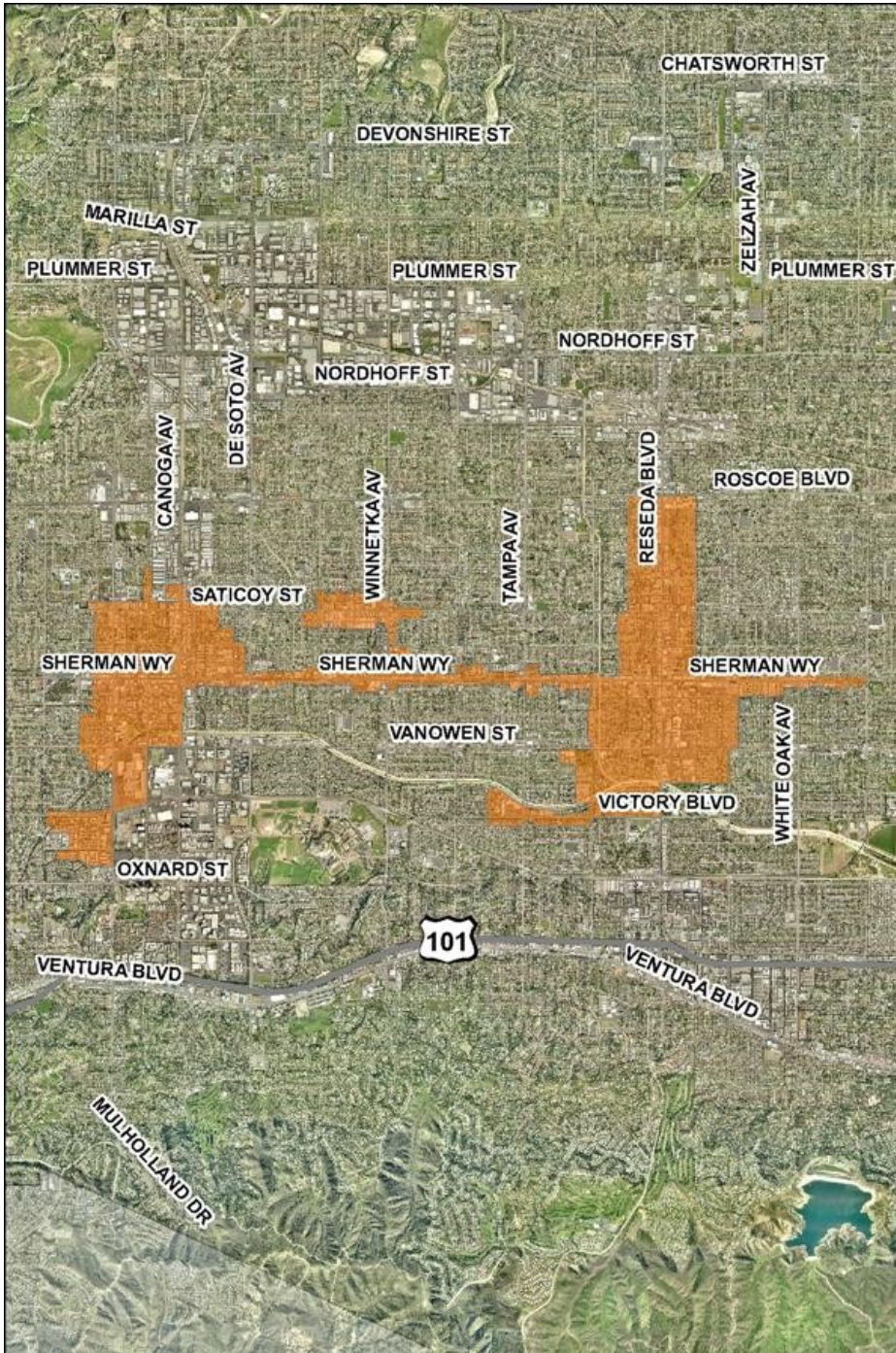


WEST VALLEY REGION

RESEDA/CANOGA PARK



Projects included in the Report:

1. Geysler House
2. Arminta Street House
3. Kittridge Family Housing
4. Sherman Village
5. Canby Woods
6. Reseda Theater Lofts
7. Canoga Park Library
8. Main Street Canoga Park
9. Dennis P. Zine Community Center
10. Facade Improvement Grant Program
11. Facade Improvement Grant Program - Dr. Zdenek
12. Facade Improvement Grant Program - Rosenthal
13. FIG Program - Aegis Management Systems, Inc.
14. FIG-Program / The Victorian
15. FIG Program / A+Educational Centers
16. FIG Program / Northridge Hospital Center
17. FIG Program / Super Latinos Registration
18. FIG Program / Traders Loan & Jewelry, Inc.
19. FIG Program / Delijani Properties
20. FIG Program / Gadi Properties
21. FIG Program / Cavaretta's Italian Groceries, Inc
22. FIG Program / SherCor, LLC
23. FIG Program / Eton Dental Services, Inc
24. Reseda Park Swimming Pool Replacement
25. Canoga Park Streetscape
26. FY10-FY14 Implementation Plan

WEST VALLEY REGION



Maps created by CRA/LA GIS Team

RESEDA/CANOGA PARK

GEYSER HOUSE

Project Description

This project involves disposition and rehabilitation of vacant single family residential property for use as a group home serving six (6) severely disabled individuals. Services to be provided by Therapeutic Living Centers for the Blind (TLC). TLC offers a variety of residential and community based programs in the San Fernando Valley that serve blind individuals with a variety of disabilities. TLC's residential programs provide placement for those with blindness and developmental disabilities.

Community Benefits

- Development of underused lot
- Provides Special Needs Housing

CRA/LA Policies Applied

- Construction Careers & Project Stabilization
- Equal Benefits
- Living Wage
- Prevailing Wage
- Sustainability Consultation Program (Part of CRA/LA Healthy Neighborhoods Policy)

Project Location

8431 Geysers Avenue, Northridge, CA 91324

Elected Officials

- Council District 12, Greig Smith
- County Supervisor District 3, Zev Yaroslavsky
- State Senate District 20, Alex Padilla
- Congress District 27, Brad Sherman
- Assembly District 40, Bob Blumenfield

Project Type

Residential

Construction Category: Rehabilitation

Type of Housing: Rental Housing

Project Features:

- Permanent Supportive Housing
- Single Family
- Special Needs Housing

Developer / Participant(s)

Developer: Therapeutic Living Centers for the Blind (TLC)

Project Status: Council Approved

Project Activities

Completed Activities:

- Board Authorization to Execute Agreement, 03/05/09
- City Council Approval to Execute Agreement, 06/01/09

Scheduled Activities:

- Identify Funding Sources, 10/29/10
- Construction Start, 01/10/11

Agreement Type(s)

- *Disposition and Development Agreement (DDA)*

STATISTICS AT A GLANCE

Total Project Size (sq ft):	2,676
Residential (sq ft):	2,676
Estimated Jobs Created:	
Construction Jobs (est.):	3
Permanent Jobs (est.):	3
Total Development Costs (TDC):	\$600,800
CRA/LA Investment:	\$200,000
CRA/LA Investment % of TDC:	33.29%
Total Housing Units:	1
Total Affordable Housing Units:	1
HCD Very Low Income Units:	1
HCD Low Income Units:	0
HCD Moderate Income Units:	0
Undetermined Affordable Units:	0
Total Development Cost Per Unit:	\$600,800
CRA/LA Investment Per Restricted Unit:	\$200,000

WEST VALLEY REGION



RESEDA/CANOGA PARK

ARMINTA STREET HOUSE

Project Description

- Acquisition and Predevelopment Loan
- One (1) six-bed group home for developmentally disabled adults

Project Location

Primary Address:
19013 Arminta, Los Angeles, CA 91335

Secondary Address:
15725 Parthenia Street, Sepulveda, , CA 91343

Elected Officials

- Council District 3, Dennis P. Zine
- County Supervisor District 3, Zev Yaroslavsky
- State Senate District 20, Alex Padilla
- Congress District 27, Brad Sherman
- Assembly District 40, Bob Blumenfield

Community Benefits

- Development of underused lot
- Elimination of Blight
- Improve Image of Area
- Living Wage Jobs
- Permanent Local Hiring

CRA/LA Policies Applied

- Equal Benefits
- Housing Policy
- Labor Peace Agreement
- Living Wage



Maps created by CRA/LA GIS Team

Project Type

Residential
Construction Category: New Construction
Type of Housing: Rental Housing

- Project Features:**
- Affordable Housing
 - Permanent Supportive Housing

Developer / Participant(s)

Legal Owner / Borrower: San Fernando Valley for the Retarded, Inc.

Project Status: Council Approved

Project Activities

- Completed Activities:*
- Loan Committee, 10/14/09
 - Agenda Review, 10/22/09
 - Board Authorization to Execute Agreement, 11/05/09
 - HCED Committee Approval to Execute Agreement, 12/16/09
 - City Council Approval to Execute Agreement, 01/06/10
 - Execute Agreement, 03/09/10
- Scheduled Activities:*
- Design Drawings Review, 05/16/11
 - Design Drawings Approval, 06/13/11
 - Preparation of Construction Drawings, 08/15/11
 - Pre-Bid Meeting, 10/10/11
 - Pre-Construction Meeting, 07/16/12
 - Groundbreaking Ceremony, 07/23/12
 - Construction Start, 07/31/12
 - Funds Disbursement, 10/31/12
 - Lease Up Start Date, 01/14/13
 - Project Completed, 02/22/13
 - Certificate of Occupancy, 04/22/13
 - Grand Opening Ceremony, 05/31/13

Agreement Type(s)

- Loan Agreement

STATISTICS AT A GLANCE	
Total Project Size (sq ft):	3,700
Residential (sq ft):	3,700
Estimated Jobs Created:	
Construction Jobs (est.):	8
Permanent Jobs (est.):	3
Total Development Costs (TDC):	\$1 million
CRA/LA Investment:	\$370,653
CRA/LA Investment % of TDC:	28.86%
Total Housing Units:	1
Total Affordable Housing Units:	1
HCD Very Low Income Units:	0
HCD Low Income Units:	0
HCD Moderate Income Units:	1
Undetermined Affordable Units:	0
Total Development Cost Per Unit:	\$1,284,296
CRA/LA Investment Per Restricted Unit:	\$370,653

WEST VALLEY REGION



Maps created by CRA/LA GIS Team

STATISTICS AT A GLANCE

Total Development Costs (TDC):	\$27 million
CRA/LA Investment:	\$4 million
CRA/LA Investment % of TDC:	15.04%
Total Housing Units:	77
Market Rate:	0
Manager's Unit(s):	1
Total Affordable Housing Units:	76
HCD Very Low Income Units:	24
HCD Low Income Units:	14
HCD Moderate Income Units:	38
Undetermined Affordable Units:	0
Total Development Cost Per Unit:	\$345,304
CRA/LA Investment Per Restricted Unit:	\$52,632

RESEDA/CANOGA PARK

KITTRIDGE FAMILY HOUSING

Project Description

Development of a 77-unit apartment complex comprised of 76 affordable units and 1 unrestricted manager's unit.

Project Location

18425 Kittridge Street, Reseda, CA 91335

Elected Officials

- Council District 3, Dennis P. Zine
- County Supervisor District 3, Zev Yaroslavsky
- State Senate District 20, Alex Padilla
- Congress District 27, Brad Sherman
- Assembly District 40, Bob Blumenfield

Project Type

Residential

Construction Category: New Construction

Type of Housing: Rental Housing

Project Features:

- Affordable Housing
- Apartments

Developer / Participant(s)

Developer: Abode Communities [formerly Los Angeles Community Design Center (LACDC)]

Legal Owner / Borrower: Kittridge Housing, L.P.

Project Status: Council Approved

Project Activities

Completed Activities:

- Loan Committee, 02/23/11
- Board Authorization to Execute Agreement, 03/07/11
- City Council Approval to Execute Agreement, 03/08/11
- Conceptual Design Drawings approval, 03/30/11
- Public Hearing, 04/05/11

Scheduled Activities:

- Construction Start, 12/15/12
- Certificate of Occupancy, 04/15/14

Agreement Type(s)

- *Loan Agreement*

Sustainable Elements

- Diversion of Construction Waste
- Materials Conservation and Reuse
- Transit Oriented Development
- Water Use Reduction

LEED® Attainment Level, Type

Silver

Community Benefits

- Creation of Affordable Housing
- Elimination of Blight
- Enhance Livability
- Enhanced Pedestrian Environment
- Improve Image of Area
- Improve overall attractiveness of the area
- Increase Supply of Housing Stock
- Living Wage Jobs
- Prevailing Wage Jobs

CRA/LA Policies Applied

- Construction Careers & Project Stabilization
- Construction Jobs Local Hiring Program
- Contractor Responsibility
- Equal Benefits
- Living Wage
- Prevailing Wage

WEST VALLEY REGION



Maps created by CRA/LA GIS Team

RESEDA/CANOGA PARK

SHERMAN VILLAGE

Project Description

This project includes multifamily affordable family housing with amenities including a playground.

Project Location

Primary Address:
18900 Sherman Way, Reseda, CA 91335

Location Description:
Wilbur Avenue and Sherman Way,
Reseda/Canoga Park

Elected Officials

- Council District 3, Dennis P. Zine
- County Supervisor District 3, Zev Yaroslavsky
- State Senate District 20, Alex Padilla
- Congress District 27, Brad Sherman
- Assembly District 40, Bob Blumenfield

Project Type

Residential
Construction Category: New Construction
Type of Housing: Rental Housing

Project Features:

- Affordable Housing
- Apartments
- Family Housing

LEED® Attainment Level, Type

, Compliant

Community Benefits

- Amenities include a waterfall fronting Sherman Way and Wilbur Corridor, as well as a playground.
- Creation of Affordable Housing
- Development of underused lot
- Economic Revitalization
- Enhance access to public services
- Enhance Livability
- Increase Supply of Housing Stock

CRA/LA Policies Applied

- Housing Policy

STATISTICS AT A GLANCE

Total Project Size (sq ft):	70,800
Residential (sq ft):	70,800
Estimated Jobs Created:	
Construction Jobs (est.):	145
Permanent Jobs (est.):	5
Total Development Costs (TDC):	\$25 million
CRA/LA Investment:	\$4 million
CRA/LA Investment % of TDC:	17.74%
Total Housing Units: 73	
Market Rate:	0
Manager's Unit(s):	1
Total Affordable Housing Units: 72	
HCD Very Low Income Units:	54
HCD Low Income Units:	18
HCD Moderate Income Units:	0
Undetermined Affordable Units:	0
Total Development Cost Per Unit:	\$339,765
CRA/LA Investment Per Restricted Unit:	\$61,111

Developer / Participant(s)

Developer: Meta Housing Corporation
Legal Owner / Borrower: Sherman Village Apartments, L.P.

Project Status: Council Approved

Project Activities

Completed Activities:

- Board Authorization to Execute Agreement, 05/07/09
- City Council Approval to Execute Agreement, 06/30/09
- Land Acquisition Completion, 07/30/09
- Execute Agreement, 10/15/09
- Schematic Design Drawings (and Conceptual Landscape Plans) Review, 02/02/10

Scheduled Activities:

- Construction Start, 04/01/11
- Certificate of Occupancy, 03/15/13

Agreement Type(s)

- Loan Agreement

WEST VALLEY REGION



RESEDA/CANOGA PARK

CANBY WOODS

Project Description

This affordable housing project is restricted to seniors. It will include a variety of amenities, such as extensive landscaping and a pedestrian-friendly environment.

Project Location

Primary Address:
7238 North Canby Avenue, Reseda, CA 91335

Location Description:
Within single family neighborhood

Elected Officials

- Council District 3, Dennis P. Zine
- County Supervisor District 3, Zev Yaroslavsky
- State Senate District 20, Alex Padilla
- Congress District 27, Brad Sherman
- Assembly District 40, Bob Blumenfield

Project Type

Residential

Construction Category: New Construction

Type of Housing: Rental Housing

Project Features:

- Affordable Housing
- Apartments
- Senior Housing

Developer / Participant(s)

Developer: Thomas Safran and Associates

Project Status: Council Approved

Project Activities

Completed Activities:

- Loan Committee, 04/29/09
- Board Authorization to Execute Agreement, 07/16/09
- HCED Committee Approval to Execute Agreement, 07/29/09
- City Council Approval to Execute Agreement, 08/05/09
- Conceptual Design Drawings approval, 06/01/10

Scheduled Activities:

- Construction Start, 07/15/11

Agreement Type(s)

- *Loan Agreement*

LEED® Attainment Level, Type

Silver, Formal Certification

Community Benefits

- Adaptive Reuse
- Elimination of Blight
- Enhance Livability
- Enhanced Pedestrian Environment
- Increase Supply of Housing Stock
- Living Wage Jobs
- Prevailing Wage Jobs

CRA/LA Policies Applied

- Construction Careers & Project Stabilization
- Contractor / Service Worker Retention
- Contractor Responsibility
- Equal Benefits
- Housing Policy
- Living Wage
- Prevailing Wage



Maps created by CRA/LA GIS Team

STATISTICS AT A GLANCE

Total Project Size (sq ft):	60,050
Residential (sq ft):	60,050
Estimated Jobs Created:	
Construction Jobs (est.):	139
Permanent Jobs (est.):	5
Total Development Costs (TDC):	\$24 million
CRA/LA Investment:	\$6 million
CRA/LA Investment % of TDC:	26.28%
Total Housing Units:	98
Market Rate:	0
Manager's Unit(s):	1
Total Affordable Housing Units:	97
HCD Very Low Income Units:	10
HCD Low Income Units:	87
HCD Moderate Income Units:	0
Undetermined Affordable Units:	0
Total Development Cost Per Unit:	\$247,314
CRA/LA Investment Per Restricted Unit:	\$65,670

WEST VALLEY REGION



Maps created by CRA/LA GIS Team

STATISTICS AT A GLANCE

Total Project Size (sq ft):	17,400
Commercial - Retail (sq ft):	1,200
Residential (sq ft):	16,200
Total Development Costs (TDC):	TBD
CRA/LA Investment:	TBD

RESEDA/CANOGA PARK

RESEDA THEATER LOFTS

Project Description

The project includes the redevelopment of the Reseda Theater and the Canby Avenue vacant lot as a mixed use affordable housing development with community serving retail.

Project Location

Primary Address:
18447 Sherman Way, Reseda, CA 91335

Secondary Address:
7217-7227 Canby Ave, Reseda, CA 91335

Location Description:

Existing delapidated vacant theater and adjacent vacant lot (demolished building)

Elected Officials

- Council District 3, Dennis P. Zine
- County Supervisor District 3, Zev Yaroslavsky
- State Senate District 20, Alex Padilla
- Congress District 27, Brad Sherman
- Assembly District 40, Bob Blumenfield

Project Type

Mixed Use

Construction Category: New Construction

Project Features:

- Restaurant / Food Services
- Retail

Developer / Participant(s)

Legal Owner / Borrower: CRA/LA

Project Status: Board Approved

Project Activities

Completed Activities:

- Issue RFP, 09/20/10
- Issue RFP, 12/20/10
- Issue RFP, 01/06/11
- Board Authorization to Execute Agreement, 01/20/11

Scheduled Activities:

Agreement Type(s)

- Exclusive Negotiation Agreement (ENA)

LEED ® Attainment Level, Type

Silver

Community Benefits

- Adaptive Reuse
- Beautification of commercial corridor
- Catalytic project
- Community Benefits Agreement
- Development of underused lot
- Economic Revitalization
- Historic Preservation
- Improve Image of Area
- Improve overall attractiveness of the area
- Improves the economic vitality of the area
- Make business more attractive to the community
- Preserve the design of the building
- Prevailing Wage Jobs
- Promotes Tourism
- Reinvigorate business
- Revitalize key commercial corridor

CRA/LA Policies Applied

- Contractor / Service Worker Retention

WEST VALLEY REGION



Maps created by CRA/LA GIS Team

STATISTICS AT A GLANCE

Estimated Jobs Created:

Construction Jobs (est.):	10
Permanent Jobs (est.):	20

Total Development Costs (TDC): \$3 million

CRA/LA Investment: \$2 million
CRA/LA Investment % of TDC: 54.09%

RESEDA/CANOGA PARK

CANOGA PARK LIBRARY

Project Description

This project involves renovation of the Canoga Park Library, built in 1949, for adaptive reuse as Child Development Institute facility for special needs youth.

Project Location

7260 Owensmouth Ave, Canoga Park, CA 91303

Elected Officials

- Council District 3, Dennis P. Zine
- County Supervisor District 3, Zev Yaroslavsky
- State Senate District 20, Alex Padilla
- Congress District 27, Brad Sherman
- Assembly District 40, Bob Blumenfield

Project Type

Community / Public Facility

Construction Category: Rehabilitation

Project Features:

- Childcare Facility / Child Development Center
- Educational Facility
- Nonprofit Organization

Developer / Participant(s)

Developer: Child Development Institute (CDI)

Project Status: Council Approved

Project Activities

Completed Activities:

- Board Action, 01/20/05
- City Council Approval, 05/25/05
- Board Action, 04/05/07
- City Council Approval, 05/23/07
- Loan Committee, 02/10/09
- Board Authorization to Execute Agreement, 04/16/09
- City Council Approval to Execute Agreement, 06/30/09
- Execute Agreement, 10/19/09
- Design Drawings Review, 01/19/10
- Design Drawings Approval, 01/19/10
- Preparation of Construction Drawings, 06/09/10
- Groundbreaking Ceremony, 09/28/10
- Pre-Construction Meeting, 10/07/10

Scheduled Activities:

- Construction Start, 10/04/10
- Funds Disbursement, 11/26/10
- Project Completed, 05/20/11

Agreement Type(s)

- *Disposition and Development Agreement (DDA)*
- *Exclusive Negotiation Agreement (ENA)*
- *Grant Agreement*
- *Land Acquisition - Purchase & Sale Agreement*

Sustainable Elements

- Diversion of Construction Waste
- Improved Indoor Air Quality
- Materials Conservation and Reuse
- No or Low VOC paint, carpeting, and/or adhesives
- On-Site Renewable Energy
- On-site Storage Area for Recyclable Materials
- Public Open Space
- Stormwater Management
- Water Efficient Landscaping

LEED® Attainment Level, Type

Certified, Formal Certification

Community Benefits

- Adaptive Reuse
- CDI will offer workforce development program for career training in early childhood development.
- CDI will serve the community by providing services to families with developmentally challenged children.
- Development of underused lot
- Elimination of Blight
- Enhance access to public services
- Enhance Public Safety
- Historic Preservation
- Living Wage Jobs
- Neighborhood Stabilization
- Prevailing Wage Jobs
- Provides Local Education Opportunities
- Provides Social Services to Community
- Spanish speaking staff will be housed at the facility to better serve the community.

CRA/LA Policies Applied

- Child Care
- Construction Careers & Project Stabilization
- Contractor / Service Worker Retention
- Contractor Responsibility
- Equal Benefits
- Living Wage
- Prevailing Wage
- Public Art Policy

WEST VALLEY REGION



Maps created by CRA/LA GIS Team

STATISTICS AT A GLANCE	
Total Development Costs (TDC):	TBD
CRA/LA Investment:	\$150,000

RESEDA/CANOGA PARK

MAIN STREET CANOGA PARK

Project Description

Main Street Canoga Park is a part of the National Main Street Program whose goal is to economically revitalize Canoga Park's commercial corridor. Main Street works in concert with CRA/LA on projects and programs that include landscape and maintenance, marketing, events like the Dia de los Muertos Festival and the Main Street Farmers' Market.

Community Benefits

- Economic Revitalization
- Enhance Livability
- Historic Preservation
- Improve Image of Area
- Neighborhood Stabilization

Project Location

21500 Wyandotte St., Canoga Park, CA 91303

Elected Officials

- Council District 3, Dennis P. Zine
- County Supervisor District 3, Zev Yaroslavsky
- State Senate District 20, Alex Padilla
- State Senate District 23, Fran Pavley
- Congress District 27, Brad Sherman
- Congress District 30, Henry A. Waxman
- Assembly District 40, Bob Blumenfield

Project Type

Other

Construction Category: N/A

Developer / Participant(s)

Project Status: Council Approved

Project Activities

Completed Activities:

- HCD Committee Approval to Execute Agreement, 07/30/08
- Board Authorization to Execute Agreement, 08/07/08
- City Council Approval to Execute Agreement, 08/04/09
- Outreach Meeting, 11/01/09
- Grand Opening Ceremony, 04/24/10
- Board Authorization to Execute Agreement, 11/04/10

Scheduled Activities:

- Outreach Meeting, 08/06/10
- Outreach Meeting, 08/12/10
- City Council Approval, 01/28/11
- Board Action, 02/17/11

WEST VALLEY REGION



RESEDA/CANOGA PARK

DENNIS P. ZINE COMMUNITY CENTER

Project Description

This Community Center is the third and final phase of Tierra del Sol community. It will feature pre-kindergarten child development classrooms and youth counseling offices

Project Location

21400 Saticoy Street, Canoga Park, CA

Elected Officials

- Council District 3, Dennis P. Zine
- County Supervisor District 3, Zev Yaroslavsky
- State Senate District 20, Alex Padilla
- Congress District 27, Brad Sherman
- Assembly District 40, Bob Blumenfield

Project Type

Community / Public Facility

Construction Category: New Construction

Project Features:

- Child Development Center / Preschool
- Childcare Facility / Child Development Center
- Community Center
- Nonprofit Organization
- Social Service Program

Community Benefits

- Construction Local Hiring
- Living Wage Jobs
- New community meeting space

CRA/LA Policies Applied

- Child Care
- Construction Jobs Local Hiring Program
- Contractor Responsibility
- Equal Benefits
- Living Wage
- Prevailing Wage
- Public Art Policy

STATISTICS AT A GLANCE

Total Project Size (sq ft): 12,000
Community Facility (sq ft): 12,000

Estimated Jobs Created:

Construction Jobs (est.): 30
Permanent Jobs (est.): 29

Total Development Costs (TDC): \$6 million

CRA/LA Investment: \$3 million
CRA/LA Investment % of TDC: 50%

Developer / Participant(s)

Developer: New Economics for Women (NEW)

Legal Owner / Borrower: LCB Enterprises

Project Status: Completed

Project Activities

Completed Activities:

- Board Authorization to Execute Agreement, 05/15/08
- Construction Start, 09/15/08
- Certificate of Occupancy, 10/30/09
- Project Completed, 11/10/09
- Lease Up Start Date, 01/11/10
- Grand Opening Ceremony, 02/18/10

Scheduled Activities:

Agreement Type(s)

- *Conditional Grant Agreement*

WEST VALLEY REGION



Maps created by CRA/LA GIS Team

RESEDA/CANOGA PARK

FACADE IMPROVEMENT GRANT PROGRAM

Project Description

Facade improvements through conditional grants for business tenants (Tier 1) and property owners (Tier 2) in the Reseda/CanogaPark Project Area. Program includes architectural services and a financial maintenance incentive during the term of the agreement.

Project Location

Project Area Wide

Elected Officials

- Council District 12, Greig Smith
- Council District 3, Dennis P. Zine
- County Supervisor District 3, Zev Yaroslavsky
- State Senate District 20, Alex Padilla
- State Senate District 21, Carol Liu
- State Senate District 23, Fran Pavley
- Congress District 27, Brad Sherman
- Congress District 30, Henry A. Waxman
- Assembly District 40, Bob Blumenfield
- Assembly District 41, Julia Brownley

Project Type

Commercial Incentive or Facade Improvement Program

Construction Category: Rehabilitation

Developer / Participant(s)

Legal Owner / Borrower: Property owner or business tenant

Project Status: Council Approved

Project Activities

Completed Activities:

- Board Action, 05/07/09
- City Council Approval, 07/29/09
- City Council Approval to Execute Agreement, 07/29/09

Scheduled Activities:

STATISTICS AT A GLANCE

Total Development Costs (TDC): TBD

CRA/LA Investment: TBD

WEST VALLEY REGION



RESEDA/CANOGA PARK

FACADE IMPROVEMENT GRANT PROGRAM - DR. ZDENEK

Project Description

Facade Improvements to include extension of parapet at entry, new storefront, new clad stone veneer, new red wood paneling at soffit, new planters, new stucco and new brushed aluminum, back-lit , reverse chanel signage.

Community Benefits

- Assist small business(s)
- Beautification of commercial corridor
- Improve overall attractiveness of the area
- Prevailing Wage Jobs

Project Location

7012 Reseda Blvd, Reseda, CA 91335

CRA/LA Policies Applied

- Prevailing Wage



Maps created by CRA/LA GIS Team

Elected Officials

- Council District 3, Dennis P. Zine
- County Supervisor District 3, Zev Yaroslavsky
- State Senate District 20, Alex Padilla
- Congress District 27, Brad Sherman
- Assembly District 40, Bob Blumenfield

Project Type

Commercial Incentive or Facade Improvement Program

Construction Category: Rehabilitation

Project Features:

- Health Center
- Local / Small Business
- Medical Office

Developer / Participant(s)

Legal Owner / Borrower: Gene Zdenek, MD

Project Status: Council Approved

Project Activities

Completed Activities:

- Board Action, 05/07/09
- City Council Approval, 07/29/09
- City Council Approval to Execute Agreement, 07/29/09

Scheduled Activities:

- Construction Start, 12/31/10

Agreement Type(s)

- *Conditional Grant Agreement*

STATISTICS AT A GLANCE

Estimated Jobs Created:

Construction Jobs (est.): 1

Total Development Costs (TDC): \$150,000

CRA/LA Investment: \$150,000

CRA/LA Investment % of TDC: 100%

WEST VALLEY REGION



Maps created by CRA/LA GIS Team

RESEDA/CANOGA PARK

FACADE IMPROVEMENT GRANT PROGRAM - ROSENTHAL

Project Description

Facade Improvements to include raising of the parapet at entry, repairing storefront doors, glass and aluminum frames. New composite veneer siding, painting and new signage.

Community Benefits

- Assist small business(s)
- Beautification of commercial corridor
- Enhance neighborhood serving commercial retail services
- Improve overall attractiveness of the area
- Prevailing Wage Jobs

Project Location

18429 Sherman Way, Reseda, CA 91335

Elected Officials

- Council District 3, Dennis P. Zine
- County Supervisor District 3, Zev Yaroslavsky
- State Senate District 20, Alex Padilla
- Congress District 27, Brad Sherman
- Assembly District 40, Bob Blumenfield

Project Type

Commercial Incentive or Facade Improvement Program

Construction Category: Rehabilitation

Project Features:

- Local / Small Business
- Medical Office

Developer / Participant(s)

Legal Owner / Borrower: Mr. Samuel G. Rosenthal

Project Status: Council Approved

Project Activities

Completed Activities:

- Board Action, 05/07/09
- City Council Approval, 07/29/09
- City Council Approval to Execute Agreement, 07/29/09

Scheduled Activities:

Agreement Type(s)

- *Conditional Grant Agreement*

STATISTICS AT A GLANCE

Estimated Jobs Created:

Construction Jobs (est.): 1

Total Development Costs (TDC): \$130,000

CRA/LA Investment: \$130,000

CRA/LA Investment % of TDC: 100%

WEST VALLEY REGION



Maps created by CRA/LA GIS Team

RESEDA/CANOGA PARK

FIG PROGRAM - AEGIS MANAGEMENT SYSTEMS, INC.

Project Description

Renovation to include new plaster, siding, windows, planter and lighting.

Community Benefits

- Assist small business(s)
- Improve overall attractiveness of the area

Project Location

7246 Remmet Ave., Canoga Park, CA 91303

CRA/LA Policies Applied

- Prevailing Wage

Elected Officials

- Council District 3, Dennis P. Zine
- County Supervisor District 3, Zev Yaroslavsky
- State Senate District 20, Alex Padilla
- Congress District 27, Brad Sherman
- Assembly District 40, Bob Blumenfield

STATISTICS AT A GLANCE

Total Development Costs (TDC): \$60,000

CRA/LA Investment: \$60,000

CRA/LA Investment % of TDC: 100%

Project Type

Commercial Incentive or Facade Improvement Program

Construction Category: Rehabilitation

Developer / Participant(s)

Legal Owner / Borrower: Aegis Management Systems, Inc.

Project Status: Council Approved

Project Activities

Completed Activities:

- Board Action, 05/07/09
- City Council Approval, 07/29/09
- City Council Approval to Execute Agreement, 07/29/09

Scheduled Activities:

- Execute Agreement, 11/01/10
- Construction Start, 11/01/10

Agreement Type(s)

- *Conditional Grant Agreement*

WEST VALLEY REGION

RESEDA/CANOGA PARK

FIG-PROGRAM / THE VICTORIAN



Project Description

The Victorian is the largest office building within the West Valley Region and one of the most architecturally distinguished. Though built in the 1880's, The Victorian appears to have been built in the 1880's and features some fine detailed architecture of that era. The rich interior space remains consistent with the architecture, houses, and businesses. The facade improvement will be restoring and painting this over 65' high, 3 story building in colors that enhance the architecture.

Community Benefits

- Assist small business(s)
- Beautification of commercial corridor
- Improve overall attractiveness of the area
- Preserve the design of the building

CRA/LA Policies Applied

- Prevailing Wage

Project Location

19717- 25 & 19729 Sherman Way, Canoga Park, CA 91306

Elected Officials

- Council District 3, Dennis P. Zine
- County Supervisor District 3, Zev Yaroslavsky
- State Senate District 20, Alex Padilla
- Congress District 27, Brad Sherman
- Assembly District 40, Bob Blumenfield

Project Type

Commercial Incentive or Facade Improvement Program

Construction Category: Rehabilitation

Developer / Participant(s)

Legal Owner / Borrower: 19725 Sherman Way LLC

Project Status: Under Construction

Project Activities

Completed Activities:

- Board Action, 05/07/09
- City Council Approval, 07/29/09
- City Council Approval to Execute Agreement, 07/29/09
- Construction Start, 01/31/11

Scheduled Activities:

- Application Submission, 10/18/10
- Execute Agreement, 11/01/10

Agreement Type(s)

- *Conditional Grant Agreement*



Maps created by CRA/LA GIS Team

STATISTICS AT A GLANCE

Total Development Costs (TDC): \$165,000

CRA/LA Investment: \$140,000

CRA/LA Investment % of TDC: 84.85%

WEST VALLEY REGION



Maps created by CRA/LA GIS Team

RESEDA/CANOGA PARK

FIG PROGRAM / A+EDUCATIONAL CENTERS

Project Description

The A+ Education Center, is located on Owensmouth Avenue in the heart of the Canoga Park Downtown District. This newly constructed 3 story building replaced a used auto lot. The 2nd & 3rd story of the building is occupied by the A+ Education Center which offers tutoring, fitness, dance, music and art lessons to people of all ages. The first floor will soon be retail store frontage. The facade improvement includes a signage plan to make all the signage of the building consistent & attractive

Community Benefits

- Assist small business(s)
- Living Wage Jobs
- Make business more attractive to the community
- Prevailing Wage Jobs
- Provides Local Education Opportunities

CRA/LA Policies Applied

- Living Wage
- Prevailing Wage

Project Location

7227 Owensmouth Ave., Canoga Park, CA 91303

Elected Officials

- Council District 3, Dennis P. Zine
- County Supervisor District 3, Zev Yaroslavsky
- State Senate District 20, Alex Padilla
- Congress District 27, Brad Sherman
- Assembly District 40, Bob Blumenfield

Project Type

Commercial Incentive or Facade Improvement Program

Developer / Participant(s)

Legal Owner / Borrower: LA Commercial Real Estate, LLC

Project Status: Under Construction

Project Activities

Completed Activities:

- Board Action, 05/07/09
- City Council Approval, 07/29/09
- City Council Approval to Execute Agreement, 07/29/09
- Construction Start, 09/07/10

Scheduled Activities:

Agreement Type(s)

- *Conditional Grant Agreement*

STATISTICS AT A GLANCE

Estimated Jobs Created:

Construction Jobs (est.): 1

Total Development Costs (TDC): \$120,000

CRA/LA Investment: \$120,000

CRA/LA Investment % of TDC: 100%

WEST VALLEY REGION



Maps created by CRA/LA GIS Team

STATISTICS AT A GLANCE

Total Development Costs (TDC): \$90,000
CRA/LA Investment: \$60,000
 CRA/LA Investment % of TDC: 66.67%

RESEDA/CANOGA PARK

FIG PROGRAM / NORTHRIDGE HOSPITAL CENTER

Project Description

Northridge Medical Center is one of the premier medical centers in the West Valley. It has provided medical care for 55 years, and has received the Gold Seal of Approval from The Joint Commission. The facade improvement will enhance the recently constructed Cancer Center & include art installation of a mosaic mural & a pedestal which will be graced by a bronze statue inspired by Winged Victory. The improvements will not only enhance the hospital but the street frontage along Roscoe Blvd.

Community Benefits

- Beautification of commercial corridor
- Improve overall attractiveness of the area

CRA/LA Policies Applied

- Prevailing Wage

Project Location

Elected Officials

- Council District 12, Greig Smith
- County Supervisor District 3, Zev Yaroslavsky
- State Senate District 20, Alex Padilla
- Congress District 27, Brad Sherman
- Assembly District 40, Bob Blumenfield

Project Type

Commercial Incentive or Facade Improvement Program

Project Features:

- Medical / Hospital / Clinic
- Medical Office

Developer / Participant(s)

Legal Owner / Borrower: Northridge Hospital

Project Status: Under Construction

Project Activities

Completed Activities:

- Board Action, 05/07/09
- City Council Approval, 07/29/09
- City Council Approval to Execute Agreement, 07/29/09
- Construction Start, 09/30/10

Scheduled Activities:

- Execute Agreement, 09/06/10

WEST VALLEY REGION



Maps created by CRA/LA GIS Team

RESEDA/CANOGA PARK

FIG PROGRAM / SUPER LATINOS REGISTRATION

Project Description

Super Latinos is a new business that recently located to Canoga Park. The facade grant will help this small new business get the signage they need. They located into a newly constructed building in the Canoga Park Commercial Corridor that didn't require CRA/LA assistance.

Project Location

21300 Sherman Way # 8, Canoga Park, CA 91335

STATISTICS AT A GLANCE

Total Development Costs (TDC): TBD
CRA/LA Investment: TBD

Elected Officials

- Council District 3, Dennis P. Zine
- County Supervisor District 3, Zev Yaroslavsky
- State Senate District 20, Alex Padilla
- Congress District 27, Brad Sherman
- Assembly District 40, Bob Blumenfield

Project Type

Commercial Incentive or Facade Improvement Program

Construction Category: Rehabilitation

Developer / Participant(s)

Project Status: Council Approved

Project Activities

Completed Activities:

- Board Action, 05/07/09
- City Council Approval, 07/29/09
- City Council Approval to Execute Agreement, 07/29/09
- Application Submission, 06/16/10

Scheduled Activities:

- Conceptual Design Drawings approval, 11/30/10

Agreement Type(s)

- Conditional Grant Agreement

WEST VALLEY REGION



Maps created by CRA/LA GIS Team

RESEDA/CANOVA PARK

FIG PROGRAM / TRADERS LOAN & JEWELRY, INC.

Project Description

Traders Loan & Jewelry is the oldest business in the Reseda Central Business District. It has been located at the intersection of Sherman Way & Reseda Blvd. for over 50 years. The facade improvement to the building will replace outdated signage with new crisp signage that will be in compliance with the Reseda Community Design Overlay Zone. Additionally, the facade will incorporate some of the iconic architectural features of the building that are familiar to many in the West Valley.

Project Location

18505 Sherman Way, Reseda, CA 91335

Elected Officials

- Council District 3, Dennis P. Zine
- County Supervisor District 3, Zev Yaroslavsky
- State Senate District 20, Alex Padilla
- Congress District 27, Brad Sherman
- Assembly District 40, Bob Blumenfield

Project Type

Commercial Incentive or Facade Improvement Program

Construction Category: Rehabilitation

Developer / Participant(s)

Project Status: Council Approved

Project Activities

Completed Activities:

- Board Action, 05/07/09
- City Council Approval to Execute Agreement, 07/29/09
- Application Submission, 07/01/10

Scheduled Activities:

- Conceptual Design Drawings approval, 11/15/10

STATISTICS AT A GLANCE

Total Development Costs (TDC): TBD

CRA/LA Investment: TBD

WEST VALLEY REGION



Maps created by CRA/LA GIS Team

STATISTICS AT A GLANCE

Total Development Costs (TDC): TBD
CRA/LA Investment: TBD

RESEDA/CANOGA PARK

FIG PROGRAM / DELIJANI PROPERTIES

Project Description

This property consists of a newly constructed retail mall. This shopping center is the single largest private development in Canoga Park's Downtown District. It contains a mix of businesses ranging from national chains, such as Starbucks, to small local businesses. The success of this shopping center is very important as it is located directly along the route of the Orange Line extension. The facade improvements to the location will include monument signage, decorative lighting & landscape.

Project Location

7300 Canoga Ave, Canoga Park, CA 91303

Elected Officials

- Council District 3, Dennis P. Zine
- County Supervisor District 3, Zev Yaroslavsky
- State Senate District 20, Alex Padilla
- Congress District 27, Brad Sherman
- Assembly District 40, Bob Blumenfield

Project Type

Commercial Incentive or Facade Improvement Program

Construction Category: Rehabilitation

Developer / Participant(s)

Legal Owner / Borrower: Fred Delijani

Project Status: Council Approved

Project Activities

Completed Activities:

- Board Action, 05/07/09
- City Council Approval to Execute Agreement, 07/29/09

Scheduled Activities:

WEST VALLEY REGION



Maps created by CRA/LA GIS Team

RESEDA/CANOGA PARK

FIG PROGRAM / GADI PROPERTIES

Project Description

The Gadi Properties consist of 5 properties with up to 8 storefronts that run along the west side of Canoga Ave. These properties will house businesses that will enhance that transportation oriented district that is evolving with the Orange Line Extension along the east side of Canoga Ave. The improvements will include updates to the facades, window replacement and pedestrian enhancements for easier access to the buildings.

Community Benefits

- Assist small business(s)
- Elimination of Blight
- Enhance neighborhood serving commercial retail services
- Improve overall attractiveness of the area
- Make business more attractive to the community

CRA/LA Policies Applied

- Living Wage
- Prevailing Wage

Project Location

7225 Canoga Avenue, Canoga Park, CA 91303

Elected Officials

- Council District 3, Dennis P. Zine
- County Supervisor District 3, Zev Yaroslavsky
- State Senate District 20, Alex Padilla
- Congress District 27, Brad Sherman
- Assembly District 40, Bob Blumenfield

Project Type

Commercial Incentive or Facade Improvement Program

Construction Category: Rehabilitation

Developer / Participant(s)

Legal Owner / Borrower: Shahram Gadi

Project Status: Council Approved

Project Activities

Completed Activities:

- Board Action, 05/07/09
- City Council Approval to Execute Agreement, 07/29/09

Scheduled Activities:

- Conceptual Design Drawings approval, 11/01/10

Agreement Type(s)

- *Conditional Grant Agreement*

STATISTICS AT A GLANCE

Total Development Costs (TDC): \$250,000

CRA/LA Investment: \$250,000

CRA/LA Investment % of TDC: 100%

WEST VALLEY REGION



Maps created by CRA/LA GIS Team

RESEDA/CANOGA PARK

FIG PROGRAM / CAVARETTA'S ITALIAN GROCERIES, INC

Project Description

Cavaretta's Italian Groceries, Inc, a family owned business, has been serving some of Los Angeles' best Italian food for over 50 years in its often crowded deli section. The facade improvements will enhance the shopping and dining experience of thie many customers. The planned facade improvements include the reconfiguration of their outdoor patio dining area, signage and an enhanced facade improvement.

Project Location

22043 Sherman Way, Canoga Park, CA 91303

Elected Officials

- Council District 3, Dennis P. Zine
- County Supervisor District 3, Zev Yaroslavsky
- State Senate District 23, Fran Pavley
- Congress District 30, Henry A. Waxman
- Assembly District 40, Bob Blumenfield

Project Type

Commercial Incentive or Facade Improvement Program

Construction Category: Rehabilitation

Developer / Participant(s)

Legal Owner / Borrower: Paul Nunneri Co. Trust

Project Status: Council Approved

Project Activities

Completed Activities:

- Board Action, 05/07/09
- City Council Approval, 07/29/09
- City Council Approval to Execute Agreement, 07/29/09
- Application Submission, 01/06/10

Scheduled Activities:

- Conceptual Design Drawings approval, 11/30/10

Agreement Type(s)

- *Conditional Grant Agreement*

STATISTICS AT A GLANCE

Total Development Costs (TDC): \$80,000

CRA/LA Investment: \$80,000

CRA/LA Investment % of TDC: 100%

WEST VALLEY REGION



RESEDA/CANOGA PARK

FIG PROGRAM / SHERCOR, LLC

Project Description

SherCor, LL is a recently constructed shopping center that replaced an economically obsolete building that had been vacant and vandalized for several years. The new site includes many neighborhood serving businesses such as a yogurt & convenient store & an optometrist. The businesses have been a success to the neighboring multi-family residential neighborhood around it. The facade improvements include the signage, awnings, and landscaping.

Project Location

19636 Sherman Way, Reseda, CA 91335

Elected Officials

- Council District 3, Dennis P. Zine
- County Supervisor District 3, Zev Yaroslavsky
- State Senate District 20, Alex Padilla
- Congress District 27, Brad Sherman
- Assembly District 40, Bob Blumenfield

Project Type

Commercial Incentive or Facade Improvement Program

Developer / Participant(s)

Project Status: Council Approved

Project Activities

Completed Activities:

- Board Action, 05/07/09
- City Council Approval to Execute Agreement, 07/29/09

Scheduled Activities:



Maps created by CRA/LA GIS Team

STATISTICS AT A GLANCE

Total Development Costs (TDC): TBD
CRA/LA Investment: TBD

WEST VALLEY REGION



RESEDA/CANOGA PARK

FIG PROGRAM / ETON DENTAL SERVICES, INC

Project Description

Eton Dental is a new business that recently located to Canoga Park. The facade grant will help this small new business get the signage they need. They located into a newly constructed building in the Canoga Park Commercial Corridor that didn't require CRA/LA assistance.

Community Benefits

- Assist small business(s)

CRA/LA Policies Applied

- Prevailing Wage

Project Location

21300 Sherman Way #15, Canoga Park, CA 91303

Elected Officials

- Council District 3, Dennis P. Zine
- County Supervisor District 3, Zev Yaroslavsky
- State Senate District 20, Alex Padilla
- Congress District 27, Brad Sherman
- Assembly District 40, Bob Blumenfield

Project Type

Commercial Incentive or Facade Improvement Program

Construction Category: Rehabilitation

Developer / Participant(s)

Legal Owner / Borrower: Arshid Torkaman

Project Status: Under Construction

Project Activities

Completed Activities:

- Board Action, 05/07/09
- City Council Approval, 07/29/09
- City Council Approval to Execute Agreement, 07/29/09
- Construction Start, 11/08/10

Scheduled Activities:

Agreement Type(s)

- *Conditional Grant Agreement*



Maps created by CRA/LA GIS Team

STATISTICS AT A GLANCE

Total Development Costs (TDC): \$20,000

CRA/LA Investment: \$20,000

CRA/LA Investment % of TDC: 100%

WEST VALLEY REGION

RESEDA/CANOGA PARK

RESEDA PARK SWIMMING POOL REPLACEMENT



Maps created by CRA/LA GIS Team

Project Description

Transfer \$2,282,116 funds through MOU with Recreation and Parks for the Replacement of 75' x 120' public pool and associated amenities extending to decking.

Project Location

Primary Address:
18411 Victory Blvd, Reseda, CA 91335

Location Description:

3.8 acre public park with recreation center, basketball and tennis courts, covered picnic spot, open grassy areas with duck pond, swimming pool and bathhouse

Elected Officials

- Council District 3, Dennis P. Zine
- County Supervisor District 3, Zev Yaroslavsky
- State Senate District 21, Carol Liu
- Congress District 27, Brad Sherman
- Assembly District 40, Bob Blumenfield

Project Type

Community / Public Facility

Construction Category: Rehabilitation

Developer / Participant(s)

Legal Owner / Borrower: Recreation and Parks

Project Status: Council Approved

Project Activities

Completed Activities:

- Board Authorization to Execute Agreement, 10/01/09
- HCED Committee Approval, 10/14/09
- City Council Approval, 10/16/09
- City Council Approval to Execute Agreement, 10/16/09
- Execute Agreement, 01/06/10
- Funds Disbursement, 05/07/10

Scheduled Activities:

- Design Drawings Review, 09/06/10
- Design Drawings Approval, 10/06/10
- Groundbreaking Ceremony, 01/20/11
- Construction Start, 02/01/11
- Project Completed, 02/01/12
- Grand Opening Ceremony, 03/16/12

Agreement Type(s)

- Cooperation Agreement

Sustainable Elements

- Public Open Space

LEED® Attainment Level, Type

NONE, NONE

Community Benefits

- Area Beautification
- Construction Local Hiring
- Elimination of Blight
- Improve Image of Area
- Living Wage Jobs
- Prevailing Wage Jobs

CRA/LA Policies Applied

- Child Care
- Construction Jobs Local Hiring Program
- Contractor / Service Worker Retention
- Contractor Responsibility
- Equal Benefits
- Labor Peace Agreement
- Living Wage
- Prevailing Wage
- Sustainability Consultation Program (Part of CRA/LA Healthy Neighborhoods Policy)

STATISTICS AT A GLANCE

Total Project Size (sq ft): 9,000
Public Facility (sq ft): 9,000

Estimated Jobs Created:

Construction Jobs (est.): 24
Permanent Jobs (est.): 2

Total Development Costs (TDC): \$5 million

CRA/LA Investment: \$2 million

CRA/LA Investment % of TDC: 47.07%

WEST VALLEY REGION



RESEDA/CANOGA PARK

CANOGA PARK STREETScape

Project Description

This project seeks to enhance the area's commercial district through streetscape improvements. Phase III includes installation of decorative crosswalks and street furniture, as well as repairs to the area.

Project Location

Sherman Way at DeSoto, Canoga, and Owensmouth/CD3

Elected Officials

- Council District 3, Dennis P. Zine
- County Supervisor District 3, Zev Yaroslavsky
- State Senate District 20, Alex Padilla
- Congress District 27, Brad Sherman
- Assembly District 40, Bob Blumenfield

Community Benefits

- Area Beautification
- Economic Revitalization
- Elimination of Blight
- Enhance Livability
- Enhance Public Safety
- Enhanced Pedestrian Environment
- Improve Image of Area
- Improve overall attractiveness of the area
- Living Wage Jobs
- Make business more attractive to the community
- Prevailing Wage Jobs
- Three decorative crosswalks and new street furniture included.

CRA/LA Policies Applied

- Contractor / Service Worker Retention
- Contractor Responsibility
- Equal Benefits
- Living Wage
- Prevailing Wage

Project Type

Public Improvement

Construction Category: Rehabilitation

Project Features:

- Sidewalk / curbs / gutters
- Streetscape Improvement

Developer / Participant(s)

Project Status: Completed

Project Activities

Completed Activities:

- Board Action, 06/27/02
- City Council Approval, 08/16/02
- Board Action, 02/15/07
- City Council Approval, 03/30/07
- Execute Agreement, 08/03/07
- Construction Start, 01/07/08
- Certificate of Completion, 08/04/09
- Project Completed, 08/04/09

Scheduled Activities:



Maps created by CRA/LA GIS Team

STATISTICS AT A GLANCE

Estimated Jobs Created:

Construction Jobs (est.): 9

Total Development Costs (TDC): \$2 million

CRA/LA Investment: \$1 million

CRA/LA Investment % of TDC: 82.35%

WEST VALLEY REGION



Maps created by CRA/LA GIS Team

STATISTICS AT A GLANCE

Total Development Costs (TDC): TBD
CRA/LA Investment: TBD

RESEDA/CANOVA PARK

FY10-FY14 IMPLEMENTATION PLAN

Project Description

The implementation plan for the project area that contains the specific goals and objectives of the agency (i.e. CRA/LA) for the project area, the specific programs, including potential projects, and estimated expenditures proposed to be made during the next five years, and explanation how the goals and objectives, programs, and expenditures will eliminate blight within the project area and implement the requirements of CRL Sections 33333.10, 33334.2, 33334.4, 33334.6, and 33413.

Project Location

Project Area Wide

Elected Officials

- Council District 12, Greig Smith
- Council District 3, Dennis P. Zine
- County Supervisor District 3, Zev Yaroslavsky
- State Senate District 20, Alex Padilla
- State Senate District 21, Carol Liu
- State Senate District 23, Fran Pavley
- Congress District 27, Brad Sherman
- Congress District 30, Henry A. Waxman
- Assembly District 40, Bob Blumenfield
- Assembly District 41, Julia Brownley

Project Type

Other

Construction Category: N/A

Developer / Participant(s)

Project Status: Completed

Project Activities

Completed Activities:

- Agenda Review, 10/22/09
- Project Completed, 11/05/09
- Board Action, 11/05/09

Scheduled Activities:

Board Discretionary Action(s)

- Other