Projects included in the Report:

1. USC: University Church Of Our Savior Church
2. 3025 South Figueroa Street Development
3. Stovall Villa Development
4. University Gateway
5. 511 W. 31st
6. Icon Plaza
7. 2700 South Figueroa Street
STATISTICS AT A GLANCE

| Total Project Size (sq ft):  | 19,752 |
| Community Facility (sq ft): | 13,864 |
| Institutional:              | 5,888  |

<table>
<thead>
<tr>
<th>Estimated Jobs Created:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Jobs (est.):</td>
</tr>
<tr>
<td>Permanent Jobs (est.):</td>
</tr>
</tbody>
</table>

Total Development Costs (TDC): $30 million
CRA/LA Investment: $0

EXPOSITION/UNIVERSITY PARK

USC - UNIVERSITY CHURCH OF OUR SAVIOR CHURCH

Project Description
Demolition of an outdated one-story church and student union, the Developer will replace it with a new one-to-two story church and student center. The Project will contain approximately 19,752 sq ft., comprised of a 5,888 sq ft church and a 13,864 sq ft, administrative and student center building with administrative offices, library, meeting rooms, lounge areas, and multi-purpose room. The Project's parking consists of 35 spaces, including five spaces on-site, and 30 spaces off-site.

Project Location
3207 SOUTH UNIVERSITY AVENUE

Elected Officials
- Council District 8, Bernard C. Parks
- County Supervisor District 1, Gloria Molina
- State Senate District 26, Curren D. Price Jr.
- Congress District 33, Diane Watson
- Assembly District 48, Mike Davis

Project Type
Institutional

Construction Category: New Construction

Project Features:
- Administration
- Community Center
- Recreation Center
- Religious

Developer / Participant(s)
Board Approved

Project Status

Completed Activities:
- Board Authorization to Execute Agreement, 11/05/09
- Preparation of Documents, 12/18/09

Scheduled Activities:
- Preparation of Construction Drawings, 04/01/10
- Construction Start, 04/23/10

Board Discretionary Action(s)
- Land Use Variance

LEED ® Attainment Level, Type Silver
Community Benefits
- Construction Local Hiring
- Living Wage Jobs
- Majority Union Jobs
- Prevailing Wage Jobs
EXPOSITION/UNIVERSITY PARK

3025 SOUTH FIGUEROA STREET DEVELOPMENT

Project Description
Privately financed project consisting of a three-story apartment building with 34 units and garage with 65 parking spaces and 154 bicycle spaces. The project is proposed for an approximately 30,700 square foot property two blocks away from USC. The site is currently improved with a one-story vacant warehouse.

Project Location
3025 South Figueroa Street, Los Angeles, CA 90007

Elected Officials
- Council District 8, Bernard C. Parks
- County Supervisor District 1, Gloria Molina
- State Senate District 26, Curren D. Price Jr.
- Congress District 33, Diane Watson
- Assembly District 48, Mike Davis

Project Type
Residential

Construction Category: New Construction

Type of Housing: Rental Housing

Project Features:
- Apartments
- Community Room
- Recreation Room

Developer / Participant(s)
Legal Owner / Borrower: Kehenassa, Ramin and Shirin

Project Status: Board Approved

Project Activities
Completed Activities:
- Board Authorization to Execute Agreement, 08/06/09
- Preparation of Documents, 11/27/09

Scheduled Activities:
- Execute Agreement, 02/26/10
- Preparation of Construction Drawings, 05/28/10
- Construction Start, 06/25/10

Board Discretionary Action(s)
- Land Use Variance

LEED ® Attainment Level, Type
Certified

Community Benefits
- Area Beautification
- Construction Local Hiring
- Development of underused lot
- Economic Revitalization
- Elimination of Blight
- Enhance Bike-ability
- Enhance Livability
- Enhance Public Safety
- Enhance Walkability
- Enhanced Pedestrian Environment
- Improve Image of Area
- Neighborhood Stabilization
- Promotes Tourism
- Revitalize key commercial corridor

STATISTICS AT A GLANCE

Estimated Jobs Created:
- Construction Jobs (est.): 61
- Permanent Jobs (est.): 2

Total Development Costs (TDC): $9 million
CRA/LA Investment: $0

Total Housing Units: 34
- Market Rate: 29
- Manager's Unit(s): 0

Total Affordable Housing Units: 5
- HCD Very Low Income Units: 0
- HCD Low Income Units: 0
- HCD Moderate Income Units: 0
- Undetermined Affordable Units: 5

Total Development Cost Per Unit: $276,471
## South Los Angeles Region

### Statistics at a Glance

<table>
<thead>
<tr>
<th>Estimated Jobs Created</th>
<th>Total Development Costs (TDC)</th>
<th>CRA/LA Investment</th>
<th>CRA/LA Investment % of TDC</th>
<th>Total Housing Units</th>
<th>Total Affordable Housing Units</th>
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<tbody>
<tr>
<td>Construction Jobs (est.)</td>
<td>$9 million</td>
<td>$663,000</td>
<td>7.37%</td>
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<td>31</td>
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<td>Permanent Jobs (est.)</td>
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<td></td>
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</table>

### Project Description

**Stovall Villa Development**

Stovall Villa will be integrated into the existing 97-unit Stovall Terrace. Stovall Villa will be an elevator serviced building with 32 one-bedroom units for senior citizens including a one-bedroom manager's unit. There will be three stories of housing over a ground floor containing a lobby, 1,360 square foot recreation room, lounge, offices for management, and a supportive service coordinator and parking.

### Project Location

535 W. 41st Street, LA, CA

### Elected Officials

- Council District 9, Jan Perry
- County Supervisor District 2, Mark Ridley-Thomas
- State Senate District 22, Gilbert A. Cedillo
- Congress District 33, Diane Watson
- Assembly District 48, Mike Davis

### Project Type

Residential

**Construction Category:** New Construction

**Type of Housing:** Rental Housing

### Project Features:

- Affordable Housing
- Apartments

### Developer / Participant(s)

**Developer:** Laurel Place West Hollywood

**Legal Owner / Borrower:** Laurel Place West Hollywood

**Developer Partner(s):**

- West Hollywood Community Housing Corp
- Waset Inc.

**Public Agency Partners:** Community Redevelopment Agency of the City of Los Angeles (CRA/LA)

### Project Status

Under Construction

### Project Activities

**Completed Activities:**

- Board Authorization to Execute Agreement, 07/16/09
- Construction Start, 02/26/10

**Scheduled Activities:**

- Certificate of Completion, 07/01/11

### Agreement Type(s)

- Loan Agreement

### Board Discretionary Action(s)

- Density Bonus

---

**Objective Code(s):** HO1000

---

**Maps created by CRA/LA GIS Team**
SOUTH LOS ANGELES REGION

EXPOSITION/UNIVERSITY PARK

UNIVERSITY GATEWAY

Project Description
To meet the housing demands of USC’s growing student population, this mixed-use transit-oriented development housing and retail complex.

Project Location
Northwest corner of Jefferson Boulevard and Figueroa Street.

Elected Officials
- Council District 9, Jan Perry
- County Supervisor District 1, Gloria Molina
- State Senate District 26, Curren D. Price Jr.
- Congress District 31, Xavier Becerra
- Assembly District 48, Mike Davis

Project Type
Mixed Use

Construction Category: New Construction

Type of Housing: Rental Housing

Project Features:
- Apartments
- Restaurant / Food Services
- Retail
- Sports / Fitness Center
- Student Housing

Developer / Participant(s)
Developer: Urban Partners, LLC
Developer Partner(s): BRE/UG Investor Group [The Blackstone Group]

Project Status: Under Construction

Project Activities
Completed Activities:
- Board Action, 07/06/06
- Construction Start, 07/01/08

Scheduled Activities:
- Certificate of Completion, 07/30/10

Board Discretionary Action(s)
- Environmental Approval
- Land Use Variance

Community Benefits
- Design will incorporate elements from USC campus design to ensure compatibility with surrounding area.
- Enhance Livability
- Improve Image of Area
- Increase Supply of Housing Stock
- Increased supply of student housing will alleviate pressure on local housing market.
- Neighborhood serving retail
- Prevailing Wage Jobs

CRA/LA Policies Applied
- Prevailing Wage

STATISTICS AT A GLANCE

Total Project Size (sq ft): 83,000
Commercial - Retail (sq ft): 83,000

Estimated Jobs Created:
- Construction Jobs (est.): 909
- Permanent Jobs (est.): 202

Total Development Costs (TDC): $150 million
CRA/LA Investment: $0

Total Housing Units: 421
Market Rate: 421
Manager's Unit(s): 0

Total Affordable Housing Units: 0
- HCD Very Low Income Units: 0
- HCD Low Income Units: 0
- HCD Moderate Income Units: 0
- Undetermined Affordable Units: 0

Total Development Cost Per Unit: $356,285

Maps created by CRA/LA GIS Team
### Statistics at a GLANCE

<table>
<thead>
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<th>Value</th>
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<tbody>
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<tr>
<td>Commercial - Retail (sq ft)</td>
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<tr>
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<td>Construction Jobs (est.)</td>
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<tr>
<td>Permanent Jobs (est.)</td>
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<td>Total Development Costs (TDC)</td>
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<tr>
<td>CRA/LA Investment</td>
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<td>Total Housing Units</td>
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<td>Market Rate</td>
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<td>Manager's Unit(s)</td>
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<tr>
<td>Total Affordable Housing Units</td>
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</tr>
<tr>
<td>HCD Very Low Income Units</td>
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</tr>
<tr>
<td>HCD Low Income Units</td>
<td>0</td>
</tr>
<tr>
<td>HCD Moderate Income Units</td>
<td>0</td>
</tr>
<tr>
<td>Undetermined Affordable Units</td>
<td>0</td>
</tr>
</tbody>
</table>

### Exposition/University Park

#### 511 W. 31st

**Project Description**

This project contains student apartments and commercial space, as well as parking and bicycle parking. One historic single-family home currently on the site will be relocated to the University Park Historic Preservation Overlay Zone (HPO2).

**Project Location**

**Primary Address:**

501-511 West 31st Street, Los Angeles, CA 90007

**Location Description:**

Southern portion of the block bounded by 30th St (N), Flower St (E), 31st St (S), and Figueroa St (W).

**Elected Officials**

- Council District 9, Jan Perry
- County Supervisor District 1, Gloria Molina
- State Senate District 22, Gilbert A. Cedillo
- Congress District 31, Xavier Becerra
- Assembly District 48, Mike Davis

**Project Type**

Mixed Use

**Construction Category:** New Construction

**Type of Housing:** Rental Housing

**Project Features:**

- Apartments
- Retail
- Student Housing

**Developer / Participant(s)**

Developer: Pablo P. Vitar

**Project Status:** Board Approved

**Project Activities**

**Completed Activities:**

- Board Authorization to Execute Agreement, 07/02/09

**Scheduled Activities:**

- Preparation of Documents, 06/30/10
- Preparation of Construction Drawings, 08/01/10
- Construction Start, 10/29/10

**Board Discretionary Action(s)**

- Land Use Variance

**Community Benefits**

- Construction Local Hiring
- Development of underused lot
- Enhance Bike-ability
- Historic Preservation
- Increase Commercial / Retail Shopping Opportunities
- Increase Supply of Housing Stock
- Project will provide 90 bicycle space.

**CRA/LA Policies Applied**

- Construction Jobs Local Hiring Program
## EXPOSITION/UNIVERSITY PARK

### ICON PLAZA

#### Project Description
The project is a six-story mixed use building with approximately 99,000 square feet of floor area comprised of 56 units of student housing, 18,220 square feet of ground floor retail, approximately 159 on-site parking spaces, and 133 bicycle spaces.

#### Project Location
3574-3584 South Figueroa Street, Los Angeles, CA 90007

#### Elected Officials
- Council District 9, Jan Perry
- County Supervisor District 2, Mark Ridley-Thomas
- State Senate District 26, Curren D. Price Jr.
- Congress District 31, Xavier Becerra
- Assembly District 48, Mike Davis

#### Project Type
Mixed Use

- **Construction Category:** New Construction
- **Type of Housing:** Rental Housing

#### Project Features:
- Affordable Housing
- Retail
- Student Housing

#### Developer / Participant(s)
**Legal Owner / Borrower:** The Icon Plaza at USC, LLC

#### Project Status:
Board Approved

#### Project Activities
**Completed Activities:**
- Design Drawings Review, 02/01/09
- Board Authorization to Execute Agreement, 05/21/09

**Scheduled Activities:**
- Preparation of Construction Drawings, 06/13/10
- Design Drawings Approval, 09/24/10
- Construction Start, 11/19/10

#### Board Discretionary Action(s)
- Design Review
- Land Use Variance

### STATISTICS AT A GLANCE

<table>
<thead>
<tr>
<th>Category</th>
<th>Value</th>
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<td>Total Project Size (sq ft)</td>
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<tr>
<td>Commercial - Retail (sq ft)</td>
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<td>Estimated Jobs Created:</td>
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<td>Total Development Jobs (est.)</td>
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<td>Total Development Costs (TDC)</td>
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<tr>
<td>CRA/LA Investment:</td>
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<td>Total Housing Units:</td>
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<td>Manager's Unit(s):</td>
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<td>Total Affordable Housing Units:</td>
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<td>HCD Very Low Income Units:</td>
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<td>HCD Moderate Income Units:</td>
<td>0</td>
</tr>
<tr>
<td>Undetermined Affordable Units:</td>
<td>0</td>
</tr>
</tbody>
</table>

### Sustainability

- **Sustainable Elements:**
  - Bicycle Storage/Changing Rooms
- **LEED® Attainment Level, Type:**
  - Certified, Formal Certification

### Community Benefits

- Development of underused lot
- Enhance Bike-ability
- Enhance Walkability
- Improve Image of Area
- Increase Supply of Housing Stock
- Neighborhood serving retail
- Project will include 133 bicycle parking spots.
**EXPOSITION/UNIVERSITY PARK**

### 2700 SOUTH FIGUEROA STREET

**Project Description**

This project consists of seven-story building with 171 student apartments, approximately 22,500 square feet of ground level retail space, 228 parking spaces and 193 bicycle spaces.

**Project Location**

2700 S. Figueroa Street, Los Angeles, CA 90007

**Elected Officials**

- Council District 9, Jan Perry
- County Supervisor District 1, Gloria Molina
- State Senate District 22, Gilbert A. Cedillo
- Congress District 31, Xavier Becerra
- Assembly District 48, Mike Davis

**Project Type**

Mixed Use

**Construction Category:** New Construction

**Type of Housing:** Rental Housing

**Project Features:**

- Apartments
- Retail
- Student Housing

**Developer / Participant(s)**

- University of Southern California

**Project Status:** Under Construction

**Project Activities**

**Completed Activities:**

- Board Authorization to Execute Agreement, 07/02/09
- Preparation of Documents, 12/04/09
- Preparation of Construction Drawings, 01/08/10
- Construction Start, 02/01/10

**Scheduled Activities:**

- Certificate of Completion, 06/30/11

**Board Discretionary Action(s):**

- Environmental Approval
- Land Use Variance

---

**STATISTICS AT A GLANCE**

<table>
<thead>
<tr>
<th>Total Project Size (sq ft):</th>
<th>22,500</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial - Retail (sq ft):</td>
<td>22,500</td>
</tr>
</tbody>
</table>

**Estimated Jobs Created:**

- Construction Jobs (est.): 200
- Permanent Jobs (est.): 45

**Total Development Costs (TDC):** $51 million

**CRA/LA Investment:** $0

**Total Housing Units:** 171

- Market Rate: 171
- Manager's Unit(s): 0

**Total Affordable Housing Units:** 0

- HCD Very Low Income Units: 0
- HCD Low Income Units: 0
- HCD Moderate Income Units: 0
- Undetermined Affordable Units: 0

**Total Development Cost Per Unit:** $298,246

---

**LEED ® Attainment Level, Type**

Silver, Formal Certification

**Community Benefits**

- Area Beautification
- Catalytic project
- Construction Local Hiring
- Developer contributes to nonprofit organization
- Developer to pay $500,000 in school fees.
- Developer to pay $700,000 in Parks and Recreation (Quimby) fees.
- Development of underused lot
- Economic Revitalization
- Elimination of Blight
- Enhance Bike-ability
- Enhance Livability
- Enhance Public Safety
- Enhance Walkability
- Enhanced Pedestrian Environment
- Improve Image of Area
- Improved Infrastructure
- Increase Commercial / Retail Shopping Opportunities
- Neighborhood serving retail
- Neighborhood Stabilization
- Project includes 193 bicycle spaces.
- Revitalize key commercial corridor

**CRA/LA Policies Applied**

- Construction Jobs Local Hiring Program

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**HARBOUR REGION**

Project ID: 100432

Objective Code(s): LA3350

Data Last Updated: 2/19/2010

Report Generated: 5/7/2010

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