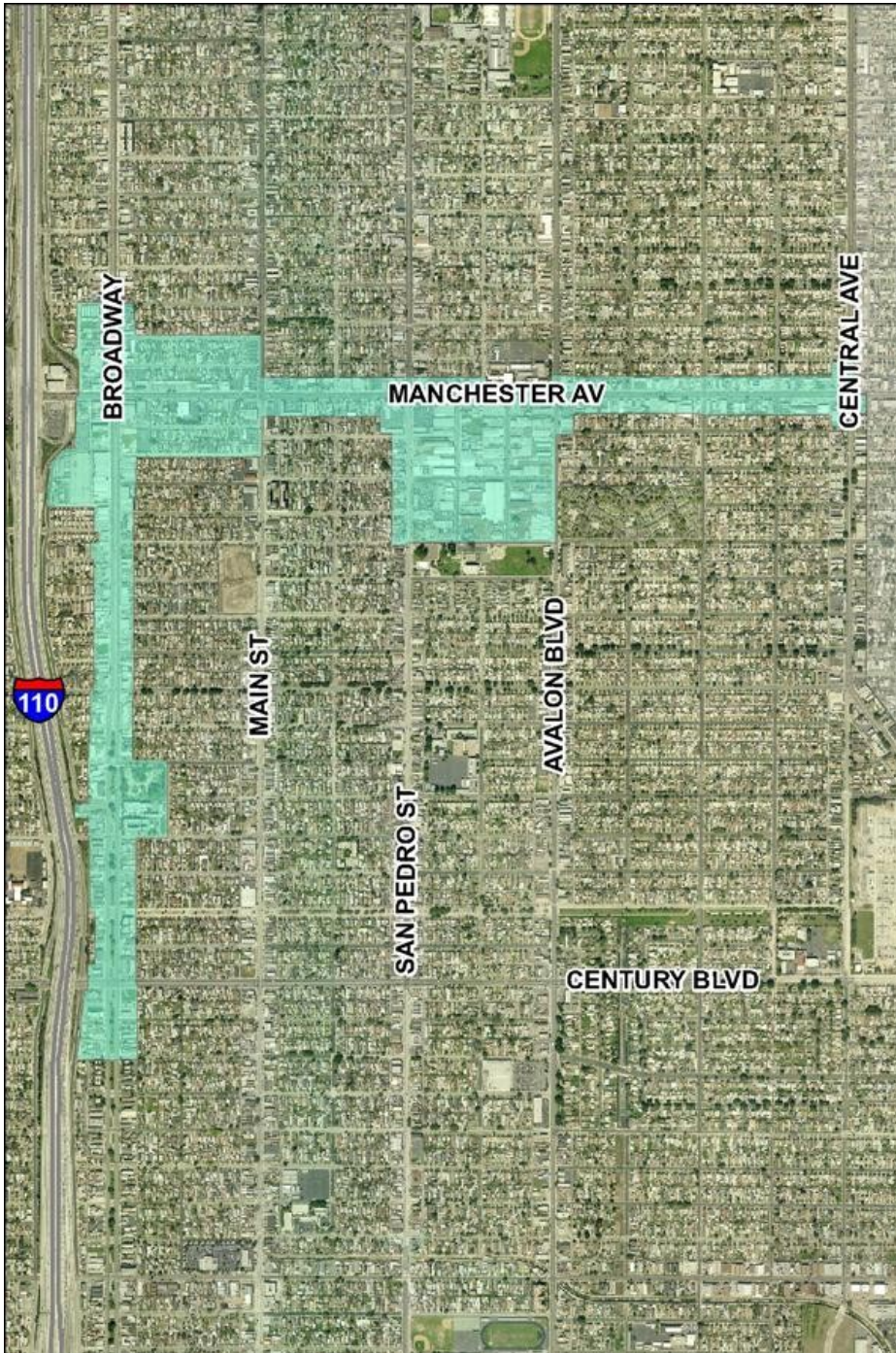


SOUTH LOS ANGELES REGION

BROADWAY/MANCHESTER

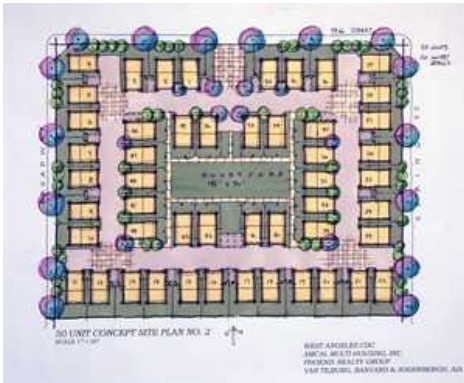
Projects included in the Report:

1. Broadway Villas
2. Sheenway Heritage Charter High School



Maps created by CRA/LA GIS Team

SOUTH LOS ANGELES REGION



Maps created by CRA/LA GIS Team

BROADWAY/MANCHESTER

BROADWAY VILLAS

Project Description

This project (a portion of the larger site) is a wood-frame, mixed-use development including affordable rental units for seniors, ground-floor retail space fronting Broadway Avenue, as well as office space and indoor and outdoor amenities for residents.

Project Location

Primary Address:
9402-9422 S. Broadway, Los Angeles, CA 90003

Location Description:
Broadway Villas encompasses approximately an acre of the larger 2.78 acres that CRA/LA owns.

Elected Officials

- Council District 8, Bernard C. Parks
- County Supervisor District 2, Mark Ridley-Thomas
- State Senate District 26, Curren D. Price Jr.
- Congress District 35, Maxine Waters
- Assembly District 48, Mike Davis

Project Type

Mixed Use
Construction Category: New Construction
Type of Housing: Rental Housing

Project Features:

- Affordable Housing
- Apartments
- Retail
- Senior Housing
- Traditional Office

Developer / Participant(s)

Developer: AMCAL Multi-Housing, Inc.

Project Status: Pre-Approval

Project Activities

Completed Activities:

- Board Action, 05/17/07
- Loan Committee, 07/29/09
- Board Action, 08/06/09

Scheduled Activities:

- Identify Funding Sources, 05/31/10
- Board Action, 12/31/10

Agreement Type(s)

- Loan Agreement

Board Discretionary Action(s)

- Land Use Variance

LEED® Attainment Level, Type

Silver, Formal Certification

Community Benefits

- Area Beautification
- Catalytic project
- Construction Local Hiring
- Enhance access to public services
- Enhanced Pedestrian Environment
- Improve Image of Area
- Increase Commercial / Retail Shopping Opportunities
- Increase Supply of Housing Stock
- Living Wage Jobs
- Neighborhood serving retail
- Prevailing Wage Jobs
- Provides retail in under-served area
- Revitalize key commercial corridor

CRA/LA Policies Applied

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

STATISTICS AT A GLANCE

Total Project Size (sq ft):	4,400
Commercial - Retail (sq ft):	3,000
Community Room (sq ft):	1,400
Estimated Jobs Created:	
Construction Jobs (est.):	67
Total Development Costs (TDC): \$12 million	
CRA/LA Investment: \$2 million	
CRA/LA Investment % of TDC:	15.38%
Total Housing Units: 38	
Market Rate:	0
Manager's Unit(s):	1
Total Affordable Housing Units: 37	
HCD Very Low Income Units:	0
HCD Low Income Units:	17
HCD Moderate Income Units:	20
Undetermined Affordable Units:	0
Total Development Cost Per Unit: \$307,895	
CRA/LA Investment Per Restricted Unit: \$48,649	

SOUTH LOS ANGELES REGION



Maps created by CRA/LA GIS Team

BROADWAY/MANCHESTER

SHEENWAY HERITAGE CHARTER HIGH SCHOOL

Project Description

Demolition of nine existing structures and construct a new two story charter high school building consisting of 30,407 sq. ft. with 61 surface parking spaces.

Project Location

Primary Address:
10101 South Broadway, LA, CA

Location Description:
Entire block

Elected Officials

- Council District 8, Bernard C. Parks
- County Supervisor District 2, Mark Ridley-Thomas
- State Senate District 26, Curren D. Price Jr.
- Congress District 35, Maxine Waters
- Assembly District 48, Mike Davis

Project Type

Institutional

Construction Category: New Construction

Project Features:

- Charter School
- Nonprofit Organization

Developer / Participant(s)

Legal Owner / Borrower: Sheen Educational Foundation

Project Status: Board Approved

Project Activities

Completed Activities:

- Design Drawings Review, 11/27/09
- Design Drawings Approval, 12/23/09
- Board Authorization to Execute Agreement, 01/21/10
- Preparation of Documents, 03/12/10
- Preparation of Construction Drawings, 04/09/10
- Design Drawings Review, 04/20/10

Scheduled Activities:

- Construction Start, 08/30/10
- Certificate of Completion, 05/15/11

Board Discretionary Action(s)

- *Land Use Variance*

Sustainable Elements

- Bicycle Storage/Changing Rooms
- Controllable Lighting Systems
- Controllable Thermal Systems
- Cool roof
- Diversion of Construction Waste
- Energy Efficient and Load Reduction Methods
- Formaldehyde-free adhesives
- Improved Indoor Air Quality
- Materials Conservation and Reuse
- Native landscaping
- No or Low VOC paint, carpeting, and/or adhesives
- On-site Storage Area for Recyclable Materials
- Public Open Space
- Stormwater Management
- Water Efficient Landscaping
- Water Use Reduction

LEED® Attainment Level, Type

Certified, NONE

Community Benefits

- Construction Local Hiring
- Development of underused lot
- Elimination of Blight
- Enhance Bike-ability
- Enhance Public Safety
- Improve Image of Area
- Living Wage Jobs
- Neighborhood Stabilization
- Provides Local Education Opportunities

STATISTICS AT A GLANCE

Total Project Size (sq ft): 30,400
Institutional: 30,400

Estimated Jobs Created:
Construction Jobs (est.): 419
Permanent Jobs (est.): 32

Total Development Costs (TDC): \$8 million
CRA/LA Investment: \$0