

**EARTHQUAKE DISASTER ASSISTANCE PROJECT
FOR PORTIONS OF COUNCIL DISTRICT 7**

**PROPOSED
FIVE-YEAR IMPLEMENTATION PLAN
(FY2000 – FY2004)**

[HEALTH & SAFETY CODE SECTION 33490]

Adopted: January 18, 2001

I. INTRODUCTION AND BACKGROUND

The Earthquake Disaster Assistance Project for Portions of Council District 7 (the "Project") is located in the northeast San Fernando Valley and includes portions of the communities of Arleta, Lakeview Terrace, Mission Hills, North Hills, North Hollywood, Pacoima, Panorama City, Sun Valley, Sylmar, and Van Nuys. The Project consists of approximately 2,914 acres and is generally bounded by the San Diego Freeway on the west, the Foothill Freeway on the north and east, and Victory Boulevard on the south.

The Earthquake Disaster Assistance Plan (the "Plan") and the corresponding Five-Year Implementation Plan for the Project were adopted by the Los Angeles City Council on December 6, 1994. The purpose of the Plan is to provide for and facilitate the repair, restoration, demolition and/or replacement of property or facilities severely damaged as a result of the devastating 1994 Northridge Earthquake and its subsequent aftershocks and pursuant to the Community Redevelopment Disaster Project Law, Health and Safety Code, Part 1.5, as it existed at the time of the adoption of the Plan.

The proposed Five-Year Implementation Plan describes programs to facilitate the continued recovery from the Northridge Earthquake. It is not the objective of the Disaster Assistance Plan or the Five-Year Implementation Plan to eliminate

blight, as the California Community Redevelopment Law defines the term. The Disaster Project Law eliminates the requirement that a project be a blighted area. No finding of blight was made for the adoption of the Disaster Assistance Plan because there was no need to identify blighted conditions or how the project would improve or alleviate blight. It is not the intent of the Five-Year Implementation Plan to eliminate conditions of blight but rather the ongoing recovery from the Northridge Earthquake.

II. SPECIFIC GOALS AND OBJECTIVES OF THE AGENCY FOR THE PROJECT AREA AND HOW THEY WILL HELP TO PROMOTE RECOVERY

The goals and objectives of this Plan are the undertaking, carrying out, or approval of programs and projects to maintain, repair, restore, demolish, or replace buildings, structures, areas or facilities damaged or destroyed as a result of the Earthquake, and to perform actions necessary to prevent or mitigate an emergency located within the Project Area in accordance with the Plan, local codes and ordinances. In order to restore earthquake-damaged residences and businesses, prevent economic loss and revitalize the local commercial economy, it is necessary to provide loans and grants for direct repairs and gap financing. There also has been economic dislocation and permanent loss of jobs due to damage to major employers and the resultant impacts on support businesses. In order to restore the economic vitality of the community's commercial areas, it may be necessary to enhance these areas in order to draw customers back and to increase the availability of jobs.

A. Objectives of the Disaster Assistance Plan

To implement the goals of the Disaster Assistance Plan, the following objectives are sought:

1. The provision of financial and technical assistance to owners and tenants of residential, commercial, and other real property and improvements damaged as a result of the Earthquake.
2. The maintenance and promotion of private sector investment within the Project Area to prevent the loss of and to restore commercial sales activity.
3. The replacement and improvement of the community's supply of housing (inside or outside the Project Area), including opportunities for low- and moderate-income households, multiple family housing, and areas with concentrated damage. The provision of housing choices and improvements of the quality of housing for all income and age groups, especially for persons with very low and moderate income; and the provision of home ownership opportunities and other housing choices which meet the needs of the resident population.

4. The achievement of an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Plan.
5. The preservation of the Area's existing employment base and restoration of local job opportunities affected by the earthquake by assuring that Council District residents, especially those with very low, low and moderate incomes, shall be given reasonable preference in any new employment created as a result of the repair, reconstruction and recovery work generated by Agency funding in the Project area, including long-term employment opportunities.
6. The retention and restoration of as many existing businesses as possible by means of Recovery activities and by encouraging and assisting the cooperation and participation of owners, businesses, non-profit and local development corporations and public agencies in the Recovery of the Project Area.
7. Promote and encourage the establishment and development of businesses serving the identified the needs of the community, enhance the commercial environment and maximize the creation of jobs and commercial opportunities for area residents.
8. The preservation of the area's existing employment base and restoration of local job opportunities affected by the Earthquake.
9. The Recovery of areas which are damaged, stagnant or adversely impacted as a result of the Earthquake.
10. The repair or amelioration of the vehicular circulation systems; water, sewer and storm drain systems; off-street parking; and other similar public improvements, facilities and utilities whose deficiencies adversely affect the Project Area.
11. The preparation of planning and implementation programs focused on the need to facilitate the reconstruction and Recovery of residential, commercial and industrial areas, particularly where damage is concentrated or where there is otherwise a need for Recovery efforts because of damage resulting from the Earthquake.
12. The provision of input from affected owners, residents, businesses and community organizations, with the assistance of the Council Office, to insure widespread public information and input as recommendations for recovery are prepared for City Council consideration.

13. The development of programs and projects that emphasize owner participation and which encourage tenants to re-enter buildings that have been reconstructed or newly developed during implementation of this Plan.
14. The development of programs that would create incentives and support services to involve community organizations, such as non-profit developers, in Recovery and revitalization activity. First-priority of all such programs will be given to local persons who reside in the Project Area or Council District or persons or entities who own property or businesses in the Project Area.
15. The improvement of the quality of life and the environment and the promotion and preservation of a positive image and safe environment for the community.
16. The promotion and encouragement of the retention and Recovery of all segments of the arts and recreation as valuable parts of the Project Area; as well as the support of facilities necessary to foster the arts and recreation. Recognizing the diverse character of the neighborhood, the promotion and encouragement of the development of cultural facilities within the community in open spaces necessary to support attractive residential neighborhoods and commercial centers.
17. Support and encourage the retention and recovery of community service facilities, programs, and projects which will restore the Project Area as damaged by the Earthquake and which will promote full physical, social and economic recovery from the adverse affect thereof.
18. To coordinate, with appropriate public and private agencies, the development and implementation of disaster preparedness programs.

B. How the Goals and Objectives will help to Promote Recovery

Implementation of the goals and objectives for the Earthquake Disaster Assistance Project for Portions of Council District 7 will assist in reversing the impact of physical damage brought about by the Northridge Earthquake. It will also provide the means to assist in the economic recovery of the community, such as by protecting and promoting development and employment and by installing new or replacing existing infrastructure; thus bringing economic stability much needed in this area.

III. SUMMARY OF PAST ACCOMPLISHMENTS

The activities undertaken to implement the Disaster Assistance Plan since inception of the Project are consistent with the objectives of local land use controls, community and specific plans, zoning ordinances, and other building and development regulations. The priorities in implementing the Plan have been to repair, rehabilitate, and restore residential areas, commercial and industrial areas, and infrastructure improvements. In 1995 the Council Office appointed a Community Advisory Committee (CAC) to help implement the objectives of the Plan.

The San Fernando Valley's economy experienced a recession in the early 1990's affecting the stability of the area. This factor coupled with the physical damage produced by the earthquake, resulted in an economic decline of the area. At the time the Plan was approved, the Agency was not financially able to fund programs that would help to promote the recovery of the Project because of a loss of property value, a substantial reduction in assessed valuation, and resulting lack of tax increment. In addition, the Agency and Los Angeles County were not able to agree on the year the assessment roll would begin, creating a legal conflict not yet resolved. Thus, programs that were established for the Project had to be discontinued and/or put on hold until funding became available.

A. Residential Recovery Program

The 1994 Northridge Earthquake affected the entire Council District 7. Although there was concentrated damage in the industrial and commercial corridors, there was also some scattered damage to the residential area. Recognizing the need to address this damage, several programs were established to assist in the prevention of further deterioration of damaged structures, improve seismic safety, and promote incentives to restore neighborhoods and encourage residents to return or relocate within the area. At the time the Plan was adopted, the Agency and the City Council made the finding of benefit enabling the Agency to provide assistance in the Project Area as well as throughout the entire Council District 7 in order to improve and increase the affordable housing stock.

The following programs were implemented in the Project, starting in 1996:

1. Residential Rehabilitation Micro Loan Program

This program was designed for the rehabilitation of single-family dwellings in Council District 7 to repair earthquake damage and to correct code and incipient code violations. Under this program,

\$346,803 was spent for the rehabilitation of 18 units. This program was discontinued because of lack of funding and due to the fact that there were other resources in the community for housing rehabilitation. Specifically, the Los Angeles Housing Department had funding available to assist earthquake damaged buildings; thus the Agency focused in helping residents to access that Department's programs.

2. HUD Repo Program

Funding was allocated to this program to enable the Agency to purchase and rehabilitate homes in Council District 7 that the United States Housing and Urban Development Department (HUD) repossessed. City Council appropriated \$130,000 to support this program. The Agency submitted offers for several homes identified as possible candidates for the program; however, none of the offers was accepted. Funds allocated to this effort were reprogrammed to another activity.

A similar effort to the HUD Repo Program was undertaken by Hope America, a non-profit organization in Council District 7, for the purchase and rehabilitation of condominium units. Hope America, with assistance from the Agency, was to purchase available units in disrepair, repair them and then sell them to qualified prospective owners. Due to the fact that no funding was available to this effort, this program was discontinued.

3. Down Payment Assistance/Closing Cost Assistance Program

This program was to provide assistance to low- and moderate-income families in the purchase of a single family home in Council District 7. The goal was to make home ownership available to qualified families in addition to attracting new residential owner occupants to the area. The program was designed to assist with down payment/closing costs in order to make monthly payments affordable. This program was discontinued for lack of funding.

4. First Time Home Buyer Incentive Program

This program was a trial program established at the request of the Council Office. The program was to provide a grant of up to \$7,500 to families interested in purchasing a single family home in Council District 7. The requirement was for the families to attend a first time home-buyer seminar. The incentive grants could have been utilized for exterior painting, window replacement, fencing, landscaping, roof repairs, and lighting improvements related to security.

It was contemplated that this and the HUD Repo Program were to work in conjunction with each other. Two home-buyer seminars were held by

the Agency. Technical assistance provided in this effort, as well as the Repo Program was at a cost of \$3,400. As was the case with HUD Repo Program, this program was also discontinued.

5. Seismic Gas Shut-Off Valve Safety Demonstration Program

Fires caused by leaking natural gas as a result of the 1994 Northridge earthquake caused considerable damage throughout Council District 7. This demonstration program was the first of its kind in the City of Los Angeles and was developed to provide for the purchase and installation of these fire/explosives mitigation devices to assist property owners in making their communities a safer place to live.

Shut-off valves were purchased at a cost of approximately \$200 per unit and were awarded through a community lottery to owners of single family homes. Seven manufacturers of valves participated in this program.

In addition to six safety valves installed at an apartment complex, a total of 94 units have been installed throughout the ten communities in the Project. Southern California Gas Company installed the valves. To date, a total of \$25,000 was spent on this program.

B. Commercial/Industrial Recovery Program

This program was designed to assist in the rehabilitation and recovery of commercial facilities damaged by the Northridge Earthquake. Target areas for assistance are the commercial corridors of the project area, which include major commercial/industrial corridors along Van Nuys Boulevard, Sepulveda Boulevard, Foothill Boulevard, and San Fernando Road in the northeast area of the San Fernando Valley. Commercial façade improvement initiatives along these corridors were reviewed and approved by the CAC. CAC's work resulted in a study to be used as a guideline for commercial revitalization in the Project Area.

1. Commercial/Industrial Earthquake Recovery Loan Program (CIERLP)

Under this Program, four commercial rehabilitation loans at 0% interest rate were awarded and work completed in four separate buildings within the Project Area. A total of \$2.1 million was awarded for commercial rehabilitation through this program.

This Program was established for a period of two years. Because of lack of available funds, the CIERLP was discontinued in the Project Area.

2. Retail/Industrial Market Study

In 1996, the Agency contracted with Natelson Associates and Udewitz and Associates for \$118,000 to conduct a market feasibility study for the Project Area (“Natelson/Udewitz study”). The purpose of the study was to evaluate retail and commercial areas and their potential for revitalization. The study examined socioeconomic data and land use and their relationship to the revitalization of the area. Various revitalization strategies were outlined by the study.

Based on future demand and growth, the study made specific recommendations identifying available locations and types of needed retail and industrial development.

The study specifically recommended the establishment of business improvement districts; financing mechanisms to assist the community; improvements to commercial building façades, streetscape and landscape improvement programs; marketing campaigns; and programs to address crime and security.

Following completion of the Natelson/Udewitz study, the CAC formed a number of subcommittees to assess the recommendations and findings of the study and develop priorities and revitalization strategies for the Project Area. As a result of the study and CAC’s follow up work, efforts emerged to bring about the revitalization of the Van Nuys Commercial Corridor.

3. Van Nuys Boulevard Commercial Corridor

Based on the recommendations in the Natelson Study and those made by the CAC, a specific strategy was developed for the Van Nuys Boulevard Commercial Corridor. This corridor offers many opportunities for revitalization as it includes the most significant concentration of retail development in the Project Area. The Agency entered into a \$25,000 contract with the Valley Economic Development Corp. for the development of an economic strategy for the corridor to provide a variety of options for consideration.

In the general area of Van Nuys Boulevard approximately one-half mile south of Roscoe Boulevard, there was a private sector effort resulting in the development of a “big-box” retail/restaurant/entertainment and industrial center constructed on the former GM Assembly Plant. There still remains five acres of land available for development, which originally was to be used for a police facility. However, since a different site will be used for the Police Department, the acreage remains available for development.

The Agency provided technical assistance towards an analysis of benefit to determine if it was feasible for Walmart to become an anchor at the Panorama Mall. This effort resulted in Walmart locating there in 1998. The Walmart occupies two stories of retail space in the former Broadway Department Store building at the intersection of Roscoe and Van Nuys Boulevards.

In the corner of Van Nuys Boulevard and Titus Street, there is a 13-story building on a three-acre site, damaged during the Northridge Earthquake, identified by the Natelson/Udewitz study as having potential for development. Panorama Towers, as this building is known, has been vacant since the earthquake due to heavy structural damage. The building was red tagged by the Department of Building and Safety. This structure offers 100,000 square feet of floor area that could be made available for office and retail use. The re-use of the building site will require major rehabilitation and/or demolition and new development.

The Agency also provided technical assistance to determine the feasibility of locating a Gigante Supermarket on a site where the GEMCO discount store was located at the corner of Van Nuys Boulevard and Beechy Street. After negotiations, Gigante decided to locate approximately one-half mile south in a vacated supermarket. The GEMCO site, which is quite substantial in size, remains vacant with potential for development. The Los Angeles Unified School District has indicated a possible interest in this site for development of a high school.

C. Economic Recovery Program

Efforts were made to identify the feasibility of revitalizing target areas within the Project. This included the identification of locations and means of providing new job opportunities and training; new facilities and programs to enhance the physical appearance of the area and programs to assist in the retention, expansion, and attraction of business. The Natelson/Udewitz study aided in this effort, as well as an on-going study specifically undertaken for the revitalization of the Hansen Dam area.

The Agency has also been involved in the design and implementation of the Targeted Neighborhood Initiative Program, designed to provide streetscape improvements and transportation enhancements, along Van Nuys Boulevard between Laurel Canyon and San Fernando Road.

1. Targeted Neighborhood Initiative (TNI)/ Pacoima Partners

The Mayor's Office established this program in 1996 in cooperation with Council Offices, City Departments, and the Agency. The purpose of the program was to identify target areas for improvement with the use of Community Development Block Grant funds. The program, originally established for a three-year period, is now entering its fourth year of existence. It has a budget of \$1 million per year and provides for improvements in twelve specific areas within the City of Los Angeles.

The Pacoima Town Center, located on Van Nuys Boulevard between Laurel Canyon and San Fernando Road, has been designated as one of the areas where the TNI program is to be implemented. The CRA was the lead for the program for the first two years. However, the Agency continues to provide technical assistance.

To aid in the implementation of the TNI program, the Agency was instrumental in the formation of a community-based organization called Pacoima Partners. This Partnership is composed of representatives of the community, various City Departments, and representatives of elected officials.

Pacoima Partners is now actively working to provide streetscape improvements, transportation enhancements, commercial façade treatments, and local management of TNI programming.

2. Community Cultural Facility

Recognizing the need for a cultural facility and at the direction of the Council Office, the Agency facilitated efforts to design an Environmental Awareness Center and library in an area immediately adjacent to Hansen Dam, at the corner of Foothill Boulevard and Osborne Street.

In 1997, \$250,000 of Community Development Block Grant funds were allocated to the Agency for the creation of the center. At the same time, City Council also designated funds to create a new Lakeview Terrace Branch Library at the same location. The purpose of the project was to increase public awareness of environmental and ecological issues, promote sustainable design, education, nurture community pride, and help create job opportunities.

In March of 1999, City Council transferred the \$250,000 to the Library Department as well as responsibility for development and construction of the entire project.

3. Hansen Dam Economic Revitalization

This area encompasses 135 acres and is located adjacent to the Lakeview Terrace, Pacoima, and Sun Valley communities. The Department of Water and Power (DWP) owns several large parcels of land in this area as the site of the San Fernando Valley electrical generating facility. This facility is used on a limited basis. DWP is interested in exploring the potential re-use of all or a part of the site.

In order to develop strategies for this area, the Agency contracted with the firm of Gruen Associates in August of 1999 to conduct the Hansen Dam Economic Development Strategy Study. This study was originally to be completed in June of 2000. The contract was amended and the new completion date is now December of 2000.

The study, funded partially by DWP and partially by the Agency, will cost \$180,000. The purpose of the study is to provide a comprehensive study and analysis of the physical and economic conditions of the area. In addition, the study will identify the economics, physical improvements, and marketing strategies to be used to improve and enhance the area in a systematic fashion.

IV. SUMMARY OF PROGRESS UNDER THE PREVIOUS FIVE-YEAR IMPLEMENTATION PLAN (FY 1995-FY1999)

The Earthquake Disaster Assistance Project for Portions of Council District 7 was adopted in 1994. Activities related to the Project did not begin until the following year. The activities reported in Section III above cover this period of time. Additional activities not reported previously in this Implementation Plan document are outlined below.

At the direction of the City Council and in close coordination with the Council Office, and based on the recommendations of the Natelson Study, in 1997 the Agency initiated planning and processing to determine the feasibility of implementing a redevelopment project in the area. This proposed project included portions of the Earthquake Disaster Assistance Project. The goals of this proposed redevelopment project were commercial, industrial and residential revitalization; the provision of public improvements and facilities; business retention and job creation, beyond the capacity of the Earthquake Disaster Assistance Project.

For a period of one year, most of Agency staff efforts assigned to the Earthquake Disaster Project concentrated on planning, liaison with a 23-member Project Area Committee (PAC), and preparation of legal documents required for approval of the proposed North East San Fernando Valley Redevelopment Project. At the direction of Council Office, this process was to be completed in a period of 18 months.

In July of 2000, Councilman Alex Padilla introduced a Resolution for City Council action disbanding the PAC. Subsequently, he placed a two-year moratorium on the proposed Project. This action put on hold all Agency activity related to the Proposed Redevelopment Project. Agency staff designated to work on the proposed redevelopment project has been re-assigned to work full time on the Recovery Project.

The Earthquake Disaster Assistance Project for Portions of Council District 7 was adopted in 1994; however, implementation activities related to the Project did not begin until 1996. The activities reported in Section III above cover the period between 1995 and 1999. Additional activities not reported previously in this Implementation Plan document are outlined below.

A. Project Financing

Agency staff has been administering the Project's financial resources and expenditures, including managing debt service obligations. Staff also administers short and long term financial planning. To date, approximately \$350,000 has been spent in the task of financial administration.

B. Project General

Staff has been administering the Project's ongoing activities, including maintaining a site office, meeting public notification requirements, providing public information and responding to inquiries from developers, property owners, and others. The cost for the general administration of this Project in the last five years has been approximately \$1 million.

V. SPECIFIC PROJECTS AND EXPENDITURES PROPOSED TO BE MADE DURING THE NEXT FIVE YEARS AND HOW THEY WILL HELP MITIGATE THE IMPACTS OF THE NORTHRIDGE EARTHQUAKE

The FY2000–FY2004 Five-Year Implementation Plan for the Earthquake Disaster Assistance Project for Portions of Council District 7 will focus on the following goals:

- Provide for and facilitate the repair, restoration, demolition, replacement, and/or re-use of property damaged as a result of the 1994 Northridge Earthquake and its subsequent aftershocks.
- Continue to work with the community to implement programs for commercial façade improvements, streetscape improvements, and tree planting.
- Coordinate with Public Works Department to improve streets and alleys.

- Continue to support efforts to improve and create housing (inside and outside of the Project Area), including opportunities for low-and moderate-income households and multi-family housing and housing for older people.
- Implement programs designed to bring about economic revitalization throughout Council District 7.

A. Residential Recovery Program

With respect to housing and the requirements of Health and Safety Code 33334.2 and 33413 of the California Community Redevelopment Law, the Disaster Assistance Plan was written with the intent of facilitating the repair, restoration, demolition and/or replacement of earthquake-damaged properties, including housing. The Five-Year Implementation Plan does not propose the demolition of any housing within the Project area nor will the Agency develop new or substantially rehabilitated housing. However, financial and technical assistance shall be made available consistent with the objectives and programs of this Implementation Plan.

The set-aside of tax increment funding shall be in accordance with Section 408.2 of the Disaster Assistance Plan, Section 33334.20 of the California Community Redevelopment Law, and consistent with the objectives of this Five-Year Plan. The housing goals of the Disaster Assistance Plan have been stated in Section I of this Five-Year Plan. Specific projects, objectives, and expenditures are indicated subsequently, herein.

All rehabilitated and new housing units to be developed by public or private entities or persons other than the Agency shall be available at affordable housing costs to persons and families of very low, low and moderate incomes in accordance with Section 408.3 of the Disaster Assistance Plan, and Section 33413 of the California Community Redevelopment Law.

1. Projects and Expenditures

Resources totaling approximately \$429,500 have been tentatively designated for the next five years to allow Agency staff to continue to implement programs designed to repair housing damaged by the earthquake and to respond to housing development opportunities and develop and implement neighborhood revitalization strategies. Funds will be made available for residential repair and rehabilitation. Staff will monitor any ongoing construction, evaluate development proposals, and provide technical and financial assistance.

2. Promotion of Recovery

As a result of the 1994 Northridge Earthquake, there were structures in the Project Area badly damaged. Some of the structures were repaired; however, to date there is a number of these structures that still require some form of revitalization. In addition, there are several opportunities for in-fill housing in the area. The Agency has been working with the community and prospective developers to address the need for housing and improve the damaged structures. The Agency will continue to provide assistance for the community to have access to programs designed to improve housing conditions. Implementation strategies will include, potentially, an examination of any available City records that might be available through the Department of Building and Safety, targeted residential and commercial property owner surveys, and the release of Requests for Proposals for new in-fill housing construction.

B. Panorama Towers

1. Projects and Expenditures

The Agency will conduct and implement a re-use study of Panorama Towers to determine the best use for this building and ensure its economic stability. It is unknown at present the full cost of this project. This year's budget has allocated \$189,300 for the study. A total of \$233,900 expenditure has been proposed to complete this project.

2. Promotion of Recovery

This project is important to the vitality of the Van Nuys Commercial Corridor as it is presently a vacant building. In order to continue implementation of the Earthquake Disaster Assistance Project, it is necessary to determine the economic and physical potential of this structure. Building re-use may entail substantial rehabilitation, including structural reinforcement, upper floor demolition, new construction, and/or any combination of these actions. The reuse of the Panorama Towers site will reinforce current revitalization of the Panorama City commercial area.

C. Commercial Revitalization

1. Projects and Expenditures

In cooperation with community improvement associations, the Agency will assist in the revitalization of specific commercial districts including focused revitalization, façade improvements, and streetscape improvements. The Agency has designated \$206,700 for the next five years to accomplish this revitalization.

2. Promotion of Recovery

A number of retail areas were badly damaged by the earthquake and have not yet been able to recover from its effects. This focused program will provide the opportunity to assist the businesses in these areas.

Revitalization of the commercial areas is required to assist in their economic recovery from the effects of the earthquake in order to comply with the mandate of the Recovery Project. Without assistance, these commercial areas will further deteriorate and become more of a blighting influence on the surrounding areas.

D. Pacoima Tree Planting

1. Projects and Expenditures

As part of the effort to improve the Van Nuys Commercial corridor, the Agency allocated \$50,000 towards a tree-planting program. The Agency, along with Pacoima Beautiful, a local community group, applied to the County of Los Angeles for funding for trees to be planted along Van Nuys Boulevard, between the Golden State Freeway and Glenoaks Boulevard. This program provides training to youth in the community and support for the youth to plant these very important trees.

2. Promotion of Recovery

The section of the Valley where the trees will be planted suffers from pollution. The trees will help clear the air and counter the health problems associated with high levels of air pollution. In addition, the trees will help in the effort of revitalizing the commercial corridor, thus eliminating blight and creating jobs. In addition, the Agency will support the efforts of a community program very successful in involving youth.

E. Pacoima Town Center

1. Projects and Expenditures

In order to implement the TNI program along with Pacoima Partners, a total of \$1.7 million has been designated in the budget for the next five years. These funds will leverage other funds allocated to the TNI program from the Metropolitan Transit Authority and additional funds from other sources if they can be procured. With these funds, it will be possible to make streetscape improvements and other transportation enhancements along the Van Nuys Commercial corridor and to provide additional off-street parking to support the existing businesses. It is estimated that the funds allocated to this objective are sufficient to complete the majority of the work and extend the TNI program in future years, although additional funds may be needed to assure that off-street parking needs can be adequately met.

2. Promotion of Recovery

The Pacoima Town Center is in great need of streetscape improvements to complement the commercial corridor. Agency funding for this effort will ensure continuation of the TNI program in future years and will assist in eliminating blight and provision of jobs. Recent facilitation of this TNI area has occurred through the designation of Van Nuys Boulevard as a Main Street corridor. "Main Street" is a program of the National Trust for Historic Preservation that stresses promotion, design, organization, and economic restructuring, and makes available technical assistance and potential funding resources through individual program application.

Successful commercial revitalization of areas such as Pacoima Town Center rely on adequate access and affordable, secure off-street parking. To this end, additional efforts will be undertaken to assure that these needs can be met concurrent with the streetscape and other transportation enhancements that are contemplated.

F. Response to Development Opportunities

1. Projects and Expenditures

This objective involves meeting with property owners, developers and other interested parties, CEQA review, preparation of Agency agreements for discretionary action, review of the Commercial Design Guidelines, monitoring of policy issues, and response(s) to community and developer concerns. A total of \$3.5 million have been allocated to provide response to development opportunities.

2. Promotion of Recovery

One of the goals of the Disaster Assistance Plan is to provide for and facilitate the repair, restoration, demolition, replacement, and/or re-use of property damaged as a result of the 1994 Northridge earthquake and subsequent aftershocks. Within the boundaries of Council District 7, there were numerous commercial structures that were damaged and require some form of revitalization. The Agency will work with the community to develop the best strategy to implement the goals of the Plan.

G. Project Financing

1. Projects and Expenditures

In the next five years, Agency staff will continue to administer the financial resources and expenditures necessary to maintain the level of funding required to complete the activities proposed for the Project, including management of debt service obligations. Approximately \$2.5 million have been allocated to this objective for FY2000-FY2004. The funds to finance activities in the Project are allocated from a variety of resources, including Housing Trust Funds, PC Financial Proceeds, Tax Increment Funds, and PC Bond Proceeds. The Agency will also continue to secure additional funding sources for activities within the Project area.

2. Promotion of Recovery

Administering a Redevelopment Project requires that Agency Staff be involved in the administration of its financial resources. Administration of the Project's financial resources ensures that such resources are used in compliance with the Community Redevelopment Law and in furtherance of the physical and economic revitalization of the Project area.

H. Project General

1. Projects and Expenditures

The Administration of the Project requires costs not specifically identified in the Project's work objectives. These are costs related to maintaining a site office, meeting public notification requirements, providing public information and responding to inquiries from property owners, tenants, developers, and others. It is estimated that the cost of administering this Project in the next five years will be \$438,500.

2. Promotion of Recovery

Administration of a Project requires certain costs that must be covered in order for the Project to be carried out. Administration of the Earthquake Disaster Assistance Project for portions of Council District 7 ensures that redevelopment activities are carried out in compliance with the Community Redevelopment Law and in furtherance of the physical and economic revitalization of the Project area.