

MEETING DATE: **3.23.15**

AGENDA ITEM: (1) Discussion of the Projected Funding Shortfall for Housing Programs Provided by the City and (2) Provide Direction to the City Manager/Executive Director as Deemed Appropriate.

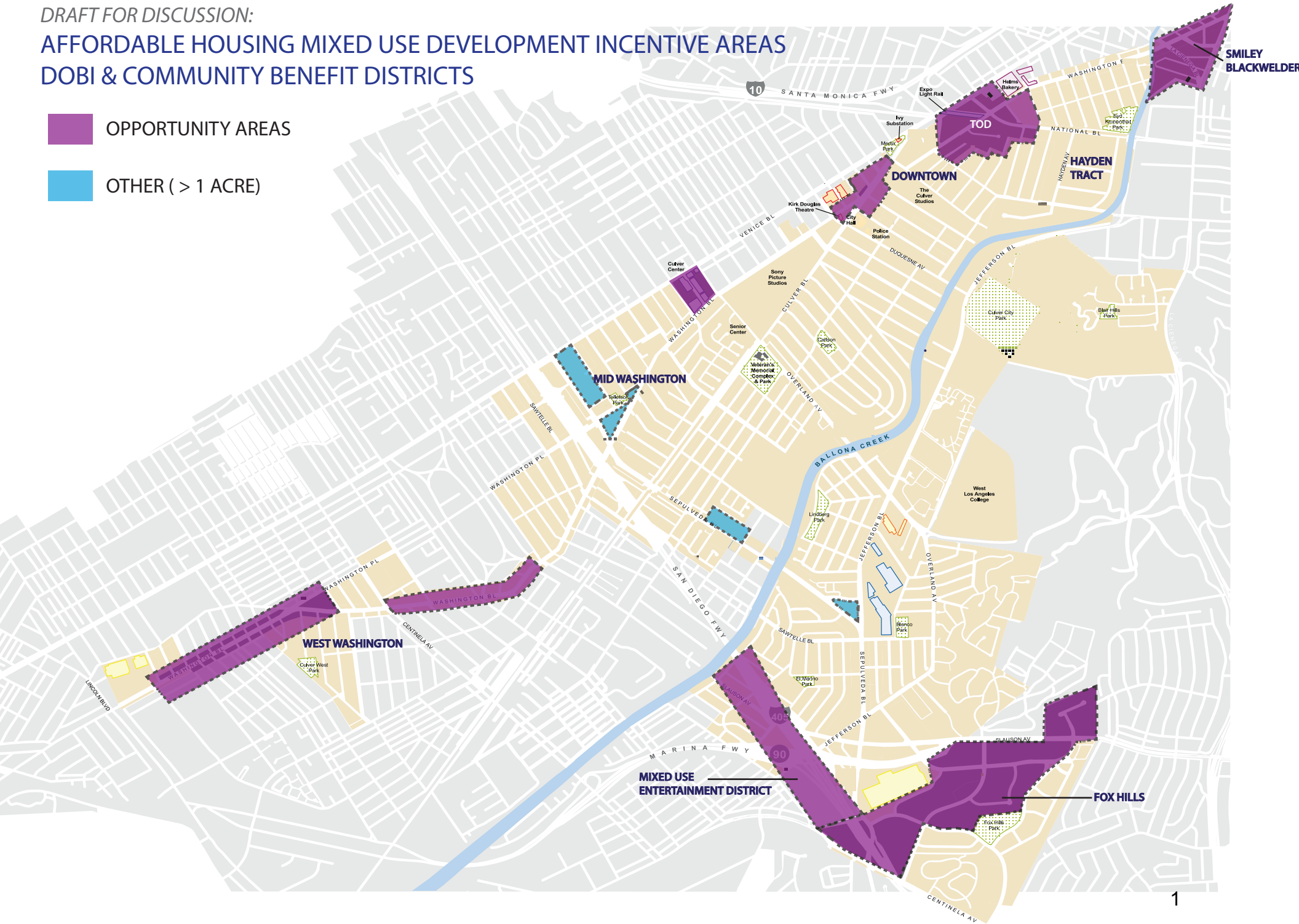
ATTACHMENTS

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1. Affordable Housing Incentive Area (AFIA) Map	1
2. Tabulation of Affordable Housing Units in AFIA	2 - 3

DRAFT FOR DISCUSSION:

AFFORDABLE HOUSING MIXED USE DEVELOPMENT INCENTIVE AREAS DOBI & COMMUNITY BENEFIT DISTRICTS

- OPPORTUNITY AREAS
- OTHER (> 1 ACRE)



**Affordable Housing Mixed Use Development Incentive Areas
DOBI & Community Benefits
Build-Out Estimates**

West Washington						
Address	Use	Lot Size	Base Density Units @ 50 du/ac	DOBI @ 35% Units	Total Units	Affordable Units
11510 Washington Blvd	Samosa House	23,000 sf	26	9	35	4
12860 Washington Blvd	Pollo Loco	10,000 sf	11	4	15	2
12727 Washington Blvd	99 Cents Store	28,100 sf	32	11	43	5
12788 Washington Blvd	Auto Zone	18,500 sf	21	8	29	3
13432 Washington Blvd	Encore Motel	13,342 sf	14	6	20	2
Totals			104	38	180	16
Mid Washington						
Address	Use	Lot Size	Base Density Units @ 50 du/ac	DOBI Units @ 35%	Total Units	Affordable Units
11039 Washington Blvd	MGM Auto Body	16,544 sf	19	7	26	3
Totals			19	7	26	3
Sepulveda						
Address	Use	Lot Size	Base Density Units @ 50 du/ac	DOBI Units @ 35%	Total Units	Affordable Units
3800-16 Sepulveda Blvd	Carl's Jr.	69,904 sf	80	28	108	13
3848 Sepulveda Blvd	Nursery Site	43,560 sf	50	18	68	8
4520 Sepulveda Blvd	Pep Boys	68,824 sf	79	28	107	13
4512 Sepulveda Blvd	AAA	34,412 sf	39	14	53	6
Totals			248	88	336	40

Downtown						
Address	Use	Lot Size	Base Density Units @ 50 du/ac	DOBI Units @ 35%	Total Units	Affordable Units
9727 Washington Blvd	Bank of The West	28,516 sf	32	12	44	5
9809 Washington Blvd	Chase Bank & Parking Lot	42,160 sf	48	17	65	8
Totals			80	29	109	13
TOD						
Address	Use	Lot Size	Base Density Units @ 65 du/ac	DOBI @ 35%	Total Units	Affordable Units
8855 Washington Blvd	Howard Industries	118,047 sf	176	62	238	22
3700 Robertson Blvd	FedEx	96,267 sf	143	50	193	18
Totals			319	112	431	40
Smiley Blackwelder						
Address	Use	Lot Size	Base Density Units @ 50 du/ac	DOBI @ 35%	Total Units	Affordable Units
5880 Adams Blvd	Warehouse	58,000 sf	66	23	89	11
5850 Washington Blvd	Nuts Warehouse	42,650 sf	49	18	67	8
Totals			115	41	156	19
Fox Hills/Entertainment District						
Address	Use	Lot Size	Base Density Units @ 50 du/ac	DOBI @ 35%	Total Units	Affordable Units
6229 Bristol Parkway	Fox Hills Shopping Ctr	249,598 sf	286	100	386	46
6135 Bristol Parkway	Office Bldg & Surface Parking	105,415 sf	121	42	163	19
6167 Bristol Parkway	Office Bldg & Surface Parking	173,692 sf	199	70	269	33
5902 Green Valley Circle	Office Bldg & Surface Parking	237,402 sf	272	95	367	44
6109 Centinela Avenue	Double Tree/Entrada Site	217,800 sf	250	88	338	40
Totals			1128	395	1523	182