ECONOMIC DEVELOPMENT POLICY COMMITTEE
Thursday, November 12, 2020
9:00 a.m. – 10:00 a.m.

Virtual/Microsoft Teams Meeting

Call-in number: 1-323-776-6996 Access Code: 831 836 193#

AGENDA

1.	Introductions	
2.	Legislative update (CEO)	5 minutes
3.	Business Relief Funds update (LACDA, DCBA)	15 minutes
4.	COVID-19 Portal and Website update (DCBA)	5 minutes
5.	Willowbrook Joint Development Project (LACDA)	20 minutes
6.	West Carson EIFD update (CEO, Kosmont Consulting)	15 minutes
7.	Public comment	

NOTE:

Please send comments to EconomicDevelopment@ceo.lacounty.gov by Wednesday November 11th at noon. They will be shared with the Committee prior to the meeting.

LA REGIONAL COVID FUND

$100,000,000

ROUND 6

TYPE	ROUND 6
Total Applicants Round 6	7,195

ROUND 6 APPLICANTS

TYPE	ROUND 6
Total	**7,195**
Microentrepreneur (under $100k)	4,183
Very Small Business (between $100K-$1M)	2,399
Small Business (between $1M-$5M)	449
Very Small Nonprofit (under $1M)	164
Small Nonprofits (between $1M-$5M)	-

DISTRICT	ROUND 6
Total	**7,195**
First District	1,107
Second District	1,819
Third District	2,101
Fourth District	953
Fifth District	1,215

FINALISTS DISTRIBUTION BY JURISDICTION

		R6	Total Awards
County	641	60%	$8,255,000
Unincorporated	*105*	*10%*	*$1,355,000*
City of Los Angeles	424	40%	$5,440,000
Total:	1,065		$13,695,000

FINALISTS TOTAL BY TYPE

	Number	Award Amount	Percent
Microentrepreneur (under $100k)	296	$1,480,000	11%
Very Small Business (between $100K-$1M)	636	$9,540,000	70%
Small Business (between $1M-$5M)	68	$1,700,000	12%
Very Small Nonprofit (under $1M)	65	$975,000	7%
Small Nonprofits (between $1M-$5M)	-	-	-
Total	**1,065**	**$13,695,000**	**100%**

FINALISTS BY DISTRICT

DISTRICT	FINALISTS	AWARD AMOUNT	%
Total	**1,065**	**$13,695,000**	
First District	254	$3,270,000	24%
Second District	277	$3,545,000	26%
Third District	162	$2,120,000	15%
Fourth District	179	$2,265,000	17%
Fifth District	193	$2,495,000	18%

FINALIST BY DISTRICT AND TYPE

First District	RD6	%	Amount
	254	**24%**	**$3,270,000**
Micro	71	3%	$355,000
Very Small Biz	150	16%	$2,250,000
Small Biz	17	3%	$425,000
Very Small NP	16	2%	$240,000
Small NP			

Second District	RD6	%	Amount
	277	**26%**	**$3,545,000**
Micro	76	3%	$380,000
Very Small Biz	168	18%	$2,520,000
Small Biz	15	3%	$375,000
Very Small NP	18	2%	$270,000
Small NP			

Third District	RD6	%	Amount
	162	**15%**	**$2,120,000**
Micro	43	2%	$215,000
Very Small Biz	99	11%	$1,485,000
Small Biz	12	2%	$300,000
Very Small NP	8	1%	$120,000
Small NP			

FINALIST BY DISTRICT AND TYPE

Fourth District	RD6	%	Amount
	179	**17%**	**$2,265,000**
Micro	54	2%	$270,000
Very Small Biz	104	12%	$1,560,000
Small Biz	12	2%	$300,000
Very Small NP	9	1%	$135,000
Small NP			

Fifth District	RD6	%	Amount
	193	**18%**	**$2,495,000**
Micro	52	2%	$260,000
Very Small Biz	115	13%	$1,725,000
Small Biz	12	2%	$300,000
Very Small NP	14	1%	$210,000
Small NP			

QUESTIONS

SMALL BUSINESS REVITALIZATION GRANT PROGRAM (County Only)

Stats as of Nov 9, 2020

Total Funds: **$9,500,000**

Available: **$8,120,000**

Supervisorial District	Total Applications	% Share of Submitted Applications	Total Approved Grants	Total Amount Funded	% Share of Approved Grants	Denied	In Process
1	27	12%	4	$ 120,000.00	11%	16	7
2	23	10%	4	$ 120,000.00	11%	16	3
3	40	18%	0	$ -	0%	34	6
4	60	26%	12	$ 360,000.00	33%	30	18
5	73	32%	16	$ 480,000.00	44%	18	39
Out of Area	3	1%	0	$ -	0%	0	3
Test App	1						
	227	**100%**	**36**	**$ 1,080,000**	**100%**	**114**	**77**

SMALL BUSINESS REVITALIZATION GRANT PROGRAM (County & City of LA)

Stats as of Nov 9, 2020

Total Funds:

Available:

Supervisorial District	Total Applications	% Share of Submitted Applications	Total Approved Grants	Total Amount Funded	% Share of Approved Grants	Denied	In Process
1	13	24%	3	$ 90,000.00	30%	2	8
2	13	24%	1	$ 30,000.00	10%	9	3
3	18	33%	4	$ 120,000.00	40%	2	12
4	6	11%	1	$ 30,000.00	10%	2	3
5	4	7%	1	$ 30,000.00	10%	2	1
	54	**100.00%**	**10**	**$ 300,000**	**1**	**17**	**27**

CHILD CARE PROVIDER GRANT PROGRAM

Progress Report

	SD 1		SD 2		SD 3*		SD 4		SD 5		SUMMARY		
	Child Care Family Home	Child Care Center	Child Care Family Home	Child Care Center	Child Care Family Home	Child Care Center	Child Care Family Home	Child Care Center	Child Care Family Home	Child Care Center	Child Care Family Home	Child Care Center	Total
Allocation:	$480,000	$880,000	$510,000	$1,000,000	$20,000	$40,000	$260,000	$480,000	$310,000	$520,000	$1,580,000	$2,920,000	$4,500,000
% Used:	133%	50%	39%	24%	100%	100%	69%	67%	97%	100%	84.81%	53.42%	64.44%
Grant:	$10,000	$40,000	$10,000	$40,000	$10,000	$40,000	$10,000	$40,000	$10,000	$40,000			
Goal:	48	22	51	25	2	1	26	12	31	13	158	73	231
Funded:	$640,000	$440,000	$200,000	$240,000	$20,000	$40,000	$180,000	$320,000	$300,000	$520,000	$1,340,000	$1,560,000	$2,900,000
Approved:	64	11	20	6	2	1	18	8	30	13	134	39	173
Pending:									1	0	1	0	1
Denied:													
Declined				1									

	Grants Funded	Amount
All Districts	81	$1,210,000

	SPA 1	SPA2	SPA 3	SPA 4	SPA 5	SPA 6	SPA 7	SPA 8	Summary
Grants Approved	10	16	62	0	3	5	43	34	173

*adjusted from admin funds: $13,650

11/11/2020

HOUSING
COMMUNITY
ECONOMIC

LACDA

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

ECONOMIC DEVELOPMENT POLICY COMMITTEE MEETING

WILLOWBROOK JOINT DEVELOPMENT PROJECT

November 12, 2020

1.3 acres

11.4 acres

TOTAL: 12.7 acres

File: J:\CDC Projects\ER\CUSD Site.mxd
Date Saved: Monday, July 9, 2018
Prepared By: Michael Chong

Image courtesy of the LAR-IAC
Natural Color Orthogonal Imagery 2014

Agreed Upon Project Parameters

Compton Unified School District (CUSD) and the Los Angeles County Development Authority (LACDA) sought to meet certain policy goals and objectives:

- Address quality education/skills training, quality housing, and economic development opportunities;
- Provide an ongoing income stream to CUSD for much needed capital improvements;
- Provide project management expertise for the entirety of the process; and
- Utilize Catalytic Development Funds (CDF) to explore redevelopment opportunities with the intent to reimburse the Fund.

Timeline and Request for Proposals (RFP) Process

- August 14, 2018 – Board of Supervisors (BOS) adopted a motion to explore development with CUSD
- February 11, 2019 – BOS approved Memorandum of Understanding (MOU) with CUSD
- July-September 2019 – Martin Luther King (MLK) Medical campus stakeholder engagement
- November 19, 2019 – Jointly developed RFP with the LACDA and CUSD was issued
- December 12, 2019 – Mandatory proposers' conference
- January 30, 2020 – RFP responses were due
- April-May 2020 – Review panel met to review applications and held interviews
- June 15, 2020 – LACDA staff presented scoring and recommendations to CUSD management

Timeline and RFP Process (continued)

- July 7, 2020 – CUSD management held finalist interviews with Developers to get concurrence with interview panel and LACDA recommendations
- July 14, 2020 – CUSD Board authorized negotiation with the recommended RFP respondent
- August 2020 – Confirmation of State Board of Education Approvals for school district reuse of educational facility
- October 29, 2020 – Completion of Exclusive Negotiating Agreement (ENA) negotiations
- November 24, 2020 – Approval by BOS

Project Benefits to LACDA and the County of Los Angeles (County)

- Use of CDF in a project with a high likelihood of return on investment (ROI)
- Collaboration with other public agencies – shared policy goals
- Leverages existing resources (CUSD underutilized property)
- Fosters economic growth and opportunities via expansion of Charles R. Drew University of Medicine and Science (CDU)
- Leverages the recently approved Willowbrook transit-oriented development (TOD) Specific Plan
- Creation of a template for other opportunities

Development Team Organization

- CDU/MLK Wellness Collaborative, LLC, which is comprised of the following members*
  - Charles R. Drew University of Medicine and Science
  - Thomas Safran and Associates, Inc.
  - Century Housing Corporation

* all equal membership

Development Program/Project Overview

Program Component	Unit Count or Square Footage (SF)
Affordable Housing*	252 units
Workforce Housing*	70 units
Residential Dormitory (CDU)	263 units
Office, Research, and Clinical (CDU)	46,000 SF
Administrative Office (MLK Community Hospital)	40,000 SF
Administrative Office (Drew Child Development Center and other)	50,000 SF
Athletic and Open Space	90,000 SF

*bedroom count, unit mix, and income levels to be defined during ENA period

PHASING PLAN

Legend

Phase #1
- Student Housing
- Affordable Housing
- Parking

Phase #2
- Community Building
- Workforce Housing
- Office Building

Phase #3
- Affordable Housing

Phase #4
- Parking
- Affordable Housing

Phase #5
- Student Housing

Phase #6
- Community Building

Phase #7
- Athletic Field
- Athletic Building

CDU Property Line

Ground Lease Area

CDU Existing & Proposed Buildings

Phased Activities

Phase	Activity	Start Date	End Date
1	Affordable, Student Housing, and Parking	2023	2027
2	Community Building, Workforce Housing, Office Space	2023	2025
3	Affordable Housing	2023	2027
4	Parking and Affordable Housing	2024	2026
5	Student Housing	2023	2027
6	Community Building	2025	2027
7	Athletic Field, Athletic Building	2024	2026

Note: Final phasing strategy, unit count, affordability levels, and square footage to be negotiated during ENA period

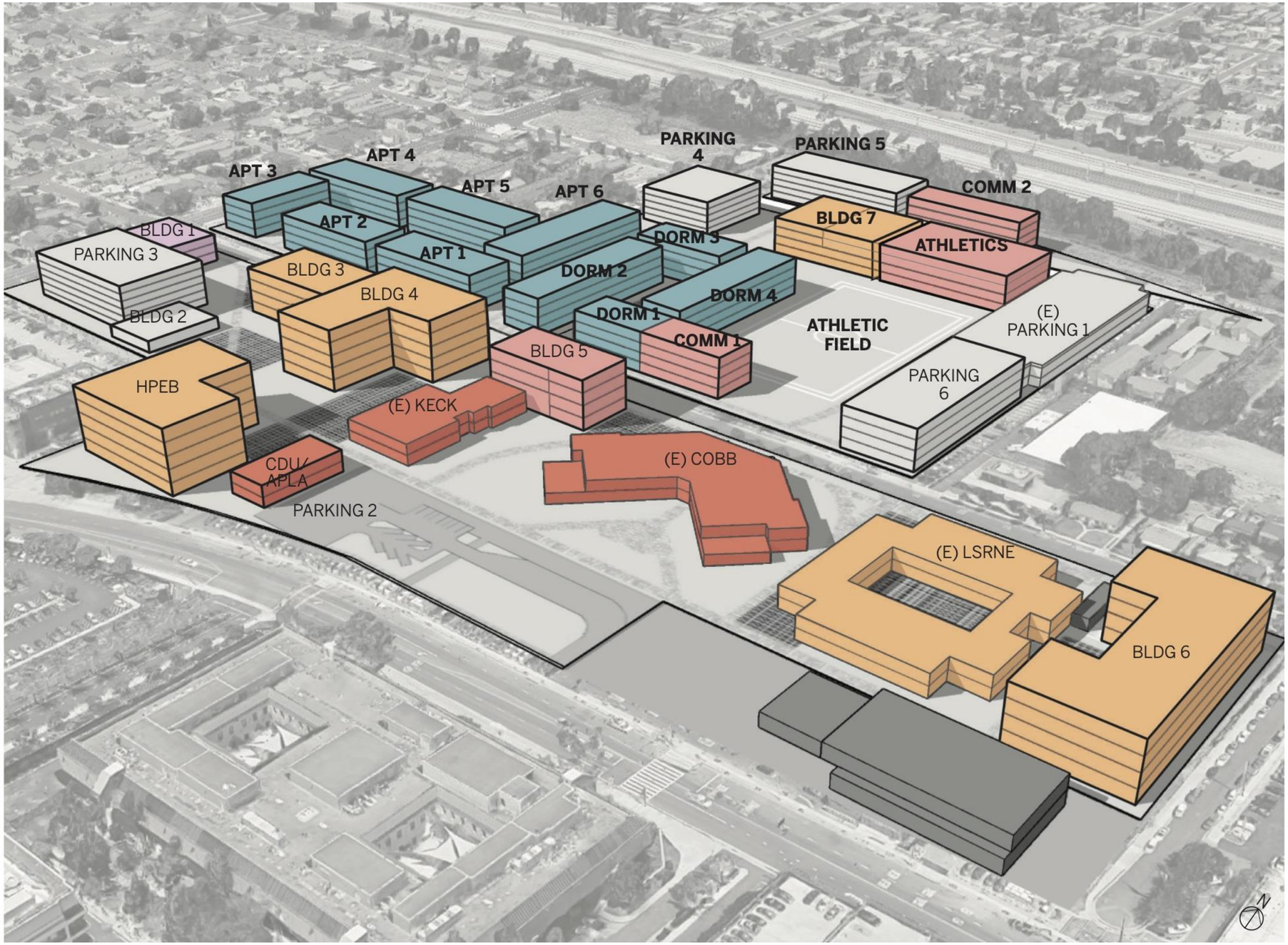
VISION & MASTER PLAN PROCESS

▲ Rancho Cienega Rec Center, Baldwin Hills, Hood Design Studio

▲ Rancho Cienega Rec Center, Baldwin Hills, Hood Design Studio

▲ Clippers Plaza, Inglewood, Hood Design Studio

ARCHITECTURAL MASSING & SCALE



Legend

- Student Services
- Education & Research
- Public Facilities
- Housing
- Administration
- Operations & Support

Project Timeline/Next Steps

- November 12, 2020 – EDPC presentation
- November 24, 2020 – Approval by County to negotiate and execute ENA & MOU amendment
- December 2020 – CUSD Board ratification of the ENA and approval of MOU amendment
- January 2021 – Execution of ENA and initiation of entitlements and ground lease negotiations

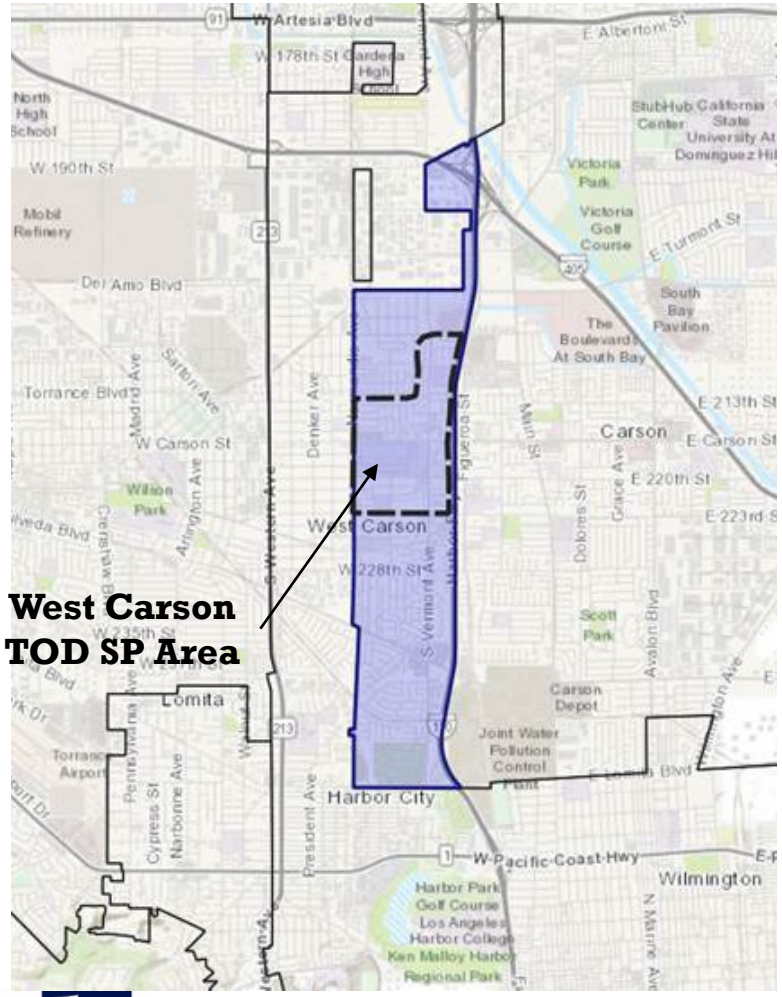
Questions?

Financing Critical Infrastructure

West Carson TOD
Enhanced Infrastructure Financing District (EIFD)
EDPC Update

November 12, 2020

West Carson EIFD Overview



- ✓ West Carson Transit Oriented District Specific Plan (WCTODSP) adopted in October 2019:
  - Housing, commercial, industrial
  - Harbor-UCLA Medical Center Master Plan (HUCLA MP)
  - BioTech park
- ✓ $136 million infrastructure investment needed to support new development:
  - Transit connections, streets, and circulation – create transit-oriented area
  - Open space and recreation – requested in public meetings
  - Utility upgrades, parking – support BioTech park job growth
- ✓ LA County – SCAG partnership on EIFD to help fulfill County goals
  - Fulfills Goal 12 of "Our County" sustainability plan – coordinated funding and partnerships
  - Connect new jobs, housing, and transit
  - Dedicated funding for LA County Affordable Housing Trust Fund
  - County projects to comply with prevailing wage, local/targeted worker policies, and CEQA environmental review

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EIFD Fiscal Impact

✓ Overall, EIFD demonstrates positive fiscal impact on County General Fund

Proposed Enhanced Infrastructure Financing District for						**West Carson County Unincorporated**						
						Impact to County General Fund						
County Contribution / Development Scenarios												
Scenario	*County Contribution*	*Projects Completed*	*Net to County (NPV)*	*Infrastructure Funding Requirement*	*Revenue in Excess of Debt Service*	*Total Available Funding*	*Infrastructure Funding Requirement*	*Infrastructure Funding Excess*	*County Share in Excess (NPV)*	*Total County Share (NPV)*	*20% L&M Set Aside (NPV)*	*Annual Maintenance (NPV)*
1 Base Case	0%	0%	$ 133,595,245	$ -	$ -	$ -	$ -	$ -		**$ 133,595,245**	$ -	$ -
2 Expected EIFD	90%	100%	$ 82,430,986	$ 136,000,000	$ 257,344,165	$ 334,897,165	$ 136,000,000	$ 198,897,165	$ 66,094,602	**$ 148,525,589**	$ 46,333,207	$ 22,970,718
Fiscal Impact of EIFD:										**$ 14,930,343**	**$ 46,333,207**	**$ 22,970,718**

Notes:

- Scenario 1 – No EIFD. Net to County $ is from tax revenue for parcels within the proposed EIFD project area with Assessed Values projected at 2% annual growth. Net Present Value at 3%.
- Scenario 2 – County contributes 90% of its 30.5% share. Under this scenario, 100% of the EIFD projects will be completely funded by year 31. The County contribution to the EIFD will be limited to the amount necessary to cover outstanding bond payments in subsequent years. Excess funds will be returned to the County General Fund. Affordable Housing set-aside of 20% of total EIFD funds will go to the County Affordable Housing Trust. Annual maintenance costs of $830,000 million for parks and broadband included.

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EIFD Oversight – Public Financing Authority

Public Financing Authority (PFA):

- Government Code Section 53398.51.1
- Local public agency subject to Brown Act, California Public Records Act, Political Reform Act of 1974
- Governing board of the EIFD
- Membership – Supervisors Ridley-Thomas, Hahn, and Solis or representatives; Dan Rosenfeld and David Louie (public members)
- Drives the preparation and community outreach of the draft Infrastructure Financing Plan
- Annual review of Infrastructure Financing Plan, independent financial audit, public hearing by June 30
- Future meetings to approve financing of projects by majority vote

Status and Next Steps

- ☑ Board of Supervisors Resolution of Intent to begin formation of EIFD – May 12, 2020
- ☑ Public Financing Authority Boardmembers appointed – July 2020
- ☐ Public Financing Authority holds 3 public hearings to receive feedback on the EIFD:
  - Sept 8 – Introduction / Public Meeting
  - Oct 20 – First Public Hearing (receive comments)
  - Dec 1 – Second Public Hearing (amend/adopt IFP)
  - **Dec 8 – BOS Resolution to adopt IFP and contribute tax increment to EIFD**
  - Jan 19 – Third Public Hearing (tentative – file protests)
- ☐ January 2021 – Resolution and ordinance to form EIFD

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Disclaimer

The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

Discussions or descriptions of potential financial tools that may be available to the City are included for informational purposes only and are not intended to be to be "advice" within the context of this Analysis.

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THANK YOU

Questions?

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