pursuing a CRIA is feasible and a positive investment for the City. Should Council pursue formation, our Office recommends that Council consider adopting an Establishment Policy. An Establishment Policy with procedural steps and parameters should be shaped by EWDD and can include, but not be limited to:

- (1) The City’s steps leading to the identification of a geographic area for a CRIA.
 - a. Council could adopt a Motion instructing the lead department to initiate a study; the Motion would identify preliminary CRIA boundaries.
 - b. Refine the larger area identified in the Motion to one that meets the legally prescribed eligible criteria requirements; the area could decrease, but not increase.
- (2) The process by which the City would engage potential participating taxing entities, specifically the County, on assessing JPA opportunities for an area or a project of mutual interest.
 - a. A lead department with Council Office representatives could negotiate CRIA boundaries and proposed a percentage of tax increment to be attributed to each CRIA.
- (3) The required analyses and approvals to move forward with a CRIA.
 - a. Efficiently engage a number of financial consultants working on more than one CRIA formation in the City. A consultant would need to prepare a financial analysis, including the cost to the City to implement a CRIA; potential amount and timing of CRIA revenue; and the procedural and technical steps required for the establishment of a CRIA.
 - b. Ensure community input on the proposed CRIA formation.

- c. Establish the levels of City approvals required to form a CRIA; include the information that must be presented at each level of approval (e.g. boundaries, fiscal analysis, identification of participating entities for a JPA, City's maximum proposed percentage of tax increment to be allocated to the CRIA, etc.).
- (4) The role of supporting departments.
- a. Coordinate information from supporting departments (e.g. Planning, Engineering, etc.). to support CRIA formation.



Dora Huerta
Analyst

Attachments:

- A. Motion (Buscaino – Cedillo)
- B. AB 2 Bill Summary
- C. List of the former CRA/LA's Redevelopment Project Areas
- D. Maps with CRIA criteria by Redevelopment Project Areas
- E. Maps with CRIA criteria by Council Districts
- F. Data sources for CRIA Maps

MOTION

In 1945, the California Legislature enacted the Community Redevelopment Act to assist local governments in eliminating blight through development, reconstruction, and rehabilitation of residential, commercial, industrial, and retail districts. The Act gave cities and counties the authority to establish redevelopment agencies (RDAs or agencies), to address the effects of blight, as defined by means of redevelopment projects financed by the issuance of bonds serviced by tax increment revenues derived from the project area. After nearly 65 years of Redevelopment Authority, Governor Brown signed a law to dissolve redevelopment and community development agencies on February 1, 2012.

At that time, Los Angeles had thirty-one (31) redevelopment project areas that stretched from the Harbor Area up to Watts and South LA, Downtown, Mid-City, Hollywood and North Hollywood, Pacoima and Reseda in the Valley. The dissolution of CRA/LA cost the City its most effective economic development tool to address blight, build affordable housing and public infrastructure and create jobs in Los Angeles' most distressed communities.

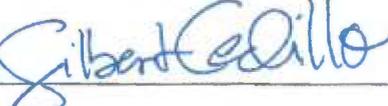
Governor Brown recently signed into law AB 2, which authorizes local governments to establish a "Community Revitalization and Investment Authority" in disadvantaged communities on September 22, 2015. These authorities would carry out provisions of the Community Redevelopment Law for purposes related to infrastructure, affordable housing, and economic revitalization. The bill would provide for the financing of these activities by, among other things, the issuance of bonds serviced by tax increment revenues, and would require the authority to adopt a community revitalization and investment plan.

Under the new law, local governments can create Community Revitalization and Investment Authorities where the annual median household income is less than 80 percent of the statewide median, and where three of the following four conditions are met:

1. Unemployment rate is at least 3 percent higher than the statewide unemployment rate;
2. Crime rate is 5 percent higher than the statewide median crime rate;
3. Deteriorated or inadequate infrastructure such as streets, sidewalks, water supply, sewer treatment or processing and parks;
4. Deteriorated commercial or residential structures

I THEREFORE MOVE that Chief Legislative Analyst (CLA), with the assistance of the City Administrative Officer (CAO) and Economic Workforce Development Department (EWDD) be DIRECTED to report with an analysis of AB 2 and determine which of the thirty-one former CRA/LA project areas, as well as communities located outside those areas, would be eligible for the "Community Revitalization and Investment Authority" designation.

Presented by 
JOE BUSCAINO
Councilmember, 15th District

Seconded by 


OCT - 7 2015

ORIGINAL

AB 2 : COMMUNITY REVITALIZATION AUTHORITY

BILL SUMMARY

TOPIC	DESCRIPTION
Governance	Community Revitalization and Investment Authority ("CRIA" or "Authority").
Formation - Option 1 (Individually)	Legislative body of a City , County or City and County may adopt a <u>Resolution</u> creating an Authority.
Governing Board Membership	Governing Board shall be a five-member board, appointed by the legislative body. Three members of the legislative body and two public members who live or work within the area.
Formation - Option 2 (Collectively)	City, County, City and County, and/or special district, or any combination thereof, may create an Authority by entering into a <u>joint powers agreement</u> .
Governing Board Membership	Governing Board shall include of a majority of members from the legislative bodies that created the Authority and a minimum of two public members who live or work within the area.
Authority Participation Limitations	<p>(A) A school entity may not participate.</p> <p>(B) A successor agency may not participate.</p> <p>(C) An authority formed by a city or county that created a redevelopment agency that was dissolved shall not become effective until the successor entity or designated local authority has adopted findings of fact stating:</p> <ul style="list-style-type: none"> (1) Agency has received a finding of completion; and (2) No former redevelopment agency assets which are subject of litigation against the state, have been or will be used to benefit any efforts of an authority, unless the litigation has been resolved.
Boundaries - Community Revitalization and Investment Area ("CRIA Area")	<p>Not less than 80% of the land calculated shall be characterized by:</p> <ul style="list-style-type: none"> (A) annual median household income less than 80% of statewide annual median income; <u>and</u> (B) three of the following four conditions: <ul style="list-style-type: none"> (1) nonseasonal unemployment that is at least 3% higher than the statewide median; (2) crime rates that are 5% higher than the statewide median; (3) deteriorated or inadequate infrastructure (e.g. streets, sidewalks, water supply, sewer treatment and processing and parks); and (4) deteriorated commercial or residential structures.
Alternative Boundary	<p>Within a former military base that is deteriorated or has inadequate infrastructures and structures. Governing Board shall include a member of the military base closure commission as a public member.</p>
Use of Funds	<ul style="list-style-type: none"> (A) Rehabilitate, repair, upgrade, or construct infrastructure; (B) Low- and moderate-income housing; (C) Address hazardous substances; (D) Seismic retrofits; (E) Acquire and transfer real property; (F) Issue bonds; (G) Borrow money, receive grants, or accept financial or other assistance from state or federal government, or public or private entity; (H) Adopt a community revitalization and investment plan; (I) Make loans or grants for owners or tenants to improve, rehabilitate, or retrofit buildings or structures; (J) Construct foundations, platforms, and structural forms for air rights sites; and (K) Provide assistance to businesses with new or existing facilities for industrial or manufacturing uses.
Source of Funds	<p>Tax increment generated within the area in the percentage committed from consenting taxing agencies. Consenting agencies may advance funds to the Authority. Taxing agencies cannot include any school entity. Authority may issue bonds serviced by tax increment, subject to protest. Authority may borrow money, receive grants, or accept financial assistance.</p>

TOPIC	DESCRIPTION
Community Revitalization and Investment Plan (Plan) Requirements	(A) Principal goals and objectives. (B) Description of deteriorated or inadequate infrastructure within an area. Programs for construction of adequate infrastructure or repair of existing infrastructure. (C) Housing program relative to housing expenditures and unit production. (D) Program to remedy or remove a release of hazardous substances, if applicable. (E) Program to facilitate economic revitalization. (F) Fiscal analysis with projected receipt of revenue and expenses over a five-years, including any plan to issue bonds backed by tax increment. (G) Determination that area complies with required conditions.
Plan Participation	Prior to or after adopting a Plan, a participating entity may adopt a Resolution allocating its share of tax increment. A Resolution may be repealed by giving the county auditor-controller 60 days prior notice; however, the auditor-controller shall continue to allocate that entity's share of tax increment that has been pledged to the repayment of debt until the debt has been fully repaid.
Time Limits	(A) Maximum 30 years for establishing loans, advances and indebtedness. (B) Maximum 45 years for the repayment of all of the Authority's debts and obligations, and fulfilling housing obligations. Authority shall dissolve in no more than 45 years.
Plan Adoption Process	Authority shall consider the Plan at three public hearings, as follows: 1st - Hear all written and oral comments. 2nd - Consider additional written and oral comments. Take action to modify or reject the Plan. 3rd - Conduct protest proceedings to consider whether property owners and residents within the area wish to present oral or written protest against the adoption. Authority may adopt the plan if less than 25% protest. An election shall take place if between 25%-50% of the combined number file a protest. Authority shall terminate the proceedings if there is a majority (50%+1) of combined property owners and residents protest. Majority protest : protests have been filed representing over 50% of the combined number of property owners and residents in the area.
Periodic Plan Review	Authority shall adopt an annual report. Authority shall review the plan annually and amend as necessary. Every 10 years, a public hearing shall be held to conduct a public protest to consider oral or written protest against the Authority. If there is majority protest, the Authority shall not take any further action to implement the plan. If between 25%-50% of the property owners and residents file protest, an election shall be called. If a majority of the property owners and residents vote against the plan, then the Authority shall not take further action to implement the plan.
Redevelopment Area Enforceable Obligations	If a CRIA Area includes land formerly or currently designated as part of a redevelopment area, tax increment payable to an Authority is subject and subordinate to any preexisting enforceable obligation(s).
Affordable Housing Set-aside	25% of the tax increment shall be designated for affordable housing.
Affordable Housing - Replacement and Relocation	Replacement and relocation requirements apply.
Eminent Domain	Authority may exercise eminent domain for property acquisition within 12 years from adoption of the Plan.
Effective	January 1, 2016.

REDEVELOPMENT PROJECT AREAS BY REGION		
#	Project Area	Area (Acres)¹
EAST VALLEY		
1	Pacoima / Panorama City (CD 2, 6 & 7)	4208
2	Laurel Canyon (CD 2 & 4)	248
3	North Hollywood (CD 2 & 4)	740
WEST VALLEY		
4	Reseda / Canoga Park (CD 3 & 12)	2400
HOLLYWOOD AND CENTRAL		
5	East Hollywood / Beverly-Normandie (CD 4 & 13)	656
6	Hollywood (CD 4 & 13)	1107
7	Mid-City Corridors (CD 10)	1107
8	Pico Union 1 (CD 1)	155
9	Pico Union 2 (CD 1)	227
10	Westlake (CD 1 & 13)	638
11	Wilshire Center / Koreatown (CD 1, 4, 10 & 13)	1207
DOWNTOWN		
12	Bunker Hill (CD 9)	133
13	Central Industrial (CD 9 & 14)	738
14	Chinatown (CD 1)	303
15	City Center (CD 9 & 14)	879.5
16	Council District 9 Corridors South of the Santa Monica Freeway (CD 8 & 9)	2817
17	Little Tokyo (CD 9)	67
EASTSIDE		
18	Adelante Eastside (CD 1 & 14)	2164
19	Monterey Hills (CD 14)	211
SOUTH LOS ANGELES		
20	Broadway / Manchester (CD 8 & 9) ²	163
21	Crenshaw (CD 8 & 10)	54
22	Crenshaw / Slauson (CD 8)	262
23	Exposition / University Park (CD 8 & 9)	573
24	Normandie 5 (CD 8 & 10)	210
25	Vermont / Manchester (CD 8) ²	189
26	Western / Slauson (CD 8)	377
27	Watts (CD 15) ²	107
28	Watts Corridors (CD 8 & 15)	245
LOS ANGELES HARBOR		
29	Beacon Street (CD 15)	60
30	L.A. Harbor Industrial Center (CD 15) ²	232
31	Pacific Avenue Corridor (CD 15)	673
CITYWIDE REDEVELOPMENT PROJECT AREAS		23151

¹ CRA/LA FY 2010-11 Budget

² Per EWDD, these areas meet the income requirement and one additional condition. Two additional "deteriorated" conditions would need to apply for these areas to be eligible for a CRIA.

