

CRA/LA, A DESIGNATED LOCAL AUTHORITY
(Successor Agency to The Community Redevelopment Agency of the City of Los Angeles, California)

M E M O R A N D U M

DATE: JANUARY 9, 2024

TO: STEVE KOFFROTH, CHAIR
MEMBERS, THIRD SUPERVISORIAL DISTRICT CONSOLIDATED OVERSIGHT BOARD

FROM: DAN KAHN, CHIEF EXECUTIVE OFFICER

STAFF: DE HUY DINH, SENIOR ACCOUNTANT

SUBJECT: **RECOGNIZED OBLIGATION PAYMENT SCHEDULE (“ROPS”).** Approval of ROPS 24-25, covering the period between July 1, 2024 through June 30, 2025, and the associated Administrative Budget.

RECOMMENDATION

That the Third Supervisorial District Consolidated Oversight Board (“Oversight Board”) adopt a Resolution approving ROPS 24-25 for the period covering July 1, 2024 through June 30, 2025 and the associated CRA/LA Administrative Budget.

SUMMARY

The recommended actions will enable CRA/LA to comply with California Health and Safety Code (“HSC”) Section 34177, which requires that successor agencies prepare and adopt an annual ROPS and Administrative Budget for subsequent approval by the Oversight Board and the California Department of Finance (“DOF”). Approval by DOF of ROPS 24-25 will, among other things, provide the basis for the County Auditor-Controller to remit Redevelopment Property Tax Trust Funds (“RPTTF”) to CRA/LA and authorize CRA/LA to make scheduled payments using RPTTF and other approved funding sources for enforceable obligations, including administrative costs, beginning July 1, 2024.

On December 22, 2023, CRA/LA’s Governing Board, subject to Oversight Board action, approved ROPS 24-25 and the associated Administrative Budget.

PREVIOUS ACTIONS

January 10, 2023 – Oversight Board adopted a Resolution approving CRA/LA’s ROPS 23-24 and the associated Administrative Budget.

DISCUSSION & BACKGROUND

The Dissolution Legislation, as amended by SB 107, requires that the Successor Agency prepare an annual ROPS that identifies enforceable obligations, scheduled payments and funding sources. DOF provides the ROPS template used by CRA/LA staff. Following approval by the Governing Board, ROPS is required to be approved by the Oversight Board and DOF. The

Oversight Board approved ROPS 24-25 is required to be submitted to DOF by February 1, 2024. DOF has until April 15, 2024 to complete its review and issue a determination letter.

ROPS was prepared by CRA/LA staff following a careful review of all enforceable obligations with payments required in the ROPS 24-25 period. ROPS 24-25, **Attachment No. 1**, contains 22 items, down from 23 items in the prior year's ROPS. The decline in the number of enforceable obligations is due to the satisfaction of Item #288, CRA/LA's contractual share (55.5%) of City Sec. 108 loan payments to HUD for the Slauson/Central Retail Center. CRA/LA is requesting \$74,347,275 in payment authority, of which \$67,267,709 is from RPTTF, \$5,205,590 is from Reserve Balance and \$1,873,976 is from Administrative RPTTF.

Table 1, below, shows the main budget categories with the corresponding percentage of the total budget each category represents.

TABLE 1	
Description	Percentage
Bonds	51%
Residential Accessibility Retrofit Program	22%
Retirees	16%
Payments to Third Parties	7%
Administrative Costs Subject to the 3% Cap	3%
Administrative Costs – Program Delivery	1%
Total	100%

Summary of Distributions to Affected Taxing Entities

The cumulative excess property tax and net land sales proceeds generated by CRA/LA and distributed to the Affected Taxing Entities from Dissolution through June 1, 2023 is \$3.5 billion, see **Attachment No. 2**. The largest beneficiary is educational institutions, which have received over \$1.5 billion or 43%; followed by the City of Los Angeles ("City"), which has received \$1.015 billion or 29%; and the County of Los Angeles, which has received \$885 million or 25%

Operational Costs

During the ROPS 24-25 period, CRA/LA will continue to perform its responsibilities relating to Program Delivery, satisfying other enforceable obligations, making required/scheduled payments, and other winding down activities.

- **Remaining Work** – The winding down activities in the upcoming fiscal year consist of Program Delivery and Administrative activities. The primary Program Delivery activity is continuing implementation of the Residential Accessibility Retrofit Program, arising from a court-entered settlement agreement.
- **Staffing** – The Successor Agency will begin the upcoming ROPS period with five (5) budgeted positions.

The Administrative Budget, **Attachment No. 3**, shows Direct Project Management Costs of \$985,657 and Administrative Costs of \$1,873,976 for a total of \$2,859,633.

Administrative Budget

As the number and nature of enforceable obligations (“EOs”) listed on the ROPS dwindles, the Administrative Cost Allowance (“ACA”) for administrative costs necessary to wind down the agency do not decline in the same proportion since the ACA necessarily includes certain “fixed” elements that must be incurred regardless of the number of the EOs. As the “variable elements” decline, the overall ACA shown on the CRA/LA’s administrative budget may take a larger percentage of the overall program budget reflected in the ROPS.

As shown in the text table below and on Attachment 3, CRA/LA’s Administrative Budget is \$1,873,976, consisting of \$244,286 in Staffing Costs and \$1,629,690 in Various Expenses.

	Administrative Budget	Program Delivery Budget	Total Operational Costs
Staffing Costs	\$ 244,286	\$ 890,357	\$ 1,134,643
Various Expenses (supporting CRA/LA operations)	1,629,690	95,300	1,724,990
Total	\$ 1,873,976	\$ 985,657	\$ 2,859,633

As shown on Attachment 3, administrative costs supporting CRA/LA operations are estimated at approximately \$1.6 million. The major scheduled payments are for Contracted Services - \$288,000; Office Rent (occupied offices - \$167,990); Administrative items (software licensing, equipment leases, office supplies, telephone and other expenses - \$293,300); Insurance (property, D&O and commercial liability - \$267,900); Self-Insurance Retention - \$537,500; and Legal Services - \$75,000. Pursuant to HSC Section 34171(b)(3)¹, based on DOF’s administrative cost allowance formula, CRA/LA is eligible for up to three percent (3%) or \$2.02 million of the requested RPTTF to pay administrative costs.

CRA/LA-Owned Properties

1. Property retained for Future Development

CRA/LA Asset ID 86 – former Bethune Library site located at 3685 Vermont Ave. The City is required to exercise its option to purchase the property by September 30, 2024. Plans for development of a Marriott Hotel and Resort on the site are on hold pending resolution of litigation.

CRA/LA Asset ID 82 – Marlton Square located at 3700 Martin Luther King Jr. Blvd. The City is required to exercise its option to purchase the property by September 30, 2024. Following the issuance of a Request for Proposals, the City and the selected developer are negotiating an Exclusive Negotiation Agreement.

¹ Section 34171(b)(3) limits the fiscal year ACA to three percent of actual RPTTF distributed in the preceding fiscal year or \$250,000, whichever is greater, not to exceed 50 percent of the RPTTF distributed in the preceding fiscal year.

CRA/LA Asset ID 168 – Bunker Hill Parcel Y-1 located at 361 S. Hill Street. The City is required to exercise its option to purchase the property by September 30, 2024. The City continues to work with the selected developer on a definitive development agreement.

2. Government Use Property

CRA/LA Asset ID 118 – Cesar Chavez Community Garden located at 1554 W. 11th Place. The City is completing environmental remediation on the property. CRA/LA expects the remediation to be completed by the end of 2024 at which time the property will be transferred to the City.

3. For Sale Property

CRA/LA Asset ID 272 – Martin Luther King Jr. Shopping Center located at 1601-1673 E. 103rd St. The property will be marketed for sale by CRA/LA's broker during the first half of 2024.

CRA/LA's Residential Accessibility Retrofit Program ("Retrofit Program")

CRA/LA is implementing the Retrofit Program to fulfill enforceable obligations originating from the Independent Living Center of Southern California Settlement Agreement relating to accessibility compliance at 22-federally funded multifamily developments. The Settlement Agreement requires that CRA/LA work with property owners to provide that not less than five percent (5%) of the units in the developments are accessible by individuals who have mobility impairments and an additional two percent (2%) of total units are accessible by individuals with hearing/vision impairments. Common areas and amenities must also be accessible. For an update on the Retrofit Program, please see **Attachment No. 4**, the most recent biannual report CRA/LA submitted to the Court Monitor and Plaintiffs.

SOURCE OF FUNDS

Reserve Balance, RPTTF and Administrative RPTTF.

ROPS AND ADMINISTRATIVE BUDGET IMPACT

The recommended actions are consistent with the Dissolution Legislation.

ENVIRONMENTAL REVIEW

The proposed action does not constitute a "project" within the meaning of the California Environmental Quality Act.



Dan Kahn
Chief Executive Officer

There is no conflict of interest known to me which exists with regard to any CRA/LA officer or employee concerning this action.

Attachment No. 1 – ROPS 24-25

Attachment No. 2 – Summary of Distributions to Affected Taxing Entities

Attachment No. 3 – ROPS 24-25 Administrative Budget

Attachment No. 4 – Court Monitor Report #10 – Retrofit Program

Recognized Obligation Payment Schedule (ROPS 24-25) - Summary
Filed for the July 1, 2024 through June 30, 2025 Period

Successor Agency: Los Angeles City

County: Los Angeles

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	24-25A Total (July - December)	24-25B Total (January - June)	ROPS 24-25 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 5,205,590	\$ -	\$ 5,205,590
B Bond Proceeds	-	-	-
C Reserve Balance	5,205,590	-	5,205,590
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 29,695,933	\$ 39,445,752	\$ 69,141,685
F RPTTF	28,080,731	39,186,978	67,267,709
G Administrative RPTTF	1,615,202	258,774	1,873,976
H Current Period Enforceable Obligations (A+E)	\$ 34,901,523	\$ 39,445,752	\$ 74,347,275

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

STEVE VIOFFROTH CHAIR
 Name Title

/s/ [Signature] 1/9/24
 Signature Date

Los Angeles City
Recognized Obligation Payment Schedule (ROPS 24-25) - ROPS Detail
July 1, 2024 through June 30, 2025

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 24-25 Total	ROPS 24-25A (Jul - Dec)					24-25A Total	ROPS 24-25B (Jan - Jun)					24-25B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$552,803,745		\$74,347,275	\$-	\$5,205,590	\$-	\$28,080,731	\$1,615,202	\$34,901,523	\$-	\$-	\$-	\$39,186,978	\$258,774	\$39,445,752
175	Midtown Crossing Loan	Third-Party Loans	03/12/2008	01/31/2042	MEPT Midtown Crossing LLC	Midtown Crossing. Contractual payments: Sr Note: \$5.0 million (max. pmt \$485,000); Jr Note: \$5.422 million (max. pmt \$365,000).	Mid City Corridors	14,130,185	N	\$850,000	-	-	-	850,000	-	\$850,000	-	-	-	-	-	\$-
225	Property Disposition and Maintenance	Property Maintenance	07/01/2024	06/30/2025	Various Vendors	Asset pre-disposition costs: Payments for maintenance of CRA/LA real property assets: utilities, security, fencing, property maint. and mgmt., title/escrow, and real estate services.	Various	20,001	N	\$20,000	-	-	-	10,000	-	\$10,000	-	-	-	10,000	-	\$10,000
247	JMF Pershing Square Admin	Admin Costs	09/01/2010	08/31/2026	JMF Pershing Square LLC	CRA/LA-DLA office occupancy payments.	Admin	377,139	N	\$167,990	-	-	-	-	167,990	\$167,990	-	-	-	-	-	\$-
250	Goldfarb and Lipman Legal Services	Admin Costs	01/01/2012	06/30/2024	Goldfarb and Lipman	Legal services to CRA/LA for administrative, transactional and non-litigation matters.	Admin	50,001	N	\$50,000	-	-	-	-	50,000	\$50,000	-	-	-	-	-	\$-
288	CDBG/HUD Loan	CDBG/HUD Repayment to City/County	04/07/2004	08/01/2023	City of Los Angeles - Economic & Workforce Development Dept	Slauson/ Central Retail Center. CRA/ LA contractual share (55.5%) of City Sec. 108 loan payments to	Council District 9	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 24-25 Total	ROPS 24-25A (Jul - Dec)					24-25A Total	ROPS 24-25B (Jan - Jun)					24-25B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
						HUD. Final payment.																
315	BCORE Loan	Third-Party Loans	09/04/2008	09/04/2041	BCORE Retail Pacoima Owner LLC	Plaza Pacoima. Contractual payments.	Pacoima/ Panorama City	2,423,386	N	\$217,578	-	-	-	217,578	-	\$217,578	-	-	-	-	-	\$-
348	Insurance SIR	Admin Costs	07/01/2024	06/30/2025	CRA/LA Self Insurance Fund	Self Insurance Retention. See note.	Admin	537,501	N	\$537,500	-	-	-	-	537,500	\$537,500	-	-	-	-	-	\$-
412	Burke Williams & Sorenson Legal Services	Admin Costs	11/24/2021	12/31/2024	Burke Williams & Sorenson	Labor/ Employment legal matters.	N/A	25,001	N	\$25,000	-	-	-	-	25,000	\$25,000	-	-	-	-	-	\$-
413	Goldfarb and Lipman Litigation Services	Legal	05/17/2012	06/30/2024	Goldfarb and Lipman	Legal services to CRA/LA for various pending litigation matters.	Various	13,001	N	\$13,000	-	-	-	13,000	-	\$13,000	-	-	-	-	-	\$-
420	Insurance	Property Maintenance	03/25/2008	06/30/2024	AON Risk Insurance Services/ Cumbre	Insurance coverage (Liability, Property, Fidelity, Automobile, Public Officials) and other related insurance costs provided through Broker of Record.	ALL	95,301	N	\$95,300	-	-	-	-	-	\$-	-	-	-	95,300	-	\$95,300
431	CalPERS Unfunded Liabilities	Unfunded Liabilities	07/01/2024	06/30/2025	CalPERS	Pension Obligations. Mandatory employee contributions for Normal Costs and Unfunded Accrued Liability, based on CalPERS valuation dated June 30, 2020. See note.	N/A	139,304,257	N	\$9,882,875	-	-	-	9,813,041	-	\$9,813,041	-	-	-	69,834	-	\$69,834
435	Vermont Loan	Third-Party Loans	06/06/2011	12/13/2040	Harbor Group International, LLC	The Vermont. Contractual payments pursuant to	Wilshire Center/ Koreatown	19,468,544	N	\$1,895,874	-	-	-	1,895,874	-	\$1,895,874	-	-	-	-	-	\$-

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 24-25 Total	ROPS 24-25A (Jul - Dec)					24-25A Total	ROPS 24-25B (Jan - Jun)					24-25B Total	
											Fund Sources						Fund Sources						
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
						\$12.5M Promissory Note.																	
439	2016 Bonds	Bonds Issued After 12/31/10	10/30/2014	12/01/2028	U.S. Bank, N.A.	2014 TAB Refunding, \$174,050,000 (Tax-Exempt); Prin - \$14,150,000 Int - \$2,987,363	Bunker Hill	68,543,388	N	\$17,137,363	-	-	-	-	-	\$-	-	-	-	-	17,137,363	-	\$17,137,363
468	OPEB	Miscellaneous	07/01/2024	06/30/2025	Various Vendors: CalPERS, PayPro, Delta Dental, VSP, Lincoln National Life Insurance	Retirees: Medical, Dental, Vision, Life Insurance. See note.	N/A	62,115,040	N	\$2,197,984	-	-	-	1,114,742	-	\$1,114,742	-	-	-	-	1,083,242	-	\$1,083,242
472	2016 TAB Refunding (Taxable)	Bonds Issued After 12/31/10	08/01/2016	09/01/2040	U.S. Bank, N.A.	2016 TAB Refunding (Taxable), \$329,060,100; Prin - \$14,240,000, Int - \$4,456,269	Various	183,640,260	N	\$18,696,269	-	-	-	-	-	\$-	-	-	-	-	18,696,269	-	\$18,696,269
473	2013 Refunding Bonds	Bonds Issued After 12/31/10	12/20/2013	09/01/2032	U.S. Bank, N.A.	2013 TAB Refunding, \$39,615,000 (Tax-Exempt) & \$21,995,000 (Taxable); Prin - \$530,000, Int-\$301,763	Adelante Eastside, Hollywood, Little Tokyo, Mid City Corridors & North Hollywood	6,638,901	N	\$831,763	-	-	-	-	-	\$-	-	-	-	-	831,763	-	\$831,763
474	Mid City and Vermont Loan Agreements for Pooled Financing Bonds, Series P (Taxable)	Bond Reimbursement Agreements	06/26/2008	09/01/2038	U.S. Bank	Pooled Financing Bonds (Taxable), Series P, \$8,750,000; Prin - \$405,000, Int-\$478,400	Mid City Corridors & Vermont/ Manchester	9,140,000	N	\$883,400	-	-	-	-	-	\$-	-	-	-	-	883,400	-	\$883,400
475	Trustee Fees	Fees	10/24/1997	09/01/2040	U.S. Bank, N.A., Bank of New York, BLX, Kutak Rock, or Keyser Marston Associates	Trustee/Fiscal Agent Fees and Arbitrage analysis reports - Various Bonds.	Various	132,550	N	\$10,950	-	-	-	4,933	-	\$4,933	-	-	-	-	6,017	-	\$6,017

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 24-25 Total	ROPS 24-25A (Jul - Dec)					24-25A Total	ROPS 24-25B (Jan - Jun)					24-25B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
478	ILCSC Settlement	Litigation	09/07/2017	09/07/2020	Various Vendors	ILCSC Settlement Agreement. Payments required to retrofit 250 units to comply with federal accessibility requirements. See Note.	Various	30,261,001	N	\$16,533,179	-	5,205,590	-	11,327,589	-	\$16,533,179	-	-	-	-	-	\$-
491	Admin	Admin Costs	07/01/2024	06/30/2025	Various Vendors	Administrative: General office supplies and services, equipment, vehicles, maintenance, computer/ data/network/ licenses/ phones, insurance, accounting/ finance services and temporary personnel.	Admin	849,201	N	\$849,200	-	-	-	-	686,050	\$686,050	-	-	-	-	163,150	\$163,150
492	Admin for Active Employees	Admin Costs	07/01/2024	06/30/2025	Employees and Various Vendors: CalPERS, PayPro, Delta Dental, VSP, Sun Life	Active Employees (Admin) Salaries and Benefits: Medical, Dental, Vision, Life Insurance.	Admin	244,287	N	\$244,286	-	-	-	-	148,662	\$148,662	-	-	-	-	95,624	\$95,624
493	Project Management Costs	Project Management Costs	07/01/2024	06/30/2025	Employees and Various Vendors: CalPERS, PayPro, Delta Dental, VSP, Sun Life	Active Employees (Program Delivery) Salaries and Benefits: Medical, Dental, Vision, Life Insurance.	N/A	890,358	N	\$890,357	-	-	-	516,567	-	\$516,567	-	-	-	373,790	-	\$373,790
494	NoHo Commons Loans	Third-Party Loans	03/05/2002	02/28/2029	NoHo Commons: Various Vendors	NoHo Commons. Contractual payments to owners: GS NoHo:	North Hollywood	13,904,442	N	\$2,317,407	-	-	-	2,317,407	-	\$2,317,407	-	-	-	-	-	\$-

[illegible]

Los Angeles City
Recognized Obligation Payment Schedule (ROPS 24-25) - Report of Cash Balances
July 1, 2021 through June 30, 2022
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.							
A	B	C	D	E	F	G	H
	ROPS 21-22 Cash Balances (07/01/21 - 06/30/22)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	Beginning Available Cash Balance (Actual 07/01/21) RPTTF amount should exclude "A" period distribution amount.	-		7,192,083	12,186,620	5,922,123	
2	Revenue/Income (Actual 06/30/22) RPTTF amount should tie to the ROPS 21-22 total distribution from the County Auditor-Controller	-		10,222,844	276,496	81,636,408	
3	Expenditures for ROPS 21-22 Enforceable Obligations (Actual 06/30/22)	-		-	9,050,621	70,493,787	
4	Retention of Available Cash Balance (Actual 06/30/22) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			-	-	10,222,844	
5	ROPS 21-22 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 21-22 PPA form submitted to the CAC		No entry required			-	
6	Ending Actual Available Cash Balance (06/30/22) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$17,414,927	\$3,412,495	\$6,841,900	

Los Angeles City
Recognized Obligation Payment Schedule (ROPS 24-25) - Notes
July 1, 2024 through June 30, 2025

Item #	Notes/Comments
175	
225	
247	
250	
288	
315	
348	As required under certain insurance policies, DLA pays for defense and/or indemnity costs associated with a claim, up to a specified amount, before the insurance policy responds to a covered loss.
412	
413	
420	
431	Annual Prepayment For UAL plus Biweekly Normal Costs.
435	
439	
468	
472	
473	
474	
475	
478	\$5,205,590 retained from unused ROPS 22-23 RPTTF.
491	
492	
493	
494	Contractual payments per OPA.

**SUMMARY OF DISTRIBUTIONS TO AFFECTED TAXING ENTITIES
SINCE INCEPTION THROUGH JUNE 1, 2023**

DISTRIBUTION DATE	COUNTY OF LOS ANGELES		CITY OF LOS ANGELES		LOS ANGELES UNIFIED SCHOOL DISTRICT		ERAF		LOS ANGELES COMMUNITY COLLEGES DISTRICT		COUNTY OFFICE OF EDUCATION		SPECIAL DISTRICTS		TOTAL
	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount
ROPS 2 - 6/1/12	\$ 33,474,100	47.7%	\$ 23,214,091	33.1%	\$ 11,644,239	16.6%	\$ -	0.0%	\$ 1,612,716	2.3%	\$ 248,242	0.4%	\$ 36,629	0.1%	\$ 70,230,018
ROPS 1 True-Up - 7/12/12	23,254,552	44.9%	16,950,967	32.7%	10,066,024	19.4%	-	0.0%	1,348,413	2.6%	186,652	0.4%	27,575	0.1%	51,834,182
ROPS 3 - 1/2/13	12,540,595	18.4%	16,840,391	24.7%	33,667,222	49.3%	-	0.0%	1,655,508	2.4%	3,556,083	5.2%	18,647	0.0%	68,278,446
DDR LMIHF - 1/3/13	9,252,994	25.9%	9,394,773	26.3%	6,921,305	19.4%	9,034,954	25.3%	929,253	2.6%	128,631	0.4%	11,673	0.0%	35,673,583
ROPS 13-14A - 6/3/13	15,799,353	23.1%	15,270,960	22.4%	10,196,507	14.9%	25,664,264	37.6%	1,183,460	1.7%	203,199	0.3%	17,238	0.0%	68,334,981
DDR OF&A - 9/6/13	19,622,342	25.9%	19,923,005	26.3%	14,677,652	19.4%	19,159,955	25.3%	1,970,619	2.6%	272,780	0.4%	24,754	0.0%	75,651,107
ROPS 13-14B - 1/2/14	13,567,637	22.9%	20,279,338	34.3%	2,804,389	4.7%	20,817,975	35.2%	1,503,257	2.5%	148,421	0.3%	21,601	0.0%	59,142,618
ROPS 14-15A - 6/2/14	29,628,429	26.5%	29,994,890	26.9%	20,753,654	18.6%	28,241,889	25.3%	2,592,253	2.3%	400,287	0.4%	33,796	0.0%	111,645,199
ROPS 14-15B - 1/2/15	6,439,262	19.5%	11,011,101	33.4%	4,952,875	15.0%	9,796,330	29.7%	665,755	2.0%	96,756	0.3%	10,785	0.0%	32,972,864
ROPS 15-16A - 6/1/15	40,983,065	26.5%	41,351,816	26.7%	29,114,112	18.8%	39,190,472	25.3%	3,696,553	2.4%	555,602	0.4%	47,290	0.0%	154,938,909
ROPS 15-16B - 1/4/16	5,433,122	19.9%	9,240,499	33.8%	4,518,021	16.5%	7,410,352	27.1%	611,955	2.2%	85,943	0.3%	8,133	0.0%	27,308,025
ROPS 16-17 - 6/1/16	44,668,891	26.3%	46,455,400	27.3%	31,682,883	18.6%	42,721,416	25.1%	4,015,936	2.4%	604,145	0.4%	50,190	0.0%	170,198,860
Land Sale Proceeds - 10/28/16	7,778,664	25.9%	7,885,791	26.3%	5,820,887	19.4%	7,617,768	25.4%	781,520	2.6%	108,181	0.4%	7,189	0.0%	30,000,000
ROPS 16-17 - 1/3/17	12,395,998	20.2%	20,309,022	33.0%	10,774,337	17.5%	16,364,322	26.6%	1,442,338	2.4%	201,181	0.3%	19,252	0.0%	61,506,448
Land Sale Proceeds - 1/19/17	20,744,176	25.9%	21,028,039	26.3%	15,525,172	19.4%	20,313,030	25.4%	2,084,430	2.6%	288,534	0.4%	16,619	0.0%	80,000,000
ROPS 17-18 - 6/1/17	51,367,510	26.0%	54,039,192	27.4%	36,220,461	18.4%	50,493,499	25.6%	4,565,431	2.3%	694,601	0.4%	58,068	0.0%	197,438,761
Land Sale Proceeds - 7/25/17	5,244,208	25.9%	5,315,962	26.3%	3,924,827	19.4%	5,135,238	25.4%	526,952	2.6%	72,943	0.4%	4,207	0.0%	20,224,337
ROPS 17-18 - 1/2/18	15,432,152	19.8%	25,165,143	32.3%	13,673,599	17.5%	21,644,643	27.8%	1,808,255	2.3%	253,810	0.3%	23,707	0.0%	78,001,310
Land Sale Proceeds - 1/30/18	787,244	25.9%	798,021	26.3%	589,191	19.4%	770,925	25.4%	79,106	2.6%	10,950	0.4%	669	0.0%	3,036,106
ROPS 18-19 - 6/1/18	50,492,588	25.9%	54,145,457	27.7%	35,684,498	18.3%	49,609,917	25.4%	4,509,763	2.3%	676,924	0.4%	56,345	0.0%	195,175,493
Land Sale Proceeds - 6/28/18	3,041,110	25.9%	3,082,736	26.3%	2,276,055	19.4%	2,978,079	25.4%	305,586	2.6%	42,300	0.4%	2,597	0.0%	11,728,463
Settlement of ERAF matter - 7/25/18	-	0.0%	-	0.0%	8,595,278	86.8%	-	0.0%	1,151,172	11.6%	159,693	1.6%	-	0.0%	9,906,143
Land Sale Proceeds - 12/31/18	2,953,423	25.7%	3,000,462	26.1%	2,217,325	19.3%	2,929,798	25.5%	297,701	2.6%	41,209	0.4%	37,738	0.3%	11,477,658
ROPS 18-19 - 1/2/19	19,926,547	19.8%	32,568,449	32.3%	17,803,004	17.7%	27,892,209	27.7%	2,327,935	2.3%	331,339	0.3%	29,670	0.0%	100,879,153
ROPS 19-20 - 6/3/19	54,667,537	25.9%	58,764,946	27.9%	38,196,409	18.1%	53,740,734	25.5%	4,769,769	2.3%	726,446	0.3%	63,443	0.0%	210,929,285
Land Sale Proceeds - 10/15/19	957,604	25.8%	972,224	26.2%	718,083	19.3%	946,669	25.5%	96,411	2.6%	13,346	0.4%	7,772	0.2%	3,712,109
ROPS 19-20 - 1/2/20	18,295,310	19.9%	30,310,680	33.0%	15,892,214	17.3%	25,018,102	27.2%	2,098,782	2.3%	287,254	0.3%	25,744	0.0%	91,928,087
Land Sale Proceeds - 4/9/20	440,511	25.9%	446,529	26.3%	329,804	19.4%	431,554	25.4%	44,280	2.6%	6,129	0.4%	555	0.0%	1,699,362
ROPS 20-21 - 6/1/20	47,968,507	25.9%	52,324,670	28.2%	33,300,344	18.0%	46,900,502	25.3%	4,156,649	2.2%	619,598	0.3%	52,881	0.0%	185,323,151
Land Sale Proceeds - 11/2/20	910,370	25.9%	922,773	26.3%	681,397	19.4%	891,394	25.4%	91,485	2.6%	12,664	0.4%	667	0.0%	3,510,750
ROPS 20-21 - 1/4/21	32,270,007	19.6%	53,629,507	32.6%	30,384,449	18.5%	43,609,019	26.5%	3,882,500	2.4%	564,050	0.3%	51,922	0.0%	164,391,455
ROPS 21-22 - 6/1/21	68,089,771	26.4%	73,489,488	28.5%	46,942,993	18.2%	62,764,670	24.3%	5,808,472	2.3%	887,114	0.3%	74,549	0.0%	258,057,055
ROPS 21-22 - 1/3/22	25,568,770	20.3%	42,292,889	33.5%	22,703,784	18.0%	32,132,484	25.5%	2,971,716	2.4%	405,849	0.3%	38,950	0.0%	126,114,442
ROPS 22-23 - 6/1/22	72,333,950	26.4%	78,186,020	28.5%	50,149,343	18.3%	66,410,969	24.2%	6,254,808	2.3%	938,518	0.3%	78,784	0.0%	274,352,391
ROPS 22-23 - 1/3/23	38,413,193	23.7%	49,305,150	30.5%	31,007,778	19.2%	38,343,015	23.7%	4,138,965	2.6%	524,927	0.3%	51,448	0.0%	161,784,475
ROPS 23-24 - 6/1/23	80,705,670	26.3%	87,456,910	28.5%	56,200,316	18.3%	74,175,512	24.2%	7,040,415	2.3%	1,048,966	0.3%	89,055	0.0%	306,716,845
Total	\$ 885,449,164		\$ 1,015,367,291		\$ 660,610,428		\$ 853,151,660		\$ 83,020,118		\$ 15,403,267		\$ 1,100,144		\$ 3,514,102,071
Percent of Total Above	25.2%		28.9%		18.8%		24.3%		2.4%		0.4%		0.0%		100.0%

Note: The percentage amounts shown are of the total remittance for a given period; final percentage is of total remittances to date.

Sources: Los Angeles County Auditor-Controller and CRA/LA.

Successor Agency to the Redevelopment Agency of the City of Los Angeles

Administrative Budget (ROPS 24-25)

July 1, 2024 through June 30, 2025

		FY 2024-25
Project Name	Source of Payment	Annual Budget
Direct Project Management Cost		
Direct Program Delivery Costs	RPTTF	890,357
5 positions (2 pro rated) fully burdened		
Insurance (property maintenance)	RPTTF	95,300
Total Direct Project Management Cost		985,657
Administrative Cost		
CEO (25%) Fully burdened		83,510
Senior Accountant (75%) fully burdened		110,263
Current Compensated leave		50,513
	RPTTF	244,286
Contracted Services		288,000
(ie Simpson & Simpson, North Bay Pensions, Temp Personnel/Independent Contractors)		
Office Rent		167,990
Office Supplies (Office Depot)		14,000
IT and software support (Microtrends, HP, Mitchell Humphrey, Cloudtrek)		195,000
Accounting/Payroll Software (Accufund, Paypro)		22,300
Other Expenses		42,000
	RPTTF	729,290
Telephone Service Expense		20,000
	RPTTF	20,000
Insurance		267,900
Self-Insurance Retention		537,500
	RPTTF	805,400
Legal Services-Successor Agency		50,000
Legal Services-Labor/Employment Matters		25,000
	RPTTF	75,000
Total Administrative Cost		1,873,976
Total Direct and Administrative Cost		2,859,633



Report #10

CRA/LA Residential Accessibility Retrofit Program

January 1, 2023 to June 30, 2023

Date Issued: 9-15-2023

CRA/LA, a Designated Local Authority
448 S. Hill Street, Suite 301
Los Angeles, CA 90013

Purpose

The settlement agreement (“Settlement Agreement”) among CRA/LA and the Independent Living Center of Southern California, the Fair Housing Council of the San Fernando Valley and Communities Actively Living Independent and Free (“Plaintiffs”) contains Reporting Requirements (Section III.15) calling for CRA/LA to issue biannual reports (“Reports”) to the Court-Appointed Monitor and Plaintiffs. Reports are to include specific qualitative and quantitative data on activities carried out by CRA/LA during the reporting period. This Report includes information for the period beginning January 1, 2023 and ending June 30, 2023.

The Report is divided into five sections: 1) Summary of Activity; 2) General Overview; 3) Specific Quantitative Information; 4) Program Expenditures; and 5) Tasks Underway Through December 31, 2023.

1. Summary of Activity During Reporting Period

Table 1

As shown in **Table 1**, below, at the request of residents and property managers in the Phase 1 Projects, CRA/LA agreed to add sensory features to 14 units selected for mobility features. Additionally, CRA/LA will retrofit an additional three units at Imani Fe (one with mobility features and two with sensory features). The total number of units identified for retrofitting in the Phase 1 Projects is 98 units.

Table 2

	Phase 1 Projects	Mobility	Combined Mobility & Hearing/Vision Features	Hearing/Vision	Total Mobility & Hearing/Vision Units
1.	Buckingham Place	2	2	2	6
2.	Gallery	21	1	9	31
3.	Imani Fe East & West	7	5	4	16
4.	Lofts	22	1	6	29
5.	Vermont	8	5	3	16
	Total Units	60	14	24	98

Property owners have volunteered an additional 22 units to be retrofitted.

Imani Fe: 1 mobility unit, 5 mobility/hearing-vision units*, 2 sensory units

Lofts: 6 mobility units, 1 mobility/hearing-vision unit*, 1 sensory unit

Vermont: 1 mobility unit, 5 mobility/hearing-vision units*

*Mobility/hearing-vision units will be counted as mobility units under the Settlement Agreement. A total of 98 units will be retrofitted (74 mobility units and 24 sensory units).

a. Settlement Term

As discussed with the Plaintiffs in September of 2020, CRA/LA requires additional time to meet its obligations under the Settlement Agreement, which includes retrofitting the Target Number of Accessible Units (250 units). CRA/LA anticipates that the Retrofit Program will continue through 2025.

The California Department of Finance determined that the Settlement Agreement constitutes an enforceable obligation. Therefore, CRA/LA anticipates that funding for the program will be adequate to satisfy the obligations set forth in the Settlement Agreement.

b. Cost of Court Monitor (No Change from Biannual Report #9)

CRA/LA continues to pay Court Monitor costs related to the retrofit program. CRA/LA will work with the Court Monitor in the future to discuss any issues related to costs.

c. Construction Progress. Building permits for the 98 units in the Phase 1 Projects were secured, and construction on Buckingham Place (6 units) started in April and on Vermont (16 units) in May. Construction of the units was completed, and tenants moved back to their homes. The units have been inspected by the CASp, but the final CASp report is pending completion and inspection of the common areas.

d. Consultants and Vendors on Contract

General Contractor	Walton Construction, Inc.
LADBS Liaison/Owner's Rep.	Todd Borzi
Legal Services	Goldfarb & Lipman, LLP
Managing Architect	Ten Architects*
Moving and Storage	123 Moving and Storage
Project Architect	Onyx Architects
Relocation Services	Overland, Pacific & Cutler
Relocation Services	M&J Services

*CRA/LA, on March 29, 2023, consented to an Assignment and Assumption Agreement between Carde Ten Architects (Assignor) and Ten Architects (Assignee).

2. General Overview

a. Accessibility and Affordability Unit Plans

Changes to accessibility features and to the number of units selected for retrofitting are shown in **Attachment A**. Affordability levels of units are shown in the Updated Affordability Plan, **Attachment B**.

b. Exhibit “A” and Exhibit “B” Units

A total of 187 units will be retrofitted from Exhibit “B” to the Settlement Agreement. The additional number of units to be retrofitted, 63, exceeds the number of units required to be retrofitted in the Exhibit “B” projects. To address the shortfall, CRA/LA is exploring the following options: (i) working with the remaining 17 Exhibit “B” property owners to identify additional “voluntary” units to be retrofitted, (ii) analyzing the feasibility of retrofitting some of the housing developments listed on Exhibit “A” to the Settlement Agreement, and (iii) working with new projects to provide additional accessible units beyond what is required by the City.

c. Housing Policy Progress Information (No Change from Biannual Report #9)

Representatives of all 22 housing developments continue to complete the initial and annual refresher training courses required under the City’s housing policy. CRA/LA requests copies of Certificates of Completion issued by the City evidencing attendance at these mandatory training sessions. Where there is turnover of staff and/or of property managers, CRA/LA informs new staff members that these training sessions are mandatory.

The housing developments identified in Exhibit “B” to the Settlement Agreement remain under the supervision of the City with respect to compliance with the City’s Housing Policies.

d. List of Units/Developments Receiving Certificates of Compliance

As retrofit work is completed, Ten Architects will conduct final inspections and issue certificates of compliance. Construction on Buckingham Place started in April and on Vermont in May. The construction of the units was completed, and tenants moved back to their homes. The units have been inspected by the CASp, but the final CASp report is pending completion and inspection of the common areas.

3. Specific Quantitative Information

a. Number of Properties Inspected and Number of Survey Reports Completed

All 22 housing developments.

b. Number/Type of Units Under Construction

Retrofitting of the accessible units at Buckingham Place (4 mobility units and 2 sensory units) and at Vermont Senior Housing (13 mobility and 3 sensory units) is complete. Construction commenced after June 30 on Imani Fe East (6 mobility units and 1 sensory unit) and West (6 mobility units and 3 sensory units). The Gallery is expected to commence construction in late September and on the Lofts in December.

c. Number/Types of Accessible Units Completed (See **Attachment C** for Photos of the Units)

	Units w/Mobility Features	Combined Mobility and Sensory Features	Units w/ Sensory Features	Total Units Retrofitted
Buckingham Place Senior Housing	2	2	2	6
Vermont Senior Housing	8	5	3	16
Total	10	7	5	22

d. Number and Addresses of Properties with Recorded Accessibility Covenants

None at this time. Accessibility Covenants will be executed and recorded after Ten Architects issues certificates of compliance.

e. Number/Types of Accessible Units Occupied by Persons with Disabilities Who Need Accessibility Features

By either a direct request from a tenant or anecdotally from the relocation consultants and apartment managers, CRA/LA has concluded that 21 tenants require mobility and/or sensory features.

Buckingham Place Senior Housing: 6

Vermont Senior Housing: 15

f. Number/Types of Accessible Units Occupied by Persons Who Do Not Need Accessibility Features

Buckingham Place Senior Housing: 0

Vermont Senior Housing: 1

g. Certifications of Compliance with Accessibility Standards

None currently.

h. Units Completed

22

4. Program Expenditures

Table 1, below, shows total Retrofit Program expenditures incurred during the second half of CRA/LA's fiscal year beginning 1-1-23 and ending 6-30-23.

Table 1	
Accessibility Retrofit Program Expenditures 1-1-23 to 6-30-23	
Payee	Amount
Chicago Title	\$0
Court Monitor	2,558
General Contractor	2,143,971
LADBS Liaison & Owner's Rep.	54,656
Legal Services*	27,599
Managing Architect	28,611
Project Architect	56,371
Relocation	424,039
Total Expenditures	\$2,737,805
*CRA/LA, in April 2020, started tracking legal expenses pertaining to the Retrofit Program.	

Table 2, below, shows total expenditures incurred from the inception of the Retrofit Program in FY 17-18 through June 30, 2023.

Table 2	
Accessibility Retrofit Program Expenditures FY 17-18 to 6-30-23	
Payee	Amount
Chicago Title	\$13,500
Court Monitor	140,766
General Contractor	2,143,971
LADBS Liaison & Owner's Rep.	159,044
Legal Services	81,001
Plaintiff's CASp	20,000
Project Architect	631,176
Managing Architect	492,504
Relocation	483,323
Total Expenditures	\$4,165,285

CRA/LA's Recognized Obligation Payment Schedule was approved by the California Department of Finance on May 17, 2023. A copy of the approved ROPS 23-24 is attached as **Attachment D**. Funds for the retrofit program are shown under DLA ROPS #1819 (DOF Item #478) on page 2.

5. Tasks Underway Through December 31, 2023

For the period beginning July 1, 2023 and ending December 31, 2023, CRA/LA is targeting the following activities to occur.

- Estimated Construction Start Dates and Estimated Completion Date of Units and Common Areas

Housing Development	Status	Estimated Construction Commencement Date	Estimated Completion Date of Units	Estimated Completion Date of Common Areas
Buckingham Place	Actual	04-12-23	05-29-23	09-30-23*
Vermont Phase One	Actual	05-10-23	07-20-23	12-31-23**
Vermont Phase Two	Actual	06-20-23	08-15-23	"
Imani Fe East	Actual	07-24-23	09-18-23	11-15-23
Imani Fe West	Actual	08-21-23	10-16-23	"
Gallery Phase One	Pending	09-20-23	11-15-23	02-28-24
Gallery Phase Two	Pending	11-02-23	01-08-24	"
Gallery Phase Three	Pending	12-11-23	02-14-24	"
Lofts Phase One	Pending	12-13-23	02-07-24	05-31-24
Lofts Phase Two	Pending	01-25-24	03-24-24	"
Lofts Phase Three	Pending	03-07-24	05-02-24	"

*Buckingham Place: Extensive changes were made by the property owner to the courtyard after the project survey was completed several years ago. The changes were significant and created a more extensive scope of work to bring the courtyard into compliance with the accessibility requirements. Walton Construction has completed most of the remedial work. The remaining work is anticipated to be completed by the end of September.

**Vermont Senior Housing: The existing mailbox area is not compliant with the accessibility requirements. After negotiations with the property owner, an alternative area was identified for the placement of the mailboxes. The changes necessitate relocating a conference room. Construction documents for the improvements have been submitted to the City's Department of Building and Safety. Upon approval of the construction documents, Walton Construction will remobilize and construct the new mailroom and conference room.

- Certificates of Compliance

The first Certificate of Compliance will be issued for Buckingham Place Senior Apartments by the end of October. Certificates of Compliance for the other projects will follow as projects are completed.

- Phase 2 Projects Selection

Phase 2 Projects have been selected and are shown in the table below. A minimum of 47 units will be retrofitted. (CRA/LA is in discussions with property owners about adding accessible units to their projects.)

	Project Name	Location	Mobility Units Required	Sensory Units Required	Total Units
1.	Casa Verde	Hollywood	2	1	3
2.	Palomar Apartments	Hollywood	2	1	3
3.	Metro Hollywood	Hollywood	3	2	5
4.	Triangle Square	Hollywood	6	3	9
5.	Villas at Gower	Hollywood	4	2	6
6.	Western Carlton Apts.	Hollywood	4	2	6
7.	Amistad Plaza	South Los Angeles	3	2	5
8.	Eastside Village Apts.	Southeast Los Angeles	4	2	6
9.	Heavenly Vision Senior	Southeast Los Angeles	3	1	4
	Total		31	16	47

- Phase 2 Project Architect Selection

On July 27, 2023, CRA/LA issued a Request for Proposal to its pool of prequalified project architects. On September 11, 2023, CRA/LA received three proposals. In the coming weeks, CRA/LA will review the bids and select one or more of the firms to prepare construction documents for the Phase 2 Projects.

List of Attachments

Attachment A – Updated Accessibility Plan
 Attachment B – Updated Affordability Plan
 Attachment C – Photos of Completed Projects
 Attachment D – ROPS FY 23-24

Attachment A
Accessible Unit Plan

No.	Project Name Address	Total Units/ Bedroom Count	Accessible Units Required	Mobility @ 5%	Sensory @ 2%	Designated Accessible Unit*	No. of Bedrooms	Accessibility Feature	Afford- ability Level	Physical Survey Completed
1	Amistad Plaza 6050 S. Western Av. Los Angeles, CA 90047	1 BR: 12 Units 2 BR: 08 Units 3 BR: <u>36 Units</u> Total 56 Units	5	3	2	106	2	Mobility	50%	6/25/2018
						107	1	Mobility	50%	
						202	3	Mobility	50%	
						209	1	Sensory	50%	
						311	3	Sensory	50%	
2	Buckingham Place Senior Housing 4020 Buckingham Rd. Los Angeles, CA 90008	1BR: 56 Units 2 BR: <u>14 Units</u> Total 70 Units	6	4	2	107	1	Mobility	30%	5/10/2018
						210	1	Mobility	50%	
						218	2	Mobility/Sensory	50%	
						307	4	Mobility	50%	
						418	2	Mobility/Sensory	50%	
						101	2	Sensory	30%	
						110	1	Sensory	40%	
3	Case Verde 1552 Schrader Blvd. Los Angeles, CA 90028	0 BR: 3 Units 1 BR: 6 Units 2 BR: 9 Units 3 BR: 9 Units 4 BR: <u>3 Units</u> Total 30 Units	3	2	1	102	1	Mobility	30%	7/30/2015
						113	2	Mobility	30%	
						111	0	Sensory	30%	
4	Don Hotel Senior Apts. 105 E. "I" St. Wilmington, CA 90744	1 BR: <u>58 Units</u> Total 58 Units	5	3	2	210	1	Mobility	40%	5/31/2018
						311	1	Mobility	40%	
						211	1	Mobility	40%	
						219	1	Sensory	40%	
						413	1	Sensory	40%	
5	Eastside Village (Lillian Mobley) 2250 East 111th St. Los Angeles, CA 90044	2 BR: 39 Units 3 BR: <u>39 Units</u> Total 78 Units	6	4	2	101	2	Mobility	40%	5/7/2018
						202	3	Mobility	45%	
						222	2	Mobility	40%	
						310	3	Mobility	50%	
						311	3	Sensory	45%	
						324	2	Sensory	40%	
6	Encore Hall (aka Triangle Square Apartments) 1623 Vine St. Hollywood, CA 90028	1 BR: 96 Units 2 BR: <u>08 Units</u> Total 104 Units	9	6	3	202	2	Mobility	35%	8/18/2015
						218	1	Mobility	35%	
						302	2	Mobility	35%	
						402	2	Mobility	35%	
						415	2	Mobility	35%	
						502	2	Mobility	35%	
						215	2	Sensory	35%	

*Designation of units is subject to further negotiations with property owners and finalization of retrofit plans and specifications. Final designation of units will precede recordation of accessibility covenants.

Attachment A
Accessible Unit Plan

No.	Project Name Address	Total Units/ Bedroom Count	Accessible Units Required	Mobility @ 5%	Sensory @ 2%	Designated Accessible Unit*	No. of Bedrooms	Accessibility Feature	Afford- ability Level	Physical Survey Completed
						222	1	Sensory	35%	
						316	1	Sensory	35%	
7	Ford Apartments 1000 E. 7th St. Los Angeles, CA 90021	SRO: 151 Units Total 151 Units	12	8	4	217	0	Mobility	60%	10/21/2015
						317	0	Mobility	30%	
						417	0	Mobility	60%	
						424	0	Mobility	60%	
						517	0	Mobility	60%	
						524	0	Mobility	30%	
						TBD	0	Mobility	TBD	
						617	0	Mobility	30%	
						207	0	Sensory	30%	
						307	0	Sensory	30%	
						TBD	0	Sensory	TBD	
						507	0	Sensory	30%	
8	Gallery at NoHo Commons 5416 Fair Av. North Hollywood, CA 91601	Affordable Units 1 BR: 53 Units 2 BR: 62 Units Total 115 Units Affordable: 115 Units Market Rate: 323 Units Total 438 Units	31	22	9	4145	4	Mobility	80%	7/30/2018
						4147	4	Mobility	50%	
						1203	2	Mobility	120%	
						1303	2	Mobility	60%	
						4305	4	Mobility	440%	
						2404	2	Mobility	60%	
						2110	2	Mobility	50%	
						2206	2	Mobility	60%	
						2208	2	Mobility	60%	
						2304	2	Mobility	60%	
						2305	4	Mobility	80%	
						2306	2	Mobility	60%	
						2308	2	Mobility	50%	
						2406	2	Mobility	60%	
						2408	2	Mobility	50%	
						4204	2	Mobility	80%	
						4207	1	Mobility	80%	
						4306	1	Mobility	50%	
						4307	1	Mobility	50%	
						4402	2	Mobility	60%	
						4407	1	Mobility	120%	
						4408	2	Mobility	440%	
						5110	2	Mobility	50%	

*Designation of units is subject to further negotiations with property owners and finalization of retrofit plans and specifications. Final designation of units will precede recordation of accessibility covenants.

Attachment A
Accessible Unit Plan

No.	Project Name Address	Total Units/ Bedroom Count	Accessible Units Required	Mobility @ 5%	Sensory @ 2%	Designated Accessible Unit*	No. of Bedrooms	Accessibility Feature	Afford- ability Level	Physical Survey Completed
						5204	2	Mobility	50%	
						5304	2	Mobility	60%	
						5308	2	Mobility	60%	
						5408	2	Mobility	50%	
						5440	2	Mobility	60%	
						6101	2	Mobility/Sensory	120%	
						6115	1	Mobility	120%	
						6221	2	Mobility	120%	
						6409	1	Mobility	80%	
						6414	2	Mobility	110%	
						8217	1	Mobility	50%	
						8305	1	Mobility	80%	
						8405	1	Mobility	120%	
						8308	2	Mobility	60%	
						8405	1	Mobility	110%	
						8418	2	Mobility	50%	
						1306	2	Sensory	120%	
						1319	2	Sensory	80%	
						1405	1	Sensory	80%	
						2204	2	Sensory	50%	
						2308	2	Sensory	60%	
						4206	1	Sensory	80%	
						4208	1	Sensory	110%	
						5206	2	Sensory	60%	
						6117	1	Sensory	80%	
						6314	2	Sensory	50%	
						6308	2	Sensory	60%	
						6408	2	Sensory	110%	
						5104	2	Sensory	60%	
						5410	2	Sensory	60%	
						8205	1	Sensory	50%	
						8418	2	Sensory	50%	
9	Grandview 9 916-920 S. Park View St. Los Angeles 90012	1 BR: 09 Units 2 BR: 19 Units 3 BR: <u>34 Units</u> Total 62 Units	6	4	2	101	3	Mobility	50%	6/6/2018
						105	3	Mobility	50%	
						108	1	Mobility	50%	
						109	1	Mobility	50%	
						406	3	Sensory	50%	

*Designation of units is subject to further negotiations with property owners and finalization of retrofit plans and specifications. Final designation of units will precede recordation of accessibility covenants.

Attachment A
Accessible Unit Plan

No.	Project Name Address	Total Units/ Bedroom Count	Accessible Units Required	Mobility @ 5%	Sensory @ 2%	Designated Accessible Unit*	No. of Bedrooms	Accessibility Feature	Afford- ability Level	Physical Survey Completed
10	Heavenly Vision Seniors 9500 S. Broadway St. Los Angeles, CA 90003	1 BR: <u>46 Units</u> Total 46 Units	4	3	1	410	2	Sensory	50%	5/28/2018
						110	1	Mobility	40%	
						159	1	Mobility	40%	
						259	1	Mobility	40%	
						109	1	Sensory	40%	
11	Hope Manor 1332 S. Hope St. Los Angeles, CA 90015	0 BR: 44 Units 1 BR: <u>31 Units</u> Total 75 Units	6	4	2	201	0	Mobility	80%	7/20/2015
						408	1	Mobility	80%	
						509	0	Mobility	80%	
						604	1	Mobility	80%	
						311	0	Sensory	80%	
						204	1	Sensory	80%	
12	Imani Fe (East and West) 10345 S. Central Av. (West) 10424 S. Central Av. (East) Los Angeles, CA 90002 The required number of accessible units was based on treating both buildings as one project (7 units: 5 mobility and 2 sensory). The buildings, however, should be treated as individual projects. Imani Fe East has 49 units and Imani Fe West has 43 units. The correct number of accessible units is 4 for each building (3 mobility units and 1 sensory units). Additional Units are Highlighted in Green Retrofitting 5 9 additional units for a total of 12 16 mobility and sensory units Mobility Additional Units: Increases by 5 9 units. With the increase, the total number of mobility units is 40 12 and sensory units is 4. 1) *Unit #106-W was listed as a sensory unit on the Initial 10-3-18 report. It has been changed to a mobility unit. Most recently it has been	1 BR: 38 Units 2 BR: 25 Units 3 BR: <u>29 Units</u> Total 92 Units	8	6	2	203-W	2	Mobility	50%	8/21/2015
						106-W*	1	Mobility/Sensory	45%	
						109-W	2	Mobility	50%	
						210-W	1	Mobility/Sensory	50%	
						211-W	1	Sensory	50%	
						213-W	2	Sensory	50%	
						214-W	2	Mobility	60%	
						305-W	1	Mobility	50%	
						307-W	1	Mobility	60%	
						311-W	2	Sensory	60%	
						101-E	3	Mobility	30%	
						102-E	3	Mobility	30%	
						104-E	1	Sensory	45%	
						109-E	1	Mobility/Sensory	45%	
						113-E	3	Mobility	30%	
						202-E**	2	Mobility	50%	
						205-E	1	Mobility/Sensory	50%	
						302-E	1	Mobility/Sensory	60%	
						206-W	1	Mobility	50%	
						302-W	2	Mobility	50%	
						303-W***	1	Sensory	50%	
						306-E	1	Mobility	60%	

*Designation of units is subject to further negotiations with property owners and finalization of retrofit plans and specifications. Final designation of units will precede recordation of accessibility covenants.

Attachment A
Accessible Unit Plan

No.	Project Name Address	Total Units/ Bedroom Count	Accessible Units Required	Mobility @ 5%	Sensory @ 2%	Designated Accessible Unit*	No. of Bedrooms	Accessibility Feature	Afford- ability Level	Physical Survey Completed
	<p>changed to a mobility/sensory unit.</p> <p>2) **Unit #109-E on the Initial 10-3-18 report has been changed to Unit #202-E. Unit #109-E was a sensory unit. It has been changed to a mobility unit.</p> <p>3) ***Two different units were selected as sensory units. However, the number of sensory units remains unchanged.</p>					214-E***	4	Sensory	30%	
13	La Estrella Apartments 1979 Estrella Av. Los Angeles, CA 90007	2 BR: 05 Units 3 BR: <u>06 Units</u> Total 11 Units	2	1	1	104 202	2 3	Mobility Sensory	50% 50%	7/17/2015
14	Lofts at NoHo Commons 11136 Chandler Blvd. North Hollywood, CA 91601 Additional Units are Highlighted in Green Retrofitting 7 additional affordable units and 1 live-work market rate unit for a total of 29 mobility and sensory units Mobility Units: Increases by 8 7 units. With the increase, the total number of mobility units is 23 22. Sensory Units: Increases by 1 unit. With the increase, the total number of sensory units is 7.	<p>Affordable Units</p> <p>Type A - 580 SF: 10 Units Type B - 750 SF: 14 Units Type C - 930 SF: <u>04 Units</u> Total 28 Units</p> <p>Affordable: 28 Units Market Rate: <u>264 Units</u> Total 292 Units</p>	21	15	6	B-209 B-215 A-219 A-227 A-245 A-262 B-263 A-269 B-285 B-315 A-319 A-327 B-330 C-337 B-343 B-243 C-307 A-347	750 sf 750 sf 580 sf 580 sf 580 sf 580 sf 750 sf 580 sf 750 sf 750 sf 580 sf 580 sf 750 sf 930 sf 750 sf 750 sf 930 sf 580 sf	Mobility Mobility Mobility Mobility Mobility Mobility Mobility Mobility Mobility Mobility Mobility Mobility Mobility Mobility Sensory Sensory Sensory	50% 50% 60% 50% 60% 110% 60% 50% 60% 100% 60% 60% 60% 50% 50% 50% 60%	7/12/2018

*Designation of units is subject to further negotiations with property owners and finalization of retrofit plans and specifications. Final designation of units will precede recordation of accessibility covenants.

Attachment A
Accessible Unit Plan

No.	Project Name Address	Total Units/ Bedroom Count	Accessible Units Required	Mobility @ 5%	Sensory @ 2%	Designated Accessible Unit*	No. of Bedrooms	Accessibility Feature	Afford- ability Level	Physical Survey Completed
						B-365	750 sf	Sensory	60%	
						B-375	750 sf	Sensory	60%	
						B-385	750 sf	Sensory	110%	
						A-371	580 sf	Mobility	110%	
						A-378	580 sf	Mobility	110%	
						B-221	750 sf	Mobility	110%	
						B-261	750 sf	Mobility	110%	
						B-390	750 sf	Mobility	110%	
						C-237	930 sf	Mobility	60%	
						C-357	930 sf	Mobility	100%	
						Live-Work Unit #125	985 sf	Mobility/Sensory	Market	
						Live-Work Unit #116	1,496 sf	Mobility	Market	
15	Metro Hollywood Apartments (aka Hollywood Western Apartments/Western-Carlton Phase II) 5450 Hollywood Blvd. Hollywood, CA 90027	1 BR: 21 Units 2 BR: 15 Units 3 BR: 21 Units 4 BR: <u>03 Units</u> Total 60 Units	5	3	2	203	1	Mobility	40%	10/29/2015
						302	2	Mobility	50%	
						419	3	Mobility	35%	
						TBD	TBD	Sensory	TBD	
						TBD	TBD	Sensory	TBD	
16	Palomar Apartments 5473 Santa Monica Blvd. Los Angeles, CA 90029	SRO: <u>27 Units</u> Total 27 Units	3	2	1	102	0	Mobility	35%	8/4/2015
						204	0	Sensory	50%	
						404	0	Mobility	35%	
17	Paseo Del Sol 417 North Soto St. Los Angeles, CA 90033	1 BR: 3 Units 2 BR: 3 Units 4 BR: <u>1 Units</u> Total 7 Units	2	1	1	Unit 4	2	Mobility	50%	7/10/2015
						Unit 1	4	Sensory	50%	
18	Vermont Seniors 3901 Vermont Ave Los Angeles 90037 Additional Units are Highlighted in Green Retrofitting 6 additional units for a total of 16 mobility and sensory units Mobility Units: Increases by 5 6 units. With the increase, the total	1 BR: <u>140 Units</u> Total 140 Units	10	7	3	1201	1	Mobility/Sensory	50%	5/3/2018
						1214	1	Mobility	50%	
						1215	1	Mobility	50%	
						1219	1	Mobility	50%	
						2201	1	Mobility/Sensory	50%	
						2214	1	Mobility	50%	
						2215	1	Mobility	50%	
						1203	1	Sensory	50%	

*Designation of units is subject to further negotiations with property owners and finalization of retrofit plans and specifications. Final designation of units will precede recordation of accessibility covenants.

Attachment A
Accessible Unit Plan

No.	Project Name Address	Total Units/ Bedroom Count	Accessible Units Required	Mobility @ 5%	Sensory @ 2%	Designated Accessible Unit*	No. of Bedrooms	Accessibility Feature	Afford- ability Level	Physical Survey Completed
	number of mobility units is 42 13. Sensory Units: Increases by 1 unit. With the increase, the total number of sensory units is 4.					1304	1	Sensory	50%	
						2203	1	Sensory	50%	
						1308	1	Mobility	50%	
						1316	1	Mobility	50%	
						2219	1	Mobility	50%	
						2304	1	Mobility/Sensory	50%	
						2308	1	Mobility/Sensory	50%	
						2316	1	Mobility/Sensory	50%	
19	Villas at Gower 1726 North Gower St. Los Angeles, CA 90028	0 BR: 13 Units 1 BR: 35 Units 2 BR: <u>22 Units</u> Total 70 Units	6	4	2	105-1	1	Mobility	30%	7/6/2015
						205-1	1	Mobility	30%	
						322-2	1	Mobility	35%	
						402-1	1	Mobility	35%	
						111-S	1	Sensory	35%	
						TBD	1	Sensory	35%	
20	Vista Monterey Senior Housing 4647 Huntington Dr. North Los Angeles, CA 90032	1 BR: <u>48 Units</u> Total 48 Units	4	3	1	104	1	Mobility	50%	8/13/2015
						111	1	Mobility	60%	
						207	1	Mobility	45%	
						107	1	Sensory	50%	
21	Western Carlton Apts. (aka Western-Carlton Phase I) 5443 Carlton Way Los Angeles, CA 90028	2 BR: 38 Units 3 BR: 19 Units 4 BR: <u>04 Units</u> Total 61 Units	6	4	2	102	2	Mobility	50%	9/4/2015
						105	2	Mobility	50%	
						145	2	Mobility	50%	
						148	2	Mobility	60%	
						157	2	Sensory	60%	
						TBD	TBD	Sensory	TBD	
22	Yale Terrace 716-734 S. Yale St. Los Angeles, CA 90012	3 BR: 18 Units 4 BR: <u>37 Units</u> Total 55 Units	5	3	2	103	3	Mobility	30%	6/18/2018
						202	3	Mobility	30%	
						303	TBD	Mobility	TBD	
						115	4	Sensory	30%	
						116	TBD	Sensory	TBD	
	Total Units		165	112	53					
	Revised - Additional Units:									
	Imani Fe		8	6	2					
	Lofts at NoHo Commons		8	7	1					

*Designation of units is subject to further negotiations with property owners and finalization of retrofit plans and specifications. Final designation of units will precede recordation of accessibility covenants.

Attachment A
Accessible Unit Plan

No.	Project Name Address	Total Units/ Bedroom Count	Accessible Units Required	Mobility @ 5%	Sensory @ 2%	Designated Accessible Unit*	No. of Bedrooms	Accessibility Feature	Afford- ability Level	Physical Survey Completed
	Vermont Seniors		6	6	0					
	Revised Total Units		187	131	56					

*Designation of units is subject to further negotiations with property owners and finalization of retrofit plans and specifications. Final designation of units will precede recordation of accessibility covenants.

Attachment B - CRA/LA ACCESSIBILITY RETROFIT PROGRAM
DRAFT AFFORDABILITY PLAN

No.	Project Name Address	Total units	Accessible units Required	Mobility @ 5%	Sensory @ 2%	AMI Mobility units Summary	AMI Sensory units Summary	Affordability Covenant	All Units - Income Restrictions	Instrument No./ Date of Recording
1	Amistad Plaza 6050 S. Western Av. Los Angeles, CA 90047	56	5	3	2	3 units at 50%	2 units at 50%	Regulatory Agreement & Declaration of Restrictive Covenant	37 units at 50% AMI 18 units at 60% AMI	#99-1017590; June 4, 1999
2	Buckingham Place Senior Housing 4020 Buckingham Road Los Angeles, CA 90008	70	6	4	2	1 unit at 30% 3 units at 50%	1 unit at 30% 1 unit at 40%	First Amendment to Regulatory Agreement	6 units at 30% AMI 8 units at 40% AMI 53 units at 50% AMI	#13-1644729; October 11, 2013
3	Case Verde 1552 Schrader Blvd. Los Angeles, CA 90028	30	3	2	1	2 units at 30%	1 unit at 30%	Agreement Containing Covenants Affecting Real Property	9 units at 30% AMI 21 units at 50% AMI	#98-2120134; November 18, 1998
4	Don Hotel Senior Apts. 105 E. "I" St. Wilmington, CA 90744	58	5	3	2	3 units at 40%	2 units at 40%	Modification to Agreement Containing Covenants Affecting Real Property	57 units at 40% AMI	#99-0829180; May 7, 1999
5	Eastside Village (Lillian Mobley) 2250 East 111th St. Los Angeles, CA 90044	78	6	4	2	2 units at 40% 1 unit at 45% 1 unit at 50%	1 unit at 40% 1 unit at 45%	Regulatory Agreement Federal Credits (TCAC)	19 units at 35% AMI 40 units at 40% AMI 19 units at 50% AMI	#05-381764; June 13, 2005
6	Encore Hall (aka Triangle Square Apartments) 1602 N. Ivar Av. Hollywood, CA 90028	104	9	6	3	6 units at 35%	3 units at 35%	Agreement Containing Covenants Affecting Real Property	15 units at 25% AMI 10 units at 35% AMI 10 units at 40% AMI 15 units at 50% AMI 53 units at 60% AMI	#05-1881347; August 8, 2005
7	Ford Apartments 1000 E. 7th St. Los Angeles, CA 90021	151	12	8	4	3 units at 30% 4 units at 60% 1 unit TBD	3 units at 30% 1 unit TBD	Regulatory Agreement Federal Credits (TCAC)	75 units at 30% AMI 45 units at 50% AMI 30 units at 60% AMI	#10-0667535; May 12, 2010
8	Gallery at NoHo Commons 5416 Fair Ave, North Hollywood, CA 91601	438	31	22	9	6 units at 50% 7 units at 50% 8 units at 60% 7 units at 60% 4 units at 80% 2 units at 80% 4 units at 110% 6 units at 120%	3 units at 50% 2 units at 60% 3 units at 60% 2 units at 80% 2 units at 110% 1 unit at 120%	Agreement Containing Covenants Affecting Real Property	20 units at 50% AMI 57 units at 60% AMI 38 units at 110% AM	#03-3851364; December 23, 2003

Attachment B - CRA/LA ACCESSIBILITY RETROFIT PROGRAM
DRAFT AFFORDABILITY PLAN

No.	Project Name Address	Total units	Accessible units Required	Mobility @ 5%	Sensory @ 2%	AMI Mobility units Summary	AMI Sensory units Summary	Affordability Covenant	All Units - Income Restrictions	Instrument No./ Date of Recording
9	Grandview 9 916-920 S. Park View St. Los Angeles, CA 90012	62	6	4	2	4 units at 50%	2 units at 50%	Covenants, Conditions and Restrictions	44 units at 50% AMI 17 units at 55% AMI	#02-1858536; August 8, 2002
10	Heavenly Vision Seniors 9500 S. Broadway St. Los Angeles, CA 90003	46	4	3	1	3 units at 40%	1 unit at 40%	Covenants, Conditions and Restrictions	45 units at 40% AMI	#03-1733508; June 18, 2003
11	Hope Manor 1332 S. Hope St. Los Angeles, CA 90015	75	6	4	2	4 units at 80%	2 units at 80%	Agreement Containing Covenants Affecting Real Property	75 units at 80% AMI	#98-2220046 December 7, 1998
12	Imani Fe (West and East) 10345 S. Central Ave (West) 10424 S. Central Ave (East) Los Angeles, CA 90002	92	8	6	2	3 units at 30% 1 unit at 50% 1 unit at 60%	2 units at 45%	Agreement Containing Covenants Affecting Real Property	10 units at 30% AMI 61 units at 50% AMI 21 units at 60% AMI	#07-0360340; February 20, 2007
	Imani Fe (West and East) REVISED					3 units at 30% 2 units at 30% 1 unit at 45% 2 units at 45% 4 units at 50% 5 units at 50% 2 units at 60% 3 units at 60%	1 unit at 30% 1 unit at 45% 1 unit at 50% 2 units at 50% 1 unit at 60%			
13	La Estrella Apartments 1979 Estrella Av. Los Angeles, CA 90007	11	2	1	1	1 unit at 50%	1 unit at 50%	Covenants, Conditions and Restrictions	11 units at 50% AMI	#01-168971; January 31, 2001
14	Lofts at NoHo Commons 11136 Chandler Blvd. North Hollywood, CA 91601	292	21	15	6	6 units at 50% 7 units at 60% 1 unit at 100% 1 unit at 110%	2 units at 50% 3 units at 60% 1 unit at 110%	Agreement Containing Covenants Affecting Real Property	5 units at 50% AMI 14 units at 60% AMI 9 units at 110% AMI	#04-2252756; September 1, 2004
	Lofts at NoHo Commons REVISED					6 5 units at 50% 8 units at 60% 2 units at 100% 6 units at 110% 1 unit at market	2 3 units at 50% 3 units at 60% 1 unit at 110%			

**Attachment B - CRA/LA ACCESSIBILITY RETROFIT PROGRAM
DRAFT AFFORDABILITY PLAN**

No.	Project Name Address	Total units	Accessible units Required	Mobility @ 5%	Sensory @ 2%	AMI Mobility units Summary	AMI Sensory units Summary	Affordability Covenant	All Units - Income Restrictions	Instrument No./ Date of Recording
15	Metro Hollywood Apartments (Hollywood Western Apartments) (Western-Carlton Phase II) 5450 Hollywood Blvd. Hollywood, CA 90027	60	5	3	2	1 unit at 35% 1 unit at 40% 1 unit at 50%	2 units TBD	Agreement Containing Covenants Affecting Real Property	9 units at 35% AMI 13 units at 40% AMI 23 units at 50% AMI 15 units at 60% AMI	#02-0194577; January 25, 2002
16	Palomar Apartments 5473 Santa Monica Blvd. Los Angeles, CA 90029	27	3	2	1	2 units at 35%	1 unit at 50%	Agreement Containing Covenants Affecting Real Property	3 units at 35% AMI 17 units at 50% AMI 6 units at 60% AMI	#04-2935349; November 12, 2004
17	Paseo Del Sol 417 North Soto St. Los Angeles, CA 90033	7	2	1	1	1 unit at 50%	1 unit at 50%	Covenants, Conditions and Restrictions	7 units at 50% AMI	#03-0584416; February 28, 2003
18	Vermont Seniors 3901 Vermont Ave Los Angeles, CA 90037	140	10	7	3	7 units at 50%	3 units at 50%	HUD Use Agreement	138 units at 50% AMI	#05-2113092; September 1, 2005
	Vermont Seniors REVISED					12 units at 50% 13 units at 50%	4 units at 50% 3 units at 50%			
19	Villas at Gower 1726 North Gower St. Los Angeles, CA 90028	70	6	4	2	2 units at 30% 2 units at 35%	2 units at 35%	Declaration of Restrictive Covenants for Development & Operation of Affordable Housing	53 units at 30% AMI 16 units at 35% AMI	#10-1374040; September 28, 2010
20	Vista Monterey Senior Housing 4647 Huntington Dr. North Los Angeles, CA 90032	48	4	3	1	1 unit at 45% 1 unit at 50% 1 unit at 60%	1 unit at 50%	Regulatory Agreement & Declaration of Restrictive Covenant	5 units at 45% AMI 14 units at 50% AMI 4 units at 60% AMI	#03-1897025; July 2, 2003
21	Western Carlton Apts. (Western-Carlton Phase I) 5443 Carlton Way Los Angeles, CA 90028	61	6	4	2	3 units at 50% 1 unit at 60%	1 unit at 60% 1 unit TBD	Regulatory Agreement & Declaration of Restrictive Covenant	30 units at 50% AMI 31 units at 60% AMI	#99-0299152; February 24, 1999
22	Yale Terrace 716-734 S. Yale St. Los Angeles, CA 90012	55	5	3	2	2 units at 30% 1 unit TBD	1 unit at 30% 1 unit TBD	Regulatory Agreement & Declaration of Restrictive Covenant	9 units at 30% AMI 13 units at 50% AMI 5 units at 60% AMI	#06-0979245; May 4, 2006
	Total Units	2031	165	112	53					
	Additional Units:									

Attachment B - CRA/LA ACCESSIBILITY RETROFIT PROGRAM
DRAFT AFFORDABILITY PLAN

No.	Project Name Address	Total units	Accessible units Required	Mobility @ 5%	Sensory @ 2%	AMI Mobility units Summary	AMI Sensory units Summary	Affordability Covenant	All Units - Income Restrictions	Instrument No./ Date of Recording
	Imani Fe		8	6	2					
	Lofts at NoHo Commons		8	7	1					
	Vermont Seniors		6	6	0					
	Revised Total Units		187	131	56					

Attachment C
Photos of Retrofitted Units
Buckingham Place Senior Housing



Attachment C
Photos of Retrofitted Units



Attachment C
Photos of Retrofitted Units



Attachment C
Photos of Retrofitted Units



Attachment C
Photos of Retrofitted Units
Vermont Senior Housing



Attachment C
Photos of Retrofitted Units



Attachment C
Photos of Retrofitted Units



Attachment D

				Los Angeles City Recognized Obligation Payment Schedule (ROPS 23-24) - ROPS Detail																				NOTE: Modified to comply with DOF determination letter dated May 17, 2023		
				July 1, 2023 through June 30, 2024																						
				(Report Amounts in Whole Dollars)																						
				A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
DLA Line #	DLA ROPS #	DLA Cat.	DOF Item #	Project Name / Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract/ Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 23-24 Total	23-24A (July - December)					23-24A Total	23-24B (January - June)					23-24B Total	
														Fund Sources						Fund Sources						
														Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
											\$ 581,873,031		\$ 81,627,444	\$ -	\$ 10,237,844	\$ 3,767,956	\$ 15,293,837	\$ -	\$ -	\$ 29,299,637	\$ -	\$ -	\$ 202,520	\$ 52,125,287	\$ -	\$ 52,327,807
1	1813	1A	472	Bonds	Bonds Issued After 12/31/10	8/1/2016	9/1/2040	U.S. Bank, N.A.	2016 TAB Refunding (Taxable), \$329,060,100; Prin - \$12,920,000, Int - \$4,730,819	Various	201,291,079	N	\$ 17,650,819	-	-	-	-	-	-	\$ -	-	-	-	-	-	\$ 17,650,819
2	1791	1A	439	Bonds	Bonds Issued After 12/31/10	10/30/2014	12/1/2028	U.S. Bank, N.A.	2014 TAB Refunding, \$174,050,000 (Tax-Exempt); Prin - \$13,465,000 Int - \$3,676,000	Bunker Hill	85,684,388	N	\$ 17,141,000	-	-	-	-	-	-	\$ -	-	-	-	-	-	\$ 17,141,000
3	1814	1A	473	Bonds	Bonds Issued After 12/31/10	12/20/2013	9/1/2032	U.S. Bank, N.A. or Union Bank	2013 TAB Refunding, \$39,615,000 (Tax-Exempt) & \$21,995,000 (Taxable); Prin - \$2,715,000, Int-\$383,388	Adelante Eastside, Hollywood, Little Tokyo, Mid City Corridors & North Hollywood	9,737,289	N	\$ 3,098,388	-	-	-	-	-	-	\$ -	-	-	-	-	-	\$ 3,098,388
4	1815	1A	474	Bonds	Bonds Issued On or Before 12/31/10	6/26/2008	9/1/2038	U.S. Bank	Pooled Financing Bonds (Taxable), Series P, \$8,750,000; Prin - \$370,000, Int-\$508,000	Mid City Corridors & Vermont/Manc hester	10,018,000	N	\$ 878,000	-	-	-	-	-	-	\$ -	-	-	-	-	-	\$ 878,000
5	1816	1B	475	Bonds	Fees	10/24/1997	9/1/2040	U.S. Bank, N.A., Union Bank, Bank of New York, BLX, Kutak Rock, or Keyser Marston Associates	Trustee/Fiscal Agent Fees and Arbitrage analysis reports - Various Bonds.	Various	143,500	N	\$ 10,950	-	-	-	4,933	-	-	\$ 4,933	-	-	-	-	-	\$ 6,017
6	1833	3B	494	Legally binding and enforceable agreements or contracts	Third-Party Loans	3/5/2002	2/28/2029	NoHo Commons: Various Vendors	NoHo Commons. Contractual payments to owners: GS NoHo: \$1,988,277 SL NoHo: \$901,735 NoHo Commons: \$329,131 See note.	North Hollywood	17,123,585	N	\$ 3,219,143	-	-	-	3,219,143	-	-	\$ 3,219,143	-	-	-	-	-	\$ -
7	0995	3B	435	Legally binding and enforceable agreements or contracts	Third-Party Loans	6/6/2011	12/13/2040	Harbor Group International, LLC	The Vermont. Contractual payments pursuant to \$12.5M Promissory Note.	Wilshire Center/Koreato wn	21,320,899	N	\$ 1,852,355	-	-	-	1,852,355	-	-	\$ 1,852,355	-	-	-	-	-	\$ -
8	0694	3B	175	Legally binding and enforceable agreements or contracts	Third-Party Loans	3/12/2008	1/31/2042	MEPT Midtown Crossing LLC	Midtown Crossing. Contractual payments: Sr Note: \$5.0 million (max. pmt \$485,000); Jr Note: \$5.422 million (max. pmt \$365,000).	Mid City Corridors	14,980,185	N	\$ 850,000	-	-	-	850,000	-	-	\$ 850,000	-	-	-	-	-	\$ -
9	0847	3B	315	Legally binding and enforceable agreements or contracts	Third-Party Loans	9/4/2008	9/4/2041	BCORE Retail Pacoima Owner LLC	Plaza Pacoima. Contractual payments.	Pacoima/Panor ama City	2,640,964	N	\$ 217,578	-	-	-	217,578	-	-	\$ 217,578	-	-	-	-	-	\$ -
10	1480	3B	288	Loans or Moneys Borrowed by Agency	City/County Loan (Prior 06/28/11), Other	4/7/2004	8/1/2023	City of Los Angeles - Economic & Workforce Development Dept	Slauson/Central Retail Center. CRA/LA contractual share (55.5%) of City Sec. 108 loan payments to HUD. Final payment.	Council District 9	198,009	N	\$ 198,009	-	-	-	198,009	-	-	\$ 198,009	-	-	-	-	-	\$ -
11	1832	4A	493	Payments	Project Management Costs	7/1/2023	6/30/2024	Employees and Various Vendors: CalPERS, PayPro, Delta Dental, VSP, Sun Life	Active Employees (Program Delivery) Salaries and Benefits: Medical, Dental, Vision, Life Insurance.	N/A	726,645	N	\$ 726,644	-	-	-	363,322	-	-	\$ 363,322	-	-	-	363,322	-	\$ 363,322
12	1831	4A	492	Payments	Admin Costs	7/1/2023	6/30/2024	Employees and Various Vendors: CalPERS, PayPro, Delta Dental, VSP, Sun Life	Active Employees (Admin) Salaries and Benefits: Medical, Dental, Vision, Life Insurance.	Admin	130,341	N	\$ 130,340	-	-	65,170	-	-	\$ 65,170	-	-	-	65,170	-	-	\$ 65,170
13	1810	4B	468	Contracts or agreements necessary for continued administration or operation of agency	Miscellaneous	7/1/2023	6/30/2024	Various Vendors: CalPERS, PayPro, Delta Dental, VSP, Lincoln National Life Insurance	Retirees: Medical, Dental, Vision, Life Insurance.	N/A	64,002,187	N	\$ 2,219,316	-	-	-	1,125,408	-	-	\$ 1,125,408	-	-	-	1,093,908	-	\$ 1,093,908

NOTE: Modified to comply with DOF determination letter dated May 17, 2023

Attachment D

			Los Angeles City Recognized Obligation Payment Schedule (ROPS 23-24) - ROPS Detail																				NOTE: Modified to comply with DOF determination letter dated May 17, 2023									
July 1, 2023 through June 30, 2024																																
(Report Amounts in Whole Dollars)																																
			A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W							
DLA Line #	DLA ROPS #	DLA Cat.	DOF Item #	Project Name / Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract/ Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 23-24 Total	23-24A (July - December)					23-24A Total	23-24B (January - June)					23-24B Total							
														Fund Sources						Fund Sources												
														Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF								
14	1789	4C	431	Payments	Unfunded Liabilities	7/1/2023	6/30/2024	CalPERS	Pension Obligations. Mandatory employee contributions for Normal Costs and Unfunded Accrued Liability, based on CalPERS valuation dated June 30, 2021. See note.	N/A	128,759,906	N	\$ 8,853,293		-		-	1,349,521	7,448,089		-	\$ 8,797,610		-		-	55,683		-	\$ 55,683		
15	1819	6	478	Judgments and Settlements	Litigation	9/7/2017	9/7/2020	Various Vendors	ILCSC Settlement Agreement. Payments required to retrofit 250 units to comply with federal accessibility requirements. See Note.	Various	23,035,112	N	\$ 22,877,813		-		10,237,844	903,819		-		-	\$ 11,141,663		-		-	11,736,150		-	\$ 11,736,150	
16	1531	6A	348	Project specific legal costs	Legal	7/1/2023	6/30/2024	CRA/LA Self Insurance Fund	Self Insurance Retention. See note.	N/A	512,001	N	\$ 512,000		-		-	512,000		-		-	\$ 512,000		-		-	-		-	\$ -	
17	1767	6A	413	Project specific legal costs	Legal	5/17/2012	6/30/2024	Goldfarb and Lipman	Legal services to CRA/LA for various pending litigation matters.	Various	5,001	N	\$ 5,000		-		-		5,000		-		-	\$ 5,000		-		-	-		-	\$ -
18	1830	8A	491	Contracts or agreements necessary for continued administration or operation of agency	Admin Costs	7/1/2023	6/30/2024	Various Vendors	Administrative: General office supplies and services, equipment, vehicles, maintenance, computer/data/network/licenses/phones, insurance, accounting/finance services and temporary personnel.	Admin	736,001	N	\$ 736,000		-		-	598,650		-		-	\$ 598,650		-		-	137,350		-	\$ 137,350	
19	1284	8B	247	Contracts or agreements necessary for continued administration or operation of agency	Admin Costs	9/1/2010	8/31/2026	JMF Pershing Square LLC	CRA/LA-DLA office occupancy payments.	Admin	540,935	N	\$ 163,796		-		-	163,796		-		-	\$ 163,796		-		-	-		-	\$ -	
20	1640	8C	250	Legally binding and enforceable agreements or contracts	Admin Costs	1/1/2012	6/30/2024	Goldfarb and Lipman	Legal services to CRA/LA for administrative, transactional and non-litigation matters.	Admin	150,001	N	\$ 150,000		-		-	150,000		-		-	\$ 150,000		-		-	-		-	\$ -	
21	1766	8C	412	Project specific legal costs	Admin Costs	11/24/2021	12/31/2022	Burke Williams & Sorenson	Labor/Employment legal matters.	Admin	25,001	N	\$ 25,000		-		-	25,000		-		-	\$ 25,000		-		-	-		-	\$ -	
22	1764	8D	420	Legally binding and enforceable agreements or contracts	Property Maintenance	3/25/2008	6/30/2024	AON Risk Insurance Services/Cumbre	Insurance coverage (Liability, Property, Fidelity, Automobile, Public Officials) and other related insurance costs provided through Broker of Record.	ALL	92,001	N	\$ 92,000		-		-			-		-	\$ -		-		-	-	92,000		-	\$ 92,000
23	1720	8D	225	Legally binding and enforceable agreements or contracts	Property Maintenance	7/1/2023	6/30/2024	Various Vendors	Asset pre-disposition costs: Payments for maintenance of CRA/LA real property assets: utilities, security, fencing, property maint. and mgmt., title/escrow, and real estate services.	Various	20,001	N	\$ 20,000		-		-		10,000		-		\$ 10,000		-		-	-	10,000		-	\$ 10,000

NOTE: Modified to comply with DOF determination letter dated May 17, 2023

		Los Angeles City Recognized Obligation Payment Schedule (ROPS 23-24) - Notes July 1, 2023 through June 30, 2024	
DLA Line #	DLA ROPS #	DOF Item #	Notes/Comments
6	1833	494	Contractual payments per OPA.
14	1789	431	Annual Prepayment For UAL plus Biweekly Normal Costs.
15	1819	478	\$15,000 retained from DDR RPTTF and \$10,222,844 retained from unused ROPS 21-22 RPTTF. Other Funds listed for this enforceable obligation are retained from ROPS 21-22.
16	1531	348	As required under certain insurance policies, DLA pays for defense and/or indemnity costs associated with a claim, up to a specified amount, before the insurance policy responds to a covered loss.