

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

**Central Business District Redevelopment Project Area  
(Amended)**

**FIVE-YEAR IMPLEMENTATION PLAN  
FY2008 - FY2010 (July 18, 2010)**

**REQUIRED BY HEALTH AND SAFETY CODE SECTION 33490**

**ADOPTED:**

**November 1, 2007**

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## **I. REDEVELOPMENT PROJECT AREA INFORMATION**

### **A. PROJECT AREA CONTEXT AND BACKGROUND**

In 1975, the CRA/LA and City Council adopted the CBD Redevelopment Plan, encompassing a 1,549-acre area in the heart of Downtown generally bounded by the 10, 110 and 101 Freeways, and Wall, Maple, 7th and Alameda Streets. Implementation of the CBD Project was delayed for two years to resolve legal challenges to the validity of the redevelopment plan. The resolution of the lawsuit in 1977 ultimately validated the Plan, but also excluded seven major buildings from tax increment payments and set limits on the amount of tax increment that could be collected. The litigation settlement imposed an annual cap of no more than \$75 million and a cumulative project cap of \$750 million on the tax increment that could be received by the Project to assist redevelopment activities.

Since the inception of the CBD Project in 1975 through May 2002, the CRA/LA was directly or indirectly involved in the development of more than 2,300 units of new housing and the rehabilitation of nearly 3,600 existing units including SRO's. Approximately 76% of the new units and 83% of the rehabilitated units are reserved for households of very low-, low- and moderate-income; many of these units serve the housing needs of the Downtown Central City East community. Additionally, over 20 million square feet of office, retail, industrial and institutional space has been developed of which over 3 million square feet are in rehabilitated buildings of architectural, historical, or cultural merit. Although much progress was made to revitalize the Central Business District, significant blight still existed in major portions of the CBD Redevelopment Project Area.

The CBD Plan does not expire until July 18, 2010; however, the tax increment cap was reached in November 2000 and, as a result, the CRA/LA's ability to address remaining blight in the CBD was thus severely limited. In response to the continuing need to remove blight, stimulate reinvestment and to explore other avenues to seek relief from the tax increment cap in the Downtown area, the CRA/LA and City Council in October 2001 authorized the preparation of two separate redevelopment plans which comprised portions of the CBD Redevelopment Project area in which there was still evidence of blight. The first of these, the City Center Redevelopment Plan, included portions of the Toy District, Fashion District, Historic Downtown, South Park and Central City East that were within the original CBD Project. The second, the Central Industrial Redevelopment Plan, covered portions of Central City East and Eastside Industrial Park. The areas of the CBD that still had work remaining (primarily the Financial District, the Los Angeles Convention Center and the Civic Center area) are not included in the two new redevelopment project areas and remained in the Amended CBD Redevelopment Project area. Most of the remaining areas of the Amended CBD Redevelopment Project area have been significantly revitalized with the exception of specific sites that have been planned or previously approved for redevelopment, such as the full-service supermarket at 9th and Flower Streets, the Metropolis Project at 8th and Francisco Streets, Citi Corp Plaza Phase III (now known as Maguire Plaza) at 8th and Figueroa Streets, and the Halekulani Hotel site at 8th and Figueroa Streets.

The City Council approved the CBD Redevelopment Project amendment on May 1, 2002, to allow portions of the CBD Project Area to become part of the City Center and Central Industrial Projects. Following required analysis and public hearings, the City Council approved the City Center Redevelopment Project on May 15, 2002, and the Central Industrial Redevelopment Project on November 15, 2002.

### **B. CONDITIONS AT TIME OF ADOPTION**

For the main sub-areas that remained in the amended CBD Project, the following is an overview of the conditions at the time of adoption for the Central Business District Project in 1975:

#### **CENTRAL CITY EAST:**

This sub-area is generally bounded by 3rd Street to the north, Alameda Street to the east, 7th Street to the south, and Main or Los Angeles Streets to the west; about one-half of this sub-area is located

in the Central Industrial Project Area. Conditions in 1975 included: a significant number of substandard Single Room Occupancy (SRO) hotels intermixed with a variety of industrial and warehouse structures in varying states of occupancy and condition; the demolition of several thousand SRO units by private owners faced with increased City code enforcement during the period that plan adoption was pending and in the years preceding plan adoption; and the declaration by the Citizens Advisory Committee Report on the Central Business District Redevelopment Project that “the highest priority shall be a comprehensive solution to the Skid Row problem” and the priority recommendation that “the human dimension in the redevelopment of Skid Row strongly suggests that the first step should be that of providing decent housing.”

#### CIVIC CENTER:

This sub-area is generally bounded by the 101 Freeway to the north, Alameda or Los Angeles Streets (or the Little Tokyo Redevelopment Project boundary) to the east, 1st or 2nd Streets to the south, and the 110 Freeway to the west. Conditions in 1975 included: the highest concentration of governmental offices outside of the District of Columbia, building obsolescence, lack of parking, deteriorated public facilities and no coordination between government facilities contributed to the area’s blighted condition.

#### FINANCIAL DISTRICT:

This sub-area is generally bounded by 5th Street (or the Bunker Hill Redevelopment Project boundary) to the north, Hill or Olive Streets to the east, 8th Street to the south, and the 110 Freeway to the west; the original CBD Redevelopment Plan referred to this area as the Financial Core. Conditions in 1975 included: despite the growing success of the neighboring Bunker Hill Redevelopment Project, the area south of 5th showed little economic development; businesses were leaving the area; and the area’s key buildings of architectural merit being abandoned and demolished.

#### SOUTH PARK:

This sub-area is generally bounded by the 110 Freeway to the west, 8th or 11th Streets to the north, Hill or Main Streets to the east, and the 10 Freeway to the south. Conditions in 1975 included: only three major structures were less than 50 years old (Occidental now SBC Tower, the Convention Center and the Holiday Inn); more than 90% of the remaining structures were built prior to 1950; a majority of these were unreinforced masonry structures built prior to 1930; many historic buildings had been demolished or were threatened with demolition to make room for commercial parking lots; all of the existing housing stock, occupied by low-income families and individuals, was substandard and more than 90% seismically deficient; and the lack of adequate facilities and programs for juveniles contributed to street crime and gang activities.

### **C. CRA/LA’S GOALS AND OBJECTIVES FOR THE REDEVELOPMENT PROJECT AREA**

The goals and objectives for the amended Central Business District Redevelopment Project are set forth in the “Redevelopment Plan” as follows:

1. To assist in the development of Downtown as a major center in the Los Angeles metropolitan region, within the context of the Los Angeles General Plan as envisioned by the concept and Citywide plan portions thereof.
2. To create a climate, which will prepare Central City to accept that share of anticipated regional growth which is economically and functionally attracted to it.
3. To organize growth and change, to reinforce viable functions, and to facilitate the renewal or rehabilitation of deteriorated or underutilized areas.
4. To create a modern, efficient and balanced urban environment for people, including a full range of around-the-clock activities and uses, such as recreation and housing.

5. To create a symbol of pride and identity which gives Central City a strong image as a major center of the Los Angeles region.
6. To provide an integrated transportation system which will allow for efficient movement of people and goods while enhancing the environment, giving special attention to separation of the pedestrian and automobile.
7. To achieve excellence in design, based on how the Central City is to be used by people, giving emphasis to parks, green spaces, street trees, and places designed for walking and sitting.
8. To preserve key landmarks which highlight the history and unique character of the City – blending old and new in an aesthetic realization of change or growth with distinction.
9. To provide a full range of employment opportunities for persons of all income levels.
10. To provide high and medium density housing close to employment and available to all ethnic and social groups, and to make appropriate share of the City's low and moderate income housing available to residents of the area.
11. To provide the public services necessary to the solution of the various social, medical and economic problems of the Central City residents, especially the Skid Row population.
12. To establish an atmosphere of cooperation among business, special interest groups and public agencies in the implementation of the plan.

## II. PROJECT AREA ACCOMPLISHMENTS DURING PREVIOUS 5-YEAR PERIOD

No tax increment funds have flowed to the CBD Redevelopment Project since the \$750 million tax increment cap was reached in 2000, so program funding has been limited to other sources. The following is a summary of the key accomplishments during the FY2003-2007 period.

Note: The FY03-FY07 expenditures listed below represent actual spending from sources other than tax increment funds; these sources include CRA/LA general revenue, grants, developer proceeds, borrowed funding, and private investment leveraged to implement the programs.

<p><b>A. ECONOMIC DEVELOPMENT PROGRAMS/PROJECTS</b></p> <p>As set-forth in the 5-Year Implementation Plan, the CRA/LA has administered several economic development programs during this reporting period to assist existing businesses, attract new businesses, support and attract the development of market-rate housing, and improve the market conditions in the Project Area as follows:</p>	<p><b>Expenditure FY03 – FY07</b> \$2,600,000</p>
<p><b>1. Attraction of New Development and Businesses</b></p> <p>FINANCIAL DISTRICT:</p> <ul style="list-style-type: none"> <li>• <u>Maguire/755 Figueroa Tower (Citi Corp Plaza-Phase III)</u>: Developer Maguire Properties intends to move forward with development of the third office tower (joining the existing Ernst &amp; Young and 777 Towers at 7+Fig) in accordance with the original Owner Participation Agreement, which may need to be amended if necessary.</li> <li>• <u>CIM/Sky Lofts @ 801 Grand</u>: A mixed-use adaptive reuse of floors 12-22 of the 22-story former Chase Plaza office building into 132 market-rate condo units with 200,000 sf of office condos on floors 2-11 and 5,000 sf of ground floor commercial. Completed in 2006.</li> </ul> <p>SOUTH PARK:</p> <ul style="list-style-type: none"> <li>• <u>Los Angeles Sports and Entertainment District (LASED) and Master Plan Area</u>: <ul style="list-style-type: none"> <li>- Completed acquisition and disposition of the 32-acre site.</li> <li>- Community Benefits Agreement (CBA): The agreement between the developer (L.A. Arena Land Co.) and community organizations included commitments on affordable housing production, relocated families, living wages, local hiring and job training, responsible contracting, service worker retention, selection of tenants, tenant opportunities and responsibilities, parks and recreation facility creation, and community protection.</li> </ul> </li> <li>• <u>CIM Group/South Village (9th &amp; Flower)</u>: A \$500 million, multi-phase, mixed-use new construction and adaptive reuse development that transforms several CIM properties into a multi-block, pedestrian-friendly development, including Downtown’s first new full-service supermarket since the 1950’s. <ul style="list-style-type: none"> <li>- Gas Co. Lofts: A mixed-use/mixed-income adaptive reuse of three historic buildings at 8th &amp; Flower into 198 market-rate condo units, 53 affordable apartment units and 22,500 sf of ground floor commercial; completed in 2004.</li> <li>- Ralphs Supermarket/Market Lofts: A mixed-use new construction project on 9th between Flower &amp; Hope with 267 market-rate condo units and 56,000 sf of ground floor commercial; completed in 2007.</li> <li>- 717 Ninth/Lofts at 9th &amp; Flower: A 35-story mixed-use new construction project with 214 market-rate apartment units and 6,800 sf of ground floor commercial; construction initiated in 2007.</li> <li>- 8th &amp; Hope: A 22-story mixed-use new construction project with 204 market-rate condo units and 26,800 sf of ground floor commercial;</li> </ul> </li> </ul>	<p>\$2,500,000</p>

<p>predevelopment initiated in 2005.</p> <ul style="list-style-type: none"> <li>- Park Tower/9th &amp; Hope: A 42-story mixed-use new construction project with 307 market-rate condo units, 27,400 sf of ground floor commercial, and a 7-story parking structure; predevelopment initiated in 2005.</li> <li>- 831 S. Hope: A 6-story new construction parking structure with 352 parking spaces and 3,000 sf of street-fronting commercial; predevelopment initiated in 2005.</li> <li>• <u>Metropolis (City Centre)</u>: Four-phase, mixed-use new construction project at the block bounded by 8th, Francisco, 9th/James Wood and the 110 Freeway, with 846 market-rate condo units, 480 hotel rooms, 804,725 sf of office space, and 46,000 sf of ground floor commercial. In October 2005, the CRA/LA approved an amended and restated Owner Participation Agreement with a new developer, IDS Real Estate Group (IDS) who purchased the property from City Centre Development. The revised scope of the development for the 6.3-acre site includes developing the site into 2,757,500 sf of mixed use developed. Construction of the project has been delayed due to the filing of a CEQA lawsuit filed by an adjacent property owner. Pending the result of any legal challenges, the project is anticipated to begin construction in late 2007. <ul style="list-style-type: none"> <li>- Phase 1: 360 residential units; 17,867 sf ground floor retail; 30 stories</li> <li>- Phase 2: 388 residential units; 17,133 sf ground floor retail; 46 stories</li> <li>- Phase 3: 480 hotel rooms; 88 residential units; 55 stories</li> <li>- Phase 4: 804,725 sf office space; 11,000 sf ground floor retail; 42 stories</li> </ul> </li> <li>• <u>L.A. Lofts/Hope Tower</u>: A 25-story, mixed-use new construction project on Hope near 11th with 250 market-rate condo units and 7,000 sf of ground floor commercial. Predevelopment initiated in 2005.</li> </ul>	
<p><b>2. Marketing Programs</b> PROJECT-WIDE:</p> <ul style="list-style-type: none"> <li>• <u>Cartifact Map of Downtown</u>: The CRA/LA worked with Cartifact to update the printed and online interactive versions of their Downtown map, which serve as vital resources for developers, property owners, businesses, workers, residents, visitors and tourists.</li> <li>• <u>Downtown L.A. Walks Wayfinding</u>: The CRA/LA supported the planning and implementation of the nation's largest wayfinding program, which includes over 1,300 aluminum signs placed throughout 13 distinct Downtown neighborhoods and an internet website with free downloadable maps and audio podcast tours. The program launched in 2005.</li> </ul>	\$100,000
<p><b>B. AFFORDABLE HOUSING PROGRAM</b></p>	<p><b>Expenditure FY03 – FY07 \$4,515,000</b></p>
<p><b>1. Preservation and Retention of Existing Affordable Housing Base</b> SOUTH PARK:</p> <ul style="list-style-type: none"> <li>• <u>Parkside Apartments</u>: The CRA/LA worked on restructuring the outstanding loan on this 79-unit affordable apartment complex at 9th &amp; Grand to facilitate much-needed repairs, ensure ongoing exterior maintenance, and enable a change in the property manager and nonprofit managing general partner. The loan restructuring and property improvements are expected by late 2007.</li> </ul>	\$15,000

<p><b>2. Provision of Low- and Moderate-Income Housing</b></p> <p>SOUTH PARK:</p> <ul style="list-style-type: none"> <li>• <u>Gas Co. Lofts (Market Lofts Inclusionary)</u>: A mixed-use/mixed-income adaptive reuse of three historic buildings at 8th &amp; Flower included 53 affordable apartment units reserved for very low- (26 units) and low-income (27 units) households by 55-year covenants. These units fulfill the developer's Inclusionary requirement for the adjacent Market Lofts project. Completed in 2004.</li> </ul>	<p>\$4,500,000</p>
<p><b>C. STRATEGIC PLANS AND STUDIES</b></p>	<p><b>Expenditure FY03 – FY07</b> \$1,600,000</p>
<p><b>1. Update of Downtown Strategic Plan</b></p> <p>PROJECT-WIDE: Work on the Downtown Strategic Plan (DSP) began in 1988, when the CRA/LA Board of Commissioners approved a work program that would create a long-range plan to implement the Bunker Hill and CBD Redevelopment Projects until 2010, when the Plans expire. Regional difficulties impacting downtown Los Angeles in the early 1990s forced many stakeholders to think critically about what strategies would ensure the continued growth of downtown. In 1996, City Council approved the first draft of the DSP in 1996. In 2000, the Central City Association (CCA) and Downtown Center BID (DCBID) re-examined the DSP and re-envisioned Downtown's potential in light of the developments then being proposed or underway in the area. CCA and DCBID developed and recommended a Downtown Development Strategy (DDS) presenting the private sector's vision for Downtown through 2010.</p> <p>Following the recommendations of the DDS, the CRA/LA, starting in the summer of 2005, began the process of reviewing the progress of the DSP over the intervening ten years. In May 2006, a Downtown Strategic Plan Update was drafted, which included a 10-year review of Downtown, a review of stakeholder input on Downtown development, and guidance on future Downtown development.</p> <p><b>2. Downtown Urban Design Guidelines</b></p> <p>PROJECT-WIDE: In consultation with the City Planning Department, the CRA/LA has developed urban design guidelines for the Downtown area with new development standards and design parameters for all new development and public improvements projects in the Central City. These guidelines are designed to create livable, more walkable streets in Downtown, by activating the streets and creating a pedestrian-oriented environment. In addition, the design guidelines will: encourage innovative architectural designs that express the identity of contemporary urban Los Angeles; incorporate sustainable practices at all scales of design; encourage shops and services to be provided within walking distances of residential units; provide additional outdoor public spaces and gathering areas; respect historically significant districts and buildings; and provide a coordinated fashion of reviewing and approving signage proposals within designated Downtown entertainment and retail areas.</p>	<p>\$100,000</p>
<p><b>3. CBD Parking Study</b></p> <p>Wilbur Smith Associates was contracted to conduct a parking study covering all of the Project Areas in Downtown, funded by a Federal Transit Administration (FTA)</p>	<p>\$1,500,000</p>

<p>grant charged to the CBD Project, intended to guide the development of new parking policies and programs for the Downtown area. The consultant group produced a series of reports of the Downtown Parking Management Ordinance Implementation Project in 2006 and 2007. The project focused on policies that would improve on-street parking, off-street parking, transit and other alternative modes, and parking management organization issues. The objective of the project was to create a broader "parking policy framework" that will supersede the peripheral parking mandate as currently written and adopted in the 1980s to better manage parking demand and resources. It focused on developing a comprehensive transportation program that best uses parking resources while improving access to and mobility in the Downtown area. The CRA/LA has worked with the Los Angeles Department of Transportation (LADOT), Department of City Planning and used significant funding support from both the Los Angeles County Metropolitan Transportation Authority (Metro) and LADOT for this effort.</p> <p>The parking study was driven by a multi-layer stakeholder involvement process that has included a technical committee of the multiple government agencies involved in parking and transportation, a Parking Task Force consisting of a cross-section of those in the private sector with an interest in parking, and the direct involvement of the public through a project website and community meetings held in 2004 and 2006. Throughout the project, the project team attended meetings of community groups, BIDs, the CCA, neighborhood councils, and other locally based committees and groups.</p> <p>The four key policy framework elements are:</p> <ul style="list-style-type: none"> <li>• Update development-related parking requirements in Downtown</li> <li>• Institute an interdepartmental parking strategy for Downtown</li> <li>• Create parking revenue incentives for local sub-areas</li> <li>• Improve mobility and accessibility within Downtown</li> </ul>	
<p><b>D. PUBLIC IMPROVEMENT PROJECTS AND PROGRAMS</b></p> <p>The CRA/LA has actively sought financing to be able to provide both financial and technical assistance to plan, implement and continue various public improvement projects in the Project Area as listed below.</p>	<p><b>Expenditure FY03 – FY07 \$1,115,400</b></p>
<p><b>1. Urban Parks/Greening</b></p> <p>CIVIC CENTER:</p> <ul style="list-style-type: none"> <li>• <u>Civic Park</u>: The Grand Avenue Project in the Bunker Hill Redevelopment Project Area includes the development of a \$50 million, 16-acre park along the Civic Center Mall that extends from City Hall to Grand Avenue; the project was approved by the CRA, City and County in February 2007, with construction expected to commence on Phase I (which includes the Civic Park) in late 2007.</li> </ul> <p>SOUTH PARK:</p> <ul style="list-style-type: none"> <li>• <u>Grand Hope Park</u>: The CRA/LA continued to provide gap funding for the maintenance of this 2.5-acre park located adjacent to Fashion Institute of Design and Merchandising (FIDM) at Hope &amp; 9th. The park is operated and maintained by an association of property owners (managed by FIDM) under a ground lease with the CRA/LA, with maintenance funding provided by a special assessment and the Grand Hope Park Maintenance Trust Fund.</li> </ul>	<p>\$1,000,000</p>
<p><b>2. Red Car Trolley</b></p> <p>PROJECT-WIDE: With the goal to connect the downtown communities via a historic "Red Car" trolley</p>	<p>\$25,000</p>

<p>system that would serve workers, visitors and residents alike, the CRA/LA received Economic Development Administration funding of \$100,000 for Phase 1, a feasibility study by the IBI Group completed in 2006. Garnering support for implementation following the completion of the study, the Red Car trolley awaits future funding for engineering and environmental studies, the next phase.</p>	
<p><b>3. Pershing Square WiFi</b>  FINANCIAL DISTRICT:  In cooperation with the Department of Recreation and Parks, Department of Water and Power, Bureau of Street Lighting and the City of Los Angeles Information Technology Agency, the CRA/LA launched the Pershing Square Public WiFi District in April 2005. The goal of this pilot program was to provide public wireless Internet access for the benefit of downtown workers, residents and visitors, and to attract additional activities to Pershing Square.</p>	<p>\$50,000</p>
<p><b>4. Cathedral of Our Lady of the Angels</b>  CIVIC CENTER:  The new "Mother Church" of the Catholic Archdiocese of Los Angeles at Grand &amp; Temple is more than six times larger than the earthquake-damaged St. Vibiana's Cathedral and includes a 3,000-seat sanctuary, 24,000 sf residential section, 2.5-acre plaza, 150-foot bell tower, 46,000 sf conference center and 600-car garage. Completed in September 2002.</p>	<p>\$40,400</p>
<p><b>E. ART PROGRAM</b>  The Art Program manages and oversees developer compliance with the CRA/LA Art Policy, management of CRA/LA-initiated Cultural Trust Fund Projects, technical support, and funding for Project Area arts and cultural facilities.</p>	<p><b>Expenditure  FY03 – FY07  \$782,512</b></p>
<p><b>1. Art Policy</b>  PROJECT-WIDE:  The CRA/LA Board and City Council approved amendments to the CRA/LA Art Policy in 2005. The revised policy emphasizes partnerships with cultural organizations to carry out Cultural Trust Fund projects. Importantly, the changes also require developers to execute covenants to ensure that artwork is maintained and not removed or sold.</p> <p><b>2. Cultural Trust Fund Projects</b>  The following Art Program projects received financial support from the Cultural Trust Fund:  PROJECT-WIDE:</p> <ul style="list-style-type: none"> <li>• <u>Website</u>: The Art Program website was expanded to accommodate images, descriptions and artist biographies of each artwork commissioned through the CRA/LA.</li> </ul> <p>FINANCIAL DISTRICT:</p> <ul style="list-style-type: none"> <li>• <u>Hill Street Avenida Improvements</u>: The CRA/LA, in collaboration with Metro, DCA and LADOT, contracted directly with Artist Kim Abeles and commissioned "Luminous Windows," which projects images of historic window frames with interior, exterior and historic scenes onto building facades, walls and roll doors along Hill Street at night. Placement of projected windows at street level</li> </ul>	<p>\$782,512</p>

creates pedestrian scale and introduces the illusion of residential life along this urban stretch, establishing a feeling of safety for pedestrians and transit riders. The project was completed in 2006; the CRA/LA will work with the artist to maintain the artwork for the next 5 years.

**3. Developer-Funded Art Projects**

**CIVIC CENTER:**

- Cathedral of Our Lady of the Angels: The Cathedral has proven an enriching part of Downtown's cultural life for both residents and visitors. The Cathedral's plaza is also utilized for civic and cultural events. Artworks featured in the Plaza pursuant to the CRA/LA's Art Policy include "The Bronze Doors" by Robert Graham and "The Gateway Pool, Water Wall and Star Map" by Lita Albuquerque. The project was completed in the fall of 2002 and the total cost for both projects exceeded the CRA/LA Public Art Policy art obligation.

**SOUTH PARK:**

- Met Lofts: The Art Plan consists of three interrelated elements that offer a dramatic addition to the building's architecture and entice the public through interactivity with technology. The two major elements designed by the artists of Electroland are a motion sensitive "carpet" at the outdoor entrance to the building's lobby and a field of red Light Emitting Diode ("LED") illuminated squares spread across the face of the building's exterior. All of the components are modular and easily replaceable in case of failure, and the LEDs are long lasting with remarkably low power consumption. The Board approved the Art Plan in 2003; the project was completed in 2007.
- Market Lofts at 9th & Flower: The Art Plan focuses on the parking level of the project in order to enhance an environment that is typically left gray, bland and dominated by automobiles. The developer selected artist Bob Zoell to design tile murals that add a sense of play through color, simple graphics, and recognizable iconography. Zoell's intention is to engage the public as they park their cars or bicycles, unload groceries, and interact with others as part of their daily lives. The Board approved the Art Plan in 2003; the project was completed in June 2007.
- Artwork Relocation: Given the dynamic nature of redevelopment, artworks occasionally need to be relocated to make way for new development. In 2005 the CRA/LA approved relocation of the "Daffodil" artwork by Michael Tansey from Figueroa & Olympic to a site closer to the 110 Freeway. In 2006 approval was granted to relocate Mark Lere's sculptures from the Staples Center entrance to the University of Southern California to better accommodate the Los Angeles Sports Arch of Fame sculpture program, which has been added to Staples Center. In both instances, the artists were consulted and the CRA/LA obligated the developer to cover all associated costs.

<p><b>F. ADMINISTRATIVE EXPENDITURES</b></p>	<p><b>Expenditure FY03 – FY07 \$1,673,000</b></p>
<p><b>1. Bonded Indebtedness</b></p> <p>Staff administered the Project's financing resources and expenditures, including short and long-term financial planning; issuance, administration and repayment of any debt service obligations; analysis of financing alternatives; and cash management. The total project financing expenditures include debt service for proposed Tax Allocation Bonds and repayment of loans provided to the Project</p>	<p><b>\$571,000</b></p>

Area in order to cover initial administrative and start-up costs.	
<p><b>2. Provide Technical Assistance</b></p> <p>Staff has continued to review permit applications for CEQA clearance and conformance with the Redevelopment Plan and provide technical assistance to property owners or developers proposing market rate housing, commercial, institutional, or mixed-use developments. During the reporting period, the CRA/LA provided technical assistance to numerous projects, including those listed below.</p> <p>FINANCIAL DISTRICT:</p> <ul style="list-style-type: none"> <li>• <u>Library Court</u>: a mixed-use adaptive reuse of the 6-story University Club building at 6th &amp; Hope into 91 market-rate condo units and 10,000 sf of ground floor commercial; completed in 2006.</li> <li>• <u>Delano Lofts</u>: an adaptive reuse of the landmark 1925 Edwards-Willey Building at 6th &amp; Grand into 99 market-rate apartment units; completed in May 2007.</li> <li>• <u>Roosevelt Lofts</u>: an adaptive reuse of the 12-story landmark Roosevelt Building at 7th &amp; Flower into a 16-story mixed-use development with 223 market-rate condo units, ground floor commercial space and a portal to the 7th Street/Metro Center Rail Station; expected completion in Fall 2007.</li> <li>• <u>655 Hope</u>: a mixed-use adaptive reuse of the 17-story Metro Center office building at 7th &amp; Hope into 80 market-rate condo units and 8,275 sf of commercial space; expected completion in 2008.</li> </ul> <p>SOUTH PARK:</p> <ul style="list-style-type: none"> <li>• <u>Orchid Hotel &amp; Olivia Restaurant</u>: renovation of the 1920's hotel on Flower near 8th into a boutique hotel with 68 guest rooms, a restaurant, nightclub and spa; completed in 2007.</li> </ul> <p><b>3. Compliance with all aspects of California Redevelopment Law</b></p> <p>Including public noticing requirements and day-to-day business activities.</p> <p><b>4. Respond to Inquiries</b></p> <p>From property owners, business operators, residents and others regarding redevelopment questions.</p> <p><b>5. Review Permit Applications</b></p> <p>For CEQA clearance and conformance to the Redevelopment Plan. CRA/LA staff responds to a minimum of 25 permit inquiries each month for new, commercial and residential developments.</p> <p><b>6. Other Developments in the Project Areas</b></p> <p>The following are the major developments initiated and/or completed during the previous Implementation Plan with no Agency financial assistance and very little Agency technical assistance. Most of the other permit applications involved minor business tenant improvements, conversion of existing apartment units into condominiums, demolition, grading, signage, and other minor home improvements.</p>	<p>\$1,102,000</p>

CIVIC CENTER:

- Caltrans District 7 Headquarters Building: 700,000 sf new construction project that covers the entire block bounded by Main, 1st, Los Angeles, and 2nd. Housing the State and City transportation departments, the energy-efficient building features an aluminum shell that allows for sun to come in and out when needed, a large indoor-outdoor atrium and a 230-foot long public space adjacent to the main plaza. Completed in 2005.
- LAPD Headquarters Facility/Motor Transport Division & Parking Facility: New construction project with a 10-story, 500,000 sf building at the former Caltrans building site (the block bounded by 1st, Main, 2nd, and Spring) and a 28,000 sf police vehicle facility on top of three levels of subterranean parking. Construction initiated on LAPD HQ in 2006.
- LAPD Metro Detention Center: 179,000 sf new construction project at Temple & Los Angeles (adjacent to Parker Center), with two above-grade levels plus a mezzanine and a subterranean basement. Completion expected in 2008.

FINANCIAL DISTRICT:

- Wilshire Grand Hotel Renovation: A \$40 million renovation project of the 55-year old hotel at Wilshire, Figueroa, & 7th that includes refurbishing all 900 guestrooms (adding flat-screen televisions and other modern touches) as well as the ballrooms, meeting rooms, common areas and restaurants. Completion expected in 2008.

**III. ACTIVITY REPORT ON THE NEXT IMPLEMENTATION PLAN PERIOD**

The FY2008-FY2010 Implementation Plan will continue to provide a balanced work program for businesses and residents while emphasizing the need to address overall economic dislocation demonstrated by vacant retail space, conversion of office buildings and hotels to residential, loss of businesses due to inability to expand, loss of jobs, lack of affordable housing (for people at all income levels, but particularly those at risk of homelessness), as well as deteriorating or non-existent infrastructure including streets, sidewalks, parking and parks. The priorities for the program and projects set forth in this Implementation Plan were developed in collaboration with the community, Mayor, City Council and other government entities. The CRA/LA continues to identify the need for more affordable housing, including permanent supportive housing, childcare and social services, recreation space, infrastructure/transportation improvements and the planning of future development that is environmentally sensitive to the needs of residents and businesses. The CRA/LA will focus on implementing the existing work program while at the same time promoting economic development and business attraction/retention.

Note: The FY08-FY10 expenditures listed below represent estimated spending from sources other than tax increment funds; these sources include CRA/LA general revenue, grants, developer proceeds, borrowed funding, and private investment leveraged to implement the programs. The Activity Report also includes an estimate of construction jobs and permanent jobs, if applicable, created by the project; unless otherwise noted, these job estimates are calculated using employment multipliers provided by the Construction Industry Research Board.

<p><b>A. ECONOMIC DEVELOPMENT PROGRAMS/PROJECTS</b>          Attracting new commercial office, retail and support businesses has been a struggle since the mid 1980's. Issues have included the perception of the area, age of building stock, lack of appropriate nearby housing and local amenities. During the next five years, the work program will focus on: improving the business environment, targeting specific industries to attract, support and expand, building new and revitalizing existing commercial buildings and spaces; developing a plan for mixed use areas that both support the business community and the growing residential community; and providing opportunities for expansion in the business and leisure travel sectors through marketing, Convention Center expansion and connectivity between Downtown districts.</p>	<p><b>Estimated Expenditure FY08 – FY10</b>          \$725,000</p>
<p><b>1. Commercial Incentive Program</b>          PROJECT-WIDE:          This program provides financial incentives to retain or expand and attract new businesses in the Project Areas in order to preserve and create jobs, strengthen the area's tax base, bring commercial structures into compliance with current building codes and retail practices, and help rehabilitate historic buildings. This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives (identified in Section I.C.): 1, 3, 9, 10 and 12. Expected jobs: TBD.</p>	<p>\$150,000</p>
<p><b>2. Attraction of New Development and Business</b>          FINANCIAL DISTRICT:</p> <ul style="list-style-type: none"> <li>• <u>Maguire/755 Figueroa Tower (Citi Corp Plaza-Phase III)</u>: Developer Maguire Properties intends to move forward with development of the third office tower (joining the existing Ernst &amp; Young and 777 Towers at 7+Fig) in accordance with the original Owner Participation Agreement, which may need to be amended if necessary.</li> <li>• <u>8th &amp; Flower (Halekulani Hotel site)</u>: The CRA/LA will assist developer Mitsui Fudosan in determining new and appropriate uses for the project site, revise the scope of development, and amend the Owner Participation Agreement that</li> </ul>	<p>\$250,000</p>

was executed in 1991. The CRA/LA hopes to approve a new project scope and agreement to allow construction to begin during this 5-year period.

- Mitsui Hotel/Condo Project at 8th/Hope/Grand: A proposed mixed-use new construction project on 8th between Hope & Grand with market-rate condo units, a 4- or 5-star hotel and associated commercial uses. Possible 2009 start date for construction.
- 611 Place: A proposed mixed-use adaptive reuse of the 42-story former AT&T Building (at one time the tallest in Los Angeles) into 402 market-rate condo units on floors 16-42 and 135 commercial condo units on floors 1-15.

#### SOUTH PARK:

- CIM Group/South Village (9th & Flower): A \$500 million, multi-phase, mixed-use new construction and adaptive reuse development that transforms several CIM properties into a multi-block, pedestrian-friendly development, including Downtown's first new full-service supermarket since the 1950's.
  - 717 Ninth/Lofts at 9th & Flower: A 35-story mixed-use new construction project with 214 market-rate apartment units and 6,800 sf of ground floor commercial.
  - 8th & Hope: A 22-story mixed-use new construction project with 204 market-rate condo units and 26,800 sf of ground floor commercial.
  - Park Tower/9th & Hope: A 42-story mixed-use new construction project with 307 market-rate condo units, 27,400 sf of ground floor commercial, and a 7-story parking structure.
  - 831 S. Hope: A 6-story new construction parking structure with 352 parking spaces and 3,000 sf of street-fronting commercial.
- Metropolis (City Centre): Four-phase, mixed-use new construction project at the block bounded by 8th, Francisco, 9th/James Wood Boulevard and the 110/Harbor Freeway, with 846 market-rate condo units, 480 hotel rooms, 804,725 sf of office space, and 46,000 sf of ground floor commercial. In October 2005, the CRA/LA approved an amended and restated Owner Participation Agreement with a new developer, IDS Real Estate Group (IDS) who purchased the property from City Centre Development. The revised scope of the development for the 6.3-acre site includes developing the site into 2,757,500 sf of mixed use developed. Construction of the project has been delayed due to the filing of a CEQA lawsuit filed by an adjacent property owner. Pending the result of any legal challenges the project is anticipated to begin construction in late 2007. Estimated jobs: 4,450 permanent and 6,660 construction.
  - Phase 1: 360 residential units; 17,867 sf ground floor retail; 30 stories
  - Phase 2: 388 residential units; 17,133 sf ground floor retail; 46 stories
  - Phase 3: 480 hotel rooms; 88 residential units; 55 stories
  - Phase 4: 804,725 sf office space; 11,000 sf ground floor retail; 42 stories
- L.A. Lofts/Hope Tower: A 25-story, mixed-use new construction project on Hope near 11th with 250 market-rate condo units and 7,000 sf of ground floor commercial.
- Former Embassy Hotel & Theater: Renovation of the 270-room, 1913 hotel and 1,800-seat theater/ballroom.

This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 12. Expected jobs: TBD.

<p><b>3. Build-out of LASED and Master Plan Area</b></p> <p>SOUTH PARK:</p> <ul style="list-style-type: none"> <li>• <u>Los Angeles Sports and Entertainment District (LASED) and Master Plan Area:</u> <ul style="list-style-type: none"> <li>- Convention Center Expansion: A 250,000 sf expansion of the Los Angeles Convention Center to be built above the parking structure for L.A. Live! at Georgia &amp; Chick Hearn Drive (11th Street), adjacent to the Regal Cinemas and JW Marriott/Ritz-Carlton Hotel Ballrooms.</li> <li>- Community Benefits Agreement (CBA): includes requirements for the production of 20% affordable housing, prevailing wages, living wages, local hiring and job training, responsible contracting, service worker retention, selection of tenants, tenant opportunities and responsibilities, parks and recreation facility creation, and community protection. This plan applies to all projects in the Los Angeles Sports and Entertainment District Master Plan Area.</li> </ul> </li> </ul> <p>This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 1, 2, 3, 4, 5, 6, 7, 9, 10 and 12. Expected jobs: TBD.</p>	<p>\$75,000</p>
<p><b>4. Marketing Programs</b></p> <p>PROJECT-WIDE:</p> <ul style="list-style-type: none"> <li>• <u>Cartifact Map of Downtown:</u> The CRA/LA will continue working with Cartifact to update the printed and online interactive versions of their Downtown map, which serve as vital resources for developers, property owners, businesses, workers, residents, visitors and tourists. This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 1, 2, 3, 4, 5 and 12. Expected jobs: n/a.</li> <li>• <u>Business Improvement Districts:</u> The CRA/LA will continue working with the Downtown Area BIDs to attract people, investors, businesses and developers to the Project Areas. This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 1, 2, 3, 4, 5 and 12. Expected jobs: n/a.</li> <li>• <u>Marketing Materials:</u> The CRA/LA will continue to provide funding support for brochures, posters and events that promote Downtown and attract new businesses, residents and visitors to the area. This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 1, 2, 3, 4, 5 and 12. Expected jobs: n/a.</li> <li>• <u>Downtown Visitor Information Center:</u> The CRA/LA will continue to seek funding for the creation of one or more visitor information centers in the Downtown area. Potential locations include the 7th+Fig shopping center, L.A. Live!, Pershing Square and the Disney Concert Hall/Grand Avenue Project. This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 1, 2, 3, 4, 5 and 12. Expected jobs: n/a.</li> <li>• <u>Cultural Tourism:</u> The CRA/LA will continue to support the promotion of Downtown as a cultural destination for locals and visitors, as well as the development and expansion of cultural attractions, including museums, performing and visual arts, historic preservation, art galleries, public art, Fashion Week, festivals and other special events. The CRA/LA will also continue to support existing and new tourism-related services. The CRA/LA will continue to work with Metro and the Department of Cultural Affairs to reinforce the connections between Downtown and other cultural centers in the</li> </ul>	<p>\$250,000</p>

<p>region. This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 1, 2, 3, 4, 5, 7, 8, 9 and 12. Expected jobs: n/a.</p>	
<p><b>B. AFFORDABLE HOUSING PROGRAM</b></p> <p>Preservation and attraction of new residences affordable to households at extremely low, low and median income are important to the vitality of the area, our businesses and our communities. Each community demands housing that is affordable to all income levels. To achieve this goal, the CRA/LA has encouraged Inclusionary housing as part of CRA/LA funding, obtained funding to assist the production of new affordable housing and worked with non-profit housing developers to obtain other funding. CBD Housing Fund monies may be used to support the preservation and production of affordable housing in the City Center or Central Industrial Project Areas.</p>	<p><b>Estimated Expenditure FY08 – FY10</b> \$5,500,000</p>
<p><b>1. Preservation and Retention of Existing Affordable Housing Base</b></p> <p>SOUTH PARK:</p> <ul style="list-style-type: none"> <li>• <u>Parkside Apartments</u>: The CRA/LA will increase the loan amount for this existing 79-unit affordable apartment complex at 9th &amp; Grand to facilitate much-needed repairs, ensure ongoing exterior maintenance, and enable a change in the property manager and nonprofit managing general partner. In addition, new 55-year covenants will be recorded, preserving and extending the current income restrictions. This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 3 and 10. Expected jobs: TBD.</li> </ul> <p><b>2. Provision of Low- and Moderate-Income Housing</b></p> <p>PROJECT-WIDE:</p> <p>There are development opportunities throughout the community that could provide for mixed-income housing projects. This project contemplated the designation of opportunity sites and assistance to achieve the desired income mix through the development of new housing opportunities for all income levels. This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 2, 3, 4 and 10. Expected jobs: TBD.</p> <p><b>3. Residential Hotels Program</b></p> <p>PROJECT-WIDE:</p> <p>As part of an ongoing multi-year program to preserve existing housing units available to lower income households within the City Center and Central Industrial Project Areas that development pressures increasingly threaten with conversion or demolition (especially housing of last resort for extremely low-, very low-, and low-income persons and households), the CRA/LA is seeking ways to acquire and finance the rehabilitation of residential hotels into permanent affordable housing with 55-year covenants beginning with this Implementation Plan period.</p> <p>This program will serve to preserve housing of last resort pursuant to the CRA/LA Development Guidelines and Controls for Residential Hotels in the City Center and Central Industrial Redevelopment Project Areas by rehabilitating these historic hotels that are in varying states of disrepair, lack effective management and have become the source of frequent police calls, building code violations and tenant complaints.</p> <p>This program includes the following components:</p>	<p>\$4,000,000</p>

<ul style="list-style-type: none"> <li>• <u>Vision and Action Plan for Skid Row</u>: The CRA/LA will work with the Mayor's office, Council District offices, other City Departments and community stakeholders to develop an overall vision along with objectives and strategies that are achievable (structurally, financially and politically).</li> <li>• <u>Financing Structures and "Maximum Leverage" Model</u>: The CRA/LA will work with financial consultants to identify various and innovative ways to finance the acquisition and rehabilitation of the historic hotels, in order to maximize the availability and use of outside funding sources (including CDBG float loans, tax-exempt bonds, Low-Income Housing Tax Credits, historic tax credits and façade easements, Proposition 1C funds, California Department of Housing and Community Development Multifamily Housing Program (MHP) funds, New Market Tax Credits, and others).</li> <li>• <u>Program Implementation</u>: The goal for the FY08-FY12 period will be to acquire and finance the rehabilitation of 7 residential hotels into permanent affordable housing with 55-year covenants.</li> <li>• <u>CRA/LA Development Guidelines and Controls for Residential Hotels</u>: The CRA/LA will monitor compliance of these guidelines by the existing residential hotels.</li> </ul> <p>Assuming litigation filed against the City Center Redevelopment Plan is favorably resolved, CRA/LA funding in the form of City Center LMIHF monies may be available. This program will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 3, 8, 10 and 11. Expected jobs: TBD.</p> <p><b>4. Affordability Covenants (Mixed-Income Housing)</b> PROJECT-WIDE: The CRA/LA will seek to increase the stock of affordable housing for low- and moderate-income families, seniors and artists by purchasing and recording affordability covenants on existing market-rate housing, including for-rent and for-sale units. This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 2, 3, 4 and 10. Expected jobs: TBD.</p>	
<p><b>5. Homeless Reduction and Services</b></p> <p>Over 70,000 individuals in Los Angeles County are homeless at any given time, with many residing on the streets Downtown. The CRA/LA is committed to assisting homeless individuals find shelter and appropriate social services, which will eventually lead to a life of self-respect and independence.</p> <p>PROJECT-WIDE:</p> <ul style="list-style-type: none"> <li>• <u>Homeless Service Providers Programming and Operation</u>: Over the course of the Implementation Plan, the CRA/LA may need to provide support to various homeless service providers to cover emergency funds, refinancing, rehabilitation, matching funds for operations, programming, and delivery of services. This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 11 and 12. Expected jobs: n/a.</li> </ul>	<p>\$1,500,000</p>
<p><b>C. STRATEGIC PLANS AND STUDIES</b></p>	<p style="text-align: center;"><b>Estimated Expenditure FY08 – FY10 \$1,275,000</b></p>

<p><b>1. New Downtown Street Standards</b></p> <p>PROJECT-WIDE:  In consultation with the City Planning Department, Bureau of Engineering (BOE), Bureau of Street Services (BSS), LADOT, DCA and Metro, the CRA/LA will refine and complete the development of new street standards for Downtown that would make the area more livable and walkable, creating a more pedestrian-oriented street life. The Street Standards will be incorporated into the Community Plan, ZIMAS (Planning Department GIS) and NavigateLA (BOE GIS). This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 1, 2, 4, 5, 6, 7 and 12. Expected jobs: n/a.</p>	<p>\$150,000</p>
<p><b>2. Downtown Urban Design Guidelines</b></p> <p>PROJECT-WIDE:  In consultation with the City Planning Department, BOE, BSS, LADOT, DCA and Metro, the CRA/LA will refine and complete the development of urban design guidelines for the Downtown area that will form new development standards and design parameters for all new development and public improvements projects in the Central City. These guidelines would be designed to bring about a livable, more walkable Downtown that would activate the streets and create a pedestrian-oriented environment. In addition, the design guidelines will: encourage innovative architectural designs that expresses the identity of contemporary urban Los Angeles; incorporate sustainable practices at all scales of design; encourage shops and services to be provided within walking distances of residential units; provide additional outdoor public spaces and gathering areas; respect historically significant districts and buildings; and provide a coordinated fashion of reviewing and approving signage proposals within designated Downtown entertainment and retail areas. This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 1, 2, 3, 4, 5, 6, 7, 8 and 12. Expected jobs: n/a.</p>	<p>\$150,000</p>
<p><b>3. Downtown Signage Supplemental Use District</b></p> <p>PROJECT-WIDE:  In consultation with City Planning, the CRA/LA will refine and complete the development of a new signage policy for select areas in the Downtown Area to accommodate the special signage needs of retail and entertainment districts. This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 1, 2, 3, 4, 5, 7, 8 and 12. Expected jobs: n/a.</p>	<p>\$75,000</p>
<p><b>4. Industrial Land Use Policy (ILUP) Project</b></p> <p>CITY MARKETS &amp; CENTRAL CITY EAST:  Completion by the City Planning Department and the CRA/LA of a comprehensive study of industrial-zoned land within the City of Los Angeles. The study will include policy recommendations for future land use decisions in order to ensure compatibility of land uses, preserve industrial land (as appropriate) for the retention/attraction of modern industrial businesses, and maintain/expand existing industrial uses (as appropriate) and jobs in the Project Areas. This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 2, 3, 9 and 12. Expected jobs: n/a.</p>	<p>\$50,000</p>
<p><b>5. Civic Center Master Plan</b></p>	<p>\$350,000</p>

<p><b>CIVIC CENTER:</b>  In cooperation with the City's Planning Department, the CRA/LA will develop a master plan for the enhancement of the Civic Center. The Plan's purpose is to bring about a more cohesive and shared civic center amongst all of the government and civic buildings and related facilities, retail, cultural, residential and the development of the Civic Center Park to be constructed as part of Phase I of the Grand Avenue Project. This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 1, 3, 4, 5, 7, 8 and 12. Expected jobs: n/a.</p>	
<p><b>6. Downtown Parking Information Management System</b>  <b>PROJECT-WIDE:</b>  Wilbur Smith Associates has been contracted to develop a Parking Management Information System (Parking-IMS) for the Downtown area, which addresses a key issue raised in the CBD Parking Study in the previous 5-year period. The Parking-IMS would be developed in a GIS-based format (compatible with current GIS databases and applications maintained by the CRA/LA, LADOT, BOE and City Planning) and is intended to become the foundation of an ongoing parking resource management program. Phase I of the Parking-IMS will include a database design, data creation plan and data collection plan. Phase II will involve the implementation of Phase I. The CRA/LA will serve as contract administrator and LADOT will serve as project manager. Funding for the Parking-IMS includes \$156,000 from LADOT. This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 1, 2, 3, 6, 7 and 12. Expected jobs: n/a.</p>	\$500,000
<p><b>D. PUBLIC IMPROVEMENT PROJECTS AND PROGRAMS</b></p>	<p><b>Estimated Expenditure  FY08 – FY10  \$9,550,000</b></p>
<p><b>1. Community/Neighborhood Linkages</b>  <b>PROJECT-WIDE:</b>  Establish wayfinding signage systems and strengthen community linkages between Downtown sub-areas as well as to adjacent communities, including Chinatown, Figueroa Corridor, Los Angeles River and beyond. Community linkages may also include expansion of DASH and other public or semi-public transportation services to improve accessibility within and to/from the Project Area. This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 3, 4 and 6. Expected jobs: TBD.</p>	\$100,000
<p><b>2. Urban Parks/Greening</b>  Acquisition of sites and construction of public open space improvements to create neighborhood pocket parks. With the addition of affordable and market-rate housing units within the Project Area, it is necessary to provide much-needed open space amenities for the residents, as well as employees and visitors to the Project Area. This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 4, 7, 11 and 12. Expected jobs: TBD.</p> <p><b>CIVIC CENTER:</b></p> <ul style="list-style-type: none"> <li>• <u>Civic Park</u>: The Grand Avenue Project in the Bunker Hill Redevelopment Project Area includes the development of a \$50 million, 16-acre park along the</li> </ul>	\$3,200,000

<p>Civic Center Mall that extends from City Hall to Grand Avenue; construction on Phase I (which includes the Civic Park) is expected to commence in late 2007.</p> <p><b>FINANCIAL DISTRICT:</b></p> <ul style="list-style-type: none"> <li>• <u>Pershing Square</u>: The CRA/LA proposes to improve this historic park located at the block bounded by Olive, 5th, Hill &amp; 6th to make it safer, more accessible, and more functional for Downtown residents, workers, hotel guests and visitors, using CRA/LA and other funds as available, including developer contributions associated with the Park Fifth project.</li> <li>• <u>Pocket Park</u>: The CRA/LA proposes to develop a pocket park that serves workers, residents and visitors to this area, using CRA/LA and other funds as available.</li> </ul> <p><b>SOUTH PARK:</b></p> <ul style="list-style-type: none"> <li>• <u>Pocket Parks</u>: The CRA/LA proposes to develop one or more pocket parks (located in the amended CBD or City Center Project Areas) to serve the growing residential population as well as workers and visitors using CRA/LA and other funds as available.</li> <li>• <u>Grand Hope Park</u>: The CRA/LA will continue to provide gap funding for the maintenance of this 2.5-acre park located adjacent to Fashion Institute of Design and Merchandising (FIDM) at Hope &amp; 9th. The park is operated and maintained by an association of property owners (managed by FIDM) under a ground lease with the CRA/LA, with maintenance funding provided by a special assessment and the Grand Hope Park Maintenance Trust Fund.</li> </ul>	
<p><b>3. Streetscape Design and Improvements</b></p> <p><b>PROJECT-WIDE:</b></p> <p>CRA/LA staff proposes that the new Downtown Street Standards and Urban Design Guidelines mentioned above be implemented at select streets/areas in order to beautify sidewalks and other public right-of-way areas and enhance the pedestrian experience in Downtown. Potential improvements include the installation of new curbs/gutters, greening, parkways, street trees, signage, entry statements, and other design elements such as lighting and street furniture. Possible areas include street segments (such as Grand between the Grand Avenue Project &amp; L.A. Live! and Olympic between L.A. Live! &amp; the Fashion District, as well as Broadway, Spring and Main in the Historic Core), traffic medians, and right-of-way that may not be needed for roadway use. This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 1, 2, 4, 5, 6, 7 and 12. Expected jobs: TBD.</p>	\$3,500,000
<p><b>4. Neighborhood Parking Resources/Reservoir</b></p> <p><b>PROJECT-WIDE:</b></p> <p>Implementation of the CBD Parking Study will include various actions, programs and projects, with an emphasis on creating off-street parking opportunities that can serve more than one development in a neighborhood, which will facilitate infill development (especially on smaller lots) as well as encourage pedestrian activity and ultimately transit ridership. This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 2, 3, 4, 6, 10, and 12. Expected jobs: TBD.</p>	\$2,600,000
<p><b>5. Red Car Trolley</b></p> <p><b>PROJECT-WIDE:</b></p> <p>With Phase 1 (the feasibility study) completed in 2006, the CRA/LA will be working</p>	\$150,000

<p>with LADOT and the Red Car Advisory Group on future phases, including an EIR of the alternative routes, obtaining both private and public funding; designing the system, and the initiation of improvements. This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 1, 2, 3, 4, 5, 6, 7, 8 and 12. Expected jobs: n/a.</p>	
<p><b>E. ART PROGRAM</b>  The Art Program manages and oversees developer compliance with the CRA/LA Art Policy, management of CRA/LA-initiated Cultural Trust Fund Projects, technical support, and funding for arts and cultural facilities in the Project Areas.</p>	<p><b>Estimated Expenditure FY08 – FY10</b>  \$3,500,000</p>
<p><b>1. Cultural Trust Fund Projects</b>  CRA/LA staff will be involved with the projects initiated during the previous 5-year period as well as the new projects listed below.  PROJECT-WIDE:</p> <ul style="list-style-type: none"> <li>• <u>Audio Walking Tours</u>: The CRA/LA Art Program has partnered with LA Commons to develop downloadable audio walking tours that tell the story of Downtown and its neighborhoods through art and cultural activities. These tours will draw visitors to Downtown and highlight the cultural assets that the CRA/LA has brought to these neighborhoods. The tour content describes the artwork (including interviews with select artists) and its redevelopment context. The Art Program will partner with Experience LA to promote the tours. The Financial District and Historic Core tours are expected to be available through the CRA website in easily downloadable formats in Fall 2007.</li> <li>• <u>Public Art Maintenance and Conservation</u>: The Art Program will conduct a condition assessment of the CRA/LA commissioned artworks within the project area and develop guidelines and procedures for monitoring property owner compliance with CRA/LA artwork maintenance requirements. These guidelines will include special provisions for public artworks involving new and experimental technologies.</li> <li>• <u>Façade Improvements</u>: In partnership with property owners and community groups, CRA/LA staff will continue to commission new murals and other artist-designed visual enhancements that will help improve building façades, alleys and other underutilized spaces, creating a friendlier pedestrian environment.</li> </ul> <p>This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 1, 3, 4, 5, 7, 8 and 12. Expected jobs: TBD.</p>	<p>\$1,500,000</p>
<p><b>2. Developer-Funded Art Projects</b>  CRA/LA staff will be involved with the art projects initiated during the previous 5-year period as well as the new projects listed below.  PROJECT-WIDE:</p> <ul style="list-style-type: none"> <li>• <u>Construction Mitigation</u>: The CRA/LA will initiate changes to standard DDA language requiring developers to partner with neighborhood artists and cultural organizations on the design of temporary construction fences. These fences will serve a visual mitigation during the construction period and underscore the positive impact that the development will bring to the community.</li> </ul> <p>FINANCIAL DISTRICT:</p> <ul style="list-style-type: none"> <li>• <u>8th &amp; Flower (Halekulani Hotel site)</u>: CRA/LA staff will meet with developer to determine the most suitable public artwork opportunities, and will monitor the</li> </ul>	<p>\$2,000,000</p>

<p>development of the Art Plan.</p> <p>SOUTH PARK:</p> <ul style="list-style-type: none"> <li>• <u>Metropolis (City Centre)</u>: CRA/LA staff will meet with developer to determine the most suitable public artwork opportunities, and will monitor the development of the Art Plan.</li> </ul> <p>This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 1, 3, 4, 5, 7, 8 and 12. Expected jobs: TBD.</p>	
<p><b>F. ADMINISTRATIVE EXPENDITURES</b></p>	<p><b>Estimated Expenditure FY08 – FY10</b> \$2,000,000</p>
<p><b>1. General Administration</b></p> <p>PROJECT-WIDE: The operation of a redevelopment project entails expenditures for administration such as staff costs, state reporting requirements, facility costs, supplies, property maintenance, legal, and other community-related services. Activities that fall under this program include:</p> <ul style="list-style-type: none"> <li>• CRA/LA will comply with all aspects of California Redevelopment Law, including public noticing requirements.</li> <li>• CRA/LA will respond to inquires from property owners, business operators, residents and others regarding redevelopment questions.</li> </ul> <p>This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 1, 2, 3, 4, 7, 8, 9, 10, 11 and 12. Expected jobs: n/a.</p> <p><b>2. Project Financing</b></p> <p>PROJECT-WIDE: CRA/LA staff must administer the financial resources for the Project Area, including financial planning, cash management, debt repayment, and issuance and administration of debt instruments. The CRA/LA is obligated to pay debt service costs related to debt incurred by the Project in the form of tax allocation bonds and interagency agreements. Administration of the Project’s financial resources ensures that such resources are used in compliance with the Community Redevelopment Law. This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 1, 2, 3, 4, 7, 8, 9, 10, 11 and 12. Expected jobs: n/a.</p> <p><b>3. Community Outreach and Marketing</b></p> <p>PROJECT-WIDE: CRA/LA will continue an aggressive agenda to outreach to the local community and to market the Project Area for new investments. Activities will include:</p> <ul style="list-style-type: none"> <li>• Continued sponsorship of community programs that highlight the Project Area</li> <li>• Development of marketing materials to attract retailers and developers to the Project Area</li> <li>• Hosting tours of the area targeted to public and private investors</li> </ul>	<p>\$2,000,000</p>

- Other activities that promote the area and contribute to increased interest in investment in the Project Area

These efforts ensure that redevelopment is carried out in a way that celebrates the community's existing assets. This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 1, 2, 3, 4, 7, 8, 9, 10, 11 and 12. Expected jobs: n/a.

#### **4. Response to Development**

##### **PROJECT-WIDE:**

The operation of a redevelopment project entails expenditures not linked to specific projects enumerated in this Implementation Plan. This can include administration costs, permit and CEQA processing costs, statutory or other legal obligations of the CRA/LA, and programs and projects necessary to implement the Redevelopment goals and objectives for property acquisition and disposition, and assistance in the development and construction of commercial, residential, industrial and public facilities and public improvements. In addition, the CRA/LA may provide funds to assist with early site studies, general market studies, and planning activities in the area. Specific activities within this program can include:

- Review permit applications for CEQA clearance and conformance to the Redevelopment Plan design guidelines.
- Provide technical assistance to property owners or developers proposing market rate housing, commercial, industrial or mixed-use developments.
- Research opportunity sites and/or sites identified by developers, and assess feasibility for new projects.
- Hire consultants for studies (environmental, planning, market, etc), completion of grant applications, financial analyses, and other services related to generating new projects or supporting the development of new projects.
- Develop marketing materials and outreach programs for the Project Area to bring in new developers, funders and businesses into the area.

This will help eliminate and prevent the recurrence of blight by meeting these Redevelopment Plan goals and objectives: 1, 2, 3, 4, 7, 8, 9, 10, 11 and 12. Expected jobs: n/a.

#### **IV. AFFORDABLE HOUSING PROGRAM**

##### **A. IMPLEMENTATION PLAN REQUIREMENTS**

This section of the Implementation Plan presents those components of the CRA/LA's intended program for the Project Area that deal with the expenditure of funds and activities relating to the production of housing affordable to persons and families of low and moderate income. Low and moderate income is defined in the California Redevelopment Law (CRL) and is set annually by the California Housing and Community Development Department (HCD). The income levels are published annually by HCD, and are defined as follows:

<b>Income Category</b>	<b>% of Median Income Range for Applicable Household Size</b>	<b>Section<sup>1</sup></b>
Moderate	80% to 120%	50093
Low	50% to 80%	50079.5
Very-Low	Less than 50%	50105

The CRL provides that, in addition to the removal of blight, a fundamental purpose of redevelopment is to expand the supply of low and moderate income housing (Section 33071). To accomplish this purpose, the CRL contains numerous provisions to guide redevelopment agency activities with regard to low and moderate-income housing. This section of the Implementation Plan addresses how the CRA/LA's plans for the Project Area will achieve many of the housing responsibilities contained in the CRL. Section 33490 requires that the housing component of the Implementation Plan address the applicable items presented in the list below.

##### **1. Production of Housing Based on Activities in the Project Area**

- a. At least 30% of all new and substantially rehabilitated dwelling units developed by an agency shall be available at affordable housing cost to persons and families of low and moderate income and shall be occupied by these persons and families (Section 33413(b)(1));
- b. At least 15% of all new residential dwelling units developed within a project area under the jurisdiction of an agency by public or private entities or persons other than the CRA/LA shall be available at affordable housing cost to persons and families of low or moderate income and shall be occupied by these persons or families (Section 33413(b)(2);
- c. At least 15% of all substantially rehabilitated units that have received agency assistance shall be available at affordable housing cost to persons and families of low or moderate income and shall be occupied by these persons or families (Section 33413(b)(2)(iii); and
- d. Suitable locations must be identified for replacement housing units rehabilitated, developed or constructed pursuant to Section 33413(a), if the destruction or removal of low-mod units will result from a project contained in the Implementation Plan (Section 33490(a)(3)).

##### **2. Set-Aside and Expenditure of Tax Increment for Housing Purposes**

- a. The "Set-Aside" of 20% of tax increment in projects adopted on or after January 1, 1977 (Section 33334.2); and
- b. The proportional expenditure of housing funds on low and very-low income housing (Section 33334.4).

Section 33490 also requires:

- Estimates of the balances and deposits into the Housing Fund created to hold the Set-Aside of tax increment;
- A housing program identifying anticipated expenditures from the Housing Fund;
- An indication of housing activity that has occurred in the Project Area; and
- Estimates of housing units that will be produced for each of the various income categories.

<sup>1</sup> All referenced sections are found in the California Health and Safety Code.

All of the information required by Section 33490 is provided in the following sections of this Implementation Plan.<sup>2</sup>

**B. HISTORICAL AFFORDABLE HOUSING ACTIVITIES**

The CBD Redevelopment Project was adopted on July 18, 1975 and amended on May 15, 2002. From FY1976 to FY2007, the CRA/LA funded programs, activities, and/or provided technical assistance to developers towards the production of 4,815 total affordable housing units completed within the Redevelopment Project Area.

Amended CBD reached its cumulative tax increment cap of \$750 million in November 2000 and is no longer eligible to receive any more tax increment revenues. As a result, the CRA/LA has not made any deposits into the Project’s Housing Fund since reaching the cap and has been restricted in its ability to initiate any projects or programs to produce affordable housing units. Therefore, the affordable housing program for the Project Area has been limited to other sources of CRA/LA revenue, technical assistance, alternative financing strategies utilizing other funding sources such as federal, state and local public funding, and developer proceeds, and private investment, as possible. During the previous Implementation Plan period (FY03 to FY07), the CRA/LA completed projects and funded programs that produced 53 affordable housing units, as indicated in the following table:

**Table 1: CRA/LA-Assisted Affordable Housing Production (FY2003-FY2007)**

Project Name	Year Built	Project Type	# of Units	# of Affordable Units	Covenant Period
Gas Co. Lofts (Market Lofts set aside)	2004	Apts	251	53	55 years
<b>TOTAL</b>			<b>251</b>	<b>53</b>	

A more complete and detailed inventory of all housing units, both market-rate and affordable, produced with and without CRA/LA assistance in the Project Area is provided as Exhibit B.

**C. HOUSING GOALS AND OBJECTIVES OF IMPLEMENTATION PLAN**

The primary goal of the CRA/LA is to comply with the affordable housing requirements imposed by the CRL in a responsible manner. The CRL establishes that certain housing requirements be attained during 5- and 10-year increments; and over the remaining Project life. Specifically, the inclusionary housing production requirement must be met every 10 years, and over the life of the Project area. Comparatively, the proportionality tests must be achieved between January 1, 2002 and December 31, 2014, and then again in 10-year increments throughout the Project Area life. It is the CRA/LA’s goal and objective for this Implementation Plan to accomplish sufficient activity and expenditures to comply with the applicable requirements.

Amended CBD reached its cumulative tax increment cap of \$750 million in November 2000 and is no longer eligible to receive any more tax increment revenues; therefore no tax increment estimates are provided for the Project in this section.

The CRA/LA plans to meet its obligation to expend or transfer excess surplus in the Housing Fund pursuant to the standards imposed by Section 33334.12 and other and similar related statutes.

The following section will discuss housing activities planned for the Implementation Plan period.

<sup>2</sup> It should be noted that Section 33333.10 does not apply, as the Project Area has not been amended under the provisions of SB 211, which allows a 10-year extension of effectiveness upon making findings of significant remaining blight in the Project Area.

1. Housing Fund Resources

The following presents the estimated Housing Fund cash flow for this Implementation Plan period. The estimated deposits are based on sources of revenues (other than tax increment) identified by CRA/LA staff. The Set-Aside revenue includes the following:

- a. Twenty percent (20%) of the estimated gross tax increment for the Project Area;
- b. Sale of land owned by the Agency;
- c. Residual receipt revenue to the Agency;
- d. Loan repayments to the Agency;
- e. Future bond proceeds; and
- f. Cash reserves from previous fiscal years.

The total projected revenues that will be deposited into the Housing Fund during the Implementation Plan period is as follows:

**Table 2: Low and Moderate Income Housing Fund Projected Revenues (FY2008-FY2012)**

Beginning Balance	\$4,747,000
Property Tax Increment	\$ -
Sale of Land	\$ -
Residual Receipts Revenue	\$1,371,000
Loan Repayments	\$1,000,000
Bond Proceeds	\$ -
<b>Total Projected Revenues</b>	<b>\$7,118,000</b>

2. The Housing Program and Housing Fund Expenditures

As no tax increment has been received for the Project Area since the cap was reached, there have been no new tax increment deposits into the Housing Fund. However, residual receipts revenue and loan repayments continue to be deposited into the Housing Fund.

The expenditures can be broken into four categories as described below:

a. Projects

The CRA/LA over the next five years will continue to implement projects that will provide affordable housing opportunities within the Project Area as well as in the City Center and Central Industrial Project Areas (with the appropriate finding of benefit, as required). The following summarizes how the CRA/LA will assist projects during the next five years:

**Table 3: CRA/LA-Assisted Affordable Housing Projects (FY2008-FY2012)\***

(\*Assuming litigation filed against the City Center Redevelopment Plan is favorably resolved)

Project Name	Description	Affordability Mix	Estimated Completion	Estimated Housing Fund Expenditures
Genesis Hotel-New	New Construction; Permanent Supportive Housing	115 units (Very Low)	FY10	\$5,500,000
<b>Total</b>		<b>115 units</b>		<b>\$5,500,000</b>

b. Programs

There are no programs the CRA/LA plans to implement for this Implementation Plan period.

c. Administration

Administration includes costs for professional services and other administrative costs incurred in the course of operating the housing activities of the Project Area. This category is used for general administration costs not associated with any specific project or program, such as annual audits and legal services. Project-specific administrative costs are included within the budget of each project or program.

d. Bond Debt Service

As there are no bonds currently issued for the City Center Redevelopment Project, there are no debt service obligations at this time. Assuming favorable resolution of litigation and adequate bonding capacity, bonds may be issued for this Implementation Plan period; however, specifics regarding debt service obligations are unknown at this time.

The total projected expenditures of Housing Fund revenues during the Implementation Plan period is as follows:

**Table 4: CRA/LA-Assisted Affordable Housing Projects (FY2008-FY2012)\***

(\*Assuming litigation filed against the City Center Redevelopment Plan is favorably resolved)

	<b>FY08-FY12 Period</b>
Projects	\$5,500,000
Programs	
Administration	\$734,200
Debt Service	
<b>Total Expenditures</b>	<b>\$6,234,200</b>

3. Summary of Planned Housing Activity

The table below provides the starting balance, expected deposits (from residual receipts revenue and loan repayments) and expenditures of LMIHF over each of the next five years:

**Table 5: Low and Moderate Income Housing Fund Projections (FY2008-FY2012)**

	<b>FY2008</b>	<b>FY2009</b>	<b>FY2010</b>	<b>FY2011</b>	<b>FY2012</b>
Starting Balance	\$4,747,000	\$5,141,400	\$5,459,800	\$272,800	\$580,800
Amount to be Deposited	\$535,000	\$459,000	\$459,000	\$459,000	\$459,000
Estimate of Expenditures	(\$140,600)	(\$140,600)	(\$5,646,000)	(\$151,000)	(\$156,000)
<b>Ending Balance</b>	<b>\$5,141,400</b>	<b>\$5,459,800</b>	<b>\$272,800</b>	<b>\$580,800</b>	<b>\$883,800</b>

The table below is the proposed housing program for the Project Area, with estimates of numbers of units and proposed expenditures over each of the next 5 years, by unit type.

**Table 6: Low and Moderate Income Housing Fund Expenditures and Unit Production (FY2008 - FY2012)**

	<b>FY2008</b>	<b>FY2009</b>	<b>FY2010</b>	<b>FY2011</b>	<b>FY2012</b>
<b>New Units #</b>	0	0	115	0	0
Proposed Expenditure	\$0	\$0	\$5,500,000	\$0	\$0
<b>Rehabilitated Units #</b>	0	0	0	0	0
Proposed Expenditure	\$0	\$0	\$0	\$0	\$0
<b>Price Restricted Units #</b>	0	0	0	0	0
Proposed Expenditure	\$0	\$0	\$0	\$0	\$0

<b>Total Units #</b>	0	0	115	0	0
<b>Total Proposed Expenditures</b>	\$0	\$0	\$5,500,000	\$0	\$0

**D. APPLICABLE LOW AND MODERATE INCOME HOUSING REQUIREMENTS**

1. Replacement Housing Obligation

The Agency is required to meet replacement housing obligations pursuant to Section 33413(a). This Section requires the Agency to replace, on a one-for-one basis, all units removed from the inventory as a result of Agency actions that are occupied by low and moderate income households. The removed units must be replaced within four years of removal. In addition to matching the income levels of the removed units, the Agency must also replace an equal or greater number of bedrooms.

The homes that are removed from the inventory may be replaced with fewer units as long as an equal or greater number of bedrooms are provided in the replacement units. Replacement housing units do not have to match tenure (i.e., rental vs. ownership, family vs. senior housing) as the units removed from inventory. Also, replacement units can be developed anywhere within the City limits. Section 33490 requires that if an implementation plan contains projects that could result in the removal of low and moderate income housing units, the plan must identify locations suitable for the replacement of such housing.

a. Past Removal of Low-Mod Income Units

The CRA/LA did not remove any low- or moderate-income units over the previous five years.

b. Future Removal of Low-Mod Income Units

This Implementation Plan does not include projects or programs that would result in the removal of housing units from the low and moderate income housing stock. Therefore, there is no requirement to identify locations for replacement housing units.

2. Inclusionary Housing Obligation

The Amended CBD Project was adopted on July 18, 1975 and amended on May 1, 2002, and is therefore not subject to the inclusionary housing requirements imposed by Section 33413(b).

**E. USE OF LOW AND MODERATE INCOME HOUSING FUND**

1. Set-Aside of Tax Increment

The Project Area is subject to the Section 33334.2 requirement to allocate 20% of the gross tax increment (Set-Aside) to affordable housing activities. The Set-Aside is required to be deposited into a Housing Fund created to hold monies until expended. The projections of deposits into the Housing Fund are discussed in the following section of the Implementation Plan.

2. Proportional Expenditures of Housing Fund Monies

The Project Area is subject to the Section 33334.4 requirement that the Agency expend Housing Fund monies in accordance with an income proportionality test and an age restriction proportionality test. These proportionality tests must be met between January 1, 2002 and December 31, 2014, and then again at 10-year intervals throughout the remaining life of the Project Area. These tests do not have to be met on an annual basis nor are they applied to unit production.

a. Net Housing Fund Proceeds

To estimate the amount of proceeds that will be available for expenditure between January 1, 2002 and December 31, 2014, the following table illustrates the assumptions and calculation:

**Table 7: Tax Increment Revenues Projections (2002-2014)**

Fiscal Year or Time Period	Tax Increment Deposits	Other Deposits	(Less) Administrative Expenses	(Less) Debt Service Payments	Net Housing Fund Proceeds
1/1/02-6/30/02	-	339,000	(23,000)	-	316,000
FY2003	-	1,018,000	(111,000)	-	907,000
FY2004	-	2,593,000	(206,000)	-	2,387,000
FY2005	-	1,056,000	(156,000)	-	900,000
FY2006	-	884,000	(100,000)	-	784,000
FY2007	-	597,000	(130,000)	-	467,000
FY2008	-	535,000	(140,600)	-	394,400
FY2009	-	459,000	(140,600)	-	318,400
FY2010	-	459,000	(146,000)	-	313,000
FY2011	-	459,000	(151,000)	-	308,000
FY2012	-	459,000	(156,000)	-	303,000
FY2013	-	459,000	(161,000)	-	298,000
FY2014	-	459,000	(167,000)	-	292,000
7/1/14-12/31/14	-	230,000	(86,000)	-	144,000
<b>Total Net Proceeds</b>	<b>\$ -</b>	<b>\$10,006,000</b>	<b>(\$1,874,200)</b>	<b>\$ -</b>	<b>\$8,131,800</b>

As shown above, a total of \$8,131,800 of net proceeds are estimated to be deposited into the Central Business District Housing Fund between January 1, 2002 and December 31, 2014.

b. Very Low- and Low-Income Housing Expenditures

The income proportionality test requires that the Agency expend Housing Funds in proportion to the housing needs that have been determined for the community pursuant to Section 65584 of the Government Code. The proportionality test used in this Implementation Plan is based on information contained within the City's General Plan. Based on the City's General Plan, the City's minimum required allocation for very low- and low-income expenditures, and maximum moderate-income housing expenditures are:

**Table 8: City of Los Angeles General Plan Housing Need and Proportionality Threshold**

Category:	Housing Need <sup>3</sup>	Threshold
Very Low-Income	17,990	At least 45%
Low-Income	10,416	At least 26%
Moderate-Income	11,314	At most 28%

It should be noted that the Agency is entitled to expend a disproportionate amount of the funds for very low-income households, and to subtract a commensurate amount from the low- and/or moderate-income thresholds. Similarly, the Agency can provide a disproportionate amount of funding for low-income housing by reducing the amount of funds allocated to moderate-income households. In no event can the expenditures targeted to moderate-income households exceed the established threshold amount.

<sup>3</sup> Source: Regional Housing Needs, 1998-2005, adopted by Southern California Association of Governments, Regional Council, on November 2, 2000.

As shown above, a total of \$8,131,800 of net proceeds are estimated to be deposited into the Central Business District Housing Fund between January 1, 2002 and December 31, 2014. These funds must comply with the following distribution formulas:

**Table 9: Very Low- and Low-Income Housing Fund Expenditure Requirements**

Minimum Estimated Expenditure on Very Low-Income Units @ 45%	\$3,659,310
Minimum Estimated Expenditure on Low-Income Units @ 26%	\$2,114,268
Maximum Estimated Expenditure on Moderate-Income Units @ 29%	\$2,358,222

The CRA/LA plans to expend the estimated Housing Funds so that at the end of 2014 it has met its obligation to allocate 45% of the Housing Fund project and program expenditures to very low-income households, 26% of the funds to low-income households and 29% of the funds to moderate-income households. Thus, the CRA/LA anticipates meeting the income targeting standards imposed by Section 33334.4.

c. Age Restricted Housing Expenditures

Section 33334.4 also requires that the Agency assist housing that is available to all persons, regardless of age, in at least the same proportion as the households earning below 80% of the median income and under 65 years of age to the City's total households earning below 80% of the median income. The 2000 Census indicates that 80% of the CRA/LA expenditures on affordable housing projects must be spent to assist projects that do not impose age restrictions on the residents.<sup>4</sup> Therefore, the maximum proportion of the net Housing Fund proceeds that the CRA/LA is allowed to spend on age restricted projects is 20%.

As shown above, a total of \$8,131,800 of net proceeds are estimated to be deposited into the Central Business District Housing Fund between January 1, 2002 and December 31, 2014. These funds must comply with the following distribution formulas:

**Table 10: Age-Restricted Housing Fund Expenditure Requirements**

Maximum Estimated Expenditure on Age Restricted Projects @ 20%	\$1,626,360
Minimum Estimated Expenditure on Non-Age Restricted Projects @ 80%	\$6,505,440

The CRA/LA plans to expend the remaining estimated Housing Funds so that at the end of 2014 it has met its obligation to allocate at least 80% of the Housing Fund project and program expenditures to assist projects that do not impose age restrictions on the residents. Thus, the CRA/LA anticipates meeting the age restriction targeting standards imposed by Section 33334.4.

3. Disposition of Remaining Moneys in the Low and Moderate Income Housing Fund After the Expiration of Time Limit to Repay Indebtedness with the Proceeds from Property Taxes

The Project Area is subject to the Section 33333.8(d) requirement that, on the date of the time limit on the repayment of indebtedness and if the Agency has complied with its affordable housing obligations as outlined above, the Agency shall transfer any moneys remaining in the Low and Moderate Income Housing Fund to a low and moderate income housing fund or account for the City Center or Central Industrial Project Areas.

<sup>4</sup> CHAS data provided by the United States Housing and Urban Development Department. A total of 116,975 of the 580,977 total households earning below 80% of the median are designated as senior citizen households.

**V. NEXT STEPS**

**A. PUBLIC HEARING ON PROGRESS**

Pursuant to the requirements of California Redevelopment Law, (Section 33490), the CRA/LA will hold a public hearing on the progress on provision of housing and non-housing projects and programs for the Project Area no earlier than two years and no later than three years after the adoption of the Implementation Plan. Therefore, this progress public hearing is expected to occur during fiscal year 2010, which starts July 1, 2009, and ends June 30, 2010.

**B. EXPIRATION OF TIME LIMITS**

Pursuant to the requirements of California Redevelopment Law (Section 33490, as amended), the fiscal years that the CRA/LA expects specified time limits to expire are identified below:

Time limit for the commencement of eminent domain proceedings to acquire property within the Project Area.	Expired
Time limit for the establishment of loans, advances, and indebtedness to finance the Redevelopment Project.	Expired
Time limit for the effectiveness of the Redevelopment Plan.	FY2010 (July 18, 2010)
Time limit to repay indebtedness with the proceeds of property taxes.	FY2020 (July 18, 2020)

VI. EXHIBIT A – MAP OF CENTRAL BUSINESS DISTRICT (AMENDED) PROJECT AREA

**Central Business District (Amended), Central Industrial and City Center Redevelopment Projects**

Community  
Redevelopment  
Agency  
of the City  
of Los Angeles



**VI. EXHIBIT B – HOUSING PRODUCTION INVENTORY**

## VI. Exhibit B

## Housing Production Inventory - Central Business District (Amended) Redevelopment Project

CRA Proj Area	Project Name	Proj. Comp (year)	Total # of Units	Market Rate Subtotal	Affordable Units Subtotal	Very Low	Low	Mod	Covenant Period (years)	Land Use	Housing Type	Proj. Type	CRA Participation	Street Address	
<b>FY1976-FY2002 (July 18, 1975 to June 30, 2002) - Actual Developments</b>													<b>ORIGINAL CBD PROJECT AREA ONLY</b>		
CB <sup>1</sup>	Angelus Inn (Annex Hotel)	1991	31		31	31			40	Resid.Hotel	Perm.Supportive	Rehab	Loan	518 S San Julian	
CB <sup>1</sup>	Ballington Plaza (priority to seniors & handicapped)	1981	270		270	270			30	Resid.Hotel	Perm.Supportive	New	OPA/Loan	622 S Wall	
CB <sup>1</sup>	Boyd Hotel	1996	61		61	61			55	Resid.Hotel	Perm.Supportive	New	Loan	224 E Boyd	
CB <sup>1</sup>	Bristol Hotel	1986	102		102	102			30	Resid.Hotel	Low/Mod-100%	Rehab	Loan	423 W 8th	
CB <sup>1</sup>	Carlton Hotel	1992	45		45	45			40	Resid.Hotel	Perm.Supportive	Rehab	Loan	534 S Wall	
CB <sup>1</sup>	Continental Bldg (OBD)	2001	56	56					n/a	Mixed-Use	Market-rate	ARO		408 S Spring	
CB <sup>1</sup>	Courtland Hotel	1995	97		97	95	2		40	Resid.Hotel	Perm.Supportive	New	Loan	520 S Wall	
CB <sup>2</sup>	Crescent Hotel	1992	55		55	55			55	Resid.Hotel	Perm.Supportive	Rehab	Loan	617 E 5th	
CB <sup>1</sup>	Dewey Hotel (HIV/AIDS housing)	2001	43		43	43			55	Resid.Hotel	Perm.Supportive	Rehab		721 S Main	
CB <sup>1</sup>	Downtown Women's Center (current site)	1986	47		47	47			30	Resid.Hotel	Perm.Supportive	Rehab	Loan	325 S Los Angeles	
CB <sup>2</sup>	Edward Hotel	1995	47		47	47			55	Resid.Hotel	Perm.Supportive	Rehab	Loan	713 E 5th	
CB <sup>2</sup>	Ellis Hotel (at-risk elderly housing)	1990	60		60	60			30	Resid.Hotel	Perm.Supportive	Rehab	Loan	802 E 6th	
CB <sup>1</sup>	Ensenada Hotel (Walden House)	1986	51		51	11	20	20	25	Resid.Hotel	Low/Mod-100%	Rehab	Loan	1355 S Hill	
CB <sup>2</sup>	Eugene Hotel	1995	44		44	44			40	Resid.Hotel	Perm.Supportive	Rehab	Loan	560 S Stanford	
CB <sup>1</sup>	Florence Hotel	1986	60		60	60			30	Resid.Hotel	Perm.Supportive	Rehab	Loan	310 E 5th	
CB <sup>1</sup>	Genesis Hotel	1989	31		31	31			40	Resid.Hotel	Perm.Supportive	Rehab	Loan	456 S Main	
CB <sup>1</sup>	Golden West Hotel (transitional housing)	1988	62		62	62			30	Resid.Hotel	Transitional	Rehab	Loan	417 E 5th	
CB <sup>1</sup>	Grand Central Square	1995	121	60	61	25	12	24	40	Mixed-Use	Mixed Income	Rehab	OPA/Loan	306 W 3rd	
CB <sup>1</sup>	Harold Hotel	1988	60		60	60			30	Resid.Hotel	Perm.Supportive	Rehab	Loan	323 E 5th	
CB <sup>2</sup>	Hart Hotel	1992	39		39	39			55	Resid.Hotel	Perm.Supportive	Rehab	Loan	508 E 4th	
CB <sup>1</sup>	Haskell Hotel	1992	38		38	38			55	Resid.Hotel	Perm.Supportive	Rehab	Loan	528 S Wall	
CB <sup>1</sup>	Havana Hotel	1987	42		42	8		34	15	Resid.Hotel	Low/Mod-100%	Rehab	Loan	830 S Olive	
CB <sup>1</sup>	Havana Hotel (covenants expired; South Park Hotel)	2002	-42		-42	-8		-34	n/a	n/a	n/a	n/a		830 S Olive	
CB <sup>1</sup>	Hellman Bldg (OBD)	2001	104	104					n/a	Mixed-Use	Market-rate	ARO		411 S Main	
CB <sup>1</sup>	Hope Manor	1999	75		75		75		55	Residential	Low/Mod-100%	New	Loan	1332 S Hope	
CB <sup>1</sup>	Hope Village Family Housing	2001	67		67	67			55	Residential	Low/Mod-100%	New	DDA/Loan	1001 S Hope	
CB <sup>1</sup>	Huntington Hotel	1988	200	100	100		20	80	24	Resid.Hotel	Mixed Income	Rehab	Loan	752 S Main	
CB <sup>1</sup>	Iris Apartments	2000	35		35	35			35	Residential	Low/Mod-100%	Rehab	OPA/Loan	1220 S Olive	
CB <sup>2</sup>	La Jolla Hotel	1990	53		53	53			30	Resid.Hotel	Perm.Supportive	Rehab	Loan	721 E 6th	
CB <sup>2</sup>	LAMP Lodge/Stanford House (mentally disabled hsg)	2000	50		50	50			45	Resid.Hotel	Perm.Supportive	Rehab	Loan	660 S Stanford	
CB <sup>1</sup>	Leo Hotel	1989	38		38	38			30	Resid.Hotel	Perm.Supportive	Rehab	Loan	531 S San Julian	
CB <sup>1</sup>	Leonide Hotel	1992	66		66	66			30	Resid.Hotel	Perm.Supportive	New	Loan	512 S Main	
CB <sup>2</sup>	Lincoln Hotel (HIV/AIDS housing)	2001	41		41	41			55	Resid.Hotel	Perm.Supportive	Rehab		549 S Ceres	
CB <sup>1</sup>	Lorane Hotel	1986	64		64	51		13	26	Resid.Hotel	Low/Mod-100%	Rehab	Loan	241 E 5th	
CB <sup>2</sup>	Marion Hotel (formerly Webb Hotel)	1994	46		46	46			55	Resid.Hotel	Low/Mod-100%	New	Loan	642 S Crocker	
CB <sup>1</sup>	Marshall House (trans. hsg; Russ Hotel Annex)	1995	72		72	72			40	Resid.Hotel	Transitional	Rehab	Loan	523 S San Julian	
CB	Metropolitan (The Met)	1990	270	228	42		42		20	Residential	Mixed Income	New	DDA/Loan	950 S Flower	
CB <sup>2</sup>	Norbo Hotel	1995	57		57	57			55	Resid.Hotel	Low/Mod-100%	Rehab	Loan	526 E 6th	
CB <sup>1</sup>	Olive Hotel	1990	49		49		49		20	Resid.Hotel	Low/Mod-100%	Rehab	Loan	750 S Olive	
CB <sup>2</sup>	Olympia Hotel	1993	48		48	48			55	Resid.Hotel	Perm.Supportive	New	Loan	1201 E 7th	
CB <sup>1</sup>	Oxford Apartments	1982	43		43	43			30	Residential	Low/Mod-100%	Rehab	Loan	1120 S Grand	
CB <sup>1</sup>	Oxford Apartments (demolished; date unknown)	???	-43		-43	-43			n/a	Vacant	n/a	n/a		1120 S Grand	
CB <sup>1</sup>	Palmer House Hotel	1999	67		67	67			55	Resid.Hotel	Perm.Supportive	Rehab	Loan	538 S Wall	
CB	Parkside Apartments (Eexcel/Ninth St.; family hsg)	1999	79		79		39	40	60	Residential	Family/Affordable	New	Loan	400 W 9th	
CB <sup>1</sup>	Pershing/Roma Hotel	1992	67		67	67			30	Resid.Hotel	Perm.Supportive	Rehab	Loan	502 S Main	
CB <sup>1</sup>	Portsmouth Hotel	1989	53		53		27	26	30	Resid.Hotel	Low/Mod-100%	Rehab	Loan	1308 S Hill	

VI. Exhibit B

Housing Production Inventory - Central Business District (Amended) Redevelopment Project

CRA Proj Area	Project Name	Proj. Comp (year)	Total # of Units	Market Rate Subtotal	Affordable Units Subtotal	Very Low	Low	Mod	Covenant Period (years)	Land Use	Housing Type	Proj. Type	CRA Partici-pation	Street Address
CB <sup>1</sup>	Premiere Towers (Western)	1984	120	120					n/a	Residential	Market-rate	Reuse	Loan	621 S Spring
CB <sup>2</sup>	Produce Hotel	1994	110		110	97	6	7	55	Resid.Hotel	Perm.Supportive	Rehab	Loan	676 S Central
CB <sup>2</sup>	Regal Hotel	1989	69		69	69			30	Resid.Hotel	Perm.Supportive	Rehab	Loan	815 E 6th
CB	Renaissance Tower (Del Prado)	1994	192	163	29		19	10	30	Residential	Mixed Income	New	DDA/Loan	501 W Olympic
CB <sup>2</sup>	Rossmore Hotel	1994	60		60	60			55	Resid.Hotel	Perm.Supportive	Rehab		905 E 6th
CB <sup>1</sup>	San Fernando Bldg (OBD)	2000	70	70					n/a	Mixed-Use	Market-rate	ARO		400 S Main
CB <sup>1</sup>	San Pedro House (HIV/AIDS housing)	1999	19		19	19			40	Resid.Hotel	Perm.Supportive	New		647 S San Pedro
CB <sup>1</sup>	Sanborn Hotel	1992	64		64	32		32	55	Resid.Hotel	Perm.Supportive	Reuse	Loan	526 S Main
CB <sup>1</sup>	Senator Hotel	1994	99		99	99			55	Resid.Hotel	Perm.Supportive	New	Loan	729 S Main
CB <sup>1</sup>	Simone Hotel (San Julian Hotel)	1992	121		121	60		61	55	Resid.Hotel	Perm.Supportive	New	Loan	520 S San Julian
CB	Skyline Condos	1984	200	170	30			30	25	Residential	Mixed Income	New	DDA/Loan	600 W 9th
CB <sup>1</sup>	South Park Hotel (previously Havana Hotel)	2002	42	42					n/a	Resid.Hotel	Market-rate	n/a		830 S Olive
CB <sup>1</sup>	Southern Hotel (veterans housing)	2001	55		55	55			55	Resid.Hotel	Perm.Supportive	Rehab		412 E 5th
CB <sup>1</sup>	Spring Tower Lofts (Barclay's Bank)	2001	38	38					n/a	Mixed-Use	Market-rate	ARO		639 S Spring
CB <sup>2</sup>	St. Marks Hotel	1992	89		89	89			55	Resid.Hotel	Perm.Supportive	Rehab	Loan	609 E 5th
CB <sup>1</sup>	Stillwell Hotel	2000	232		232	46		186	25	Resid.Hotel	Low/Mod-100%	Rehab	Loan	838 S Grand
CB <sup>1</sup>	Telacu Plaza (handicapped/senior housing)	1993	40		40	40			40	Residential	Senior/Affordable	New	DDA/Loan	1033 S Hope
CB <sup>2</sup>	Terminal Hotel	1988	66		66	20	46		29	Resid.Hotel	Low/Mod-100%	Rehab	Loan	1331 E 7th
CB <sup>2</sup>	Transition House I&II (Skid Row Trans. Hsg)	1983	130		130	130			110	Resid.Hotel	Transitional	Rehab	Loan	545 S Crocker
CB <sup>1</sup>	Van Nuys Apts (senior hsg; covenants expire 2010)	1981	299		299	299			30	Residential	Senior/Affordable	New	Loan	210 W 7th
CB <sup>1</sup>	Villa de la Esperanza (senior housing)	1999	88		88	88			55	Residential	Senior/Affordable	New	Loan	1401 S Hope
CB <sup>1</sup>	Villa del Pueblo (family housing)	1995	81		81	36	45		55	Residential	Family/Affordable	New	Loan	1441 S Hope
CB <sup>1</sup>	Villa Flores (senior housing)	1998	75		75	75			55	Residential	Senior/Affordable	New	DDA/Loan	1020 S Flower
CB <sup>1</sup>	Villa Metropolitano (Moore Hall; family housing)	1996	53	1	52	52			55	Residential	Family/Affordable	New	Loan	1328 S Hope
CB <sup>1</sup>	Ward Hotel	1988	75		75	75			40	Resid.Hotel	Perm.Supportive	Rehab	Loan	512 S Wall
CB <sup>2</sup>	Weingart Center	1983	250		250	100	150		25	Resid.Hotel	Transitional	Rehab	Loan	566 S San Pedro
CB <sup>1</sup>	Weldon Hotel	1994	58		58	58			55	Resid.Hotel	Low/Mod-100%	Rehab	Loan	507 S Maple
CB <sup>1</sup>	Yorkshire Hotel	1994	98		98	98			40	Resid.Hotel	Low/Mod-100%	Rehab	Loan	710 S Broadway
	<b>Subtotal</b>		<b>5,914</b>	<b>1,152</b>	<b>4,762</b>	<b>3,681</b>	<b>552</b>	<b>529</b>						
	<b>% of Subtotal</b>			<b>19%</b>	<b>81%</b>									
	<b>CBD Housing Trust Fund Projects (outside original CBD area)</b>													
CI <sup>1</sup>	LACE Lofts	1987	4		4			4	34	Residential	Low/Mod-100%	Rehab	Loan	1804 E Industrial
CI <sup>1</sup>	LACE Lofts (covenants lost in 1994)	1994	-4		-4			-4	n/a	Residential	Market-rate	n/a		1804 E Industrial
CI <sup>1</sup>	Las Americas Hotel	1992	60		60	60			30	Resid.Hotel	Perm.Supportive	Rehab	Loan	1205 E 6th
CI <sup>1</sup>	Prentice Hotel	1990	46		46	46			30	Resid.Hotel	Perm.Supportive	Rehab	Loan	1014 E 7th
CT <sup>1</sup>	Subsidized Housing Corp. 77	1989	1		1	1			20	Residential	Low/Mod-100%	New	Loan	1219 S San Pedro
	<b>Subtotal</b>		<b>107</b>	<b>0</b>	<b>107</b>	<b>107</b>	<b>0</b>	<b>0</b>						
	<b>% of Subtotal</b>			<b>0%</b>	<b>100%</b>									

VI. Exhibit B

Housing Production Inventory - Central Business District (Amended) Redevelopment Project

CRA Proj Area	Project Name	Proj. Comp (year)	Total # of Units	Market Rate Subtotal	Affordable Units Subtotal	Very Low	Low	Mod	Covenant Period (years)	Land Use	Housing Type	Proj. Type	CRA Partici-pation	Street Address	
<b>FY2003-FY2007 (July 1, 2002 to June 30,2007) - Actual Developments</b>													<b>CBD (AMENDED) PROJECT AREA ONLY</b>		
CB	Delano Lofts (Edwards-Willey Bldg/Grand Pacific)	2007	99	99					n/a	Residential	Market-rate	ARO		609 S Grand	
CB	Gas Co. Lofts	2004	251	198	53	26	27		55	Residential	Mixed Income	ARO	Loan	810 S Flower	
CB	Library Court (University Club Bldg)	2006	91	91					n/a	Mixed-Use	Market-rate	ARO		630 W 6th	
CB	Sky @ 801 Grand	2006	132	132					n/a	Mixed-Use	Market-rate	ARO		801 S Grand	
CB	The Pegasus (Mobile Oil Bldg)	2003	322	322					n/a	Mixed-Use	Market-rate	ARO		612 S Flower	
	<b>Subtotal</b>		<b>895</b>	<b>842</b>	<b>53</b>	<b>26</b>	<b>27</b>	<b>0</b>							
	<b>% of Subtotal</b>			<b>94%</b>	<b>6%</b>										
<b>FY2008-FY2010 (July 1, 2007 to July 18, 2010) - Potential Developments</b>													<b>CBD (AMENDED) PROJECT AREA ONLY</b>		
CB	611 Place (old AT&T bldg)	TBD	402	402					n/a	Mixed-Use	Market-rate	ARO		611 W 6th	
CB	655 Hope (Metro Center)	2008	82	82					n/a	Mixed-Use	Market-rate	ARO		655 S Hope	
CB	717 Ninth (South Village-Bldg H)	2009	214	214					n/a	Mixed-Use	Market-rate	New		717 W 9th	
CB	8th & Hope (South Village-Bldg D)	TBD	290	290					n/a	Mixed-Use	Market-rate	New		801 S Hope	
CB	Market Lofts	2007	267	267					n/a	Mixed-Use	Market-rate	New	DDA	645 W 9th	
CB	Metropolis (4 phases)	TBD	836	836					n/a	Mixed-Use	Market-rate	New	OPA	831 S Francisco	
CB	Mitsui hotel/condo project	TBD	TBD	TBD					n/a	Mixed-Use	Market-rate	New	OPA	609 W 8th	
CB	Park Tower (South Village-Bldgs F&G)	TBD	526	526					n/a	Mixed-Use	Market-rate	New		850 S Hope	
CB	Roosevelt LA Lofts	2007	223	223					n/a	Residential	Market-rate	ARO		727 W 7th	
	<b>Subtotal</b>		<b>2,840</b>	<b>2,840</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>							
	<b>% of Subtotal</b>			<b>100%</b>	<b>0%</b>										
	<b>TOTAL (July 18, 1975 to July 18, 2010)</b>		<b>9,649</b>	<b>4,834</b>	<b>4,815</b>	<b>3,707</b>	<b>579</b>	<b>529</b>							
	<b>% of Total</b>			<b>50%</b>	<b>50%</b>										
	% of Affordable Total					77%	12%	11%							
	Note: TOTAL does not include CBD Housing Trust Fund Projects (outside original CBD area)														
<b>Key:</b>															
CB	Central Business District (original & amended)														
CB <sup>1</sup>	CB until 2002; City Center after 2002														
CB <sup>2</sup>	CB until 2002; Central Industrial after 2002														
CT <sup>1</sup>	City Center after 2002; not in original CBD														
CI <sup>1</sup>	Central Industrial after 2002; not in original CBD														