



City of Los Angeles Opportunity Zone Prospectus



June 2019



“Every Angeleno should be able to share in the wealth and opportunities our city creates. The Opportunity Zone program can deliver on this promise by spurring economic investment where it’s needed most — from injecting capital in local small businesses to increasing affordable housing.”

— Mayor Eric Garcetti



**Eric
Garcetti**
#Iamayor

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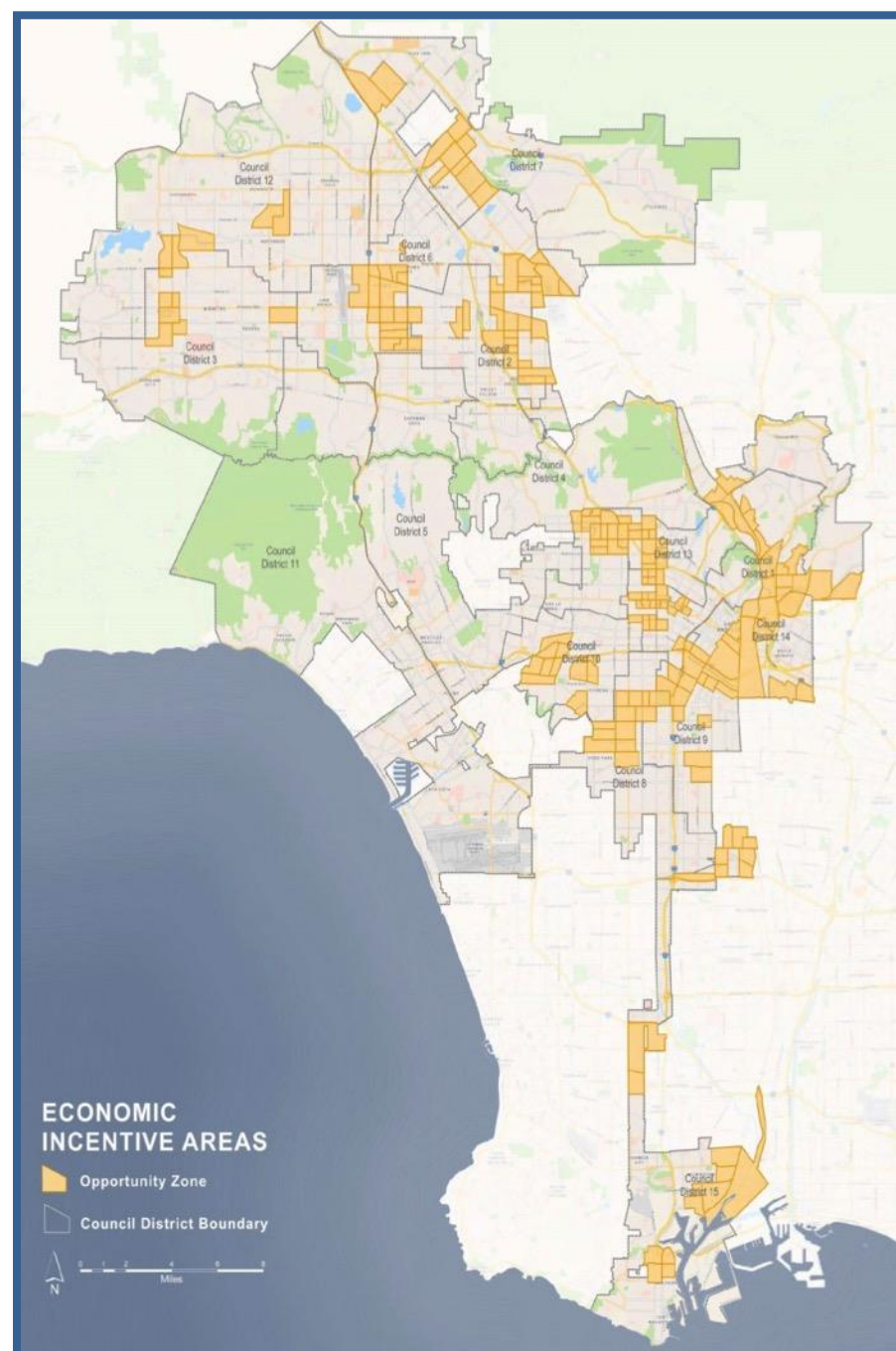


**CITY OF LOS ANGELES
OPPORTUNITY ZONES**

OPPORTUNITY ZONES IN THE CITY OF LOS ANGELES

The City of Los Angeles has
**193 QUALIFIED
OPPORTUNITY ZONES**
in 13 Council Districts.

[LA Opportunity Zone Map](#)



OPPORTUNITY ZONE TAX INCENTIVES

Temporary Deferral



A deferral of inclusion in taxable income for capital gains invested in Opportunity Funds until Dec. 31, 2026

Step-up basis



If the investment is held for longer than 5 years, there is a 10% exclusion of the deferred gain. If held for more than 7 years, the 10% becomes 15%.

Permanent Exclusion



A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years. This only applies to gains accrued after an investment in an Opportunity Fund.

OPPORTUNITY ZONE TAX INCENTIVES



The Tax Cuts and Jobs Act has established new Internal Revenue Code Section 1400Z – Opportunity Zones

Transaction Driven Tax benefit

- More market-oriented
- Residential, commercial real estate, and business investments
- No benefit cap

EXISTING ECONOMIC DEVELOPMENT INCENTIVES, PROGRAMS, & SERVICES



FINANCIAL INCENTIVES

- New Markets Tax Credits
- EB5 Investor Program
- Economic Development Trust Fund



BUSINESS SUPPORT SERVICES

- Business Response Unit
- BusinessSource Centers
- Job and Economic Incentive Zones
- LA Green Business Program



LOAN PROGRAM

- Small Business Loans
- Section 108 Major Project Program
- First Time Homebuyer Loans
- Microloans Program
- Affordable Housing Trust Fund



WORKFORCE TRAINING

- WorkSource Centers
- Job Training & Career Building Services
- Employment Training Panel
- On-the-Job Training Grants
- Community College Training Program



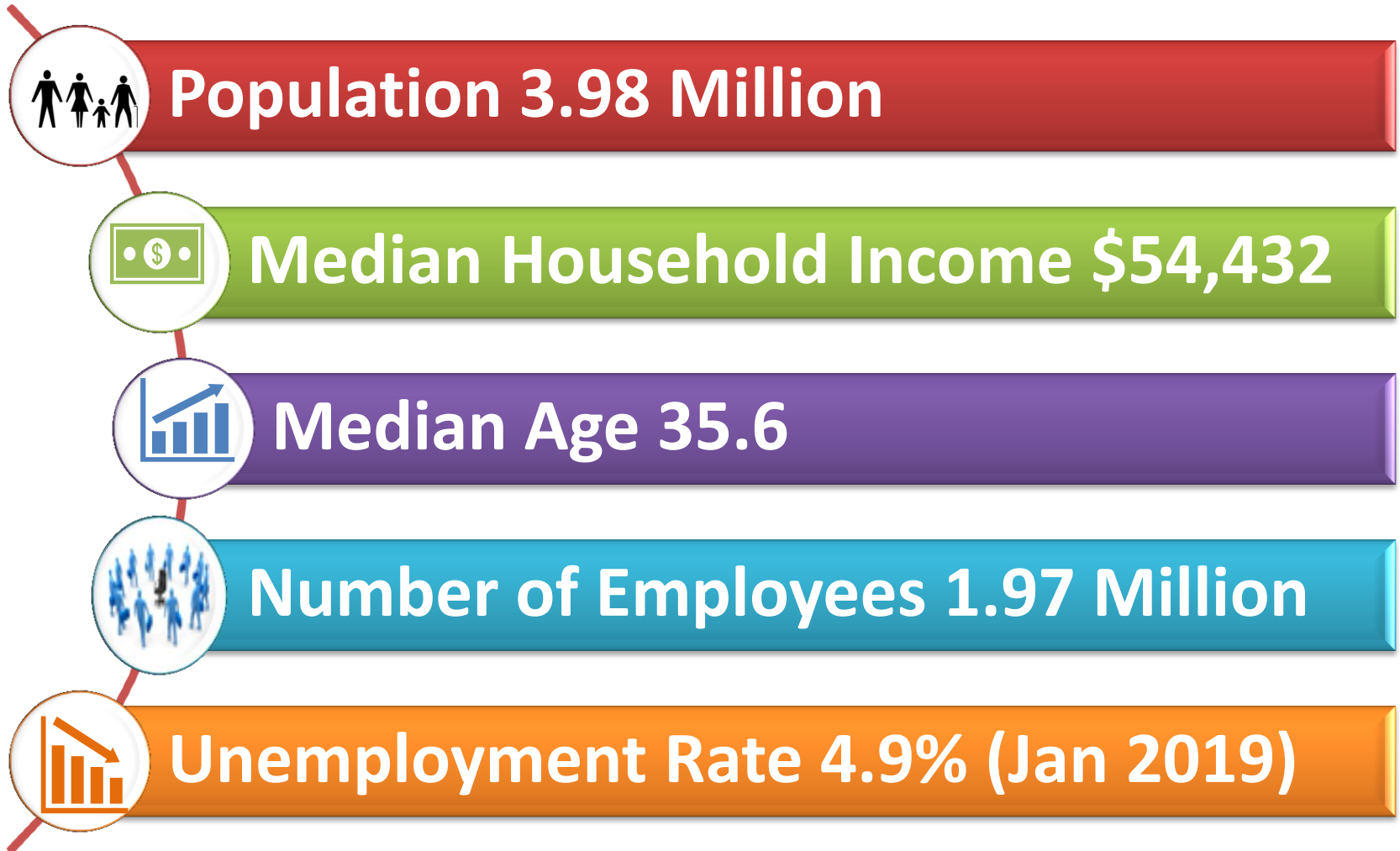
Development Incentives

- Transit Oriented Communities
- Dept. of Building & Safety Concierge Services Program
- Dept. of Building & Safety Development Services Case Management Services



CITY OF LOS ANGELES BY THE NUMBERS

DEMOGRAPHICS



LOS ANGELES QUICK GLANCE DASHBOARD

New Payroll Jobs
NOV 2018
208,099

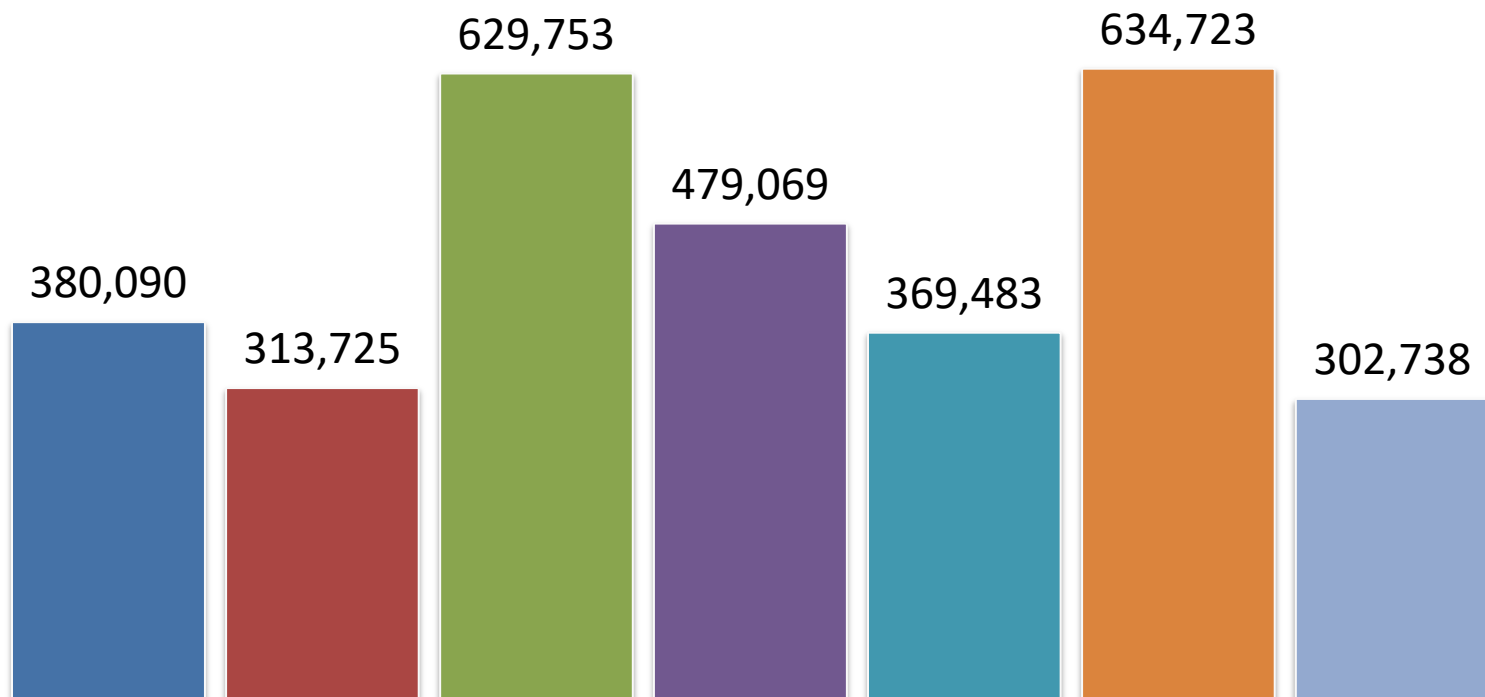
New Business Registrations
between
July 2013-DEC 2018
249,582

Housing Permits Issued
during
FY18-19 Q4
82,703

Construction Valuation
FY18-19 Q2
\$1.9B

EDUCATIONAL ATTAINMENT IN THE CITY OF LOS ANGELES

- Less than 9th grade
- 9th to 12th grade, no diploma
- High school graduate (includes equivalency)
- Some college, no degree
- Associate's degree
- Bachelor's degree
- Graduate or professional degree



Source: American Community Survey 2013-2017.

Employment Profile

Private Industry Employment in City of Los Angeles Q3-17

Industry	Employment (000s)	Annual City (%)	Growth in County (%)	County Share (%)
Health Care	275.9	+5.2	+4.1	40.6
Leisure and Hospitality	205.5	+2.5	+2.6	39.4
Prof, Sci, Tech, and Mgmt	145.3	+1.3	+2.3	42.9
Retail Trade	142.4	-1.8	+1.2	33.8
Fin. Svcs. and Real Estate	99.2	+1.0	+0.7	45.2
Admin Support	94.7	+3.8	+0.7	35.4
Manufacturing	87.5	-5.8	-2.5	25.3
Other Svcs.	74.1	+6.0	+0.7	42.2
Transport/Warehouse	70.3	+6.5	+5.5	38.0
Wholesale Trade	67.9	-2.0	-0.6	30.6
Information	64.8	+6.4	-7.2	30.6
Education	49.9	+1.9	+3.0	49.6
Construction	49.1	+3.9	+3.5	33.5
Total Private	1426.6	+2.2	+1.3	37.2



CITY OF LOS ANGELES
Assets

IMPACT THE WORLD... FROM ONE PHENOMENAL CITY

Los Angeles is the crossroads of the world, and as such offers unparalleled advantages. LA's ideal geographic location positions it as the western capital of the U.S., the eastern capital of the Pacific Rim, and the northern capital of Latin America. Over 500,000 businesses call Los Angeles home due to its unique advantages:

Size & Diversity

- Third largest metro economy after Tokyo and New York, with 10 million residents (including Los Angeles City and County).
- Fourteen major industry clusters including technology, aerospace, entertainment & tourism, bioscience, and advanced manufacturing.
- Fifth busiest airport in the world (#1 port of entry/departure for air travel to/from the United States).
- The largest ocean cargo complex in the nation, entry port to 40% of the ocean freight brought into the US.
- Number of Languages Spoken in Homes: 224.



“Downtown Los Angeles is undergoing its largest construction boom in modern times — an explosion juiced by foreign investment that's adding thousands of residences, construction jobs and a multitude of shops and restaurants.”

Los Angeles Times, January 2017

WHY LOS ANGELES

Los Angeles is a global economic powerhouse, boasting the world's third-largest metropolitan economy. For generations, people from around the globe have come to Los Angeles to create the future and in turn, helped build one of the most diverse and dynamic cities in history. Our investments in transportation infrastructure, housing, education, and workforce development help make Los Angeles, the preferred destination to start and grow a business as well as start and grow a family.

WORKFORCE

In the Los Angeles area, you will likely find a large selection of smart, qualified employees and customers. If your business has special training needs, the Workforce Investment Boards, community colleges, or the State Employment Training Panel can literally train workers to your order.

REGIONAL CONNECTIVITY

The City has several initiatives already underway to modernize its infrastructure, including significant facility upgrades at the Port of Los Angeles and Los Angeles World Airports .



EDUCATION

Los Angeles is home to a wide array of Colleges and Universities. The largest universities in the City area are the

- University of Southern California (USC), with 15,331 graduates in 2018;
- University of California, Los Angeles (UCLA), with 12,750 graduates in 2018; and
- California State University, Northridge (CSUN), with 9,268 graduates in 2018.

LOCATION

Renowned for mild and beautiful weather, Los Angeles boasts a year-round outdoor lifestyle.

Los Angeles is a place where residents can experience beautiful beaches, epic hiking and camping, world class dining, music, fine and performing arts, and professional sports.

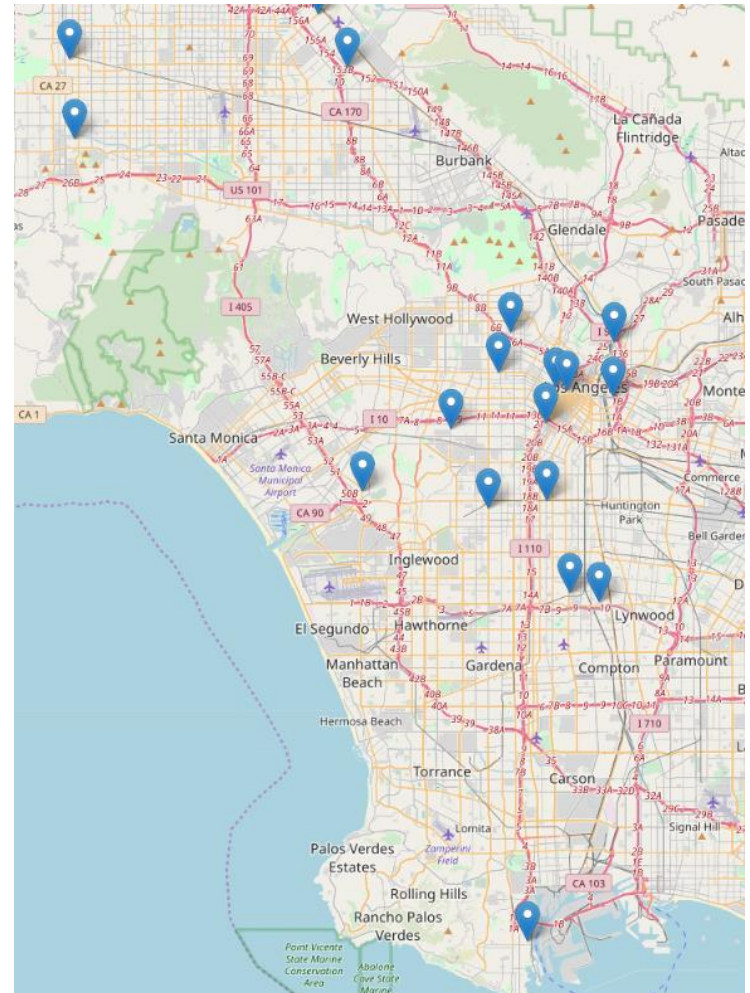
City of Los Angeles WorkSource Centers

For generations, the world has come to Los Angeles to create the future and in turn, has helped build one of the most diverse and forward-thinking cities in history. With instant name recognition around the globe, LA is known as a place where new ideas and fresh-thinking are as much a part of the landscape as our mountains, beaches, and unrivaled weather. Los Angeles has a largely diverse and ample pool of candidates ready for employment.

The Economic and Workforce Development Department currently operates 16 WorkSource Centers and 3 portal offices located throughout Los Angeles. These centers act as your **personal employment agency** and our services are always **free**.

The free business services include:

- No-cost advertising of open positions
- Customized training for staff, interview rooms, and information for businesses affected by plant closures or layoffs
- Customized recruitment to help quickly fill multiple positions
- Candidate screening and/or testing to assure only qualified workers apply for positions
- Facilities for conducting both one-on-one and group interviews
- On-the-job and pre-employment training to provide workers with the skills necessary for employment



LOS ANGELES LARGEST EMPLOYERS

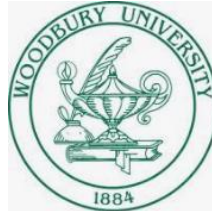
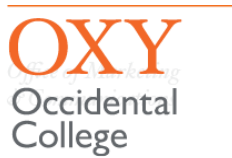


EDUCATION PROFILE

There are over 100 institutions of higher education in the Los Angeles County Region. These includes:

- Public universities-including; University of California Los Angeles (UCLA) , California State University (CSU) Los Angeles, CSU Northridge, CSU Long Beach, CSU Dominguez Hills, CSU Fullerton, Cal Poly Pomona.
- Private institutions like University of Southern California (USC), Caltech, the Claremont Colleges, Occidental College, Pepperdine University, Loyola Marymount University, Woodbury University, and Otis College of Art and Design.
- Specialized institutions which offer an array of programs, including computer-assisted design and manufacturing, computer animation, apparel design, and culinary arts.
- 14 Community Colleges- All community college in the area are part of the [Los Angeles College Promise](#) program, which gives LAUSD high school graduates one FREE year of college.
- Vocational school and Trade schools.

EDUCATIONAL INSTITUTIONS



PORTS IN THE LOS ANGELES AREA



As the international shipping gateway to the world, the **Ports of Los Angeles** and Long Beach are numbers **one** and **two** in the nation in terms of container traffic.

- The Port of Los Angeles has moved more cargo than any other port in the nation.
- The Port of Los Angeles is a major economic driver for the local, regional and national economy. It hosts 147,000 jobs in LA and facilitated an estimated cargo value of **\$284 billion in 2017**.



The Los Angeles International Airport (LAX) is the nation's third busiest airport in annual passengers and the third busiest in annual aircraft operations.

According to the Los Angeles Tourism and Convention Board, Los Angeles reached a historic milestone in 2018, welcoming 50 million visitors for the first time ever.





LAX is currently undergoing a **\$14 billion modernization program**.

Key elements of Landside Access Modernization Program (LAMP) include:

- Improved connectivity and mobility for passengers and employees
- New convenient locations for passenger pick-up, drop-off, and parking outside of the Central Terminal Area
- Easier and more efficient access to rental cars
- Direct connection to public transit with future Automated People Mover station.

Ensuring Access to Affordable Housing

“The voters of Los Angeles have radically reshaped our future — giving us a mandate to end street homelessness over the next decade.”

Mayor Eric Garcetti

Mayor Garcetti led the coalition to pass [Proposition HHH](#), a \$1.2 billion bond to build approximately 10,000 units of supportive housing in the City of Los Angeles.





Housing

In the Pipeline
 Approved
 Loan Closed
 Under Construction

46
 16
 6
 11

SUMMARY

5,388

Housing Units¹

25

Facilities Projects²

\$859M

In HHH Funds Committed For Housing & Facilities

Housing Approved / Under Construction / Financed

33

Developments Approved

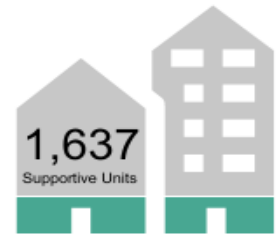
1,637

Supportive Units Funded

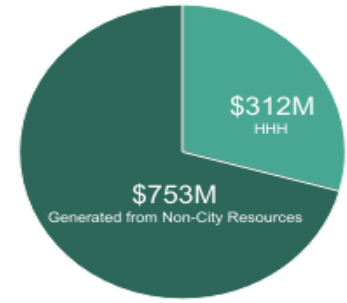
457

Affordable Units Funded

Goal: 10K Supportive Units



Total Development Costs: \$1,065M

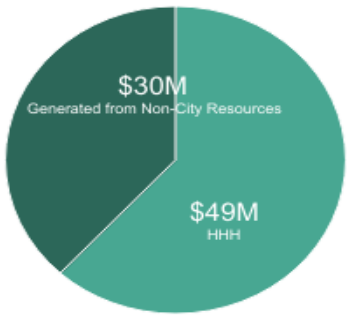


Facilities Projects²

25

Projects Approved

Total Project Costs- \$79M



Next in the Housing Pipeline

46

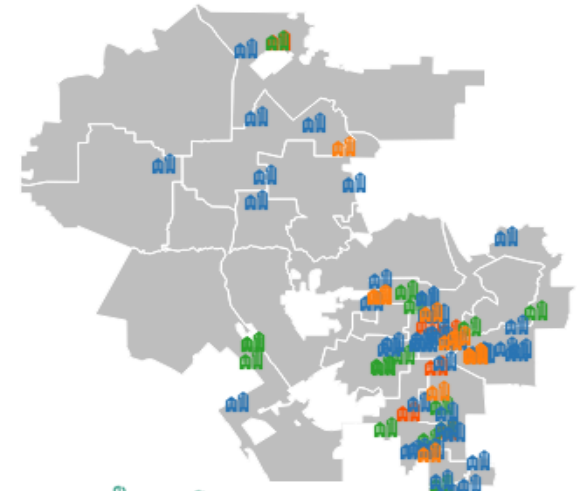
Developments Proposed

2,483

Supportive Units

724

Affordable Units



Council District	Approved Projects	Supportive Units	Affordable Units	Manager Units	All Units
1	11	679	230	11	920
2	2	121	50	3	174
3	1	13	12	1	26
4	3	104	72	3	179
5	1	49	0	1	50
6	3	116	0	3	119
7	3	140	10	3	153
8	11	522	182	13	717
9	8	366	25	8	399
10	7	325	107	9	441
11	4	190	36	4	230
14	13	816	305	15	1,136
13	8	475	152	9	636
15	4	204	0	4	208
Total	79	4,120	1,181	87	5,388

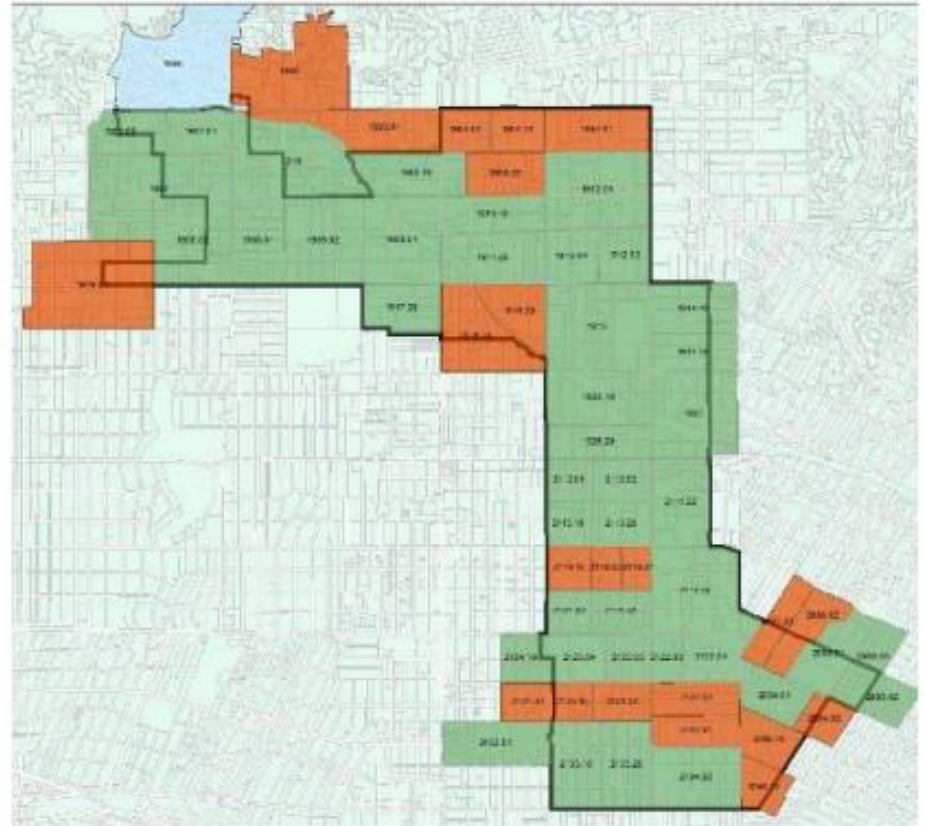
Notes:

- 1. Including 87 Manager Units.
- 2. "Facilities Projects" include the improvement or acquisition of real property for the purpose of serving the homeless or those at risk of homelessness, including service centers, clinics, storage facilities, showers, etc.

PROMISE ZONES

[The LA Promise Zone](#) is a collective impact project involving leaders from government, local institutions, non-profits and community organizations that targets resources to create jobs, boost public safety, improve public education and stimulate better housing opportunities for our residents and neighborhoods.

The LA Promise Zone is comprised of five ethnically and linguistically diverse neighborhoods based in Central Los Angeles – Hollywood, East Hollywood, Pico-Union, Westlake and Wilshire Center. These communities face a series of challenges greatly attributed to a large number of families living in poverty.



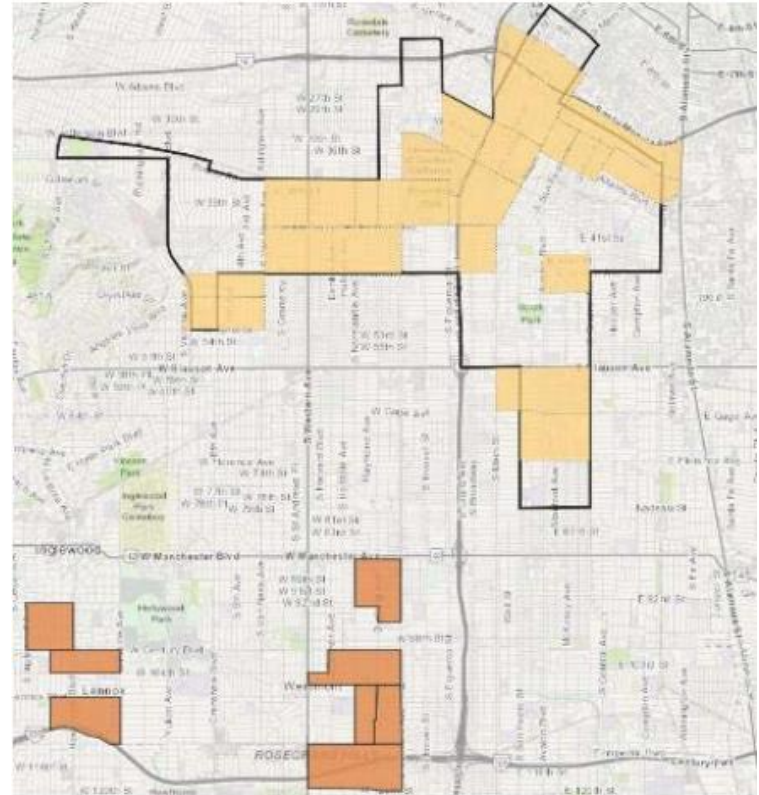
PROMISE ZONES

SLATE-Z

As a place-based initiative, the SLATE-Z catchment area is home to approximately 197,539 residents in parts of the following neighborhoods of the City of Los Angeles: Vernon-Central, South Park, Florence, Exposition Park, Vermont Square, Leimert Park, and Baldwin Hills Crenshaw.

The SLATE-Z boundaries follow along major transit lines that come into and through South LA in order to capitalize on revitalization opportunities related to transit-oriented development, education and training, and job opportunities accessible to residents via transit.

SLATE-Z has a relatively young population: 66% are of working age (18-64), 25% are youth under 18, and only 8% are 65 years or older.



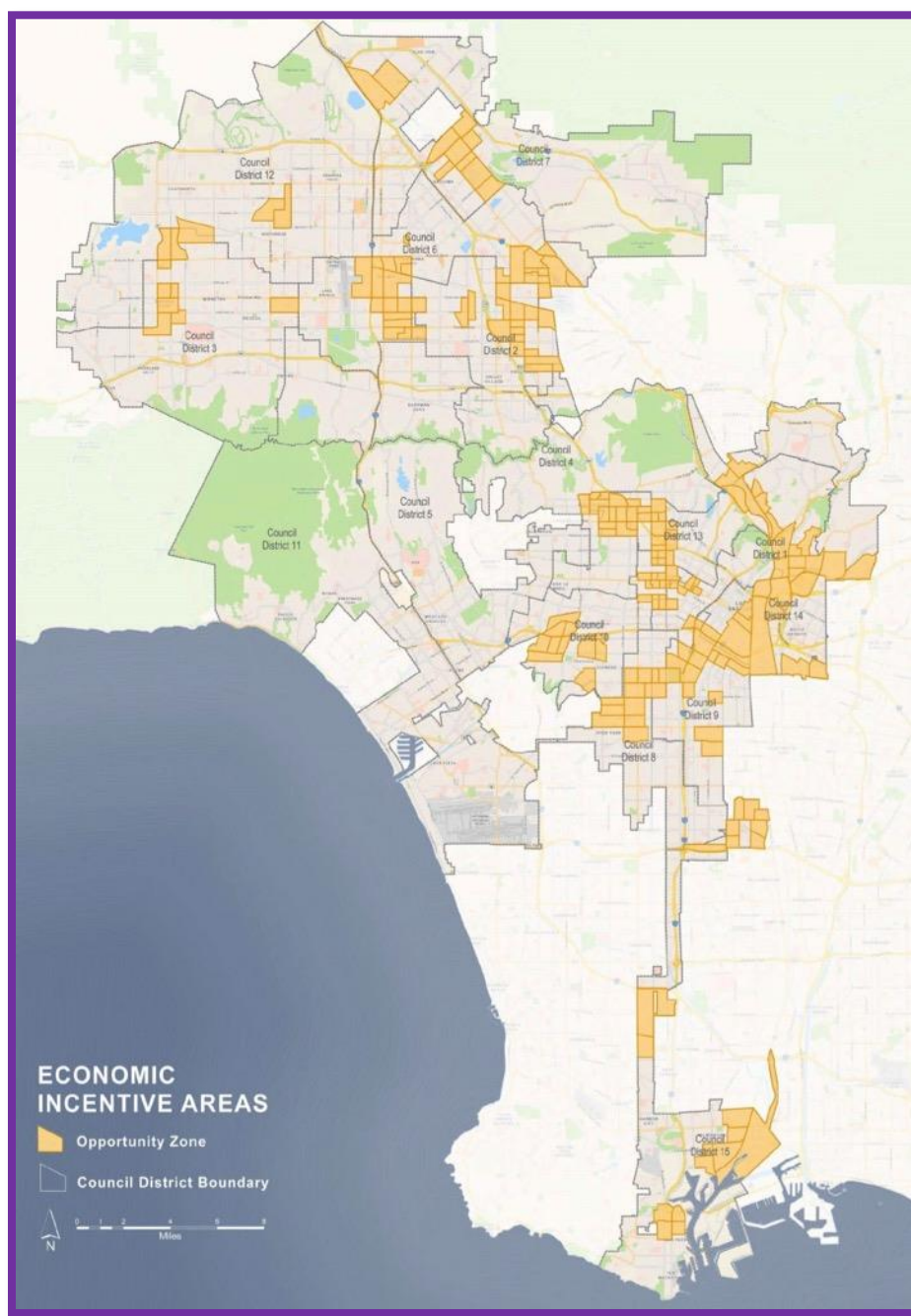


**CITY OF LOS ANGELES
OPPORTUNITY ZONES PROJECTS**

City of LA Opportunity Zones Projects

The City and its economic development partners have identified different investable opportunities spanning both commercial real estate and operating business.

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Council District 1 Summary

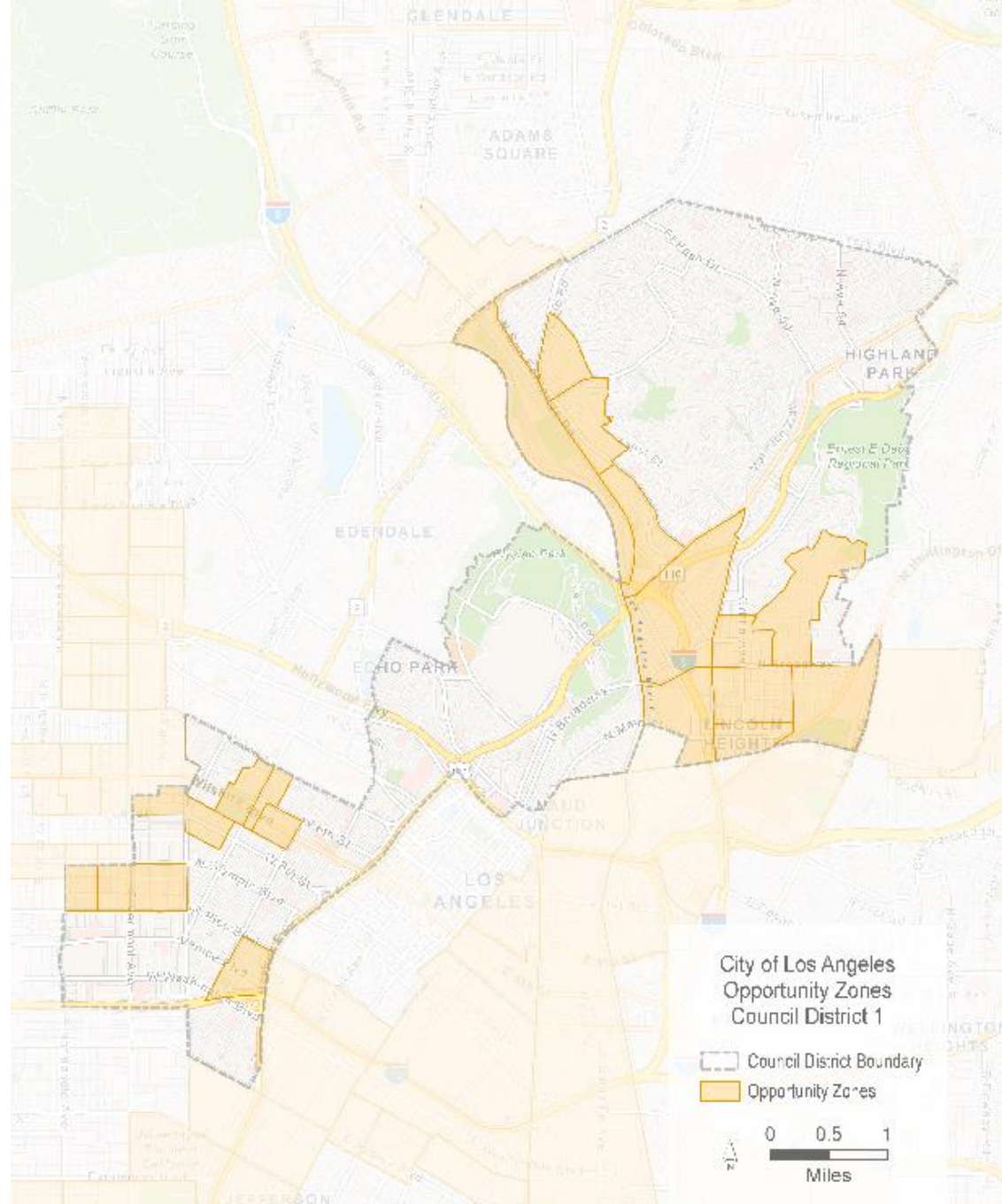
Extending West and Northwest from downtown, Council District 1 has a population of 252,700.

The centrally located district, home to Dodger Stadium, Echo Park, portions of the Los Angeles River, Lincoln Heights, Chinatown, MacArthur Park and Pico-Union, is crossed by I-5 and U.S. 101; the 110 Freeway spans its length.

Construction Permits: Council District 1

Type	2016-17 (\$ Mil.)	2017-18 (\$ Mil.)
Other	0.4	0.3
Commercial Buildings	56.9	7.7
Commercial Alterations	48.5	44.9
Total Nonresidential	105.8	52.9
Single-Family Residential Units	29.4	31.6
Single-Family Alterations	16.4	24.2
Multi-Family Residential Units	45.8	323.2
Multi-Family Alterations	9.0	29.8
Mixed-Use Buildings	10.0	7.7
Mixed-Use Alterations	0.1	0.1
Total Residential	110.7	416.6

Source: Los Angeles City Dept. of Building and Safety. Data is for Fiscal Year.





Population Characteristics in 2016 : District 1

Metric	2016			Annual Change		
	District 1	City of Los Angeles	Los Angeles County	District 1	City of Los Angeles	Los Angeles County
Population (000s %)	252.7	3,976.3	10,137.9	+0.4	+0.1	-0.3
Median Age (Years %)	34.0	36.0	36.0	+0.2	+1.7	+0.6
Population Under 18 Years of Age (% p.p.)	22.5	20.8	22.2	-1.1	-0.7	-0.2
Population (25+) with a High School Diploma (% p.p.)	57.4	76.5	78.3	+0.4	+0.1	+0.2
Population (25+) with a Bachelor's Degree (% p.p.)	20.0	32.8	31.5	+1.0	+0.2	+0.7

COUNCIL DISTRICT 1- 1930 Wilshire Project



PROJECT LOCATION DESCRIPTION

The MacArthur Park neighborhood located in the Westlake Community has significant historic and cultural assets clustered along Wilshire Boulevard including the Westlake Theatre, Bryson Apartments, the former Park Plaza Hotel, the Hayworth Theatre, the Asbury Apartments, the American Cement Building and the Wilshire Royale. Today the area is one of the most densely populated in the City experiencing renewed public and private investment.

Area redevelopments include

- \$80 million expansion of the Good Samaritan Hospital;
- \$1.674 million investment in pedestrian infrastructure improvements through the 2007 METRO Call-For-Projects;
- \$2 million in upgrades to MacArthur Park through the 2014 Prop 1C Housing-Related Parks Grant, MacArthur Park Capital Improvements;
- County of Los Angeles Proposition A funded land acquisition for improvement as a pocket park by the Los Angeles Neighborhood Land Trust;
- and community programs such as the Los Angeles Neighborhood Land Trust community outreach program to clean-up MacArthur Park, and the “Keep It Clean Campaign” spearheaded by the office of Council Member Gilbert Cedillo, First District.

COUNCIL DISTRICT 1- 1930 Wilshire Project



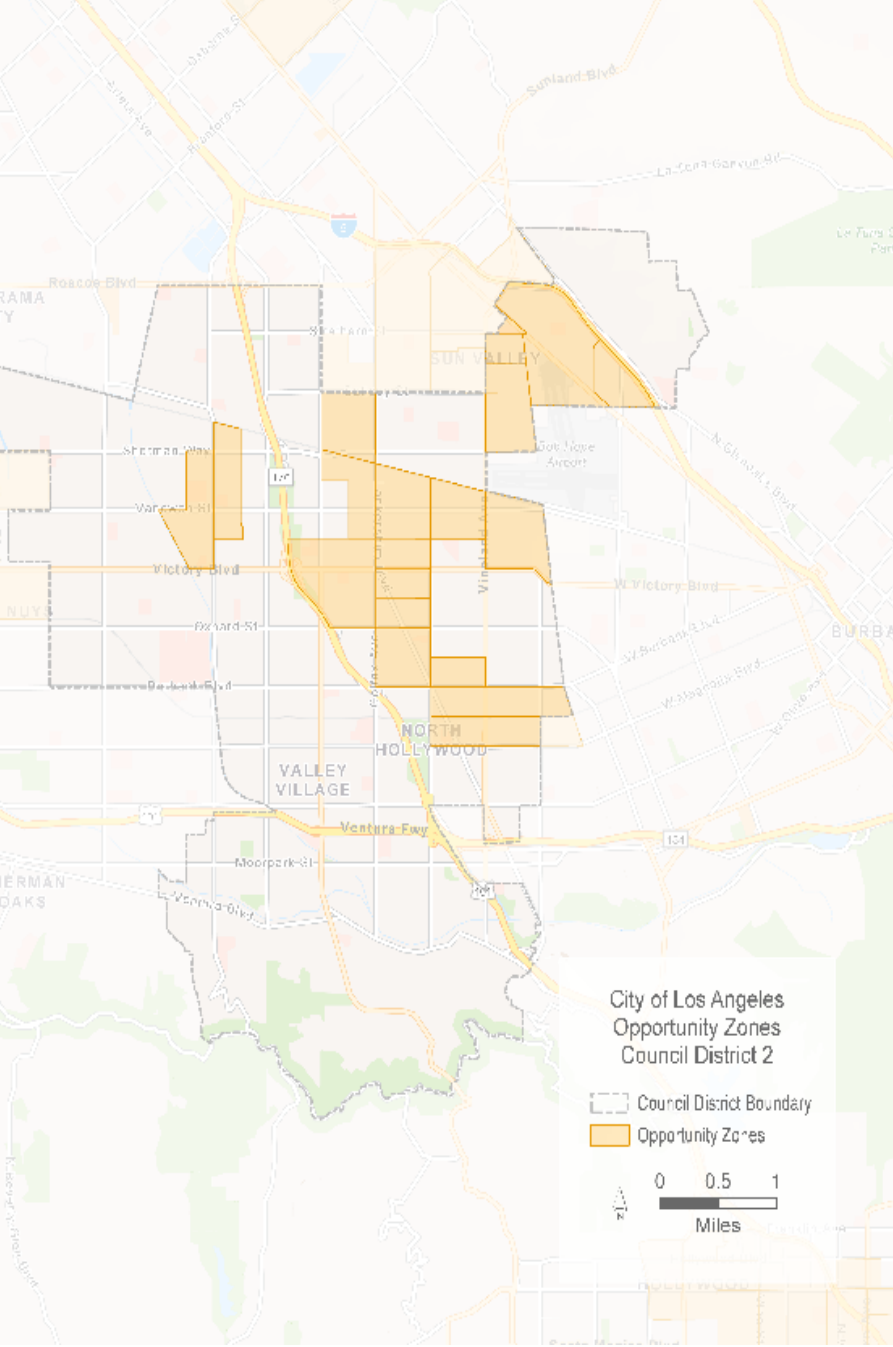
The City of Los Angeles has approved land-use entitlements for the adaptive reuse of a historic building into a 220-room hotel, and new construction of a multi-cultural and performing arts center and a 41-story mixed-income apartment tower on a site within 300-feet of the Metro subway portal. The proposed project represents the single-largest private investment in MacArthur Park today.

For more information about this opportunity, contact:
Owner-Developer: Walter & Aesha Jayasinghe Family Trust

c/o: William Lowery, Talo Management Group,
(323) 617-5445, william@talomanagement.com

Council District 2 Summary

Los Angeles' Second Council District stretches from the hills of Studio City to the edge of Verdugo Mountains Park in Sun Valley. It is a diverse district rich in tradition and history. As a haven for post-WWII families, it gave rise to a boom that helped transform broad swaths of land from orange groves to suburban neighborhoods. Council District 2 is home to the NoHo Arts District, a region brewing with creativity, as well as entertainment production studios that serve as our city's and state's television and filming capital, along with beautiful parks and excellent schools. Council District 2 includes the communities of North Hollywood, Studio City, Sun Valley, Valley Glen, Valley Village and Van Nuys. It is home to 260,065 Angelenos and 96,059 households



Construction Permits: Council District 2

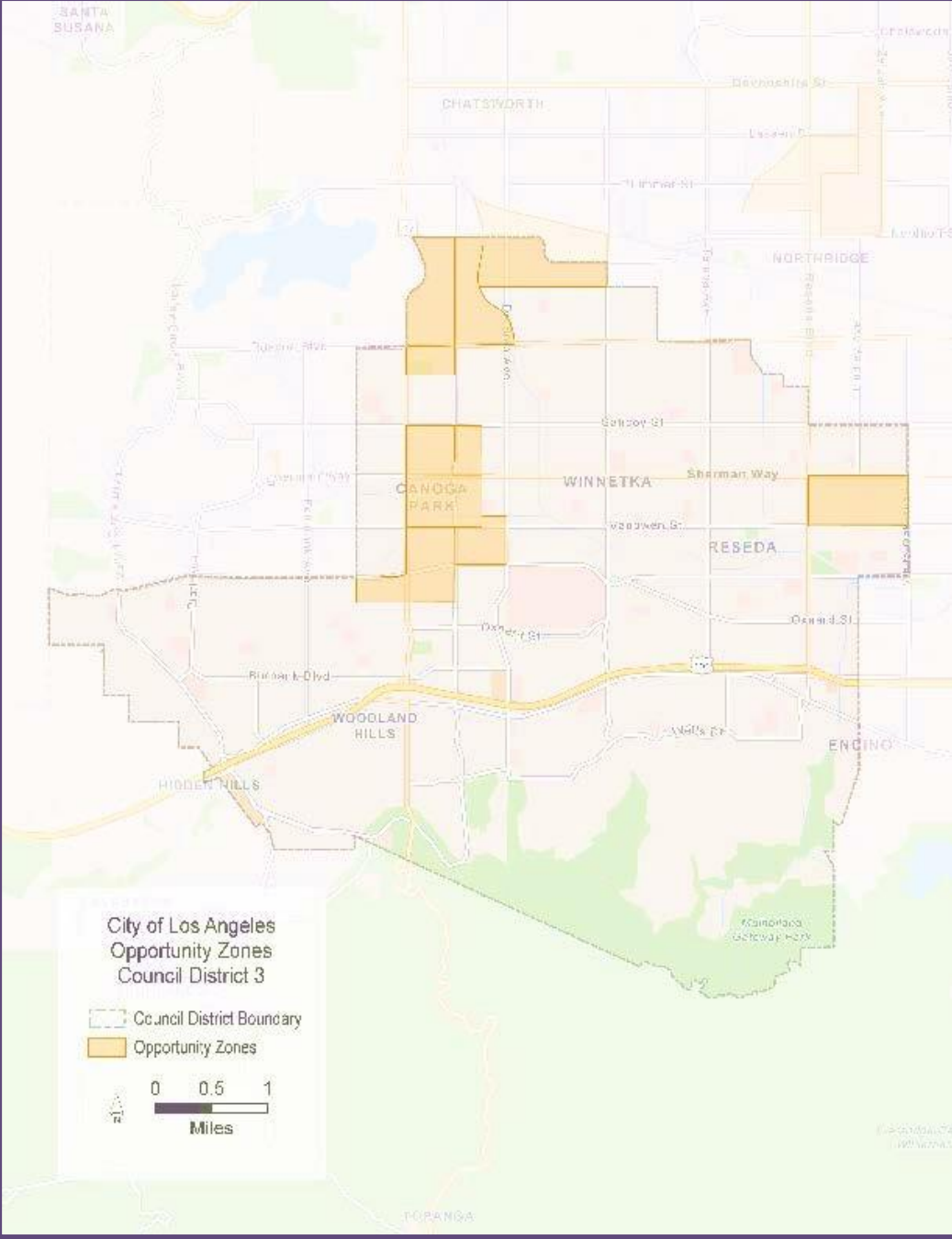
Type	2016-17 (\$ Mil.)	2017-18 (\$ Mil.)
Other	0.4	0.5
Commercial Buildings	20.1	60.2
Commercial Alterations	58	84.8
Total Nonresidential	78.5	145.5
Single-Family Residential Units	62.5	83.0
Single-Family Alterations	53.5	61.5
Multi-Family Residential Units	149.8	117.6
Multi-Family Alterations	55.5	58.9
Mixed-Use Buildings	81.1	8.8
Mixed-Use Alterations	0.1	40.2
Total Residential	402.5	369.9

Source: Los Angeles City Dept. of Building and Safety. Data is for Fiscal Year.



Population Characteristics in 2016 : District 2

Metric	2016			Annual Change		
		District 2		District 2		
Population (000s %)	255	3976	10138	+0.3	+0.1	-0.3
Median Age (Years %)	37.0	36.0	36.0	+1.8	+1.7	+0.6
Population Under 18 Years of Age (% p.p.)	19.7	20.8	22.2	-0.8	-0.7	-0.2
Population (25+) with a High School Diploma (% p.p.)	81.0	76.5	78.3	+0.6	+0.1	+0.2
Population (25+) with a Bachelor's Degree (% p.p.)	32.8	32.8	31.5	-0.7	+0.2	+0.7



Council District 3 Summary

The district, comprises the San Fernando Valley communities of Woodland Hills, Tarzana, Reseda, Winnetka and Canoga Park.

District 3 is home to 4,416 firms and 108,700 private-sector jobs.

Construction Permits: Council District 3

Type	2016-17 (\$ Mil.)	2017-18 (\$ Mil.)
Other	0.7	0.7
Commercial Buildings	5.1	5.7
Commercial Alterations	74.9	74.8
Total Nonresidential	80.7	81.2
Single-Family Residential Units	43.3	53.6
Single-Family Alterations	51.9	54.1
Multi-Family Residential Units	93.3	298.7
Multi-Family Alterations	10.9	31.8
Mixed-Use Buildings		37.4
Mixed-Use Alterations	0	1.5
Total Residential	199.4	477.1

Source: Los Angeles City Dept. of Building and Safety. Data is for Fiscal Year.



Reseda Blvd Street Improvement Project



Photo simulation of the Reseda Street Improvement Project looking north at the intersection of Reseda Blvd. and Victory Blvd.



Population Characteristics in 2016 : District 3

Metric	2016			Annual Change		
	District 3	City of Los Angeles	Los Angeles County	District 3	City of Los Angeles	Los Angeles County
Population (000s%)	252.7	3,976.3	10,137.9	+0.4	+0.1	-0.3
Median Age (Years%)	34.0	36.0	36.0	+0.2	+1.7	+0.6
Population Under 18 Years of Age (%p.p.)	22.5	20.8	22.2	-1.1	-0.7	-0.2
Population (25+) with a High School Diploma (%p.p.)	57.4	76.5	78.3	+0.4	+0.1	+0.2
Population (25+) with a Bachelor's Degree (%p.p.)	20.0	32.8	31.5	+1.0	+0.2	+0.7

Council District 4 Summary

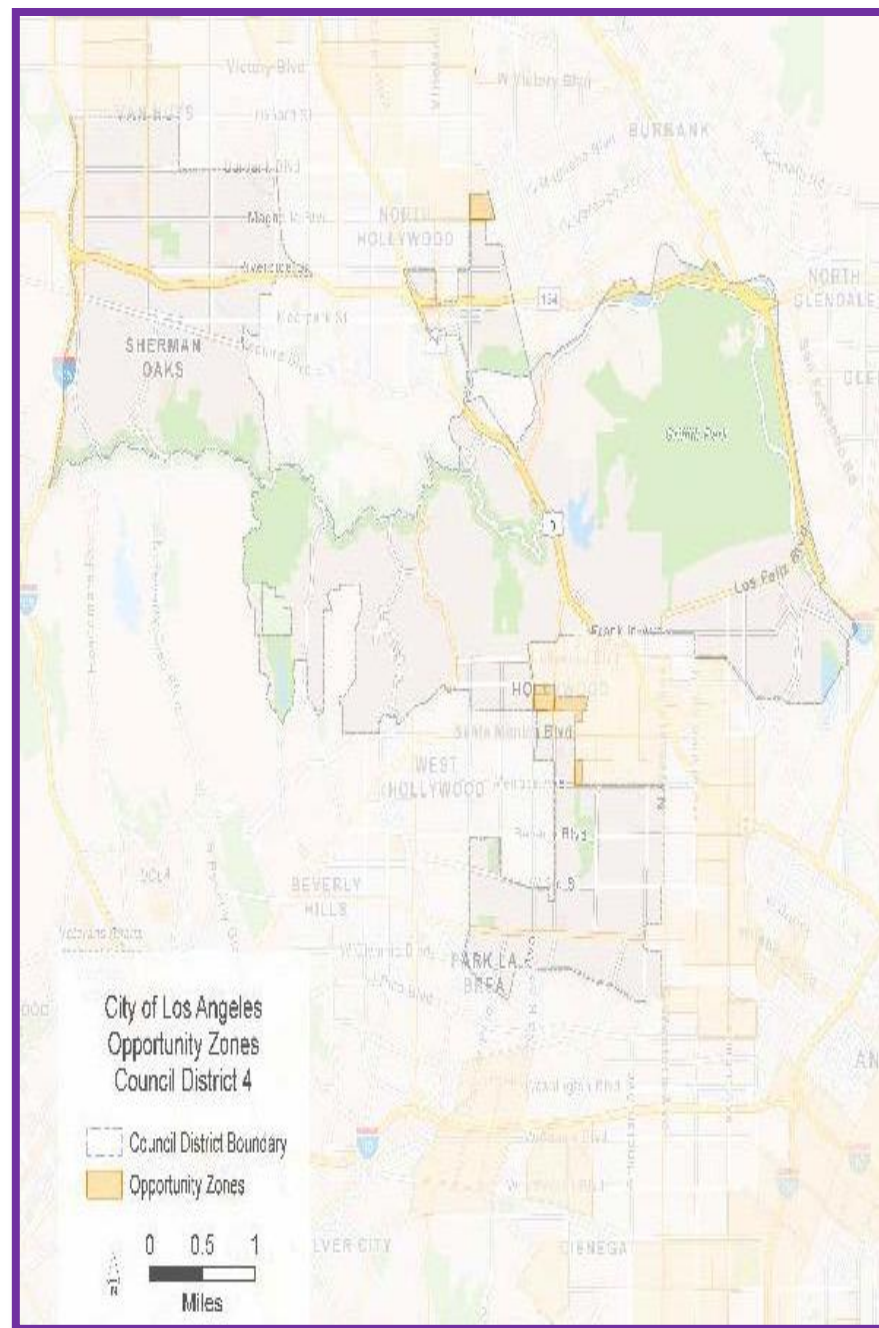
Stretches from the Miracle Mile over Mulholland Drive into North Hollywood, including Griffith Park. With a population of 295,045 this is home to more than 4,474 firms and 104,700 jobs in the private sector.

There are a total of 5 Opportunity Zones for this area.

Construction Permits: Council District 4

Type	2016-17 (\$ Mil.)	2017-18 (\$ Mil.)
Other	0.8	0.6
Commercial Buildings	37.4	77.9
Commercial Alterations	177.6	232.0
Total Nonresidential	215.8	310.5
Single-Family Residential Units	147.1	166.4
Single-Family Alterations	127.1	143.4
Multi-Family Residential Units	86.2	192.9
Multi-Family Alterations	45.2	38.3
Mixed-Use Buildings	39.8	170.6
Mixed-Use Alterations	49.0	0.5
Total Residential	494.4	712.1

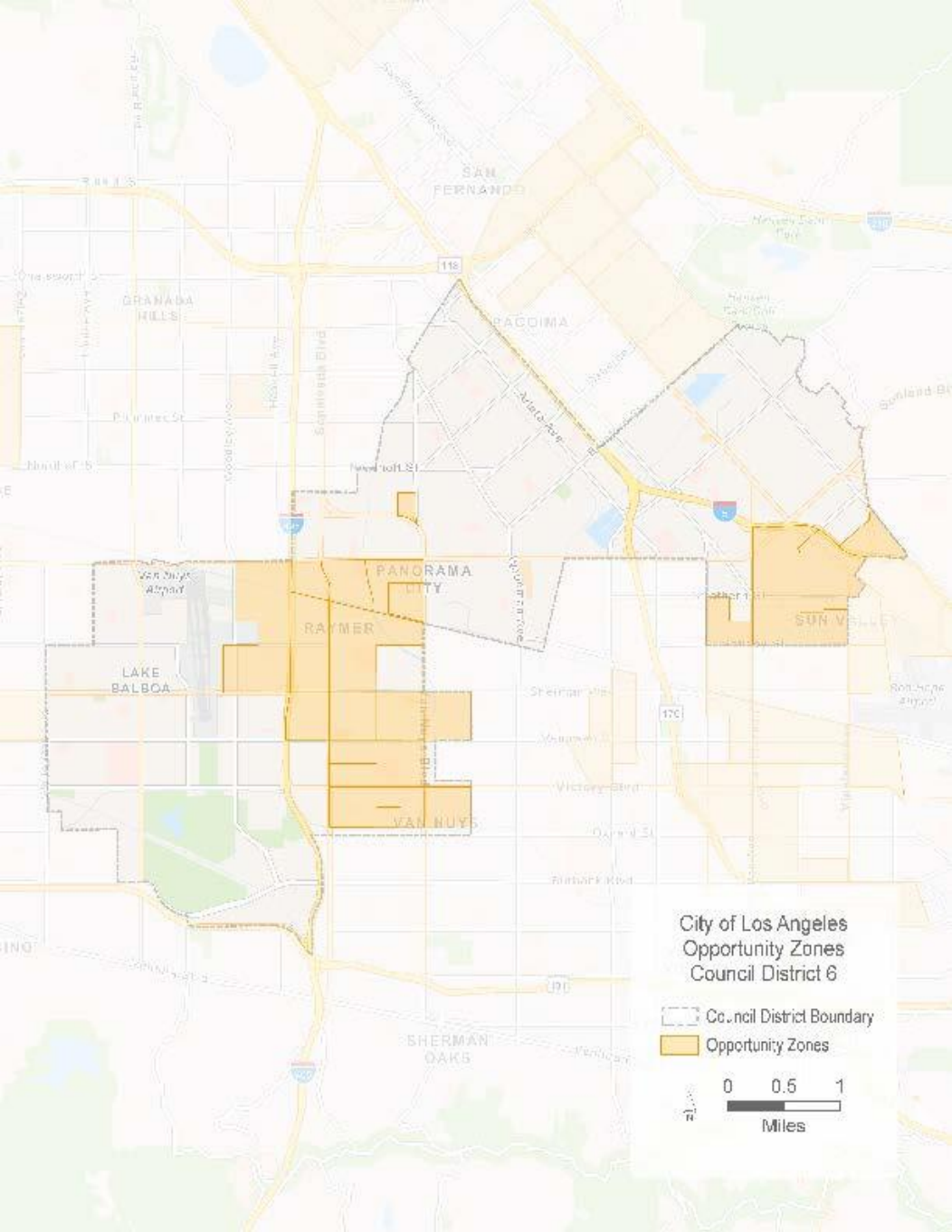
Source: Los Angeles City Dept. of Building and Safety. Data is for Fiscal Year.



COUNCIL DISTRICT 6

Summary

In the center of the San Fernando Valley, Council District 6 comprises Arleta, North Hills East, West Van Nuys/Lake Balboa, Panorama City, Sun Valley and parts of Van Nuys and North Hollywood. The district has a population of 270,100, and employs 81,600 in the private sector and has 3,217 firms.



Construction Permits: Council District 6

Type	2016-17 (\$ Mil.)	2017-18 (\$ Mil.)
Other	0.5	0.5
Commercial Buildings	23.4	11.2
Commercial Alterations	25.5	31.1
Total Nonresidential	49.4	42.8
Single-Family Residential Units	23.4	30.6
Single-Family Alterations	21.9	23.6
Multi-Family Residential Units	48.7	72.4
Multi-Family Alterations	7.2	9.2
Mixed-Use Buildings	6.4	0.2
Mixed-Use Alterations		0.0
Total Residential	107.6	136

Source: Los Angeles City Dept. of Building and Safety. Data is for Fiscal Year.

VAN NUYS

Often remembered for the cruising culture of the 1970s, Van Nuys has become a hub of homes and commerce. We are proud of neighborhoods past and present, from the Art Deco buildings that decorate Sylvan Street, to the Van Nuys Airport and its world class mechanics school.

SUN VALLEY

Sun Valley has grown from an industrial past to a future filled with families and a vibrant and thriving business community. There is work reclaiming polluted lots and replacing them with new parks and sustainable businesses that are bringing jobs and improving our local environment.

PANORAMA CITY

From the Panorama Mall to the diverse population that makes this community great, Panorama City is home to thousands of families. It revitalizes the economy and bring more jobs and businesses to the community.

ARLETA

Arleta often looks more like a storybook community than a neighborhood within Los Angeles. It improves the quality of life in this area and preserve it for our families.



Population Characteristics in 2016 : District 6

Metric	District 6	2016		Annual Change		
		City of Los Angeles	Los Angeles County	District 6	City of Los Angeles	Los Angeles County
Population (000s%)	270.1	3,976.3	10,137.9	-1.6	+0.1	-0.3
Median Age (Years%)	36.0	36.0	36.0	+1.2	+1.7	+0.6
Population Under 18 Years of Age (% p.p.)	25.2	20.8	22.2	+0.0	-0.7	-0.2
Population (25+) with a High School Diploma (% p.p.)	66.4	76.5	78.3	+1.0	+0.1	+0.2
Population (25+) with a Bachelor's Degree (% p.p.)	17.0	32.8	31.5	-0.1	+0.2	+0.7

Council District 7 Summary

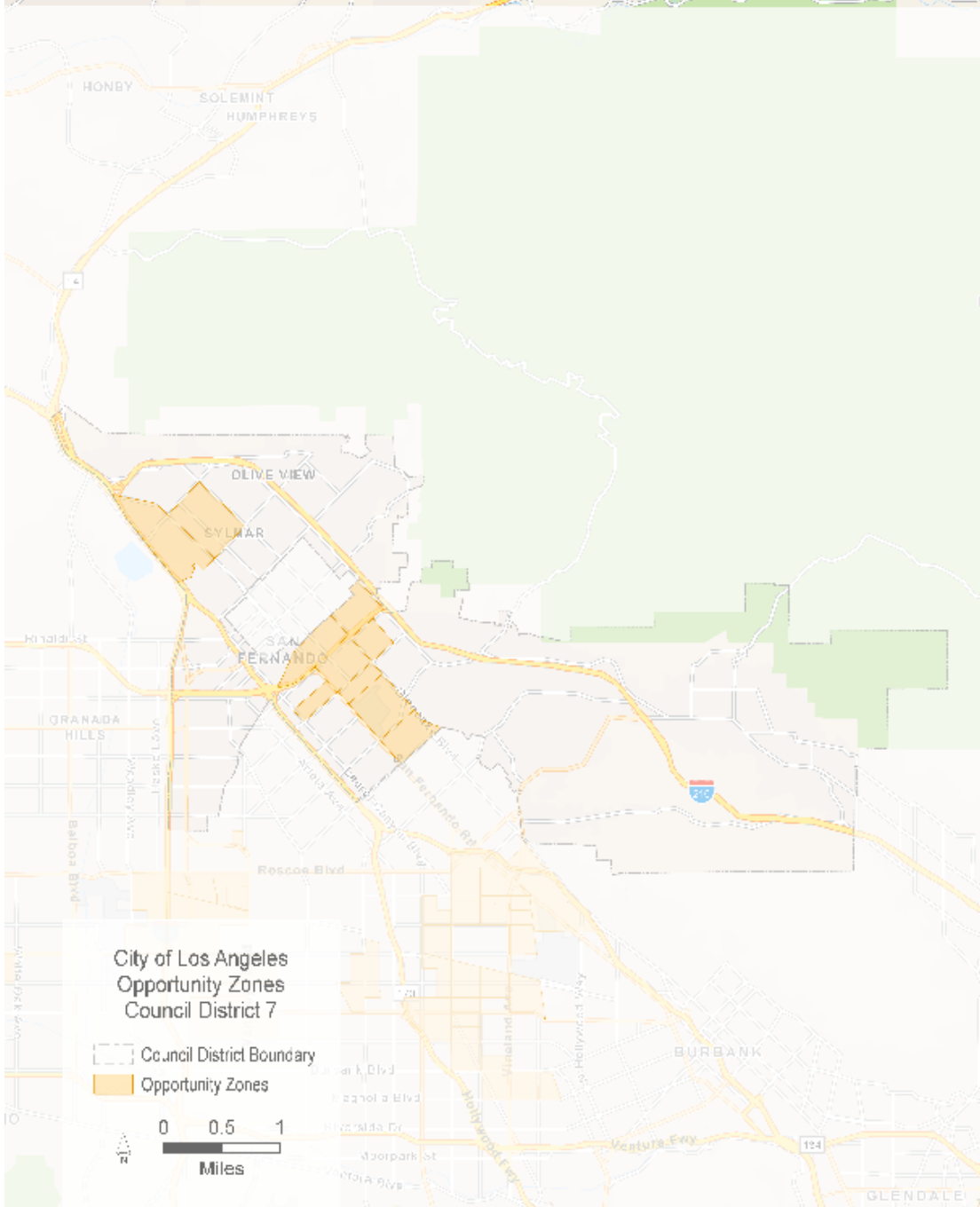
Covers the northeastern San Fernando Valley, including Pacoima, Mission Hills and Sylmar. With a population of 274,200, the district is home to 1,762 firms and 52,200 jobs in the private sector.

District is also home to Hansen Dam Aquatic Center, Los Angeles Mission College, and Olive View - UCLA Medical Center.

Construction Permits: Council District 7

Type	2016-17 (\$ Mil.)	2017-18 (\$ Mil.)
Other	0.3	0.4
Commercial Buildings	26.6	2.3
Commercial Alterations	31.1	33.8
Total Nonresidential	58.0	36.5
Single-Family Residential Units	38.8	29.2
Single-Family Alterations	28.0	37.3
Multi-Family Residential Units	23.7	13.3
Multi-Family Alterations	13.6	3.4
Total Residential	104.1	83.2

Source: Los Angeles City Dept. of Building and Safety. Data is for Fiscal Year.





The Opportunity Zones in the 7th Council District represent the commercial and industrial core of the communities of Pacoima and Sylmar. Over a billion dollars in transportation infrastructure investment, in the form of light rail transit, is directed to a major arterial corridor that bisects Pacoima's commercial core, bringing with it opportunities for economic development. These transit investments are carried through to the neighborhood of Sylmar. The existing industrial uses adjacent to the proposed transit corridor station terminus provide the ideal labor market characteristics for true transit oriented development.

Opportunity

Creation of an Intensified Manufacturing and Cleantech incubation center in Sylmar.

Redevelopment of the Van Nuys Corridor in conjunction with the proposed light rail line.

Population Characteristics in 2016 : District 7

Metric	District 7	2016		Annual Change		
		City of Los Angeles	Los Angeles County	District 7	City of Los Angeles	Los Angeles County
Population (000s %)	274.2	3,976.3	10,137.9	+0.6	+0.1	-0.3
Median Age (Years %)	36.0	36.0	36.0	+1.8	+1.7	+0.6
Population Under 18 Years of Age (% p.p.)	23.9	20.8	22.2	-0.6	-0.7	-0.2
Population (25+) with a High School Diploma (% p.p)	68.6	76.5	78.3	+0.7	+0.1	+0.2
Population (25+) with a Bachelor's Degree (% p.p.)	17.3	32.8	31.5	-0.2	+0.2	+0.7

COUNCIL DISTRICT 8

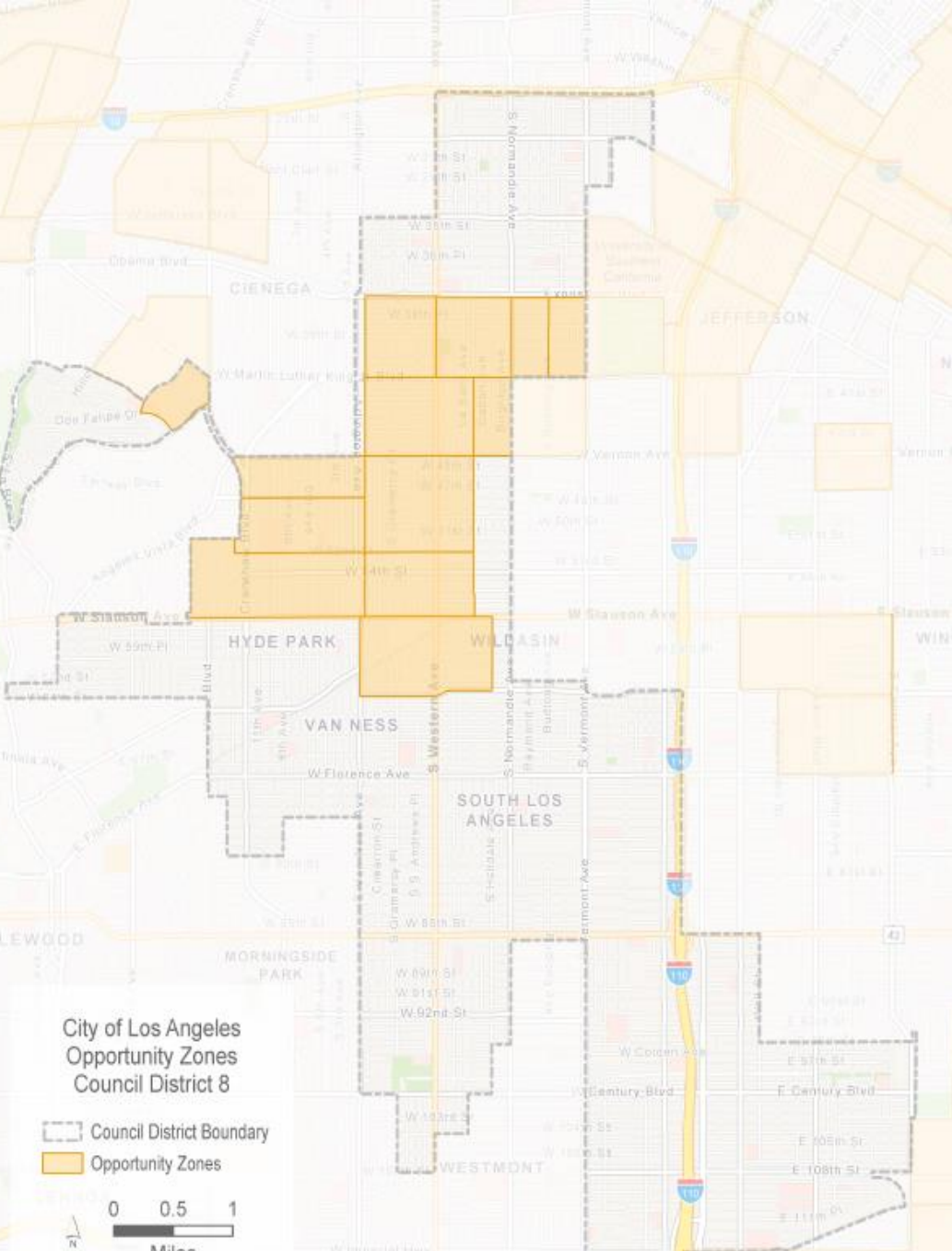
Summary

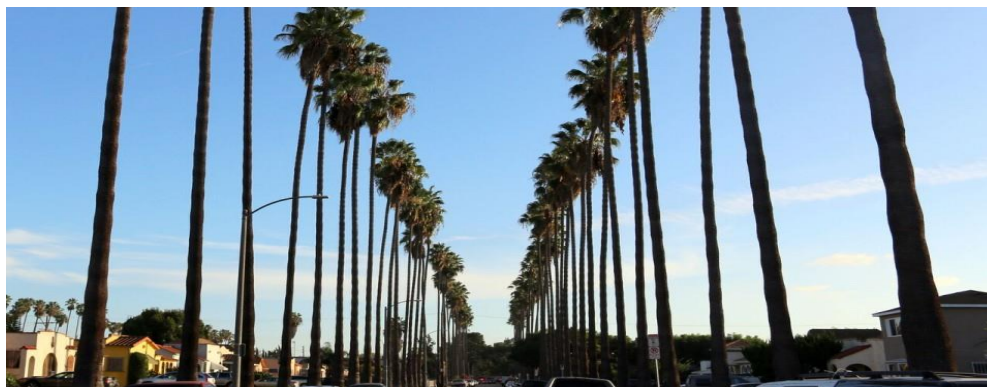
Southern Los Angeles is largely west of the 110 Freeway and reaches I-10 at its northernmost point. Council District 8 encompasses parts of South Los Angeles and spawns from Baldwin Hills to the border of Watts. Neighborhoods include Vermont Knolls, King Estates, Canterbury Knolls, Park Mesa Heights, Baldwin Hills, Hyde Park, Chesterfield Square, Vermont Vista, Green Meadows, View Heights and West Park Terrace.

Construction Permits: Council District 8

Type	2016-17 (\$ Mil.)	2017-18 (\$ Mil.)
Other	0.3	0.4
Commercial Buildings	6.4	7.7
Commercial Alterations	19.5	10.4
Total Nonresidential	26.2	18.5
Single-Family Residential Units	6.8	16.0
Single-Family Alterations	20.1	26.1
Multi-Family Residential Units	71.0	64.4
Multi-Family Alterations	3.6	8.8
Mixed-Use Buildings	7.5	14.1
Mixed-Use Alterations	0.0	0.1
Total Residential	109.0	129.5

Source: Los Angeles City Dept. of Building and Safety. Data is for Fiscal Year.





Population Characteristics in 2016 : District 8

Metric	2016			Annual Change		
	District 8	City of Los Angeles	Los Angeles County	District 8	City of Los Angeles	Los Angeles County
Population (000s %)	249.1	3,976.3	10,137.9	-3.4	+0.1	-0.3
Median Age (Years %)	33.0	36.0	36.0	+4.4	+1.7	+0.6
Population Under 18 Years of Age (% p.p.)	24.5	20.8	22.2	-2.0	-0.7	-0.2
Population (25+) with a High School Diploma (% p.p.)	65.3	76.5	78.3	-2.3	+0.1	+0.2
Population (25+) with a Bachelor's Degree (% p.p.)	12.6	32.8	31.5	+0.2	+0.2	+0.7

Council District 9 Summary

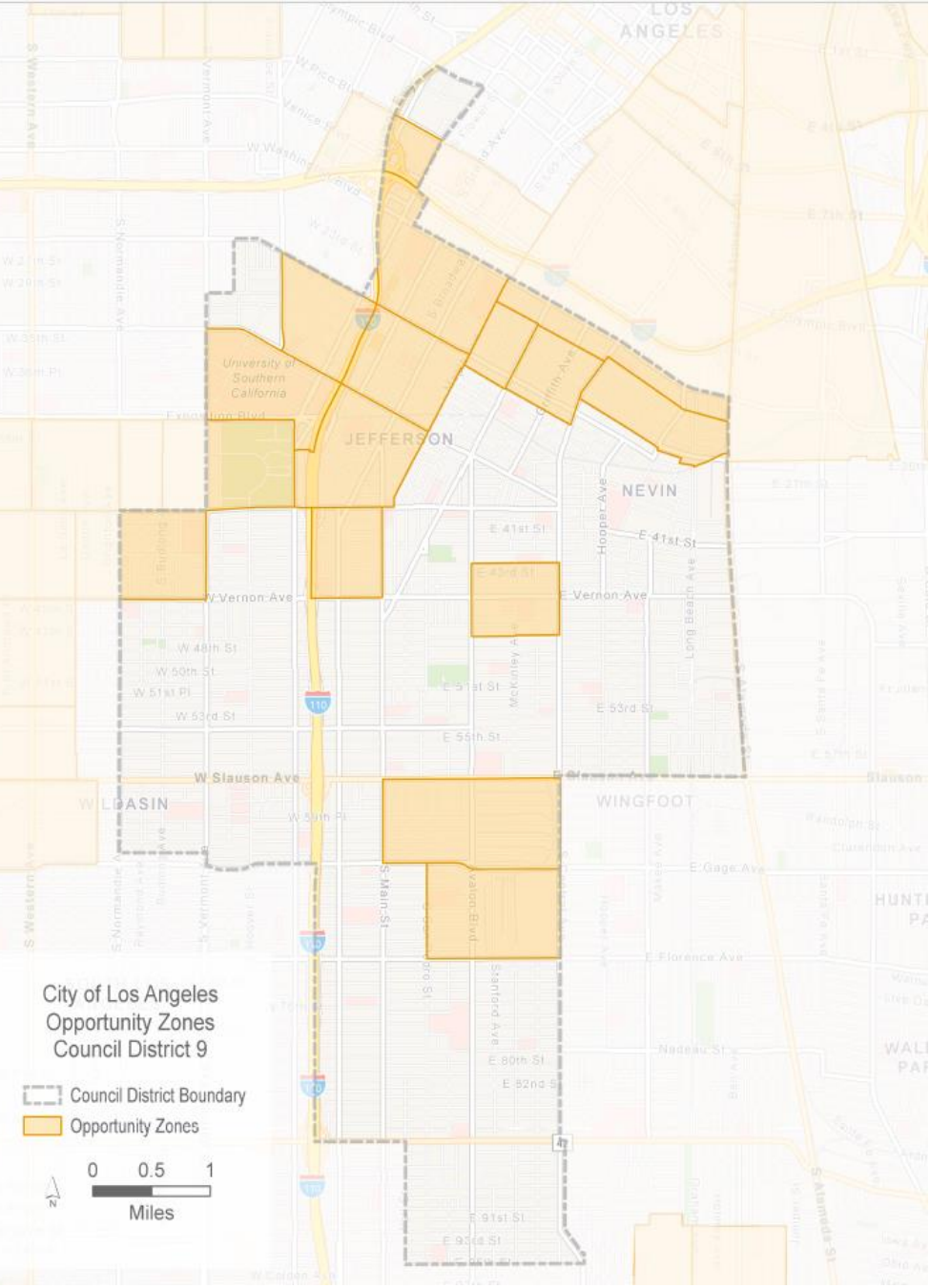
The district houses some of L.A.'s most important attractions, including the L.A. Convention Center, Staples Center and the L.A. Live Complex. Thousands of people visit Exposition Park every day – whether it be to see the Rose Garden, Los Angeles County Museum of Natural History, Banc of California Stadium the California Science Center or the African-American Museum. This district has 1,647 firms and 64,300 private-sector jobs.

The district is also home to dozens of local schools, and premier higher learning institutions including the renowned University of Southern California, Mt. St. Mary’s College and Los Angeles Trade Technical College.

Construction Permits: Council District 9

Type	2016-17 (\$ Mil.)	2017-18 (\$ Mil.)
Other	3.6	2.6
Commercial Buildings	201.7	53.8
Commercial Alterations	50.2	810.4
Total Nonresidential	255.5	866.8
Single-Family Residential Units	3.7	6.1
Single-Family Alterations	11.0	12.1
Multi-Family Residential Units	56.2	44.4
Multi-Family Alterations	12.2	6.3
Mixed-Use Buildings	0.2	0.0
Mixed-Use Alterations	0.0	0.0
Total Residential	83.3	68.9

Source: Los Angeles City Dept. of Building and Safety. Data is for Fiscal Year.





Population Characteristics in 2016 : District 9

Metric	2016			Annual Change		
	District 9	City of Los Angeles	Los Angeles County	District 9	City of Los Angeles	Los Angeles County
Population (000s %)	271.1	3,976.3	10,137.9	-3.5	+0.1	-0.3
Median Age (Years %)	30.0	36.0	36.0	+3.6	+1.7	+0.6
Population Under 18 Years of Age (% p.p.)	27.7	20.8	22.2	-2.5	-0.7	-0.2
Population (25+) with a High School Diploma (% p.p.)	46.8	76.5	78.3	+0.5	+0.1	+0.2
Population (25+) with a Bachelor's Degree (% p.p.)	6.8	32.8	31.5	+0.3	+0.2	+0.7



Reimagining Slauson and Wall 5930 S WALL ST: APN 6006003900

Lot Size: 302,622.151 SF Acres: 6.947

Local Transit

- 1.8 miles from Blueline Rail ● 0.7 miles from Silverline BRT

Potential Project Scope (Approximations)

Office/Manufacturing 600,000

Housing 350,000

Rec & Park Space 87,120

Market/Flex Space 30,000

Total Floor Area 1,067,120 SF

Slauson and Wall is a seven-acre site located just 2.5 miles from Exposition Park- home to the **L.A. Memorial Coliseum, the California Science Center, future Lucas Museum of Narrative Art and the new Banc of California Stadium**, among other world-famous museums and sites of cultural significance.

This prime site is conveniently located just steps away from **Metro's \$34 million** pedestrian bike path, the first of its class in South Los Angeles. The 6.4-mile path will connect residents to Metro's Crenshaw, Silver and Blue lines, some of the most heavily traversed rail and bus rapid transit lines in the City.

Its development will help create jobs and address the current housing crisis. It will also give community members an opportunity to enjoy outdoor recreational space, along with **incubator space for street vendors all within a state-of-the-art food court, flexible office space for nonprofits and start-ups.**

The site can also be used to accommodate City services, as well as **low-impact manufacturing and commercial office space with local employment opportunities.** Most importantly, this site will serve as a town center where community members can enjoy open space, and utilize community rooms. Slauson and Wall is an extremely valuable community asset with limitless opportunities and embodies what's so exciting about the NEW 9th!

Council District 10 Summary

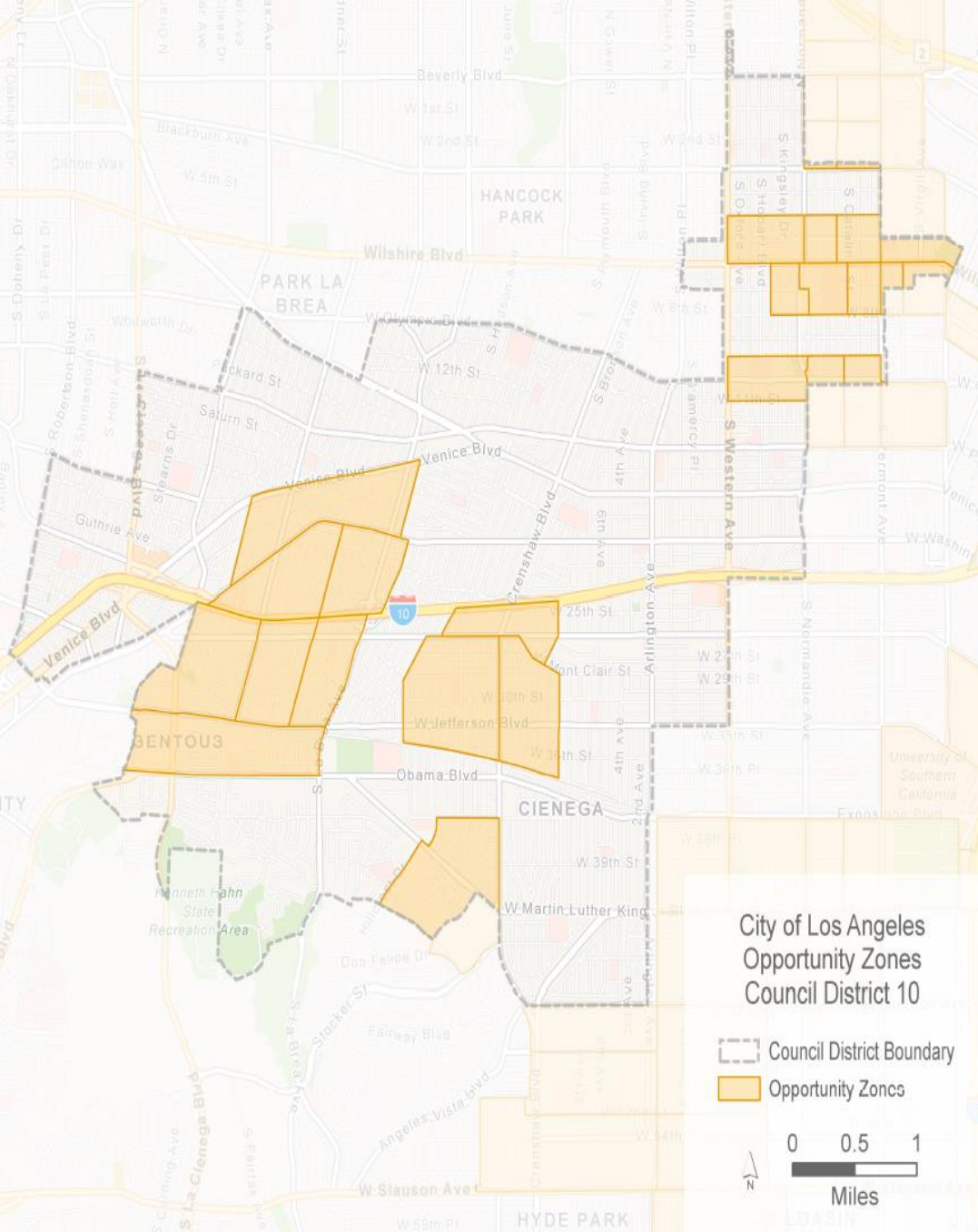
About 67,600 people are privately employed in the district, which is home to about 3,236 firms.

Council District 10 has the second highest private employment growth rate in the city, is setting the trend for mixed-use developments citywide and boasts an increase in local business activity.

Construction Permits: Council District 10

Type	2016-17 (\$ Mil.)	2017-18 (\$ Mil.)
Other	1.5	0.8
Commercial Buildings	106.3	4.1
Commercial Alterations	63.8	57.1
Total Nonresidential	171.6	62.0
Single-Family Residential Units	10.5	14.3
Single-Family Alterations	27.0	34.3
Multi-Family Residential Units	100.3	162.0
Multi-Family Alterations	30.1	37.1
Mixed-Use Buildings	44.1	524.3
Mixed-Use Alterations	1.0	4.7
Total Residential	213.0	776.7

Source: Los Angeles City Dept. of Building and Safety. Data is for Fiscal Year.





Population Characteristics in 2016 : District 10

Metric	2016			Annual Change		
	District 10	City of Los Angeles	Los Angeles County	District 10	City of Los Angeles	Los Angeles County
Population (000s %)	253.4	3,976.3	10,137.9	+6.1	+0.1	-0.3
Median Age (Years %)	35.0	36.0	36.0	+0.4	+1.7	+0.6
Population Under 18 Years of Age (% p.p.)	20.8	20.8	22.2	-0.1	-0.7	-0.2
Population (25+) with a High School Diploma (% p.p.)	74.0	76.5	78.3	-0.4	+0.1	+0.2
Population (25+) with a Bachelor's Degree (% p.p.)	27.3	32.8	31.5	+0.8	+0.2	+0.7

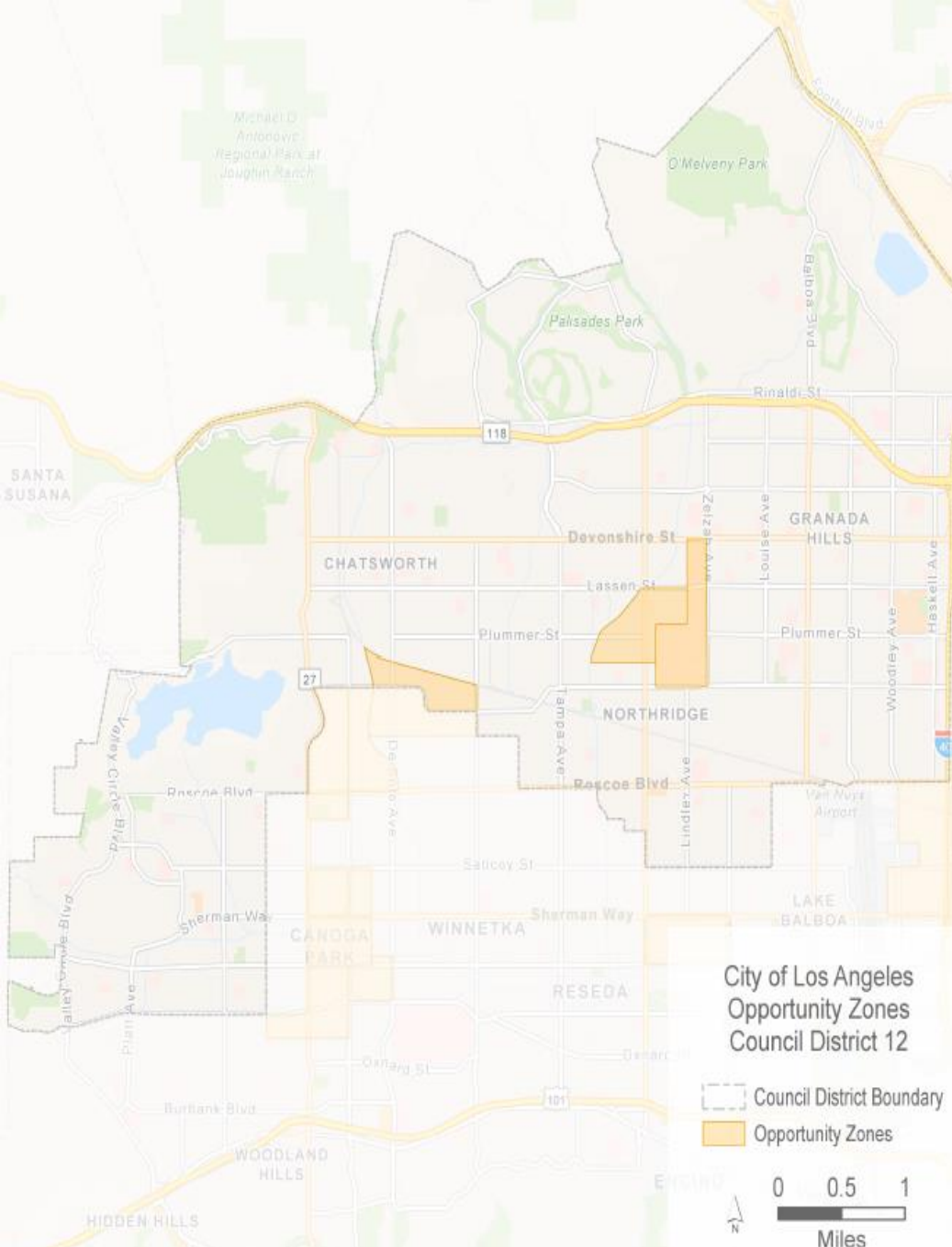
Council District 12 Summary

In the northwestern San Fernando Valley, covering nearly 60 square miles. The district ranks sixth in total jobs, with 3,864 firms and 96,300 private-sector jobs.

Construction Permits: Council District 12

Type	2016-17 (\$ Mil.)	2017-18 (\$ Mil.)
Other	0.7	0.6
Commercial Buildings	9.3	67.3
Commercial Alterations	69.4	60.5
Total Nonresidential	79.4	128.4
Single-Family Residential Units	120.3	150.6
Single-Family Alterations	58.1	75.3
Multi-Family Residential Units	44.0	14.6
Multi-Family Alterations	2.4	7.8
Mixed-Use Buildings		103.4
Mixed-Use Alterations	0.0	0.5
Total Residential	224.8	352.2

Source: Los Angeles City Dept. of Building and Safety. Data is for Fiscal Year.





Population Characteristics in 2016 : District 12

Metric	2016 District 12	2016		Annual Change		
		City of Los Angeles	Los Angeles County	District 12	City of Los Angeles	Los Angeles County
Population (000s %)	292.1	3,976.3	10,137.9	-0.1	+0.1	-0.3
Median Age (Years %)	39.0	36.0	36.0	+2.1	+1.7	+0.6
Population Under 18 Years of Age (% p.p.)	18.9	20.8	22.2	-0.4	-0.7	-0.2
Population (25+) with a High School Diploma (% p.p.)	89.2	76.5	78.3	-0.9	+0.1	+0.2
Population (25+) with a Bachelor's Degree (% p.p.)	38.9	32.8	31.5	-0.9	+0.2	+0.7

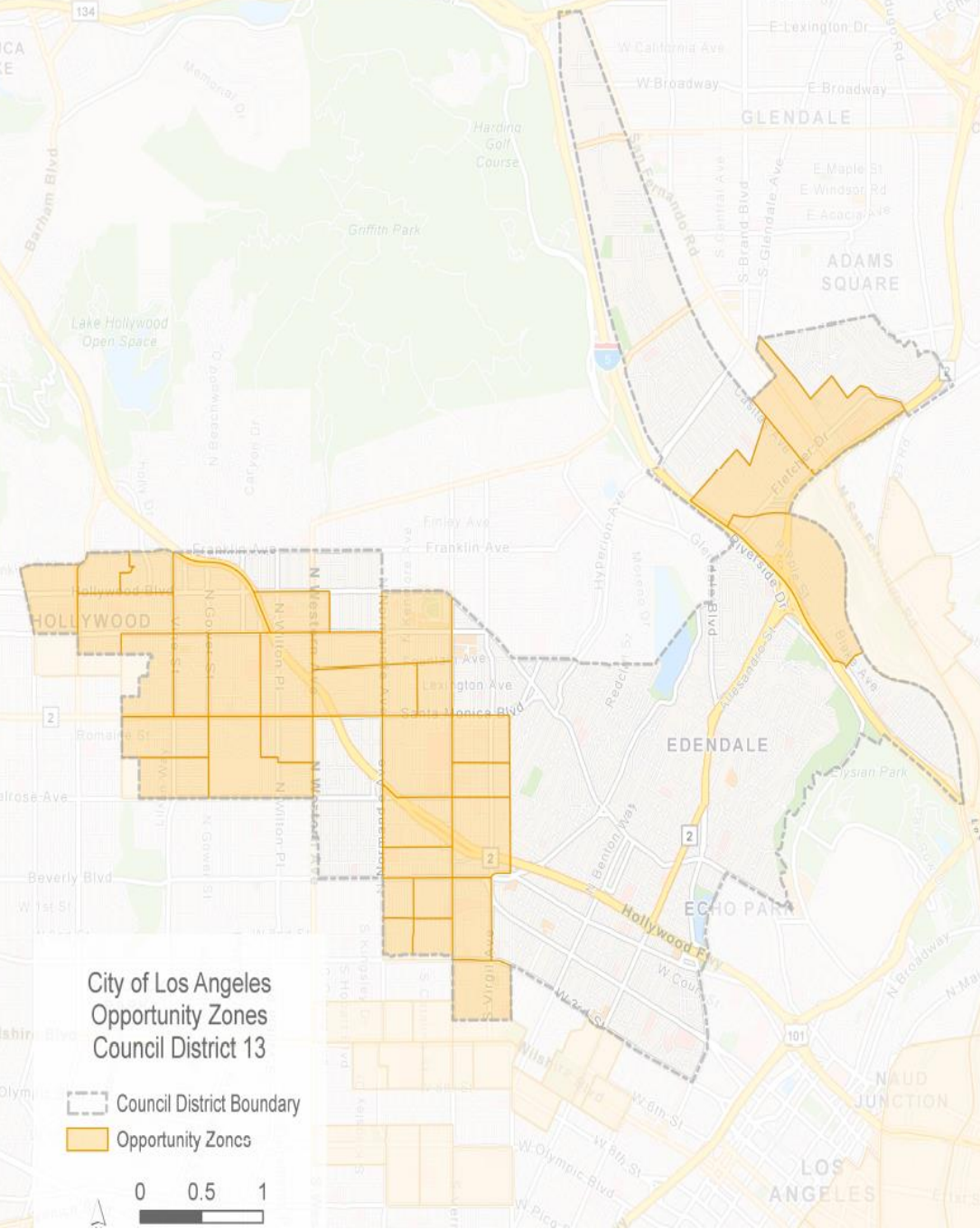
Council District 13 Summary

Geographically, it sits between downtown and Hollywood. It is home to major film/entertainment corporations, hospitals and about 260,400 residents. The district has 2,898 firms and 89,500 private-sector jobs.

Construction Permits: Council District 13

Type	2016-17 (\$ Mil.)	2017-18 (\$ Mil.)
Other	1.4	0.8
Commercial Buildings	21.8	171.3
Commercial Alterations	111.3	122.0
Total Nonresidential	134.5	294.1
Single-Family Residential Units	29.9	30.2
Single-Family Alterations	21.3	27.6
Multi-Family Residential Units	241.9	224.0
Multi-Family Alterations	35.0	108.0
Mixed-Use Buildings	14.0	260.4
Mixed-Use Alterations	11.4	13.3
Total Residential	353.5	663.5

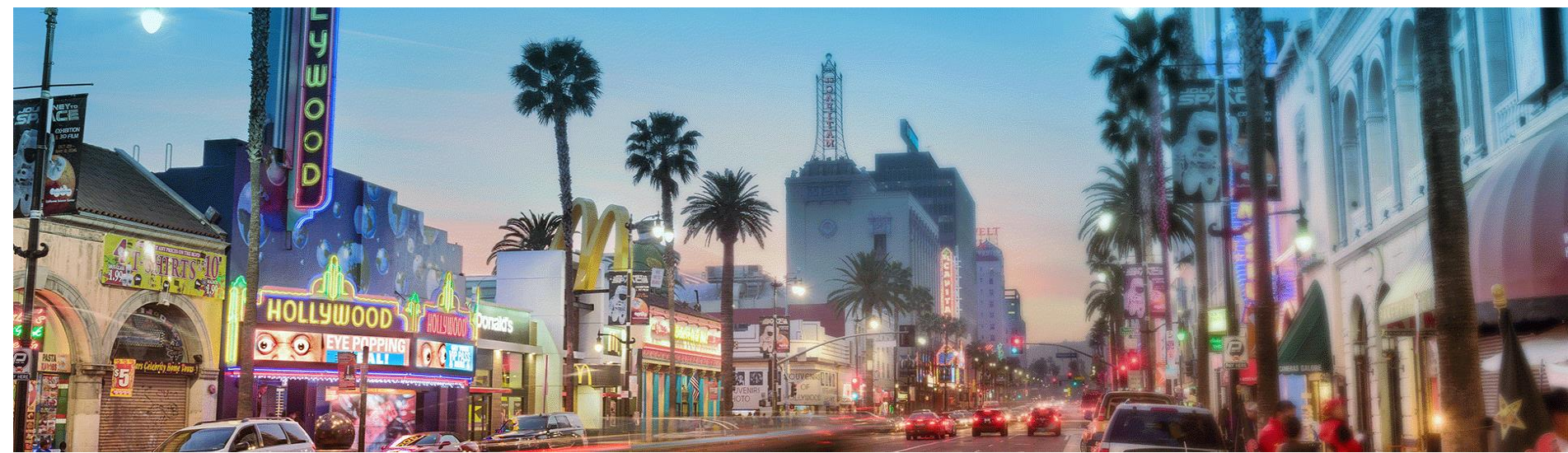
Source: Los Angeles City Dept. of Building and Safety. Data is for Fiscal Year.



City of Los Angeles
Opportunity Zones
Council District 13

 Council District Boundary
 Opportunity Zones



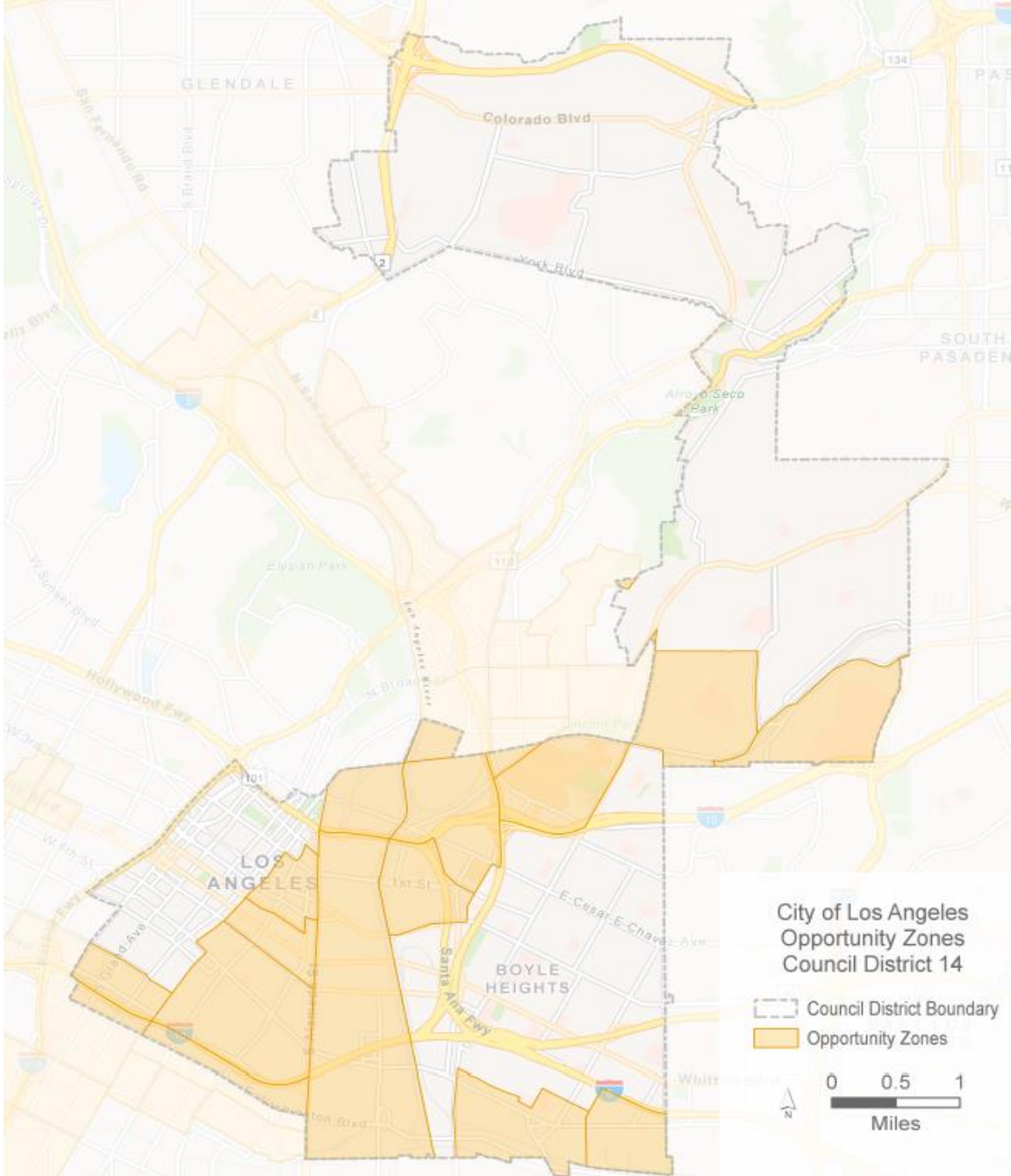


Population Characteristics in 2016 : District 13

Metric	2016			Annual Change		
	District 13	City of Los Angeles	Los Angeles County	District 13	City of Los Angeles	Los Angeles County
Population (000s %)	260.4	3,976.3	10,137.9	+1.8	+0.1	-0.3
Median Age (Years %)	36.0	36.0	36.0	+3.0	+1.7	+0.6
Population Under 18 Years of Age (% p.p.)	17.5	20.8	22.2	-0.7	-0.7	-0.2
Population (25+) with a High School Diploma (% p.p.)	73.4	76.5	78.3	+1.0	+0.1	+0.2
Population (25+) with a Bachelor's Degree (% p.p.)	32.0	32.8	31.5	+0.5	+0.2	+0.7

Council District 14 Summary

The 14th Council District Opportunity Zone comprises the disparate communities of downtown Los Angeles, Boyle Heights and El Sereno. Two institutions of higher learning are within this opportunity zone: the University of Southern California Health Science Campus and Cal State University Los Angeles.



Construction Permits: Council District 14

Type	2016-17 (\$ Mil.)	2017-18 (\$ Mil.)
Other	1.6	4.3
Commercial Buildings	52.5	62.3
Commercial Alterations	373.8	636.2
Total Nonresidential	427.9	702.8
Single-Family Residential Units	11.7	18.9
Single-Family Alterations	20.7	27.4
Multi-Family Residential Units	254.8	22.5
Multi-Family Alterations	20.8	11.8
Mixed-Use Buildings	405.0	197.2
Mixed-Use Alterations	5.9	0.0
Total Residential	718.9	277.8

Source: Los Angeles City Dept. of Building and Safety. Data is for Fiscal Year.

DOWNTOWN LOS ANGELES

Downtown Los Angeles is currently undergoing an unprecedented development boom. Large scale, high density development projects continue to be proposed for the area with no foreseeable let up in the immediate future. The city-center is nearing completion of two major regional connecting Metrorail lines to compliment existing transit resources. The LA Metro Regional Connector is currently under construction and will link multiple existing rail lines in the Red, Blue, Gold and Expo lines. The West Santa Ana Branch Transit Corridor is a planned new light rail transit line that will connect DTLA with southeast Los Angeles County.

BOYLE HEIGHTS

Just east of downtown Los Angeles sits the historic residential community of Boyle Heights (community profile found here). This community is zoned for mostly residential use with industrial areas at its southern boundaries and commercial retail activity along four major commercial corridors. The Metro Gold Line connects Boyle Heights to the rest of the City of Los Angeles via four light rail stations.

EL SERENO

El Sereno is the most eastern community in the City of Los Angeles. Comprised of a mostly residential single family homes and commercial retail activity along two commercial corridors. El Sereno also borders the cities of Alhambra, South Pasadena, and unincorporated East Los Angeles. The following links provide a Community Profile of the [Northeast Los Angeles Community Plan](#) and a summary of its [land use](#).

OPPORTUNITY

Varying by community, there is a demand for a dynamic range of opportunities--residential, commercial, retail, hotel and office space in downtown Los Angeles to investment aimed at creating community serving commercial uses in the communities outside of the city-center such as affordable housing, preservation of legacy small businesses, and grocery retail.

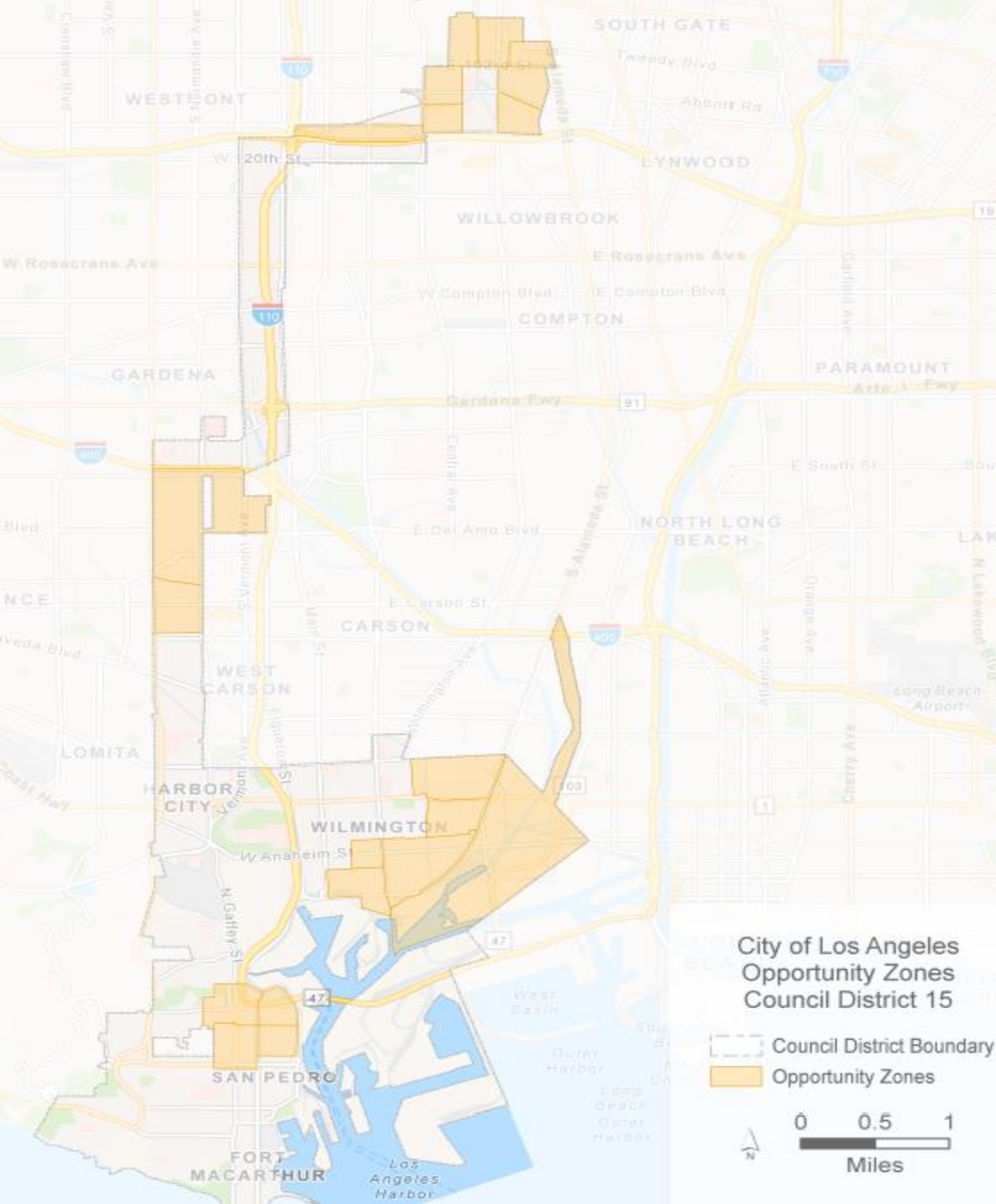


Population Characteristics in 2016 : District 14

Metric	2016			Annual Change		
	District 14	City of Los Angeles	Los Angeles County	District 14	City of Los Angeles	Los Angeles County
Population (000s %)	259.7	3,976.3	10,137.9	+5.2	+0.1	-0.3
Median Age (Years %)	35.0	36.0	36.0	-1.2	+1.7	+0.6
Population Under 18 Years of Age (% p.p.)	20.9	20.8	22.2	+0.1	-0.7	-0.2
Population (25+) with a High School Diploma (% p.p.)	69.7	76.5	78.3	+2.4	+0.1	+0.2
Population (25+) with a Bachelor's Degree (% p.p.)	26.4	32.8	31.5	+1.1	+0.2	+0.7

Council District 15 Summary

San Pedro is one of the most unique communities in the region. Its history is inextricably linked to the development of the Port of LA which has been the focal point of industry and jobs for over a century. San Pedro is a small-town within a big city, it has a relatively low cost of living compared to neighboring municipalities. Its unique location and developing industrial sectors have great potential for creating a powerful regional economy.



Construction Permits: Council District 15

Type	2016-17 (\$ Mil.)	2017-18 (\$ Mil.)
Other	0.6	0.3
Commercial Buildings	36.4	7.2
Commercial Alterations	34.7	51.3
Total Nonresidential	71.7	58.8
Single-Family Residential Units	5.2	19.6
Single-Family Alterations	16.3	20.2
Multi-Family Residential Units	144.2	35.9
Multi-Family Alterations	45.6	90.7
Mixed-Use Buildings	1.9	57.4
Mixed-Use Alterations	0.0	0.6
Total Residential	213.2	224.4

Source: Los Angeles City Dept. of Building and Safety. Data is for Fiscal Year.

COUNCIL DISTRICT 15



For more information about these opportunities, contact:

Aksel Palacios, Planning Deputy - aksel.palacios@lacity.org
 Alison Becker, Senior Advisor - alison.becker@lacity.org

Office of Councilman Joe Buscaino
 City of Los Angeles
[Council District 15](#)
 200 North Spring Street, Room 410
 Los Angeles, CA 90012
 213/473-7015

City-owned Parking Lot located in historic downtown in easy walking distance to LA Waterfront. 800+ units of housing in pipeline nearby. Community supportive of redevelopment.

Community	San Pedro
Address	500 South Mesa St. 90731
Census Tract	2962.20
Zoning	C2-2D-CPIO
Parcel Size	+/- 22,600 sq/ft (½ acre)
Desired Development	Mixed-Use Any Combo of Commercial Office Retail Housing Public Parking
Local Incentive	Expedited Permitting Land Write-Down for workforce housing (100 - 150 AMI) and public parking

COUNCIL DISTRICT 15



City-owned property suitable for Transit Oriented Development. Existing building to be delivered vacant. Internationally recognized Watts Towers, local parks, shopping, and schools in easy walking distance.

Community	Watts
Address	1845 E. 103rd Street 90002
Census Tract	2422.00
Zoning	C2-2D-CPIO
Parcel Size	+/- 37,000 sq/ft (0.85 acre)
Desired Development	Mixed-Use Retail Housing
Local Incentive	Expedited Permitting Land Write-Down for workforce (100 - 150 AMI) and/or co-housing developments.

For more information about these opportunities, contact:

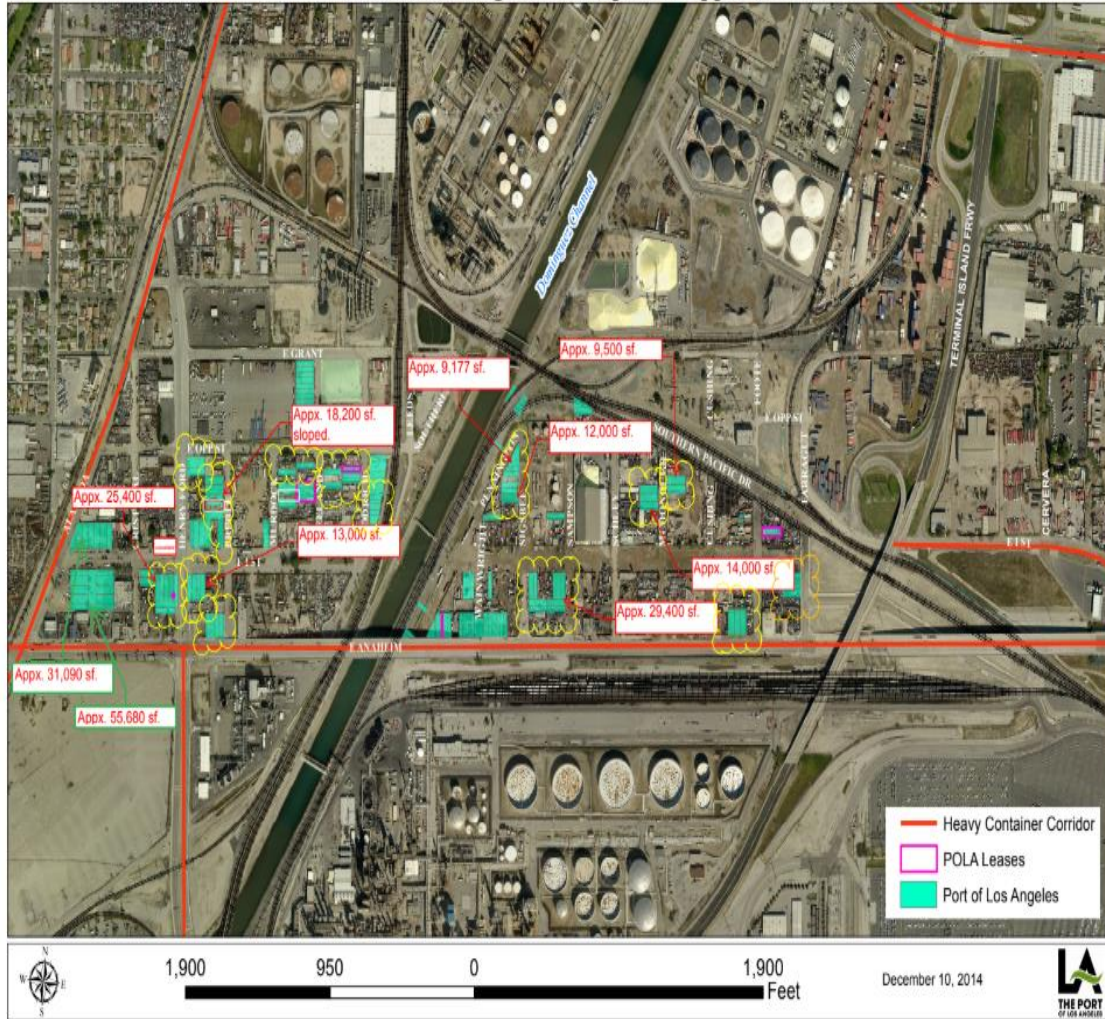
Aksel Palacios, Planning Deputy - aksel.palacios@lacity.org
 Alison Becker, Senior Advisor - alison.becker@lacity.org

Office of Councilman Joe Buscaino
 City of Los Angeles
[Council District 15](#)
 200 North Spring Street, Room 410
 Los Angeles, CA 90012
 213/473-7015

COUNCIL DISTRICT 15

City-owned properties. Heavy Industry area. Near Ports of Los Angeles and Long Beach. City can assist with land assembly and infrastructure development.

Far East Wilmington Development Opportunities



Community	Wilmington
Address	Various 90744
Census Tract	9800.14
Zoning	M2-1VL
Parcel Size	Various
Desired Development	Industrial Logistics or Manufacturing
Local Incentive	Expedited Permitting Land Write-Down for significant job-creation by end-user.

For more information about these opportunities, contact:

Aksel Palacios, Planning Deputy - aksel.palacios@lacity.org
 Alison Becker, Senior Advisor - alison.becker@lacity.org



For more information, please contact:

Jacqueline Rodriguez, Economic and Workforce Development Department
213.744.7185 or Jacqueline.Rodriguez@lacity.org

