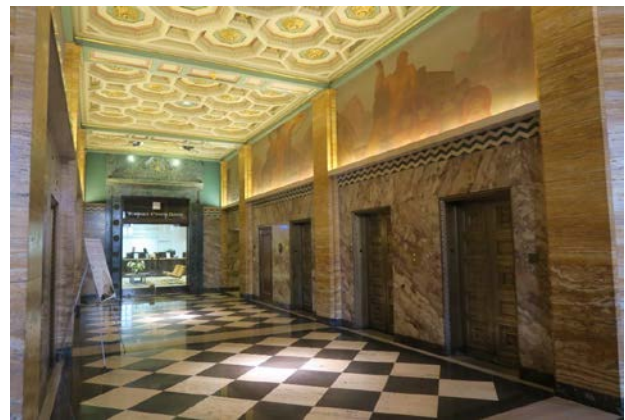




City of Los Angeles Mills Act Program Assessment and Equity Analysis

Prepared for:

City of Los Angeles, Department of City Planning | Office of Historic Resources

Prepared by:

Chattel, Inc. | Historic Preservation Consultants



with

AECOM Technical Services, Inc.



June 2022

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Executive Summary

The City of Los Angeles has the largest Mills Act Historical Property Contract program in California, and it is the most significant financial incentive for historic preservation citywide. November 2021 marked the 25th anniversary of Los Angeles's Mills Act program.

Enabled by state legislation in 1972, the Mills Act offers a unique tool for historic preservation through a revolving 10-year contract between the City and the property owner. Contracts are automatically renewed each year and are transferred to new owners when the property is sold. The program's strength is that it incentivizes – through a property tax abatement – significant investment in historic preservation to retain and protect historic resources. In California, 90 municipalities have adopted the Mills Act.

The City of Los Angeles's Mills Act program was established in 1996 with the retention and preservation of affordable, multi-family housing being a key founding goal. The first year of contracts were recorded in 1997. To qualify, a property must be designated as a Los Angeles Historic-Cultural Monument (HCM) or a contributor to an Historic Preservation Overlay Zone (HPOZ). Each contract specifies rehabilitation and restoration work to be undertaken on a property. As of 2022, Los Angeles has 948 contracts enrolled in the program including single-family, multifamily, commercial, industrial, and recreational properties.

The annual property tax savings for all Mills Act property owners in Los Angeles is over \$20,000,000, representing a significant investment in historic preservation by the City, County, and State. These savings are reinvested into the local economy through the hiring of tradespeople, contractors, and preservation professionals to rehabilitate, restore, and maintain the properties in the program. The property tax savings realized by owners represents a small percentage of the City's portion of general levy property taxes collected by the County. The City Council has expressed its intent to limit the City's share of unrealized property tax revenue to \$2 million annually; the program has currently exceeded this amount by 10 percent. With property values changing from year to year, especially at time of sale, it is difficult to forecast future unrealized property tax revenue. In addition to the property tax relief provided by the Mills Act program, property owners receive support from the City's Office of Historic Resources, which reviews projects for conformance with the Secretary of the Interior's Standards for Rehabilitation. In this way, the program creates a partnership between the City and property owners, with active input and assistance provided to owners as they restore, rehabilitate, and maintain their properties.

In 2020, Los Angeles City Planning undertook a comprehensive assessment to evaluate the program. LA City Planning contracted with historic preservation consultant Chattel, Inc. and subconsultant economist and planners AECOM to conduct the assessment. The assessment analyzes staffing requirements, revenue streams to support the program, and the allocation of property tax savings among existing contracts to inform a more equitable distribution of program participation across the City. The study identifies operational strengths and challenges, as well as opportunities and goals for the program.

Due to its success over the years, the total number of contracts has expanded beyond the capacity of City staff to properly administer the program. State law has also evolved to require more rigor in program management by municipalities. Furthermore, since the Mills Act program's inception, housing affordability, production of housing, and equity considerations have further increased in importance for the City. The assessment therefore organizes its analysis and recommendations into two primary sections, addressing program sustainability and program equity.

Program Sustainability

The assessment found that existing funding for the program is insufficient to effectively manage the number of contracts and bring the program into complete compliance with state law. As the number of Mills Act contracts continues to grow, there is not enough staff time devoted to fee collection, inspections, and contract

compliance. State law requires that compliance inspections be conducted for each contract every five years; to date, the City has completed approximately 25 percent of inspections required annually.

Program sustainability should be an immediate goal for the City. The program has the potential to generate adequate revenue to support additional staffing through the collection of existing and new fees. The City has an adopted fee for contract maintenance costs that is not currently being collected due to the lack of staffing. A direct assessment can be established with the County Assessor to collect the fee. However, additional staffing is required to implement this process and track the fees.

Existing staffing consists of two staff members who dedicate less than half of their time on the Mills Act program due to other responsibilities, as well as contract staff who perform inspections. Currently, the two staff members balance priorities for the review and processing of new applications; responding day-to-day to contract holders, prospective applicants, general public inquiries; coordinating with contract staff to conduct an annual workshop for applicants; reviewing and processing of projects on Mills Act properties; responding to contract holders on compliance issues; and managing contract staff. This study found that to effectively manage the program at least three full-time staff positions are required, including an administrative staff dedicated to financial management. Other additional staff would handle day-to-day contract management and compliance, outreach, and coordination with contract staff to carry out periodic inspections. Contract staff would continue to be engaged to implement inspections necessary to comply with state law. To ensure compliance with state law, the City should be inspecting a minimum of 200 properties annually based on the existing number of contracts, which will increase as the program expands.

Additionally, costs for processing contract noncompliance and cancellation are currently not recovered and should be included in the City's adopted fee schedule. Recent inspections have determined that approximately 20 percent of properties in the program are not in compliance. Increased staffing and financial resources are needed to address non-compliant properties.

To improve program management, recommendations include creating a comprehensive database system to organize contracts, track compliance, track fee collection, and correspondence; and maintaining close coordination with the County Assessor, City Attorney, and other departments.

Recommendations to address program capacity include a review of the annual threshold on the City's share of unrealized property tax revenue and the manageable number of contracts in the program based on dedicated resources. The City may want to consider eliminating the annual threshold, and instead limit the number of new contracts annually and the contract duration.

The study also looks at strategies to expand participation in the program. While the City has implemented more zoning provisions intended to preserve historic neighborhoods, those regulations do not include eligibility for preservation incentives such as the Mills Act. The report recommends expanding the program eligibility requirements to include National and California Register-listed properties, and eligible historic resources within adopted plans and ordinances that require historic preservation review such as Community Plan Implementation Overlays (CPIOs) and Community Design Overlays (CDOs).

Over the past 10 years, property values have substantially increased in Los Angeles. To address the increase, the report recommends increasing the valuation limits for single-family properties from \$1.5 million to \$2.5 million, and multi-family properties from \$3 million to \$10 million. There is also a recommendation to more broadly utilize the Adaptive Reuse Ordinance to incentivize use of the Mills Act for those projects.

Program Equity

A goal of the assessment was to better understand which communities have benefitted the most – and the least – from the Mills Act, in terms of participation and allocation of property tax savings. The City Controller's

Los Angeles Equity Index was used as a framework to analyze the distribution of existing Mills Act contracts in communities facing varying barriers to opportunity, ranging from “low barriers to opportunity” to “high barriers to opportunity.” An analysis was also conducted of the distribution of Mills Act financial benefits among existing contracts. Based on the outcome of both analyses, the report provides recommendations for enhancing program access to ensure an equitable distribution of Mills Act benefits across the City.

The largest number of existing Mills Act contracts are for single-family properties located in communities facing low barriers to opportunity. Though this property type represents 71 percent of the program (659 properties), only 25 percent of Mills Act savings went to single-family properties. The remaining 75 percent of program savings went to multi-family and commercial properties located in communities facing both low and high barriers to opportunity.

Multi-family residential properties, excluding condominium buildings, represent 20 percent of the program (185 properties), accounting for 25 percent of Mills Act savings. Commercial properties represent 5 percent of the program (47 properties), accounting for 17 percent of Mills Act savings. Recreational and industrial properties make up the remaining 1 percent of the program (13 properties).

Condominium properties represent only 3 percent of the program (26 properties), but 33 percent of Mills Act savings went to this property type. 90 percent of total savings for condominiums occurred in areas facing low barriers to opportunity.

The analysis shows that existing Mills Act contracts are disproportionately benefitting property owners in communities with lower barriers to opportunity. Eighty-three percent of Mills Act savings went to properties located in communities facing lower barriers to opportunity, whereas 17 percent of savings went to properties located in communities with medium to high barriers to opportunity. In addition, 50 percent of Mills Act savings went to Mills Act properties located in Downtown, which has the highest concentration of Adaptive Reuse Ordinance (ARO) multi-family rental, condominium, and commercial properties, such as hotels. Of the top 10 Mills Act contracts with the largest amount of savings, eight properties were ARO projects, including six condominium properties and two commercial properties. The remaining two properties that were not ARO projects included a condominium and a multi-family residential rental property.

Since the program’s inception, the retention and preservation of affordable, multi-family housing has been a key founding goal, and there are a high number of properties potentially eligible for the Mills Act located in communities facing high barriers to opportunity. To better reintegrate this concept into the program and achieve a more equitable distribution of program benefits, the report outlines an approach that prioritizes new Mills Act applications from multi-family properties and ARO projects that include affordable or rent-stabilized housing in communities facing higher barriers to opportunity. The assessment further suggests that safeguards against displacement and a policy of no net loss of affordable, multi-family rental housing need to be incorporated into the program. Through a concerted effort to prioritize expanding opportunity and access, the program may achieve more equitable outcomes in historic preservation and housing.

Consistent with equity approaches used across multiple disciplines and fields, the report develops a series of equity-based recommendations using procedural, distributional, and structural equity objectives. These recommendations include: strategic outreach targeting high priority areas to educate prospective applicants about the Mills Act program; prioritizing at least half of new applications to meet high priority criteria; and ensuring that displacement does not happen as a result of program participation.

Future Direction

The 25th anniversary of Los Angeles’s Mills Act program offers an opportunity to reflect on the current status of the program and to define future goals. During the program’s first quarter century, many local leaders and community members have worked hard to build a strong program, which has become the most robust in California. The goal of this assessment is to provide direction for the City as it seeks to establish a more sustainable and accessible program.

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Introduction

In advance of the 25th anniversary of the Mills Act program in Los Angeles, Los Angeles City Planning commissioned an assessment to evaluate its Mills Act Historical Property Contract program in consideration of program sustainability and equity. To address these issues and provide for long term sustainability of the program, the City may implement the policy recommendations included in this report.

Enabled by state legislation in 1972, the City of Los Angeles's Mills Act program was established in 1996 with the retention and preservation of affordable, multi-family housing as a key founding goal. The Mills Act program represents the most significant financial incentive for historic preservation in Los Angeles. By incentivizing private investment in historic preservation, the Mills Act encourages the long-term preservation of properties embodying the City's architectural, social, and cultural heritage. For owners of qualifying properties, the program offers a potential, significant reduction in property taxes that are then re-invested in historic properties and the economy.

The Mills Act in Los Angeles

Managed by Los Angeles City Planning's Office of Historic Resources (OHR), the Mills Act is implemented through a 10-year contract that automatically renews annually and transfers with the sale of a property. By entering into the contract with the City, program participants may realize a significant reduction in property taxes intended to offset costs for the rehabilitation, restoration, and maintenance of their properties. Each contract specifies rehabilitation and restoration work to be undertaken on a property. To be eligible to apply for the program, a property must be designated as a Los Angeles Historic-Cultural Monument (HCM) or Historic Preservation Overlay Zone (HPOZ) contributor and meet a minimum of three out of five Priority Consideration Criteria: Necessity, Uniqueness, Investment, Affordability, and Employment. The program also limits pre-contract assessed property values at \$1.5 million for single-family residential properties and \$3 million for multi-family residential, commercial, and industrial properties. An exemption to these limits requires approval from the Cultural Heritage Commission. However, the valuation limits do not apply to properties located in Greater Downtown Los Angeles and the Figueroa Corridor Economic Strategy areas and the Hollywood Boulevard Commercial and Entertainment National Register Historic District.

Applications for the Mills Act program are accepted on an annual basis and undergo a rigorous review process. Staff determinations of ineligibility are appealable to the Cultural Heritage Commission. Successful applications result in approval of a contract by the City Council that is recorded on title with the Los Angeles County Registrar-Recorder/County Clerk. The first year of contracts were recorded in 1997. As of 2022, Los Angeles has 948 contracts enrolled in the program consisting of single-family residential, multifamily residential, commercial, industrial, and recreational properties, including 2,568 separate condominium units.

Work performed on properties with Mills Act contracts is subject to review by the OHR for conformance with the Secretary of the Interior's Standards for Rehabilitation. Under state law, municipalities are required to perform periodic compliance inspections of properties with Mills Act contracts at least every five years.

Mills Act Program History	
1994	City Council introduced a motion to create Mills Act Historical Property Contract program
1996	City Council adopted an ordinance codified in Los Angeles Administrative Code Division 19, Chapter 14. The Program is managed by the Department of Cultural Affairs and the Cultural Heritage Commission. The Mills Act ordinance included the following: ▪ Qualifying applications must meet a minimum of three out of five Priority Consideration Criteria for Necessity, Uniqueness, Investment, Affordability, and Employment; ▪ A property valuation limit of \$500,000 for single-family properties, and \$1,500,000 for multi-family residential, commercial, or industrial properties, unless an exemption is granted by the Cultural Heritage Commission; ▪ Two areas exempt from the property valuation thresholds: Hollywood Boulevard Commercial and Entertainment National Register Historic District, and Greater Downtown Los Angeles (consisting of the Central City Community Plan Area) and the Figueroa Corridor Economic Strategy Area; and ▪ An annual not-to-exceed threshold of \$500,000 in unrealized City property tax revenue.
1997	First year of contracts recorded in the Mills Act program.
1999	City Council amended the Mills Act ordinance, increasing the annual property tax revenue loss cap to \$1,000,000. Other recommendations not adopted included: ▪ Exempting Adaptive Reuse Ordinance projects from the calculation of unrealized annual property tax revenue loss, and ▪ Expanding the eligibility to encompass National Register- and California Register-listed properties.
2004	Management of the program moved to the Department of City Planning from the Department of Cultural Affairs
2008	City Council amended the Mills Act ordinance, to increase the property valuation threshold to \$1,500,000 for single-family properties and to \$3,000,000 for multi-family, commercial and industrial properties.
2011	California legislature passed Assembly Bill 654 that amended the state-enabling Mills Act legislation to include: ▪ Required property inspections before contract approval and every five years thereafter; ▪ Elimination of the requirement for property owners to notify the State Office of Historic Preservation that a new contract was recorded; ▪ Allowance of local governments with Mills Act programs to collect fees that shall not exceed the reasonable cost of providing contract administration services; and ▪ Clarification on the process for contract cancellation.
2012	City Council amended the Mills Act ordinance, increasing the City's annual property tax revenue loss cap to \$2,000,000.
2014	The City's Mills Act contract was updated to enable collection of contract administration fees.
2019	The Priority Consideration Criterion for affordability was expanded to require mixed-use and multi-family properties with more than 20 units covenant affordable dwelling units for low- and moderate-income households per current U.S. Department of Housing and Urban Development criteria for affordable housing.

In 2019, the annual property tax savings for all Mills Act property owners in Los Angeles was over \$20,000,000. The property tax savings realized by owners represents a small percentage of the City's portion of general levy property taxes collected by the County of Los Angeles, which was approximately \$1.6 billion in 2019. The City Council has expressed their intent to limit the City's share of unrealized property tax revenue to \$2 million annually; the program has currently exceeded this amount by 10 percent. Considering the economic benefits of the program for historic preservation, the City's revenue loss under the Mills Act program is minimal in relation to the investment in historic properties.

While the success of Los Angeles's Mills Act program has allowed it to grow exponentially, it has also exceeded the capacity of staffing resources to manage it effectively. State-mandated periodic inspections of properties, as well as review and approval of new applications, fee collection, management of existing contracts, and handling communication with contract holders and the general public, all create considerable demands on staff time – an issue commonly found across municipalities with Mills Act programs in California.

To assess the Mills Act program, the City contracted with historic preservation consultant Chattel, Inc. and subconsultant economist and planners AECOM to perform the following tasks:

1. Assess the sustainability of the program, given the number of existing contracts and new applications/contracts received each year as well as the allocation of staff and contract staff resources;
2. Review the allocation of tax dollars to the program and determine which communities benefit the most and least to enhance program access and equity;
3. Prepare recommendations related to potential program changes including staffing, contract duration and renewals, ordinance amendments, and policy/implementation revisions; and
4. Develop a methodology for collecting contract maintenance fees and other recommendations for streamlining fee collection.

Assessment Methodology

The intention of the assessment was to develop program goals, strategies, and recommendations that are data-driven and evidence-based, and are the result of comprehensive literature review, data collection and analysis, close coordination with OHR staff, and outreach, interviews, and data gathering from other cities with Mills Act programs throughout California.

As part of the research phase, sources of data that track Mills Act properties were identified, including OHR program tracking spreadsheets, Los Angeles City Planning (LACP) case information from the Planning Case Tracking System (PCTS), and parcel data from the Zoning Information and Map Access System (ZIMAS). The City's General Plan including the Framework, Housing, and Conservation Elements was also reviewed. Mills Act property tax assessments for 2019 were obtained from the Los Angeles County Assessor's office. Other data sources consulted included:

- City of Los Angeles Mills Act contracts, 1997 to present
- City of Los Angeles Mills Act inspection and enforcement reports
- LACP fee studies from 2016 and 2018, as well as corresponding fee schedules and reports
- City of Los Angeles budgets for fiscal years 2019-2020 and 2020-2021
- Mills Act contract cancellation proceedings for the City of Redondo Beach and the City of Palo Alto
- Mills Act ordinances from San Diego, Long Beach, Pasadena, Orange, Oakland, West Hollywood, and Monterey County

Furthermore, consultants interviewed and contacted a wide range of stakeholders including:

- State Office of Historic Preservation Mills Act/Certified Local Governments Coordinator
- OHR managers, including LACP principal and senior planners, and Mills Act program managers
- LACP Administrative staff
- Los Angeles County Assessor's Office staff
- Local preservation advocacy groups, such as the Los Angeles Conservancy and Hollywood Heritage
- Three property owners with Mills Act contracts, including one property management company, and two for-profit developers
- One for-profit developer without a Mills Act contract, and two non-profit developers without Mills Act contracts

Consultants also sent a questionnaire to all California municipalities with Mills Act programs. Among the 78 questionnaires distributed to cities, a total of 30 were completed and returned to the consultant team.

In addition, consultants conducted a review of the City's stated goals for equity and inclusion. In order to assess the current levels of equity and access for the Mills Act program, the consultant team evaluated whether the program participation and savings distribution in 2019 reflect the City's stated goals for equity and inclusion in the context of housing goals. This analysis also considered how the Mills Act program benefits owners as well as tenants of multi-family properties.

The equity analysis included developing focus areas where there are existing and eligible Mills Act properties that fall within the geographies of communities facing varying barriers to opportunity and access to resources. This study informed recommendations on prioritizing where future Mills Act applications should be focused to expand equity in the program.

For purposes of this study, "communities" have been defined in terms of geography, such as Community Plan Area (CPA), Council District (CD), and Historic Preservation Overlay Zone (HPOZ). Communities can also be defined by those with "more barriers" and "fewer barriers" to opportunity and resources. Higher opportunity areas have a dense concentration of place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, health and life expectancy, and economic mobility. This metric allowed the consultant team to identify which communities benefit the most and least from the City's Mills Act program.

In addition, the Los Angeles Equity Index and census tracts were used for the purposes of understanding spatial relationships between equity-based indicators and the use of the Mills Act. The Los Angeles Equity Index was developed by the City Controller to characterize and address disparities and barriers to opportunity.

Project Limitations

While research and outreach conducted for this study was comprehensive, several data limitations were encountered in the course of research, generally due to budget and time constraints. The following data sources are not presently reflected in this study:

- Racial equity analysis using current Census Tract data. Socioeconomic and demographic data on race and income levels of existing Mills Act property owners is not and has not been collected since the inception of the program. Therefore, geography and equity-based groups are used as a proxy for demographic data.
- Review of gentrification and displacement data; analysis of data to understand local dynamics of neighborhood change.
- Program-wide interviews or surveys of existing Mills Act property owners and the public at-large.

- Inclusion of properties identified as potentially eligible for designation through SurveyLA in the equity analysis.
- Historical data on Mills Act contract savings, demographic trends, and neighborhood trends.
- Assessor data on last owner change to study the length of ownership.

Program Sustainability

Based on the analysis conducted for this study, the key starting point for building a more sustainable Mills Act program in Los Angeles is establishing a comprehensive system for collecting and tracking fees. Under state law, cities can set and collect contract maintenance fees to recover staffing and administrative costs. By creating a closer nexus with this state-level guidance, the City's program could become more economically sustainable.

The City's share of unrealized tax revenues due to the Mills Act program is relatively small when compared to the corresponding investment in historic preservation. Nonetheless, the current total of over \$2 million of the City's share of unrealized property tax revenue is substantial enough to warrant consideration of feasible steps to collect fees, better staff and support the program, and to facilitate and enforce contract compliance.

Currently, the City does not have a system in place for collecting contract maintenance fees once a contract is recorded. In 2014, the Mills Act contract was updated to enable collection of this fee. Contracts recorded prior to 2014 do not have maintenance fee-enabling provisions. The program also lacks a comprehensive fiscal data management system to track fee collection.

New contract application processing fees are the only program fees currently collected that offset the City's costs of administering those services. Funding for the remainder of the program's services, including periodic inspections, is supported by the City's General Fund. Currently, fees do not exist for other program services, such as enforcement.

Los Angeles's Mills Act program is based on a rigorous approach that requires property owners to propose preservation-related scopes of work that justify a public subsidy through a potential reduction in property taxes and staff-level review of projects on both the interior and exterior. However, the City's approach is labor intensive for staff to provide consistent review of new applications and the existing 948 Mills Act contracts. The thoroughness of review that the City applies is to avoid the appearance of the unrealized property tax revenue as a gift of public funds to property owners. Existing staffing consists of two staff members who dedicate less than half of their time to the Mills Act program due to other responsibilities, as well as contract staff who perform inspections.

State law mandates municipalities to conduct periodic inspections of the interior and exterior of all properties with Mills Act contracts prior to a new contract being awarded and every five years thereafter to ensure compliance. The program does not currently have a comprehensive tracking system for compliance and does not have sufficient dedicated resources to meet the state legislation requirements.

Due to the success of the program, the number of contracts has exceeded the capacity for City staff to manage them effectively. The number of contracts has grown exponentially over the past two decades with no increase in staffing or resources. At the same time, the City has expanded the use of zoning tools to promote historic preservation without providing increased financial incentives for those areas.

There are also challenges to managing the program effectively, that include the collection, management, and tracking of data, as well as maintaining regular communication with contract holders.

Throughout California, administration of Mills Act programs generally requires more resources than municipalities can typically provide. Statewide concerns for Mills Act program sustainability include such issues as municipal revenue loss, fee collection, staff training, coordination between municipal departments on program oversight, public awareness, as well as a lack of geographic and demographic diversity among program participants.

The goals, strategies, and recommendations to build a more sustainable Mills Act program in Los Angeles are outlined below.

Goals	Recommended Strategies
GOAL 1: Improve Fiscal Sustainability	▪ Establish system for fee collection and tracking ▪ Expand program fees
GOAL 2: Facilitate Compliance with State Law and Mills Act Ordinance	▪ Expand enforcement policies ▪ Facilitate contract compliance
GOAL 3: Expand Program Staffing	▪ Provide additional staffing to effectively manage the program
GOAL 4: Refine Program Capacity	▪ Establish a sustainable, manageable number of contracts ▪ Address program’s fiscal capacity ▪ Expand program eligibility
GOAL 5: Address Program Management	▪ Effectively manage data and expand communication

GOAL 1: IMPROVE FISCAL SUSTAINABILITY

The following two strategies outline a program-wide approach for collecting and tracking contract maintenance fees and additional fees to support the program’s fiscal sustainability. This approach—tailored to the scale and complexity of Los Angeles’s Mills Act program—is designed to improve fee collection and facilitate transparency in reporting the cost of program services.

The City Council approved new Mills Act fees in 2017, inclusive of contract processing and maintenance fees, which were updated in 2021. However, contract maintenance fees have not been collected due to the lack of a comprehensive system in place to collect them. Currently, the General Fund subsidizes the costs of administering the program, including approximately 50 periodic inspections each year since 2015. For example, in FY 2019-20 and FY 2020-21, \$70,000 of General Fund allocations funded contract staff to perform periodic inspections of existing Mills Act contracts. Collecting contract maintenance fees can generate revenue to directly support inspections, administration and staffing of the Mills Act program, and establishing a dedicated Mills Act account would be an important tool for tracking program fees.

Strategy 1: Establish System for Fee Collection and Tracking

There is not a structure in place for collecting contract maintenance fees and the fiscal management system for the program is insufficient to track data on collected Mills Act fees. The current process is a decentralized system for fee tracking that involves multiple administrative staff coordinating with OHR staff to reconcile the total number of new applications for which fees were collected and manually tracked.

In 2012, the state legislature updated California Government Code Section 50281.1, as related to historical property contracts to allow cities with Mills Act programs to provide contract language to collect fees to support and administer their programs. As noted in this update, any legislative body approving a Mills Act contract

...may require that the property owner, as a condition to enter into the contract, pay a fee that shall not exceed the reasonable cost of providing the service pursuant to this article for which the fee is charged.

Prior to these legislative changes in 2012, no clauses describing or allowing for fee collection were included in the contract language. In 2014, the City's contract language was updated to reflect the change in state law; however, pre-2014 contracts do not have language allowing for fee collection.

The City's financial policies call for a clear and accurate tracking of program revenues and transparency in reporting this information to the public. Given the program's scale, scope, and complexity, a comprehensive fiscal management system would facilitate ease of collection, management, tracking, and transparency.

Recommendation 1: Establish a direct assessment with the Los Angeles County Auditor-Controller to collect contract maintenance fees.

The City has the ability to establish a direct assessment with the Los Angeles County Auditor-Controller to collect contract maintenance fees on property tax bills on behalf of the City. Direct assessments would enable a consistent program-wide approach to fee collection. The current contract maintenance fee is \$2,693 every five years. Translating this fee amount into five annual installments would result in an annual assessment of \$538.60 on each property with a contract. However, the City should explore assessing condominium properties separately from other property types, based on the number of units on the property. Collecting the contract maintenance fees would support efforts of performing inspections which is an important aspect of the program that helps the City comply with state law. As a starting point, contract maintenance fees can be collected for post-2014 contracts.

Recommendation 2: Create a dedicated Mills Act account to ensure fee revenue is directly supporting the program.

To date, the City has mostly relied on the General Fund to cover costs of administering the program, and fees collected are deposited into a general case processing fund for the Department of City Planning. A separate account could be established to track revenue and fee collection and ensure that fees are directly supporting the Mills Act program. Options for creating a dedicated account might include:

- A special fund or an enterprise fund to enable separate accounting and financial reporting separate from all other Department of City Planning activities. An example is the Cannabis Regulation Special Revenue Trust Fund.
- Maintain two separate accounts in the case processing fund to collect, track, and manage contract processing fees for new applications; and an account to collect, track, manage fees for existing contracts.

Recommendation 3: Amend pre-2014 Mills Act contracts to enable fee collection under state law and current City ordinance.

Contracts executed between 1997 and 2013 do not include contract provisions for fee collection. In 2014, fee collection enabling language was added to the contracts. For consistency, it is recommended that enabling language establishing fee collection be added to pre-2014 Mills Act contracts, either through amendments or newly drafted contracts.

Based on the approved fee amount of \$538.60 per property, per year and 948 properties under contract, the potential revenue stream would generate \$510,593 annually. Of the surveyed municipalities utilizing periodic inspections and/or contract maintenance fees, two municipalities reported that they collect fees annually; one municipality collects annually and then every five years; one municipality collects every five years; and two municipalities collect during corresponding inspection years.

Strategy 2: Expand Program Fees

Because historic preservation is a broadly shared public benefit, fees for Mills Act applications and general historic preservation-related programs are not typically set at a level to achieve 100% cost recovery: some level of subsidy is maintained to achieve desired outcomes for the City as well as property owners.

The newest City development fee schedule adopted by the City Council in 2021 set fee levels for Mills Act services at either 75%, 85%, or 100% of full cost recovery. The fee schedule recommends Mills Act Valuation Exemptions, Mills Act Appeals to the Commission, and Contract maintenance fees at 100% cost recovery.

2021 Fee Schedule

Service	Fee	Fee Cost Recovery %
Contract Processing Fees – Currently Collected		
Application Fee	\$678	85%
Contract Execution Fee	\$2,845	75%
Valuation Exemption Fee	\$3,091	100%
Appeal of Staff Determination to the Cultural Heritage Commission	\$2,387	100%
Contract Maintenance Fees – To Be Collected		
Mills Act Inspection (once every 5 years)	\$2,693	100%

LACP fees for historic preservation are comparatively lower than those of other municipalities, including the City of San Jose and City and County San Francisco. Of the surveyed municipalities, 10 municipalities reported having no cost recovery, seven municipalities reported partial cost recovery, and four municipalities reported full cost recovery. Two of three municipalities with the largest programs surveyed reported having partial cost recovery. The four municipalities that reported full cost recovery have comparably smaller programs. Of the surveyed municipalities, one municipality collects an enforcement fee, and one municipality includes a project review deposit as part of its fees.

The cost of administering the program could be covered through the collection of fees. The table below provides an estimate of the potential annual revenue for the program, including an additional fee for contract non-compliance. Currently, the City collects only the Contract Processing Fees listed in the table below.

Estimated Annual Mills Act Program Revenue

Service	2021 Fee	Assumptions	Estimated Revenue
Contract Processing Fees			
Application Processing Fee	\$678	65 applications	\$44,070
Contract Execution Fee	\$2,845	30 contracts	\$71,125
Valuation Exemption Fee	\$3,091	5 applications	\$15,455
Appeal of Staff Determination to Cultural Heritage Commission	\$2,387	5 appeals	\$11,935
<i>Subtotal</i>			<i>\$142,585</i>
Contract Maintenance Fees			
Contract maintenance fee	\$538 annually	948 contracts	\$510,024
Total Estimated Mills Act Revenue			\$652,609
Additional Potential Contract Enforcement Fees			
Non-Compliance fee	\$4,500	10 properties	\$45,000
Cancellation fee— based on the City’s share of the 12.5% of current fair market value penalty	\$74,402	1 property	\$74,402

Recommendation 4: Develop additional fee to recover administrative costs for contract noncompliance.

Overseeing enforcement of the contracts for non-compliant properties utilizes staff resources that are not currently accounted for in any of the adopted fees. Under the Mills Act ordinance, the City can pursue cancellation of a contract for noncompliant properties. While the cancellation of a contract incurs a penalty fee, the funds are intended to reimburse the governmental agencies that lost property tax revenue under the contract.

Recovering costs associated with oversight of non-compliant properties and in many cases code enforcement follow-up is a similar issue among municipalities surveyed with the largest Mills Act programs. The following municipalities collect or will collect fees to recover costs of staff time devoted to enforcement or compliance processing:

- City of San Diego: \$756 for enforcement of Mills Act agreement when remedies for violations are sought and as part of an enforcement action
- City of Long Beach: \$1,000 noncompliance fee assessment only on properties that remain in noncompliance after requests to bring into compliance at partial cost recovery

The City may want to consider expanding the contract maintenance fee to include the periodic inspection fee and a compliance processing fee. However, this means that compliant properties would be burdened with funding the effort to bring noncompliant properties into compliance. A deposit system to collect fees for non-compliant properties was also explored. A deposit system would allow the City to collect a fee and charge against it for the staff time used to enforce the contract. Of the surveyed municipalities, nine municipalities use a fee system, two municipalities use a deposit system, four municipalities use both a fee and deposit system, and nine municipalities have no fee system in place.

The report recommends following the City of Long Beach model to develop a noncompliance fee to cover staff time necessary to enforce compliance.

Recommendation 5: Refine existing fee schedule to address variable costs associated with the periodic inspections of different property types.

Estimates of costs associated with conducting Mills Act periodic inspections do not accurately capture full costs of service or time spent conducting inspections, which are currently completed by contract staff. It was noted in the contract staff questionnaire that “budgets allotted by the City per property tend to fall short of the cost to consultants” to perform inspections and associated work. Contract staff that perform inspections described the need to exceed allocated budgets as a necessary tradeoff to producing high quality work for the City, and that if contractors strictly kept to the per-inspection allowance, quality diminishes.

Explore adopting a two-tier fee structure for inspections to account for more complex properties and address different property types:

- Single-family residential and multi-family residential properties with four units or less
- Multi-family residential properties with five or more units, and other property types

GOAL 2: FACILITATE COMPLIANCE WITH STATE LAW AND MILLS ACT ORDINANCE

Under state law, California Government Code Sec. 50280 through 50290, the City is required to determine owner compliance with the Mills Act contract. The following subsections outline recommendations for updates to City policies on enforcement, conducting regular periodic inspections, establishing Mills Act compliance and noncompliance protocols and procedures, and Mills Act cancellation protocols and procedures for compliance with state law.

- Due to limited funding and staffing, over the last five years, the City has completed 249 periodic inspections of 948 contracts, equating to 26% of the program. Compliance with state law to inspect each property every five years requires 189 inspections conducted annually. However, as the total number of contracts increases annually, the required number of inspections increases, as well.
- Of the 249 properties inspected, 51% were found compliant, and 49% were found to be in some degree of noncompliance. Of the partial or noncompliant properties, 13 properties remain habitually noncompliant, including 8 non-responsive owners.
- Some self-reporting is used to determine owner compliance with Mills Act contracts
- The Mills Act ordinance addresses only cancellation of a contract and does not address noncompliance. There is an opportunity to strengthen compliance-related provisions and cross-reference those with City enforcement provisions under the Los Angeles Building Code and housing code.

With 948 existing contracts and new contracts approved each year, meeting these requirements is onerous for the City, and necessitates additional fiscal and staffing support. In addition, habitual noncompliance should be vigorously pursued with the goal of contract cancellation. The cancellation fee provided in the Mills Act ordinance provides, “the cancellation fee shall be paid to the County Auditor and shall be allocated...to each jurisdiction in the tax rate area in which the property is located.” The City would receive its pro-rata share of the cancellation fee upon contract cancellation.

Strategy 1: Expand Enforcement Policies

The Mills Act ordinance describes required provisions for Mills Act contract cancellation:

The contract shall state that the City may cancel the contract if it determines that the owner has breached any of the conditions of the contract or has allowed the property to deteriorate to the point that it no longer meets the standards for a HCM or HPOZ Contributing Structure, and that the City may also cancel the contract if the City determines that the owner has failed to restore or rehabilitate the property in the manner specified in the contract.

The Mills Act ordinance includes language regarding the owner’s “commitment and obligation to preserve and, when necessary, restore and rehabilitate the property to conform to the rules and regulations of the Office of Historic Preservation (OHP), the Secretary of the Interior’s Standards for Rehabilitation, and the State Historical Building Code.” The ordinance also includes requirements that owners shall pay “the state cancellation fee of twelve and one-half percent (12.5%) of the full value of the property” upon contract cancellation. However, the Mills Act ordinance only codifies cancellation and does not include provisions for remediation and bringing properties into compliance.

Recommendation 6: Amend the Mills Act ordinance to include additional contract compliance and enforcement provisions, and utilize the Los Angeles Municipal Code for contract enforcement.

There is an opportunity for the City to amend the Mills Act ordinance and contract to add language that addresses compliance and noncompliance through reference to building code enforcement code sections for historical buildings and structures identified in Los Angeles Municipal Code Sections 91.8101.2 and 91.8119.4 and Chapter XVI of the Los Angeles Housing Code. These regulations provide for enforcement of penalties for unpermitted work and the preservation of historical properties.

Adapting existing mechanisms, procedures, and protocols in place with the Los Angeles Department of Building and Safety and the Los Angeles Housing Department would facilitate the process of owner compliance with Mills Act contract obligations, and as necessary provide for increased enforcement.

Strategy 2: Facilitate Contract Compliance

Of 30 surveyed municipalities, one-third use self-reporting from property owners to conduct inspections, including the use of mail-out questionnaires. Half of the municipalities have staff conducting inspections, while two use contract staff to conduct inspections. Six municipalities reported they do not conduct inspections, including one municipality where contracts require inspections, but low staffing limits the ability to do inspections. Eight municipalities conduct inspections of the exterior from the public right-of-way only, seven municipalities inspect exterior only outside of the public right-of-way, and eight municipalities inspect both the exterior and interior of the property. One municipality performs a mix of all three inspection types, though interiors are only reviewed when interior elements were identified in the contract.

Of the two municipalities with the largest number of Mills Act contracts, one municipality inspects both the exterior and interior of the property and one municipality inspects the exterior only. Of 30 surveyed municipalities, one-third do not conduct periodic inspections with any regular frequency, or at all. Seven municipalities conduct periodic inspections every two years, and six municipalities conduct them annually. One municipality conducts inspections annually in the first 10 years of the contract and then every 5 years thereafter.

Of the surveyed municipalities, one municipality “always” found properties in partial compliance or noncompliance, five municipalities “somewhat often” found properties in partial compliance or noncompliance, ten municipalities marked “not very often,” and three municipalities “never” found properties in partial compliance or noncompliance. Of the three surveyed municipalities with the largest programs, two municipalities found properties “somewhat often” in partial compliance or noncompliance, while one municipality saw partial compliance or noncompliance “not very often.” Noted by 18 municipalities, the most common reason for partial or noncompliance is not following the rehabilitation plan. Five municipalities marked noncompliant code issues and inappropriate alterations as other reasons for partial or noncompliance.

Consultants found that neither self-reporting nor annual periodic inspections are necessary for effective program management. Rather, continuing to attempt quinquennial inspections of existing Mills Act contracts would be most efficient.

The process of conducting periodic inspections includes the enforcement of contract compliance. Recent inspections for Los Angeles contracts have included contract years 2008, 2009, 2010 and 2011. These years were chosen to cover properties that were at or near the initial 10-year point in the contract. Of the 249 properties inspected, about half were found compliant, and about half were initially found to be in some degree noncompliant with their contracts. This includes 127 properties (51% of 249) found compliant, 82 properties (33% of 249) found partially compliant, and 40 properties (16% of 249) found noncompliant. Of these 40 properties, 27 were ultimately brought into compliance and 13 remain noncompliant.

Recommendation 7: Establish Mills Act compliance and noncompliance protocols and procedures that document and track compliance and follow-up correspondence.

Currently, the City relies on a mix of voluntary owner self-reporting and staff follow-up to process compliance after an inspection report has been issued. The current process unfolds as follows:

- Periodic inspection reports are sent to property owners
- Owners are given 30 days to contact OHR to discuss a plan to bring property into compliance
- Owner either works with OHR on a plan, submits a memo, or does not respond

Currently, contract staff that conducts inspections has no role in follow-up after the inspection reports are sent to owners. Follow-up with partial or noncompliant properties among the surveyed municipalities includes various levels of communication with property owners, ranging from correction letters being sent to in-person meetings and direct outreach by staff. Some municipalities have property owners establish revised rehabilitation plans or timelines to ensure compliance. Depending on the severity of the issue, one municipality has staff report to code enforcement. Of the surveyed municipalities, 12 municipalities are not sure how often property owners correct issues of partial or noncompliance. Nine municipalities found that property owners correct issues very often and six municipalities found issues were corrected somewhat often. One municipality with a large program found property owners do not correct issues of partial or noncompliance very often.

The City of Los Angeles does not currently have a comprehensive system for tracking compliance. Of surveyed municipalities, 12 municipalities responded that compliance is tracked but there is no coordination between the building department, planning department, or similar agencies. Only four municipalities responded that compliance is tracked and there is coordination. The three municipalities with the largest programs all track compliance but do not have interdepartmental coordination. However, it was a recurring recommendation that municipalities involve other parties in enforcing compliance. One municipality sends notice of violations through

the City Attorney office while another may have the Code Compliance Division enforce the contract with the assistance of the City Prosecutor in severe cases. The most used mechanism to enforce compliance is threat of cancellation of contract, followed by code enforcement, and the State cancellation fee as a last option.

The City's Home-Sharing Ordinance identifies the following enforcement procedures that could be adapted to address Mills Act noncompliance and enforcement:

A Host, operator, Hosting Platform and/or property owner may all be determined responsible and assessed fees for different enforcement actions, as described in the Ordinance. If violations subject to the specific fine amounts in paragraph (g)(4)(i) and (ii) of the Ordinance are observed, the City may initially provide a warning or notice of violation before Citations and fines are assessed. Notices will include contact information and provide information on how any decisions may be contested. Additional questions regarding enforcement can be directed to planning.home-sharing.enforcement@lacity.org. In most cases, a notice will provide time to rectify the violation - by either removing the Listing or successfully registering for Home-Sharing through the Online Registration Portal. The Director may, at any time, require the modification, discontinuance, or revocation of any Home-Sharing registration in the manner prescribed in LAMC Section 12.22 A.32(c)(4).

There is an opportunity to institute a diligent and rigorous approach to bring noncompliant properties into compliance. This should include attempting all forms of communication with property owners, for example, at minimum every month. A Mills Act compliance communication protocol can be explored that documents and tracks compliance with follow-up correspondence. Responses to a City contractor questionnaire expressed preference that all official follow-up notices, such as inspections report letters, between property owner and staff remain between City and owner directly to maintain clarity and avoid confusion.

Recommendation 8: Pursue cancellation of habitually noncompliant properties due to non-responsive owners.

Consultants recommend that if after six months of attempted communication an owner remains non-responsive to any inquiries and/or not diligently acting to cure the breach or default, the City declare the property in default under the terms of their Mills Act contract and pursue cancellation.

A total of 40 properties, or 16% of 249 inspected properties, were found noncompliant. As of January 2021:

- 13 properties were brought into compliance
- 14 properties are working on compliance
- 13 remain noncompliant, including 8 non-responsive owners

The Mills Act contract describes Enforcement of Agreement to include City noticing for owner to cure breach of contract or default, and that

if such a violation is not corrected to the reasonable satisfaction of the City within thirty (30) days thereafter, or if not corrected within such a reasonable time as may be required to cure the breach or default if said breach or default cannot be cured within thirty (30) days (provided that acts to cure the breach or default must be commenced within thirty (30) days and must thereafter be diligently pursued to completion by Owner...

Then the City may declare a default under the terms of the contract, and

may bring any action necessary to specifically enforce the obligations of Owner pursuant to the terms of this Agreement...

Therefore, “any action necessary to specifically enforce the obligations” such as pursuing cancellation is warranted. To date, there have been no Mills Act contract cancellations fully realized in California. As such, there have been no examples of Mills Act contract cancellation fees of 12.5% of the current fair market value of the property applied, nor any municipality receiving their pro rata share under state law.

In 2007, the City of Los Angeles had a potential Mills Act contract cancellation at the Laurelwood Apartments in Studio City. The owner had failed to complete the rehabilitation work outlined in the contract, and the City pursued compliance under the terms of the contract. The case for cancellation was heard before the Cultural Heritage Commission and the City Council’s Planning and Land Use Management Committee. Ultimately, the property was brought into compliance with the contract before cancellation of the contract occurred. The City of Palo Alto and the City of Redondo Beach each had a Mills Act property that underwent contract cancellation proceedings, both of which resulted in non-renewal rather than cancellation.

There is an opportunity for enforcement of Mills Act contract obligations by pursuing Mills Act contract cancellation for properties declared in default or in breach of contract. This should particularly be done for noncompliant properties that remain habitually noncompliant and/or where owners are non-responsive. City may consider sharing a list of properties with impending cancellation to the County Assessor for potential suspension of Mills Act reassessment.

GOAL 3: EXPAND PROGRAM STAFFING

Despite having over 900 contracts, the City does not have full-time staff solely dedicated to the Mills Act program. The program’s reach, combined with the administrative requirements for managing it, prove that additional staffing is urgently needed to effectively manage the program and comply with the state law requiring municipalities to conduct periodic compliance inspections.

In interviews with other municipalities throughout the state, the biggest challenge identified by nearly half of respondents is very limited resources to manage Mills Act programs. As the number of contracts increases, cities are faced with chronic shortages in staff and staff time devoted to processing new applications, fee collection, inspections, project review, compliance, and outreach.

This section contains a more detailed analysis of staff time required for services, current staffing, proposed staffing, and job descriptions. To summarize, the findings are:

- The yearly budget allocations are insufficient to adequately staff the program
- Limited periodic inspections have been performed, based upon minimal allocations from the General Fund, in an attempt to meet the City’s obligations under state law
- Additional staff is required for the program to run effectively and bring the program into compliance with state law

Strategy 1: Provide Additional Staffing to Effectively Manage the Program

There is not enough staff to effectively manage the Mills Act program. The following analysis provides a conceptual blueprint to be utilized as the basis for a revenue plan and can be reviewed and updated as needed.

In consultation with OHR, a detailed list of program tasks was developed, including the number of hours required to complete each task on an annual basis to effectively manage the program. The table below provides an informed

estimate of the required number of hours to effectively manage the program. Currently, the program is managed by two employees who spend less than half of their time given their additional responsibilities, and utilizes contract staff to conduct inspections. Below is a list of annual services and an estimated number of hours necessary to manage the program effectively, in compliance with state law. For more detailed information, see Appendix E.

Estimated Annual Required Mills Act Staffing Hours

Service	Assumptions	Hours
Contract Processing		
Application Processing	65 applications	1,566
Pre-contract Approval Inspections	40 properties	600
Valuation Exemption Application Processing	5 applications	130
Appeal of Staff Determination to Cultural Heritage Commission	5 appeals	75
Contract Execution	25 contracts	256
<i>Subtotal</i>		<i>2,627</i>
Contract Maintenance		
Periodic Inspections Field Work	189 properties	1,512
Periodic Inspections Management, Oversight, and Follow Up	189 properties	3,322
<i>Subtotal</i>		<i>4,834</i>
Activities with No Fee		
Education and Outreach		476
Contracting and Contract Staff Administration		56
Contract Enforcement	37 noncompliant properties and four cancellations	958
General Administration		1,889
<i>Subtotal</i>		<i>3,379</i>
Total Estimated Required Annual Staffing Hours		10,840

Given that one full-time staff member's time equates to approximately 2,000 hours per year, current staffing is insufficient to cover the requirements for managing the Mills Act program.

Analysis of potential revenue for the program, as outlined under Goal 1, indicates that it would have a positive net revenue stream that could fund additional staff to effectively manage the program without assistance from the General Fund.

Additional staff is integral to efficient and compliant administration of the program. Increasing OHR Mills Act staff capacity would focus City efforts to stabilize the program, and strategize and implement a comprehensive approach to expand equity in program participation. With collections of contract maintenance fees resolved through direct assessment, the City should address the need to increase staff.

Based on the assumption that contract staff continue to carry out inspections, the estimates in the above table demonstrate that three full-time staff, including historic preservation and administrative positions, are necessary for management of the program. If City staff assumed all inspection responsibilities, the program would need five full-time staff.

Recommendation 9: Expand staffing to include 1 full-time Architect, 1 full-time City Planning Associate/Assistant, and 1 full-time Management Analyst, utilizing program revenue.

The following provides an outline of Consultant's understanding of an OHR staffing structure necessary for program sustainability. Included are an Architect, a City Planning Associate/Planning Assistant, and Administrative staff.

Architect: This staff person would be the Historical Property Contracts Manager for the City and manager of the program. The Architect reviews and approves all matters pertaining to the program, and as such, the Architect has a role in managing all duties listed in the job descriptions below. Currently, this role is filled by Lambert Giessinger, Architect, who spends less than 50% of his time managing the program, given his additional responsibilities.

City Planning Associate / Planning Assistant: This staff person, who reports to the Architect, coordinates the annual workshop, prepares materials for the yearly application cycle, reviews and processes new applications, processes appeal and exemption cases, responds to inquiries from existing contract holders and the general public, and reviews projects for potential and existing Mills Act properties. Currently, this role is filled by Melissa Jones, City Planning Associate, who spends less than 50% of her time managing the program, given her additional responsibilities.

Additional staff are needed to carry out the above-mentioned tasks as well as the following:

- Address noncompliant properties
- Prepare for enforcement hearings as necessary to process contract cancellations
- Process notices of non-renewal
- Prepare notices for direct assessment and amendments to pre-2014 contracts
- Coordinate outreach with HPOZ planners, Neighborhood Councils, Council offices and others
- Coordinate with SurveyLA and Community Plan Area staff to identify pipeline properties potentially eligible for the Mills Act program, including Community Plan Implementation Overlay (CPIO) and Community Design Overlay (CDO) contributors, etc.
- Update Mills Act application forms, instruction sheets, guidelines, and website language, as necessary

Administrative Staff – Management Analyst: The program is currently minimally supported by an administrative staff person who processes fees and creates case files. Additional staff at the level of Management Analyst would provide necessary support to the Architect and City Planning Associates / Assistants in administration of the program, including fiscal and administrative tracking, coordination with County Assessor and County Treasurer and Tax Collector to track revenue, coordinate correspondence with owners, regular updates to databases and running financial analysis reports, manage logistics of inspections, coordinate Mills Act related tasks with various City departments and Council Districts, and manage both the physical documents and digital data related to the program.

Examples of tasks for which administrative staff are needed include:

- Establish direct assessment with the Los Angeles County Treasurer and Tax Collector
- Track Mills Act revenue from direct assessments and fees
- Manage and update a contract database system
- Maintain Mills Act contract files and correspondence, and scanning as necessary

- Administer the dedicated Mills Act account
- Handling mass mailing and communication
- Coordinate procurement of contract staff

If additional City staff are not able to be procured, dependence on contract staff will need to be increased in order to perform all Mills Act services necessary to effectively manage the program and be in compliance with state law. Consistent with other municipalities, some Mills Act services are not provided by City staff. However, no California Mills Act program is fully managed by contract staff. Currently, contract staff is hired on a per project basis for a limited duration. To facilitate the use of contract staff and expand the scope of services, the City may consider multi-year contracts and/or retain multiple consultants.

GOAL 4: REFINE PROGRAM CAPACITY

The program has exceeded its capacity in terms of the number of contracts and the staffing required to effectively manage the program. While the Mills Act is consistently seen as one of the most popular incentives a municipality can offer to property owners to invest in historic resources, exceeding program capacity is common among surveyed municipalities. Since its inception, the program has grown exponentially and state law has expanded requirements without a commensurate increase in City staff to track and manage program activities.

Strategy 1: Establish a Sustainable, Manageable Number of Contracts

The City of Los Angeles has the greatest number of Mills Act contracts of any municipality in California. Consultants considered input from surveyed municipalities on establishing program limits in both the total number of Mills Act contracts that should be maintained for the foreseeable future, estimated to be five years, and in review of the General Plan 2021-2029 Housing Element policies providing greater consistency.

While several municipalities limit the total number of properties that apply or are granted contracts in any given year, Consultants are not aware of any municipality that limits the total number of Mills Act contracts. Of surveyed municipalities, 13 municipalities have greater than 50 active Mills Act contracts, seven municipalities have greater than 100 active Mills Act contracts, and only three municipalities exceed 200 active Mills Act contracts: City of San Diego (1,557 including condominium units), City of Pasadena (360), and City of Orange (340). Twenty-seven municipalities receive fewer than 15 applications each year, and three municipalities exceed that number: City of San Diego (50), City of Pasadena (30), and City of Long Beach (20). Several municipalities described program limits in application review, including applications reviewed in property type categories with caps by category in the City of Long Beach, and limits to the annual number of recorded single-family (20) and non-single-family (6) Mills Act contracts in the City of Pasadena.

Recommendation 10: Enact a cap of 1,500 Mills Act contracts.

As the program reaches a total of 1,000 contracts (which includes one contract for each condominium property representing a total of 2,568 separate condominium units), there is a serious concern for program sustainability. In 2019, the program had 930 contracts with an additional 18 contracts recorded in 2020 and 2021. Thus, the City currently has a total number of 948 contracts representing 3,520 properties. Based upon the assumption that additional staff is procured, the long-term sustainability of the program may be improved if a cap of 1,500 properties having Mills Act contracts is enacted.

Recommendation 11: Record 25 contracts per year to align with the General Plan Housing Element goal.

To align with the General Plan Housing Element objective, establish an overall goal to record on average 25 new contracts per year.

Recommendation 12: Revise contract term limits to be 20 years for new contracts and not renew existing contracts older than 10 years.

The City could amend the Mills Act ordinance to provide a 20-year contract term limit upon recordation. Annual renewals would occur for 10 years with the second 10 years as the non-renewal or “sunset” period. The cap on the total number of Mills Act contracts would work in concert with limiting contract terms to a total of 20 years by reducing the number of existing contracts in the program over the next 10 years. As existing contracts wind down, this would free up capacity for new applications to meet the program’s overall historic preservation and equity goals.

Of surveyed municipalities, there were only 0-2 examples of Mills Act contracts terminated either by property owner or by municipality. City of San Diego was an outlier with 17 property owners having submitted documentation to not renew their contracts, likely because they no longer were receiving a Mills Act benefit to offset the costs of a contract maintenance fee. City of Long Beach is planning to begin non-renewal on Mills Act contracts that have completed work plans and no further work to complete yet are currently receiving a Mills Act benefit. Of 30 surveyed municipalities, 11 municipalities noted that reasons for notices of non-renewal include owners either receiving lower than expected or no Mills Act benefit. Other municipalities noted chronic code compliance issues as a cause for non-renewal.

To reduce the number of contracts and therefore reduce program administration, the City may consider opportunities such as sunsetting contracts that have completed substantial work on their property. It is important that the City work with property owners to determine a mutually beneficial ending to any Mills Act contract that is in compliance and that do not have an additional, necessary Mills Act scope of work. The City will need to address the need for enforcement of non-compliant properties prior to potential non-renewal.

Strategy 2: Address Program’s Fiscal Capacity

Recommendation 13: Update the Mills Act ordinance to eliminate the annual threshold of unrealized property tax revenue.

In order to provide for immediate program sustainability, the Mills Act ordinance needs to be amended to eliminate the annual threshold of unrealized property tax revenue. City unrealized revenue from loss of property taxes not collected has exceeded the \$2,000,000 annual threshold. In 2019, the City total unrealized revenue from loss of property taxes not collected due to executed Mills Act contracts was \$2,184,589.

In 1996, the program established a not-to-exceed threshold of \$500,000 in unrealized City revenue from loss of property tax revenue not collected due to executed Mills Act contracts (unrealized property tax revenue). In 1999, the Mills Act ordinance was amended to increase the threshold to \$1,000,000. In 2012, the Mills Act ordinance was amended to increase the threshold to \$2,000,000.

Most municipalities do not have an annual program-wide threshold of unrealized property tax revenue, but rather have an annual threshold of unrealized property tax revenue based on new contracts recorded each year.

Three municipalities in particular limit the total amount of unrealized property tax revenue from all new contracts, one municipality with a limit in the amount of unrealized property tax revenue from a single contract. City of San Diego’s annual threshold of unrealized property tax revenue is at \$200,000 projected for new contracts. City of Oakland’s annual threshold of unrealized property tax revenue is at \$25,000 for new contracts. City of Pasadena’s

annual threshold of unrealized property tax revenue is at \$75,000 for all new contracts and \$25,000 from a single new contract.

With elimination of the annual threshold of unrealized property tax revenue, reports should be made annually to the Cultural Heritage Commission, the Mayor, and City Council on the projected unrealized property tax revenue anticipated by new contracts, to allow for fiscal oversight of the program by the City's policymakers. Close monitoring of the annual threshold of unrealized property tax revenue would be possible with coordination with the County Assessor's office.

Recommendation 14: Increase pre-contract assessed value limit for single-family dwellings from \$1,500,000 to \$2,500,000.

Property values have increased substantially over the last ten years. To address this change, the pre-contract assessed value limits for single-family residential properties should be increased. The pre-contract assessed value limits are currently \$1,500,000 for single-family residential properties, and \$3,000,000 for multi-family residential, commercial, or industrial properties. The pre-contract assessed value limits were last updated in 2008, when the Mills Act ordinance was amended to increase the pre-contract assessed value limits for single-family dwellings from \$500,000 to \$1,500,000. In 2007, the median home value in the City was \$562,307. Today the median home value in the City is \$913,754, which represents a 63% increase over 2007 home values. An increase in the assessed value limit from \$1.5 million to \$2.5 million would represent a corresponding (66.7%) increase based on the rise in property values.

Recommendation 15: Separate pre-contract assessed value limits for multi-family buildings from commercial and industrial buildings, and increase pre-contract assessed value limits for multi-family buildings to \$10,000,000.

The City should consider separating pre-contract assessed value limits for multi-family residential properties from commercial and industrial properties. The pre-contract assessed value limits for commercial and industrial buildings should remain unchanged. Based on Consultant's data analysis, commercial and industrial buildings that are often under long-term ownership do not see a significant benefit from the program. In 2008, the assessed values for multi-family residential, commercial, and industrial properties were increased from \$1,500,000 to \$3,000,000. Since multi-family property values have appreciated significantly since 2008, it appears necessary to increase this valuation limit in order to allow for the inclusion of larger properties that may be a significant source of affordable housing.

Recommendation 16: Eliminate the current valuation exemption areas of Hollywood and Greater Downtown Los Angeles, and apply the exemption from property valuation limits to Adaptive Reuse Ordinance projects citywide.

The Adaptive Reuse Ordinance (ARO) properties in greater downtown Los Angeles represent approximately \$750,000 of the annual threshold of unrealized property tax revenue, including \$438,000 for AROs in exemption areas, and \$300,000 for those outside of exemption areas. It is widely held that the ARO has helped transform the greater downtown Los Angeles by creating a vibrant 24-hour community with residential and mixed-use projects utilizing rehabilitated historic buildings. ARO projects consist of both rental apartments and condominiums, and new projects have built on the success of the first ARO projects. Data gathering and analysis found that of the top 10 Mills Act contracts with the largest amount of savings, eight properties are ARO projects, including six condominium buildings and two commercial properties.

The ARO is currently being updated to become citywide. Eliminating the current valuation exemption areas could expand the use of the Mills Act to ARO projects citywide. In the past, the City had considered mechanisms to manage unrealized property tax revenue from the Mills Act. In 1999, when the ARO was first adopted, the City Council considered exempting ARO projects from the fiscal revenue loss cap under the Mills Act. However, the City Council did not adopt this proposed recommendation. Expanding access to the Mills Act for ARO properties would increase interest in the development of ARO projects and result in twofold benefits to the city: creation of additional housing units and preservation of historic buildings.

Strategy 3: Expand Program Eligibility

Several surveyed municipalities have broader eligibility requirements, as compared to Los Angeles's program. Generally, within these surveyed municipalities, a property must be listed or found eligible for listing in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), or a local register to be eligible for the Mills Act (City of Claremont, City of Orange, City of Gilroy, City of Ontario, City of Pasadena, City of Sunnyvale). Some surveyed municipalities even allow property owners to apply for a Mills Act contract without being designated, and include properties identified as eligible for designation in previous historic inventories (City of San Dimas, City of Tustin). Two municipalities restrict the Mills Act program to only residential property types (City of Claremont, City of Tustin).

Recommendation 17: Revise the eligibility requirements to include National and California Register-listed properties, SurveyLA-identified eligible properties, and CPA-, CPIO-, CDO- identified properties.

If the City expanded its eligibility requirements to include National Register-listed and California Register-listed properties, SurveyLA-identified eligible properties, and Community Plan Area-, Community Plan Implementation Overlay-, and Community Design Overlay- identified properties, the financial benefits of the program would extend to a broader reach of communities. Regulations placed on the development of properties identified through survey or within types of planning overlays can be severe and cost prohibitive without access to historic preservation-based financial incentives such as the Mills Act. Consideration for expanding the program's eligibility requirements would allow for a balance of regulations and incentives to benefit historic preservation in the City.

GOAL 5: ADDRESS PROGRAM MANAGEMENT

Strategy 1: Effectively Manage Data and Expand Communication

To manage the program, OHR currently uses a spreadsheet listing all active Mills Act contracts and their associated information. Separately, a hard copy file for each Mills Act contract, as well as an electronic filing system, maintains and keeps track of properties in the program. However, there is an opportunity for real time tracking of Mills Act compliance, notifications, and correspondence between the City and property owners.

Recommendation 18: Create a database system to track individual contracts, contract compliance status, inspections, correspondence with contract holders, fee collection, covenanted affordable units, annual assessment valuations, and ownership email addresses and phone numbers.

Recommendation 19: Maintain a list of Mills Act properties on City Planning's website.

Currently, there is no database system that has been implemented for tracking responses on compliance follow-up, which come in the form of owners communicating with staff regarding an inspection report or consultation. Currently, owner compliance plans received are saved in a physical or electronic file. OHR currently uses the Planning Case Tracking System (PCTS) to create cases and track the savings and the City's lost revenue per property. PCTS is not used to manage properties in the program, track compliance follow-up, or run reports.

Prior to 2004, when the program was under the Department of Cultural Affairs, a FileMaker Pro database was used to manage the program. When the program moved to the Department of City Planning, some of the FileMaker Pro data was transferred to PCTS. Digitized records and a centralized database system of all records and related files would benefit management of the program, and would make application processing and administration more efficient. As mentioned previously, this could include tracking Mills Act revenue through fee collection in real time.

Of the surveyed municipalities, ten municipalities track data using a regularly updated spreadsheet, six municipalities use a non-regularly updated spreadsheet, five municipalities use a digital database system managed by the municipality, and five municipalities use building permit review to manage their program. At least eight municipalities do not track data to monitor compliance. The three municipalities with the largest programs all track Mills Act data with a regularly updated spreadsheet, and one municipality uses a digital database system to manage their program.

To more effectively manage the program, OHR should collect, manage, and track data digitally. A database system will allow program administrators to record communication, notifications, compliance timeframes, and updated owner information. The effective management of this data will also make it easier to run reports and share this information publicly.

Recommendation 20: Communicate annually with all Mills Act program participants to confirm email addresses and contact information.

Consultants received background information that changes in ownership pose challenges for administration of the program, particularly tracking contact information for condominiums. Often, homeowners association board representation or property management companies change after Mills Act contract execution. Additionally, companies that own or manage multi-family buildings can also be challenging to contact as they may be owned by non-local entities without obvious means to contact them.

Program Equity

The equity analysis looks at property tax savings as well as the distribution of existing Mills Act contracts and properties potentially eligible for the program between communities of more barriers and fewer barriers to opportunity based on the Los Angeles Equity Index. Developed by the Los Angeles City Controller's Office for the purposes of mapping existing disparities and barriers to opportunity in the City of Los Angeles, the Equity Index is comprised of four indicators at the census tract level that are central to the issues of equity and opportunity: education, access to resources, environment, and socioeconomic. The Equity Index is measured between 0 and 10, based upon a score for each of the four indicators, where a lower score means more barriers to opportunity, and a higher score means less barriers to opportunity.

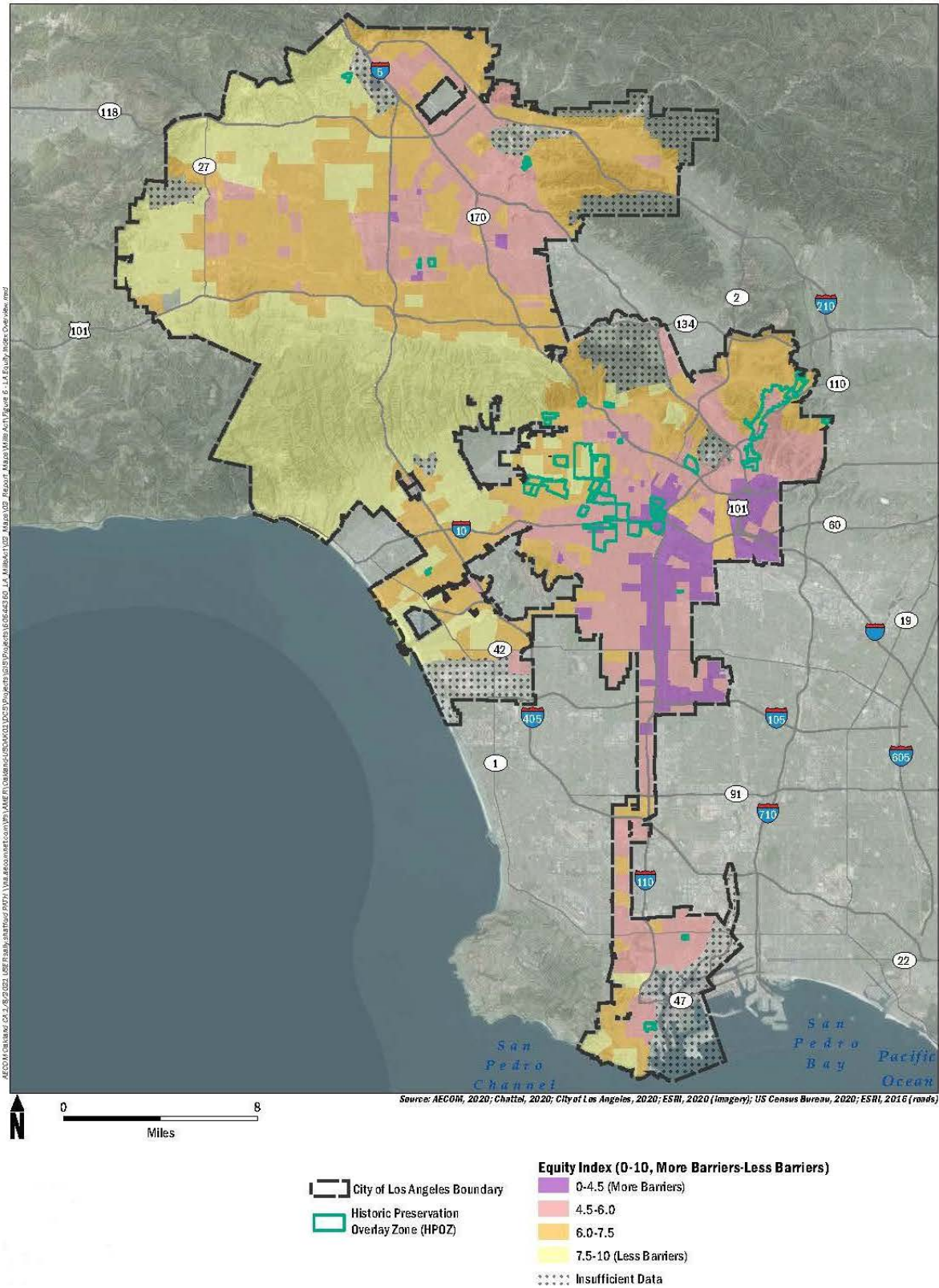
This section provides an analysis of equity and property tax savings that informs goals, strategies, and recommendations for equitable program outcomes.

Barriers to Opportunity: Communities have been defined by those with “more barriers” and “fewer barriers” to opportunity and resources, as explored and studied under the Los Angeles Equity Index. This spectrum helps identify those communities that benefit the most and least from the Mills Act in Los Angeles.

Equity: As defined by the City of Los Angeles General Plan Framework Element (2001), “Equity means that public resources are invested on the basis of priority community needs. Decisions concerning the location and level of public investment necessary to meet citywide needs should be made in ways that do not unfairly impact any one single community.” This definition emphasizes prioritizing public investment based on community need, not just fair and equal distribution.

Rent-Stabilized Properties or Units: Rent-stabilized properties or units are those properties or units covered under the 1978 Rent Stabilization Ordinance (RSO) built before October 1, 1978, including apartment; condominium; townhome; duplex; two or more single family dwelling units on the same parcel; rooms in a hotel, motel, rooming house, or boarding house occupied by the same tenant for 30 or more consecutive days; residential unit(s) attached to a commercial building.

Los Angeles Equity Index Map

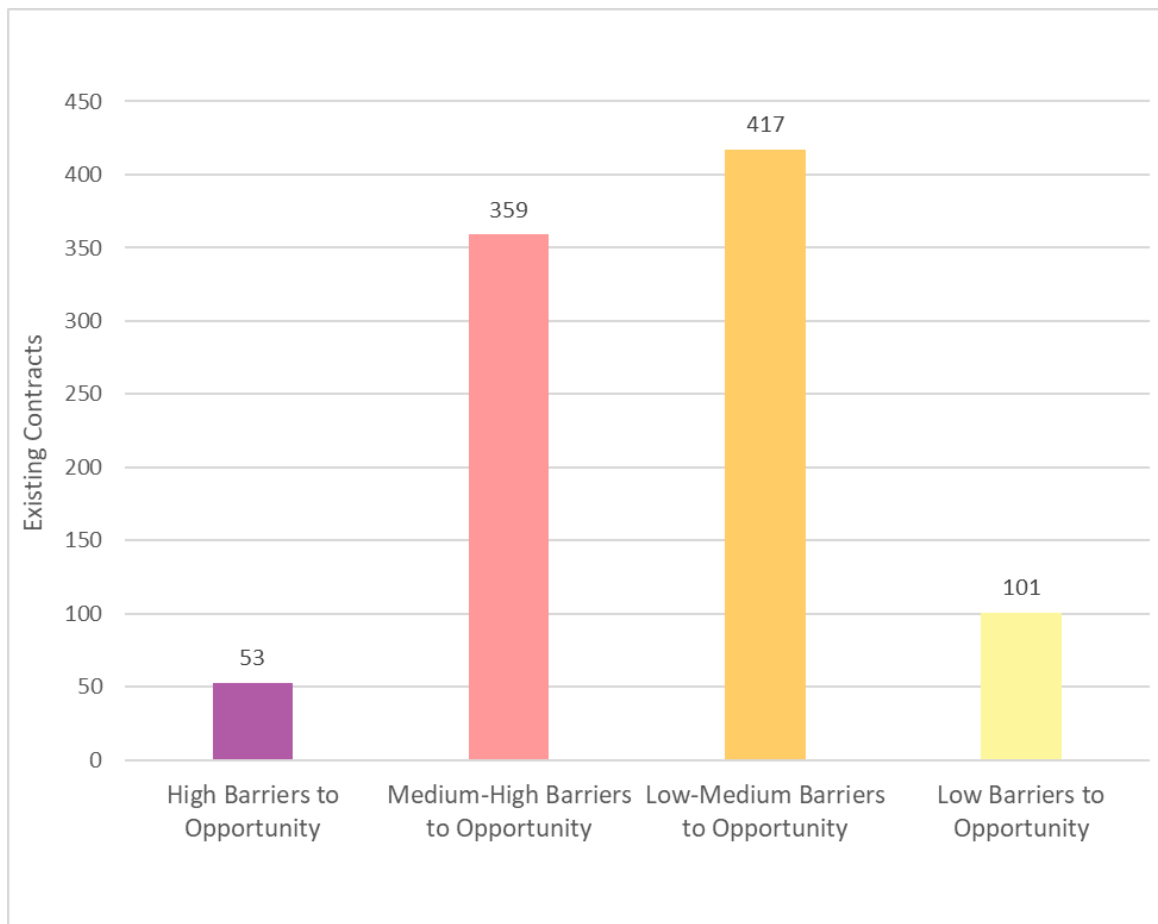


Source: AECOM, 2021

Program Participation

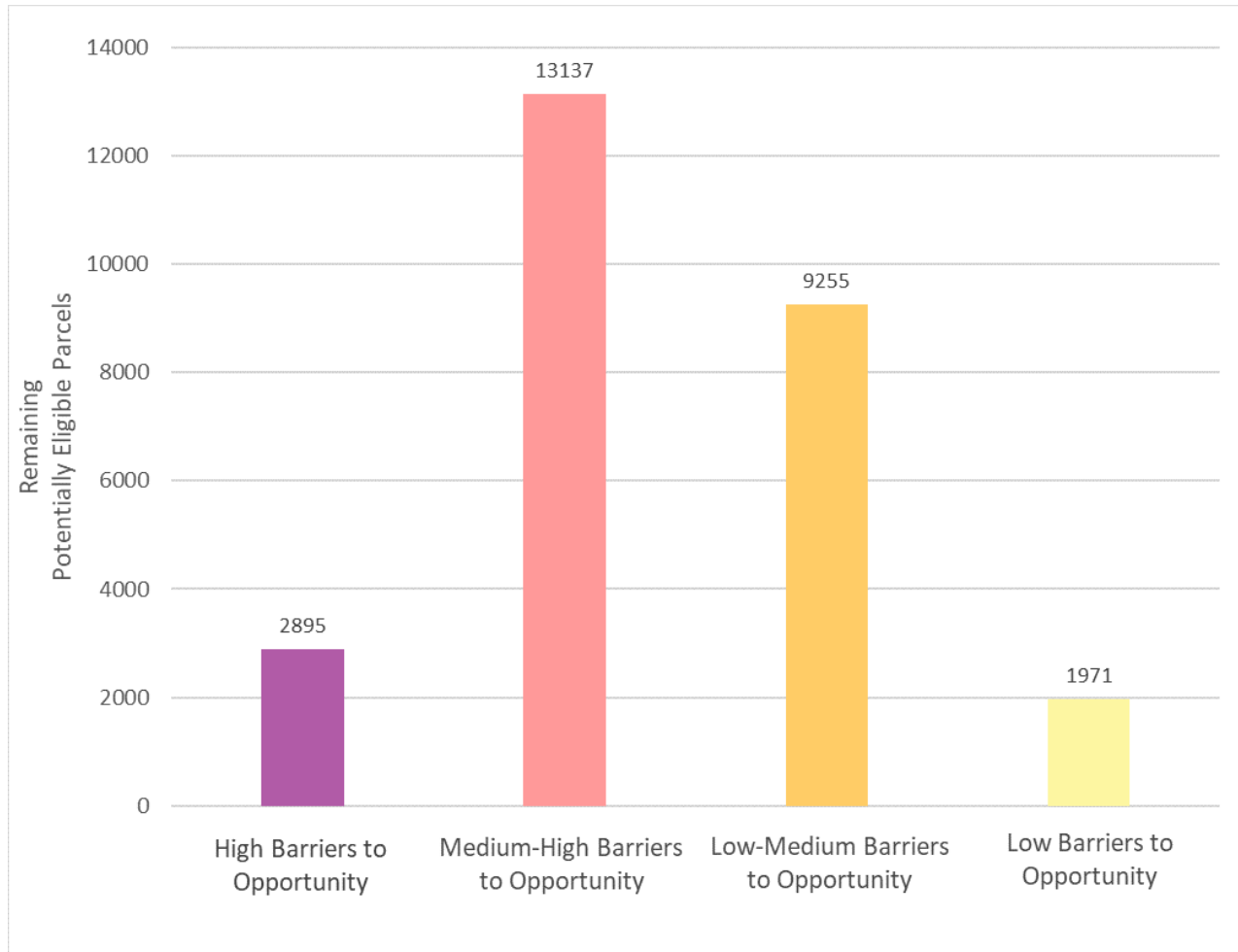
To provide a baseline understanding of how existing and potentially eligible Mills Act properties are distributed among communities facing varying barriers to opportunity, Consultants assessed the existing citywide Mills Act parcels by equity index. The finding was that the vast majority fall within the medium barriers to opportunity equity index categories, with a slight skew toward the low-medium barriers to opportunity category, suggesting that existing Mills Act contracts are more often benefitting property owners in communities that are already facing lower barriers to opportunity and are located in higher opportunity areas. In assessing remaining parcels eligible for the Mills Act, Consultants found that while a vast majority also fall within the medium barriers to opportunity equity index categories, this skews moderately towards the medium-high barriers to opportunity category and about twice as many eligible parcels fall within the high barrier category than in the low barrier category.

Existing Mills Act Contracts by Equity Index



Source: AECOM, 2021

Remaining Potentially Eligible Mills Act Parcels by Equity Index



Source: AECOM, 2021

Existing contracts and potentially eligible properties were also evaluated within four organizational frameworks: Community Plan Areas (CPA), Council District (CD) boundaries as of 2021, Historic Preservation Overlay Zones (HPOZ), and property type. A summary table of selected findings and identified equity priority implementation areas per organizational framework is included below:

Equity Organizational Frameworks and Analysis

Organizational Framework	Selected Findings ¹	Equity Priority Implementation Areas
Community Plan Area - Most effective spatial framework for equity analysis due to reflecting clear relationships between Equity Index, Mills Act participation rates, and remaining eligible Mills Act parcels - Planning-focused boundaries	- CPAs with the highest number of existing contracts have relatively low participation rates, indicating that overall Mills Act eligibility is disproportionately concentrated within just a few CPAs, rather than evenly distributed throughout the City. - Existing Mills Act contracts in CPAs with higher participation rates are generally in high opportunity areas. - Equity Index scores of existing contracts are relatively consistent within CPAs, indicating that CPAs will be useful for identifying and prioritizing focus areas for remaining eligible parcels. - If the Mills Act program focuses on CPAs with over 100 eligible parcels, it will de facto prioritize areas with barriers to opportunity.	- Northeast Los Angeles CPA - South Los Angeles CPA - Westlake CPA - West Adams – Baldwin Hills – Leimert CPA - Silver Lake – Echo Park – Elysian Valley CPA - Wilshire CPA - San Pedro CPA
Council District - Less effective spatial framework for equity analysis due to size and diversity - Boundaries have been redefined as of 2022 - Have dedicated staff and resources for outreach and constituent services	- Overall Mills Act eligibility is disproportionately concentrated within just a few CDs, rather than evenly distributed throughout the City. - Existing Mills Act contracts in CDs with the highest participation rates are predominantly located in high opportunity areas. - CD1, CD4, and CD10 collectively account for 75% of City eligible parcels, primarily due to concentrations of HPOZs. - CDs are too large and diverse as a spatial framework to use as focus areas without further criteria, though Council offices can help implement equity goals by increasing awareness and access in high priority areas.	- CD1 - CD10 - CD9 - CD15 - CD4 - CD9 - CD14

¹ See Appendix F for full text including all key findings.

Historic Preservation Overlay Zone - Most effective as a framework for assessing relationship between Mills Act participation and equity in concentrated areas of Mills Act eligibility - HPOZ planners can target specific HPOZs to close participation gaps	- Mills Act contracts are more evenly distributed across HPOZs than they are across CPAs or CDs. - Most HPOZs with low participation rates are relatively new and participation can be expected to rise over time. - There is no discernible correlation between HPOZ participation rate and equity index score of existing contracts. - All eligible HPOZ parcels located in communities facing high barriers to opportunity are in HPOZs with 600+ parcels. - Within each HPOZ, equity index scores of eligible parcels are relatively consistent, indicating that HPOZs may be useful for identifying focus areas for program prioritization.	- Highland Park – Garvanza - Lincoln Heights - Pico Union - Jefferson Park - Angelino Heights - Adams – Normandie - University Park - Harvard Heights
Property Type - Non-spatial framework - Most effective as a framework for refining prioritization of eligible Mills Act parcels	- Single-family residences comprise the majority of existing Mills Act contracts, about three times the number of multi-family residence Mills Act contracts. - Single-family properties have the largest number and proportion of existing Mills Act contracts located in communities facing low barriers to opportunity. - Multi-family properties have a relatively high number and proportion of remaining eligible parcels located in communities facing high barriers to opportunity, suggesting that prioritizing eligible multi-family parcels may help advance equity in the program.	N/A

The assessment found that the existing contracts in the program are located in communities of fewer barriers to opportunity and experience more tax savings or benefit per Mills Act contract.

In order to increase equity within the Mills Act program, the City must prioritize new applications from communities of more barriers to opportunity.

In 2020, Mayor Eric Garcetti issued Executive Directive No. 27, which focused on achieving racial equity and inclusion in City government and at the center of City policymaking.

In 2021, the City Planning Commission Equity Day was held. Takeaways included expanding collaboration among City departments, implementing transformative versus reactionary planning, and addressing gentrification with anti-displacement strategies. Consultants met with the LACP Equity team. Takeaways from the discussion included refining a definition of equity that is more expansive of people beyond geography and being clear about Program limitations. Collaboration among City departments could be instructive, particularly in viewing historic preservation as an important tool in the solutions toolkit to addressing the City housing affordability crisis. According to the City's 2001 General Plan Framework Element, equity means that public resources are invested based on priority community needs, which includes historic preservation.

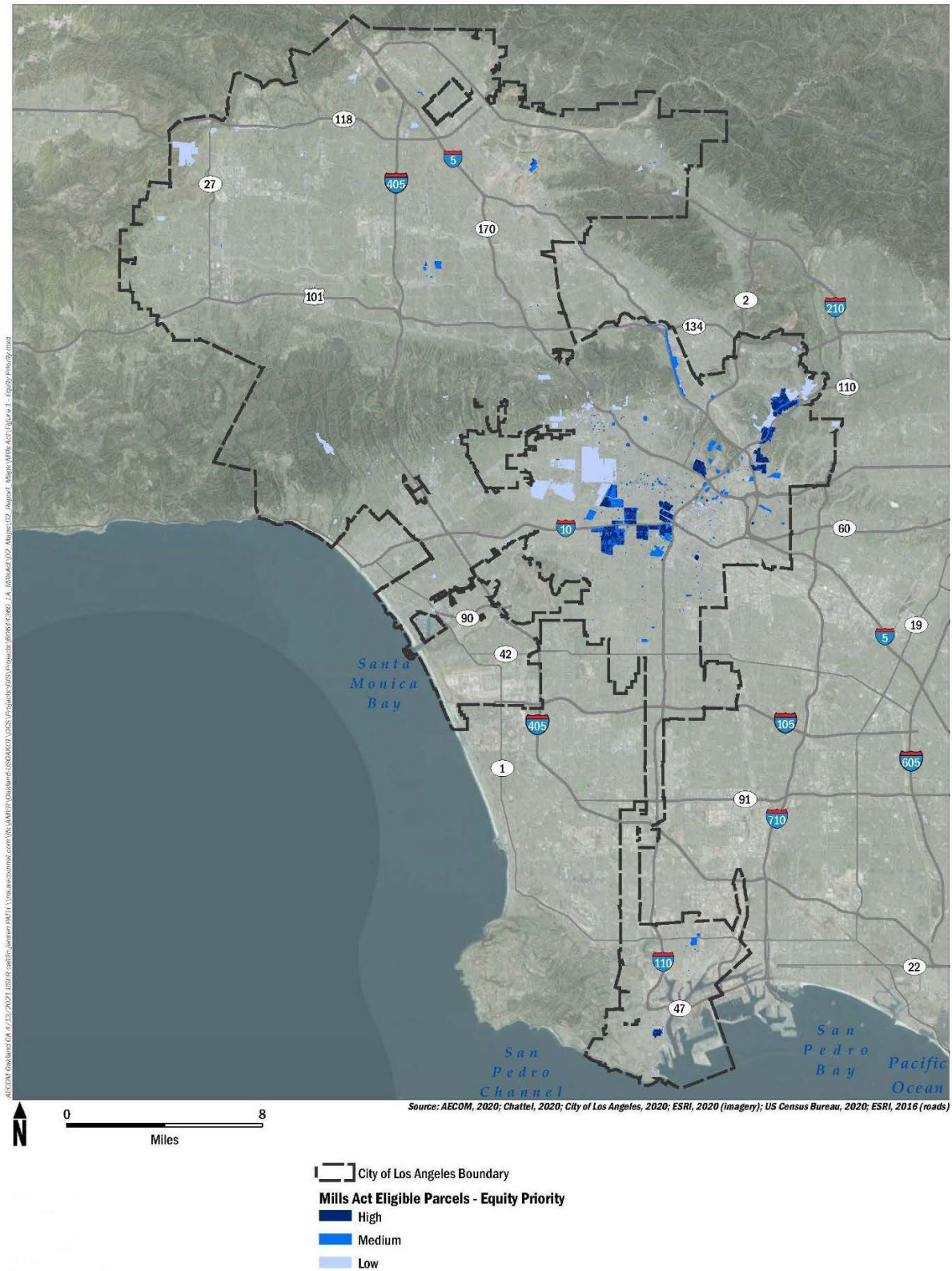
To identify the equity priority implementation areas listed above, Consultants conducted a GIS spatial analysis to select remaining eligible Mills Act parcels based on the following criteria, thus identifying general focus areas of communities facing the highest barriers to equitable outcomes. Prioritization of eligible Mills Act parcels to expand equity is based on the following criteria:

Prioritization Criteria of Potentially Eligible Mills Act Parcels to Expand Equity

High Priority	High or medium-high barriers to opportunity per the Equity Index and multi-family residence property type
Medium Priority	High or medium-high barriers to opportunity per the Equity Index and property type other than multi-family residence (example: single-family, commercial, industrial, recreational, or N/A)
Low Priority	Low or medium-low barriers to opportunity per the Equity Index

The following map provides an overview of equity prioritization for potentially eligible Mills Act parcels citywide. Darker blue colors identify potentially eligible Mills Act parcels with priority based on the described criteria. For scaled maps of equity prioritization of potentially eligible Mills Act parcels, see Appendix F.

Equity Prioritization Map of Potentially Eligible Mills Act Parcels Citywide



Source: AECOM, 2021

In addition to identifying the equity priority implementation areas for use in the program, this report describes recommendations for the City to advance broad equity objectives to promote a more equitable process and program, which are incorporated in goals and strategies sections below.

Distribution of Property Tax Savings

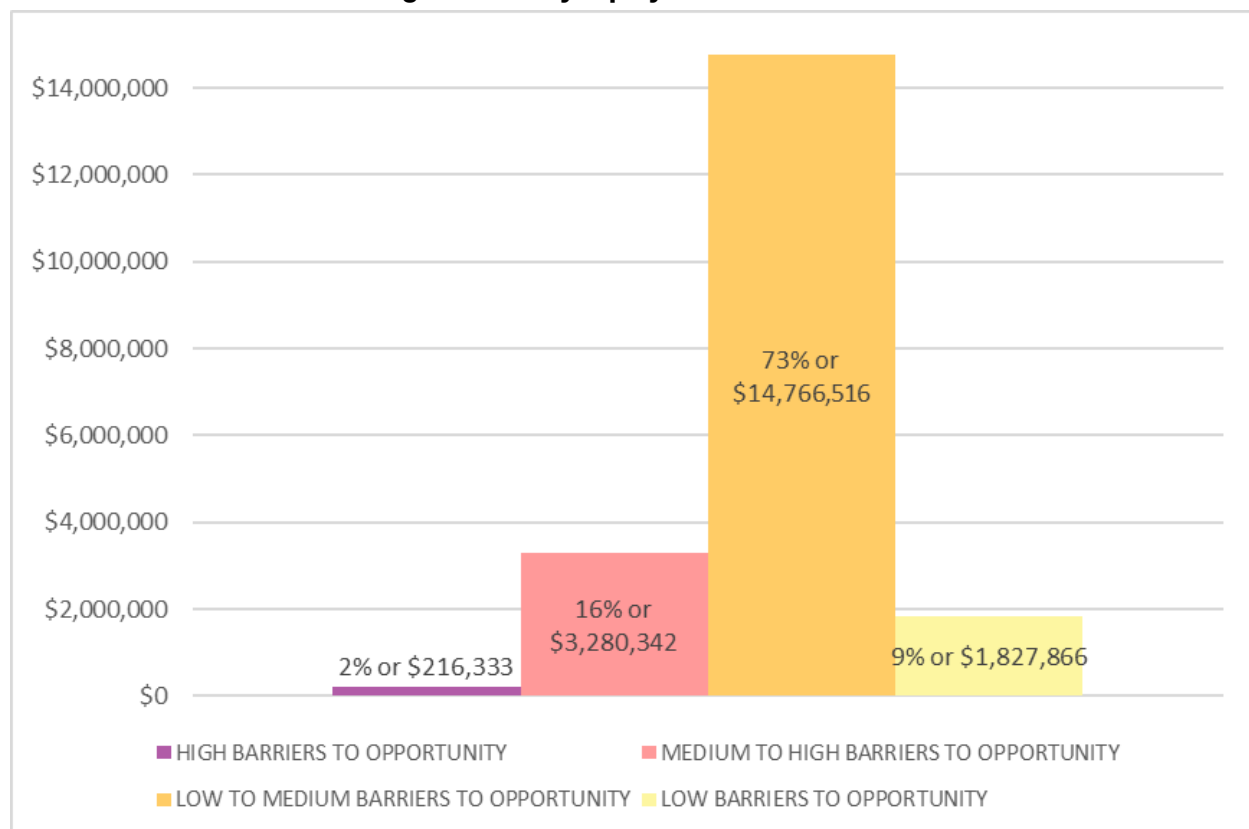
The primary goals of the savings analysis were to:

1. Provide analysis of the 2019 tax savings for all existing Mills Act contracts within organizational frameworks.
2. Compare total savings of existing Mills Act contracts within each of the four Equity Index categories using organizational frameworks.

The potential for property tax savings for property owners is the primary benefit of the program. This benefit is meant to offset costs of rehabilitating and maintaining historic properties. However, any reduction in property taxes for property owners is unrealized property tax revenue for public agencies. To understand exactly how much savings was realized by program property owners and property tax revenue unrealized by the City in 2019, Consultants retrieved data from the County and performed in-depth analysis of property tax data associated with Mills Act properties.

It was determined that a majority of tax savings are being realized by properties located within communities facing lower barriers to opportunity. Key findings from this analysis are summarized:

Total Mills Act Contract Savings in 2019 by Equity Index



The report analyzes property tax savings data within four organizational frameworks similar to the Equity Analysis: Community Plan Areas, Council Districts, Historic Preservation Overlay Zones, and property type. A summary of selected findings by organizational framework is included below.

Property Tax Savings Organizational Frameworks and Analysis

Organizational Framework	Selected Findings
Citywide Findings	▪ In 2019, the City total unrealized property tax revenue from the program was \$2,184,589. ▪ Consultant analysis conservatively represents ARO contribution to total unrealized property tax revenue at approximately \$750,000 of the annual threshold. ▪ 55.7% of all Mills Act contracts are within communities facing low or low to medium barriers to opportunity, and 44.3% are within communities facing high or medium to high barriers to opportunity. ▪ The amount of 2019 savings by Equity Index score was skewed, with 82.6% of savings occurring within communities facing low or low to medium barriers to opportunity, and 17.4% within communities facing high or medium to high barriers to opportunity. ▪ Mills Act contracts located within communities facing low to medium barriers to opportunity account for 44.5% of the program, yet experienced 73.5% of all savings in 2019.
Properties with No Savings	▪ 50% of the properties that received less than \$415² in savings in 2019 were Mills Act contracts that were recorded before 2002. ▪ There are Mills Act contracts as recent as 2018 that received no savings in 2019. ▪ Of Mills Act contracts recorded in the past 10 years (recent Mills Act contracts), 21 contracts did not receive savings. ▪ Majority of the 21 recent Mills Act contracts that received no savings in 2019 were commercial properties. ▪ 51% of all commercial properties in the program experienced no savings in 2019. ▪ 36% of commercial properties with recent Mills Act contracts received no savings in 2019.
Community Plan Area	▪ The Central City CPA experienced 46% of all savings in 2019 (\$9,331,848); however, it contains only 7% (65) of the City's total Mills Act contracts. Also, a majority (83.1%) of all Mills Act contracts in this CPA are located within communities facing low to medium barriers to opportunity. ▪ Areas that have high concentrations of properties with higher property value experience more savings, which is one reason why Central City CPA experienced almost half of all savings in 2019. ▪ The Wilshire CPA contains the highest number of Mills Act contracts, with 275 (30% of the Program); however, it only experienced 15% of the total savings in 2019. ▪ CPAs that have existing Mills Act contracts located in communities facing high barriers to opportunity include South Los Angeles, West Adams-Baldwin Hills-Leimert, Westlake, and Boyle Heights.

² The previous contract maintenance fee was \$415 annually, to be collected every five years totaling \$2,075. The current fee is \$539, to be collected every five years totaling \$2,693.

	▪ In most cases, Mills Act contracts located in communities facing higher barriers to opportunity receive less savings than Mills Act contracts within communities facing lower barriers.
Council District	▪ The Council District (CD) with the most Mills Act contracts is CD 10 with 209, while CD 6 does not have any. ▪ Of the 209 Mills Act contracts in CD 10, 201 Mills Act contracts are located within communities facing high and medium to high barriers to opportunity. Similarly, of the 164 Mills Act contracts in CD 1, 135 are located within communities facing high and medium to high barriers to opportunity. However, these Mills Act contracts did not experience a large amount of savings in 2019 as compared to other CDs. ▪ CD 14 contains 94 Mills Act contracts yet experienced \$10,036,450 total savings in 2019. Only 11 of these Mills Act contracts were located within communities facing medium to high barriers to opportunity. The remainder are located in communities facing low to medium barriers to opportunity. ▪ CD 14 experienced 50% of the total program savings in 2019. This was primarily due to the large property values and condominium property types within this district. ▪ CDs that have a majority of Mills Act contracts in communities facing high or medium to high barriers to opportunity are (in order of number of contracts) CD 10, 1, 13, 8, and 15.
Historic Preservation Overlay Zone (HPOZ)	▪ Mills Act contracts within HPOZs only include SFR, MFR, and commercial property types. ▪ The HPOZs that experienced the most savings in 2019 were typically HPOZs that had the most contracts located in communities facing lower barriers to opportunity. The exception to this was Lafayette Square HPOZ, which had the fourth greatest amount of savings in 2019, and nearly all Mills Act contracts are within communities facing medium to high barriers to opportunity. ▪ Only three districts – Windsor Square, South Carthay, and Hancock Park – experienced 39% of all savings from contracts within HPOZs. None of these HPOZs contain Mills Act contracts within communities facing high barriers to opportunity. ▪ 62% of total savings in HPOZs was experienced by Mills Act contracts within communities facing lower barriers to opportunity. In contrast, 48% of total savings in non-HPOZ properties was experienced by Mills Act contracts within communities facing lower barriers to opportunity. This implies that: ▪ Mills Act contracts within HPOZs that are within communities facing higher barriers to opportunity have neither high property value or a substantial difference between the enrolled and trended base value; and ▪ Mills Act contracts outside of HPOZs that are within communities facing higher barriers to opportunity have a higher rate of high property value or larger difference between the enrolled and trended base value.

Property Type	▪ 71% of the program is made up of single-family residences (SFR) (659 contracts); however, this property type received only 25% of total savings in 2019 (\$5,041,608). ▪ Condominiums account for 33% of the total savings in 2019 (\$6,634,413; however, only 3% of the program is made up of this property type (26 Mills Act contracts). ▪ Multi-family residential (MFR) and commercial property types experienced larger total savings due to higher property values. ▪ Top 10 properties that experienced the most savings in 2019 consisted of 8 condominiums, 1 commercial, and 1 MFR property. ▪ Although there are many more SFRs with Mills Act contracts, this property type received less total savings in 2019 than condominium properties. ▪ A majority of existing Mills Act contracts that are condominium, SFR, MFR, commercial, and recreational properties are located in communities facing low or low to medium barriers to opportunity; whereas half of the industrial properties are located in areas of medium to high or high barriers to opportunity. ▪ Similarly, only industrial property types experienced more tax savings in communities facing higher barriers to opportunity; however, they only make up 1% of the program (10 Mills Act contracts) and .7% of total savings in 2019 (\$143,093). ▪ 90% of total savings for condominiums occurred in areas of low barriers to opportunity. ▪ Average aggregate savings for condominium property types was \$255,170 in 2019; for commercial was \$69,057, for MFR was \$27,077, and for SFR was \$7,650.
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The 2019 savings analysis provided in-depth information that demonstrates the program currently benefits communities facing lower barriers to opportunity and that a majority of savings is experienced by a small percentage of Mills Act contract holders. To increase benefits in communities facing higher barriers to opportunity, the City should implement a prioritization of recording new Mills Act contracts in these areas with property types that can provide the largest benefit to residents in such communities. Multi-family residential property types would be ideal candidates for new Mills Act contracts because the rehabilitation required by the program would serve people living in the community and these property types typically experience higher average savings.

In refining a definition of equity, LACP appears to focus on consideration for “people beyond geography.” While implementation of the equity priority areas will be geography-based, recommendations that follow seek to be responsive to the LACP Equity team by addressing potential program and policy changes aimed to lessen barriers and open opportunities for communities facing higher barriers to opportunity.

Decisions concerning the location and level of public investment necessary to meet citywide needs should be made in ways that do not unfairly impact any one single community. Consistent with equity approaches to planning across multiple disciplines and fields, an equity framework was adapted for this study that defines equity using three objectives: procedural, distributional, and structural. These three objectives provide a broad framework for applying goals, strategies, and recommendations by understanding different types of outcomes to be achieved through the program. Each objective allows recommendations to be organized in a way that can support specific goals and strategies to achieve a more equitable program.

- **Procedural Equity** seeks to ensure a fair and inclusive process in both program development and implementation. This includes creating more avenues for participation and involvement, particularly in locations where there are higher barriers to opportunity. Procedural equity is intended to result in changes

to participation, and as such cannot be measured using quantifiable metrics, but rather assesses end results.

- **Distributional Equity** seeks to ensure resources, benefits, and burdens are distributed fairly while prioritizing those with the highest barriers to opportunity. Distributional equity is intended to result in changes to distribution. More than procedural equity and structural equity, distributional equity can be measured using numerical metrics such as demographic information in participation and dollar amounts invested.
- **Structural Equity** seeks to ensure that past harms are corrected to prevent future negative consequences. This requires institutionalizing processes for transparency and accountability, and a reconsideration of the overall structure of the program and its current outcomes. Like procedural equity, structural equity is intended to result in changes to participation, and as such cannot be measured using quantifiable metrics.

Since the inception of the program, housing affordability, production of housing and equity considerations have increased in importance for the City and its residents. Los Angeles is a majority renter city, as renters make up approximately 63% of the housing market. The program could be further expanded as a tool to help address equity by ensuring more equitable distribution of the Mills Act benefits citywide.

The goals, strategies, and recommendations to build a more equitable Mills Act program in Los Angeles are outlined below.

Goals	Strategies
Procedural and Structural Equity	
GOAL 1: Retain and Preserve Affordable Multi-Family Housing	▪ Prioritize Multi-Family Properties and ARO Projects with Affordable Housing ▪ Implement tenant anti-displacement safeguard measures
Distributional Equity	
GOAL 2: Expand Mills Act Benefit in Areas Facing Higher Barriers to Opportunity	▪ Prioritize new contracts in areas facing higher barriers to opportunity ▪ Prioritize outreach to underserved areas ▪ Lessen barriers to program participation

GOAL 1:

RETAIN AND PRESERVE AFFORDABLE MULTI-FAMILY HOUSING

One of the founding goals of the City of Los Angeles Mills Act program was for this incentive to assist with the retention and preservation of affordable, multi-family housing. In 1996, the City Council action stated, “Retention of older residential structures of real historic significance not only helps to conserve irreplaceable resources, it can also serve to maintain affordability” and particularly retention of historic resources like homes and apartment buildings to maintain rents “affordable to a majority of the City’s residents.”

Under the General Plan 2021-2029 Housing Element, the Mills Act program was identified as an implementing program to meet housing production and preservation goals. Specifically, the objective outlined in the Housing

Element is to “preserve quality rental and ownership housing for households of all income levels and special needs.” To achieve this objective, the policy direction is to “provide incentives for the preservation of historic residential structures” such as the Mills Act program with a goal of recording 25 new contracts annually.

Since the program’s inception, housing affordability, production of housing and equity considerations have increased in importance for the City and its residents. The program could be further expanded as a tool to help address equity across the City and its residents through ensuring equitable distribution of Mills Act contracts.

The Mills Act program is a historic preservation incentive under housing policy intended to meet particular needs of property owners, particularly as it applies to Adaptive Reuse Ordinance (ARO) and Rent Stabilization Ordinance (RSO) properties.³ To consider equity in the use of the Mills Act program, greater priority must be placed on property owners of, and by extension renters in, eligible historic resources in communities facing higher barriers to opportunity. The program already supports projects that convert commercial and industrial properties to housing. However, there are no ARO provisions for housing affordability. In addition, the program could be enhanced to better support, incentivize, and work in tandem with housing goals to create, preserve, and maintain affordable rental and ownership housing stock.

A view of the program through an equity lens requires critical thought and is a balancing act. This study defines Mills Act benefit in three ways: direct, ancillary, and residual. A direct benefit is the potential for property tax savings that enable property owners with Mills Act contracts to reinvest in restoration and rehabilitation of their historic property. There are several ancillary benefits to reinvestment in a historic property, such as infrastructure upgrades that improve resident living conditions, and exterior work improving property values of the surrounding community. However, the reinvestment may have impacts on at-risk communities susceptible to displacement. Thus, it is pivotal that equity-based City policy addresses anti-displacement safeguards. The residual benefits include stabilizing property value on transfer to future owners, especially lenders in foreclosure actions and a parent in gifting to a child or grandchild.

The program can be one of several tools to address housing equity, however, it is not a panacea to address equity in city planning. Through concerted efforts to prioritize expanding opportunity and access, the program may achieve more equitable outcomes in historic preservation and housing.

Strategy 1: Prioritize Multi-Family Properties and ARO Projects with Affordable Housing

Recommendation #21: Codify prioritization of applications from multi-family properties and ARO projects with affordable housing components in high barriers to opportunity areas.

Recommendation #22: Track the retention of rental units at affordable rates.

Recommendation #23: Contractually require no net loss of affordable rental units.

The Mills Act ordinance provides “The City Council further finds that such preservation will assist in maintaining the City’s existing stock of affordable housing, thereby providing a social and economic benefit to the citizens of Los Angeles.” There is an opportunity to better integrate the key, founding goal to retain and preserve affordable, multi-family housing by specifically identifying multi-family residential property types through a Mills Act ordinance

³ The RSO covers the following properties built before October 1, 1978: apartment; condominium; townhome; duplex; two or more single-family dwelling units on the same parcel; rooms in a hotel, motel, rooming house or boarding house occupied by the same tenant for 30 or more consecutive days; and residential unit(s) attached to a commercial building.

amendment. To ensure equity, the City should prioritize Mills Act applications from multi-family properties and ARO projects with affordable housing components in high barriers to opportunity areas (equity priority areas).

As part of their Mills Act application materials, one municipality surveyed (City of Santa Monica) requires a rent roll for multi-family residential buildings. Application and review of the City of Los Angeles's affordability requirement would help to ensure that housing stock in multi-family properties remains affordable. Provisions for no net loss would safeguard against displacement as buildings are rehabilitated.

Strategy 2: Implement Anti-Displacement Safeguard Measures

In its program administration, the City could contractually require and ensure that displacement does not happen as a result of program participation. Equity considerations for policy impacts resulting in displacement have increased in importance for the City and its residents. The program must further expand its tools to safeguard against and prevent these future unintended consequences for City residents as a result of the program.

In parallel with prioritization and recordation of Mills Act contracts for multi-family residential properties either under RSO or with affordable housing covenants, the City may consider adopting an explicit anti-displacement approach by contractually requiring through the Mills Act ordinance that no net loss of affordable rental units can occur, and that removal of existing RSO rental units are grounds for Mills Act cancellation. Similar policy language used to promote housing security and stability during local emergencies can be found as a result of the COVID-19 pandemic (see LAMC Sec. 49.99.4, Prohibition on Removal of Occupied Residential Units). Additionally, the City can explore adding a requirement for tenant retention and habitability plans as part of the Mills Act scope of work, as typically required by the housing department.

Recommendation #24: Require the preparation of a tenant retention and tenant habitability plan as part of the contract.

GOAL 2:

EXPAND MILLS ACT BENEFIT IN AREAS FACING HIGHER BARRIERS TO OPPORTUNITY

There is an opportunity for the City to better integrate the founding goal for the retention and preservation of affordable, multi-family housing into the administration of the program. This includes expanding and refining the existing program Priority Consideration Criteria for Affordability that states, "The residential or mixed-use project will result in the preservation or addition of safe and affordable dwelling units for low- and moderate-income households."

Strategy 1: Prioritize New Contracts in Areas Facing Higher Barriers to Opportunity

Prioritizing contracts in areas of higher barriers to opportunity would increase the amount of public benefit and help neighborhoods rehabilitate historic resources. Communities facing higher barriers to opportunity contain many historic resources that have been locally designated and are eligible to apply. Access could also be expanded through increasing program eligibility to include historic resources designated at national and state levels, or identified as an eligible historic resource through survey. Education and outreach to these areas is essential to increasing the amount of applications that are submitted to become a part of the program.

Recommendation #25: Add new Priority Consideration Criteria for properties in high barriers to opportunity areas.

Consultants found that while the current Affordability Priority Consideration Criterion ensures public benefit, application of the Affordability requirement proved ambiguous. There is an opportunity for the Affordability definition to be clarified to better align with HUD or local standards. This can be done in coordination with the housing department to expand and align the Affordability requirement to include affordable RSO properties; define the percentage of median income standard; define objectives to meet the City's housing goals, such as percentage of affordable units per the General Plan Housing Element; provide City oversight of annual affordability; require applicants to retain those units at affordable rates with no net loss of the number of units; and track the usage of the Affordability Priority Consideration Criterion.

To meet the City's housing goals, development of the Affordability requirement should be coordinated with other City departments, including developing the specific percentage of affordable units and consideration for a proper enforcement procedure. In addition, there is opportunity to work with the ARO Update team to include housing affordability provisions.

Recommendation #26: Establish an annual application goal to encourage participation in areas facing higher barriers to opportunity.

Performance metrics would help identify a specific goal number of Mills Act contracts for equity priority parcels and will allow the City to track whether it is meeting that goal annually. Tracking is important to ensure long-term program assessment and whether other methods need to be incorporated to further increase the number of equity priority properties.

The City should ensure that recorded contracts in an application cycle meet equity priority criteria, and explore other percentages as necessary to meet City goals.

In addition, the City should identify performance metrics for the number of equity priority parcels the City would like to place under Mills Act contract annually and track these over time.

Recommendation #27: Collect socio-demographic data as part of the application to assess equity among applicants

The City does not currently record socio-demographic data of property owners in the program. Collecting this data would help provide a clearer understanding of who is benefiting from the program more than others and by how much. To better incorporate LACP equity goals, collection of socio-demographic data could be developed with the LACP Equity team. Setting up a procedure to collect data will help guide metrics for outreach in the future.

Strategy 2: Prioritize Outreach to Underserved Areas

The City can help ensure equity in administration of the program by providing more education about the program and expanding opportunities for Mills Act benefits in areas facing higher barriers to opportunity. By actively prioritizing and admitting new Mills Act contracts in these areas, the City would advance the program toward improving access and opportunity in areas that experience a disproportionate lack of Mills Act benefit today. Ensuring that the public benefit from the program is more fairly distributed throughout communities in Los Angeles would achieve a more equitable outcome in the future of the program.

Development of a strategic outreach plan would benefit increasing equity in the program. This could utilize a targeted program for marketing and support that shifts focus to priority areas annually or every three years, for example. As described earlier, Consultants identified equity priority implementation areas where resources should

be concentrated. At the Historic Preservation Overlay Zone level, Highland Park-Garvanza, Lincoln Heights, Pico-Union, Jefferson Park, Angelino Heights, Adams-Normandie, University Park, and Harvard Heights were all identified. At the Council District level, CD1, CD10, CD9, CD15, CD4, CD9, and CD14 were identified. There is an opportunity to explore partnerships with HPOZ planners and Council District staff at these locations to outreach to eligible Mills Act parcels with high or medium-high barriers to opportunity, as well as stakeholder partners like the Los Angeles Conservancy, Highland Park Heritage Trust, and West Adams Heritage Association.

Recommendation #28: Prepare and implement a strategic outreach plan that provides education, access, and multilingual support to equity priority implementation areas.

Recommendation #29: Identify dedicated equity-related funding sources.

The City may explore alternative funding sources used to support equity, such as allocations in Council District budgets, to help provide the funding necessary to do the proper outreach in communities with high barriers to opportunity. The City may take advantage of the opportunity to work with Council Districts to expand its outreach efforts to reach those who would not typically be aware of the program and its benefits, particularly in equity priority areas.

A multilingual and accessible outreach program (printed, online, in-person resources) is important to help educate eligible property owners about the local designation process and benefits of entering into a Mills Act contract and implement a strategic outreach plan. This outreach may be assisted by HPOZ planners, who can provide crucial technical assistance for owners of HPOZ contributors in equity priority implementation areas.

To ensure the civic engagement and outreach process is equitable, it is important for outreach materials to be accessible. This includes identifying key languages for translation in equity priority implementation areas and making materials easily accessible in a variety of formats, both physically and digitally. Based on responses from the municipality survey, educational brochures were the most popular method of outreach to eligible property owners, though some municipalities work with local realtors, send periodic postcards, lead regular workshops, or solicit applications from likely prospects during permit applications.

Strategy 3: Lessen Barriers to Program Participation

Recommendation #30: Reduce or eliminate application fees for properties located in equity priority areas.

Recommendation #31: Exempt citywide equity priority properties from the assessed valuation limits.

Reducing or eliminating application fees for property owners in equity priority areas would potentially help drive an increase in applications from those in areas of higher barriers to opportunity. As noted in the municipality survey, this may be a challenge if the number of applications rises without adequate staffing needed to manage them. Exempting citywide equity priority properties from current assessed value limits would remove the barrier of applying for an exemption from the valuation limits.

Recommendation #32: Provide for program assessments every five years to ensure program goals and efficacy are being met.

Since ongoing program assessments are necessary to evaluate current policies and program efficacy, the City may consider providing for program assessment updates every five years. This is consistent with the Statewide Historic Preservation Plan completed by the California Office of Historic Preservation every five years as required by the National Park Service and is also similar to the City General Plan updates directed by state law to be completed every 10 years.

Key Personnel

This study was prepared by Chattel, Inc., in conjunction with AECOM. Chattel, Inc. is a full-service historic preservation consulting firm with a practice extending throughout the western United States. The firm represents governmental agencies and private ventures, successfully balancing project goals with historic preservation regulations without sacrificing principles on either side. Comprised of professionals meeting the Secretary of the Interior's Professional Qualifications Standards in history, architecture, architectural history, and historic architecture, the firm offers a range of professional consulting services. Areas of specialty include historical resources evaluations, preparation of historic context statements, design guidelines, *Secretary of the Interior's Standards* project review and consultation, as well as project impacts analysis pursuant to the California Environmental Quality Act (CEQA). The firm also specializes in consultation on federal, state, and local historic preservation statutes and regulations. This assessment was prepared by President Robert Chattel, AIA, historic architect; Senior Associate Nels Youngborg, architectural historian; Associate III Aleli Balaguer, planner; and Associate II Alvin-Christian Nuval, planner, with editorial assistance by Principal Associate Christine di Iorio, AICP, planner and architectural historian.

Chattel partnered with AECOM, a Los Angeles-based multi-national planning, design, engineering, consultant, and construction management firm with a worldwide presence. AECOM Principal Andrew Kaplan, economist, and Rachel Lindt, AICP, and Aryeh Cohen, planners, conducted the Equity Analysis and consulted in preparation of this study.

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**Appendix A:
2019 List of Mills Act
Properties**

Order Number	Address	MA Year	HPOZ Name	HCM Number	HCM Name	Designation Type	DCP Case Number	MA Contract Number	Exemption Separate	Exemption Area	Council District Number	CPA	Zoning	RSO Inventory	Adaptive Reuse Incentive Area	Property Use Type	APN	2019 Enrolled Value	2019 Trended Value	2019 Enrolled minus Trended	2019 CLA Unrealized Revenue	2019 CLA MA Savings	2019 Percentage of Savings	Percentage of Savings Category	Equity Index Score	Equity Index Category
1	1411 CARROLL AVE	1997	ANGELINO HEIGHTS	190	Residence and Carriage House	HCM and HPOZ	CHC-1997-52403-MA	972038305	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	R2-1VL-HPOZ	No	No	Single-family	5405012005	\$374,000	\$443,403	-\$69,403	-\$77	\$708	15.65%	Low	5.82	Medium to High Barriers
2	364 S CLOVERDALE AVE E	1997	MIRACLE MILE	427	Apartment Building	HCM and HPOZ	CHC-1997-52406-MA	972038301	N/A	N/A	4	Wilshire	[Q]R4-1	Yes	No	Multi-family	5508002025	\$3,724,000	\$6,365,545	-\$2,641,545	-\$2,930	\$26,944	41.50%	Moderate	7.13	Low to Medium Barriers
3	6689 W EMMET TER	1997	Whitley Heights	N/A	N/A	HPOZ	CHC-1997-52405-MA	972011914	N/A	N/A	4	Hollywood	R1-1-HPOZ	Yes	No	Single-family	5575008009	\$518,029	\$518,029	\$0	\$0	\$0	0.00%	No Savings	6.79	Low to Medium Barriers
4	5601 N FIGUEROA ST	1997	Highland Park - Garvanza	575	Security Trust and Savings Bank	HCM and HPOZ	CHC-1997-52401-MA	972038619	N/A	N/A	1	Northeast Los Angeles	[Q]C4-2D-HPOZ	No	No	Commercial	5468033905	\$291,116	\$291,116	\$0	\$0	\$0	0.00%	No Savings	5.77	Medium to High Barriers
5	11833 W LAURELWOOD DR	1997	N/A	228	Laurelwood Apartments	HCM	CHC-1997-52407-MA	972038302	N/A	N/A	2	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	[Q]RD1.5-1VL	Yes	No	Multi-family	2369027010, 2369027012	\$3,043,000	\$5,188,351	-\$2,145,351	-\$2,379	\$21,883	41.35%	Moderate	7.96	Low Barriers
6	12404 W ROCHEDALE LN E	1997	N/A	633	Haas House	HCM	CHC-1997-52408-MA	972038304	N/A	N/A	11	Brentwood - Pacific Palisades	RE15-1-H	No	No	Single-family	4494011012	\$469,000	\$1,171,133	-\$702,133	-\$779	\$7,162	59.95%	High	8.83	Low Barriers
7	4163 W SEA VIEW LN	1997	Highland Park - Garvanza	611	Minister Residence	HCM and HPOZ	CHC-1997-52402-MAEX	972038303	Yes	N/A	1	Northeast Los Angeles	R1-1	No	No	Single-family	5471007014	\$451,000	\$1,030,795	-\$579,795	-\$643	\$5,914	56.25%	High	6.8	Low to Medium Barriers
8	4234 W SEA VIEW LN	1997	Highland Park - Garvanza	612	Birtcher - Share Residence	HCM and HPOZ	CHC-1997-52404-MA	972011913	N/A	N/A	1	Northeast Los Angeles	R1-1	No	No	Single-family	5471002008	\$348,000	\$983,722	-\$635,722	-\$705	\$6,484	64.62%	High	6.8	Low to Medium Barriers
9	2074 N WATSONIA TER E	1997	Whitley Heights	603	Villa Vallambrosa	HCM and HPOZ	CHC-1997-52400-MA	972011915	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5575017016, 5575017018, 5575017021	\$598,000	\$1,253,269	-\$655,269	-\$727	\$6,684	52.28%	High	6.79	Low to Medium Barriers
10	1720 N WHITLEY AVE E	1997	N/A	448	Whitley Court	HCM	CHC-1997-52409-MA	972038300	N/A	N/A	13	Hollywood	[Q]R5-2	No	No	Commercial	5547008012	\$1,296,761	\$1,296,761	\$0	\$0	\$0	0.00%	No Savings	5.83	Medium to High Barriers
11	103 4TH ST W	1998	N/A	288	Barclay Hotel	HCM	CHC-1998-52818-MA	982326023	N/A	Downtown Los Angeles	14	Central City	[Q]C4-4D	Yes	Yes	Commercial	5149020012	\$16,600,000	\$21,420,000	-\$4,820,000	-\$5,346	\$49,164	22.50%	Low	6.49	Low to Medium Barriers
12	607 S BURNSIDE AVE E	1998	N/A	423	Apartment Building	HCM	CHC-1998-52815-MA	9823226024	N/A	N/A	4	Wilshire	[Q]R4-1	Yes	No	Multi-family	5508012010-5508012011	\$1,635,941	\$1,635,941	\$0	\$0	\$0	0.00%	No Savings	7.61	Low Barriers
13	430 S CLOVERDALE AVE E	1998	MIRACLE MILE NORTH	428	Villa Cintra	HCM and HPOZ	CHC-1998-52801-MA	982326025	N/A	N/A	4	Wilshire	[Q]R4-1	Yes	No	Multi-family	5508005019	\$1,997,835	\$1,997,835	\$0	\$0	\$0	0.00%	No Savings	7.13	Low to Medium Barriers
14	6289 W DEL VALLE DR	1998	Carthay Circle	N/A	N/A	HPOZ	CHC-1998-52811-MA	982326026	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088016017	\$467,000	\$694,097	-\$227,097	-\$252	\$2,316	32.72%	Moderate	7.35	Low to Medium Barriers
15	1101 N DOUGLAS ST E	1998	Angelino Heights	217	Residence	HCM and HPOZ	CHC-1998-52800-MA	982326029	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	Yes	No	Single-family	5405003001	\$725,525	\$725,525	\$0	\$0	\$0	0.00%	No Savings	5.82	Medium to High Barriers
16	938 S FIGUEROA ST	1998	N/A	196	Variety Arts	HCM	CHC-1998-52807-MA	982329223	N/A	Downtown Los Angeles	14	Central City	C2-4D	No	Yes	Recreational	5138002019	\$6,132,195	\$6,132,195	\$0	\$0	\$0	0.00%	No Savings	6.76	Low to Medium Barriers
17	4211 N GLENALBYN DR	1998	Highland Park - Garvanza	392	Treehaven Guest House and	HCM and HPOZ	CHC-1998-52802-MA	982326028	N/A	N/A	1	Northeast Los Angeles	R1-1-HPOZ	Yes	No	Multi-family	5465016017	\$610,000	\$1,490,267	-\$880,267	-\$976	\$8,979	59.07%	High	6.27	Low to Medium Barriers
18	2001 N HOLLY HILL TER	1998	Whitley Heights	N/A	N/A	HPOZ	CHC-1998-52803-MA	982326027	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5575004007	\$577,030	\$577,030	\$0	\$0	\$0	0.00%	No Savings	6.79	Low to Medium Barriers
19	1207 W Kipling Ave E	1998	N/A	383	Residence	HCM	CHC-1998-52813-MA	982326034	N/A	N/A	14	Northeast Los Angeles	R1-1	No	No	Single-family	5691011017	\$241,000	\$790,500	-\$549,500	-\$609	\$5,605	69.51%	High	7.46	Low to Medium Barriers

Order Number	Address	MA Year	HPOZ Name	HCM Number	HCM Name	Designation Type	DCP Case Number	MA Contract Number	Exemption Separate	Exemption Area	Council District Number	CPA	Zoning	RSO Inventory	Adaptive Reuse Incentive Area	Property Use Type	APN	2019 Enrolled Value	2019 Trended Value	2019 Enrolled minus Trended	2019 CLA Unrealized Revenue	2019 CLA MA Savings	2019 Percentage of Savings	Percentage of Savings Category	Equity Index Score	Equity Index Category
20	4912 W MARATHON ST	1998	Melrose Hill	N/A	N/A	HPOZ	CHC-1998-52805-MA	982326033	N/A	N/A	13	Hollywood	R1-1-HPOZ	No	No	Single-family	5535029028	\$275,486	\$275,486	\$0	\$0	\$0	0.00%	No Savings	4.91	Medium to High Barriers
21	617 S OLIVE ST	1998	N/A	195	James Oviatt Building	HCM	CHC-1998-52819-MAEX	982329222	N/A	Downtown Los Angeles	14	Central City	C2-4D	No	Yes	Commercial	5144004015	\$11,774,974	\$11,774,974	\$0	\$0	\$0	0.00%	No Savings	6.79	Low to Medium Barriers
22	2342 S SCARFF ST	1998	University Park	455	Margaret T. and Bettie Mead	HCM and HPOZ	CHC-1998-52808-MA	982326032	N/A	N/A	1	South Los Angeles	RD1.5-1-O-HPOZ	No	No	Single-family	5124023018	\$228,850	\$228,850	\$0	\$0	\$0	0.00%	No Savings	3.62	High Barriers
23	4318 W VICTORIA PARK PL E	1998	N/A	654	Craftsman Mansion	HCM	CHC-1998-52817-MA	982326031	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R2-1-O	No	No	Single-family	5082014016	\$294,029	\$294,029	\$0	\$0	\$0	0.00%	No Savings	5.61	Medium to High Barriers
24	6248 W WARNER DR	1998	Carthay Circle	N/A	N/A	HPOZ	CHC-1998-52812-MA	982326030	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088016011	\$489,000	\$1,437,695	-\$948,695	-\$1,052	\$9,677	65.99%	High	7.35	Low to Medium Barriers
25	2058 N WATSONIA TER E	1998	Whitley Heights	N/A	N/A	HPOZ	CHC-1998-52806-MA	982329221	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5575017025	\$815,000	\$882,155	-\$67,155	-\$74	\$685	7.61%	Low	6.79	Low to Medium Barriers
26	595 N WILCOX AVE E	1998	Hancock Park	618	McDonnell Residence	HCM and HPOZ	CHC-1998-52804-MA	98878680	N/A	N/A	4	Wilshire	RE9-1-HPOZ	No	No	Single-family	5523004003	\$609,817	\$609,817	\$0	\$0	\$0	0.00%	No Savings	7.7	Low Barriers
27	103 S WILTON DR E	1998	N/A	650	Mortenson House	HCM	CHC-1998-52814-MA	982326038	N/A	N/A	4	Wilshire	R1-1	No	No	Single-family	5516015001	\$492,000	\$1,347,564	-\$855,564	-\$949	\$8,727	63.49%	High	6.46	Low to Medium Barriers
28	132 S WILTON PL E	1998	N/A	649	Cora B. Henderson House	HCM	CHC-1998-52816-MA	982326037	N/A	N/A	4	Wilshire	R1-1	No	No	Single-family	5516017009	\$503,000	\$1,225,289	-\$722,289	-\$801	\$7,367	58.95%	High	6.46	Low to Medium Barriers
29	215 S WILTON PL E	1998	N/A	568	Thomas A. Churchill Sr.	HCM	CHC-1998-52809-MA	982326036	N/A	N/A	4	Wilshire	R1-1	No	No	Single-family	5516010015	\$466,223	\$466,223	\$0	\$0	\$0	0.00%	No Savings	6.46	Low to Medium Barriers
30	2731 N WOODSHIRE DR E	1998	N/A	648	Withers Residence	HCM	CHC-1998-52810-MA	982326035	N/A	N/A	4	Hollywood	R1-1	No	No	Single-family	5582016004	\$391,000	\$841,799	-\$450,799	-\$500	\$4,598	53.55%	High	7.4	Low to Medium Barriers
31	1007 W 24TH ST E	1999	University Park	273	Durfee House	HCM and HPOZ	CHC-1999-53110-MA	992347231	N/A	N/A	1	South Los Angeles	RD1.5-1-O-HPOZ	No	No	Single-family	5124007005	\$433,000	\$593,722	-\$160,722	-\$178	\$1,639	27.07%	Moderate	4.33	High Barriers
32	3726 W ADAMS BLVD	1999	N/A	479	Dr. Grandville MacGow	HCM	CHC-1999-53121-MA	992347233	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R3-1-O	No	No	Single-family	5051002024	\$1,721,607	\$1,721,607	\$0	\$0	\$0	0.00%	No Savings	4.36	High Barriers
33	3820 W ADAMS BLVD EA	1999	N/A	591	Denker Estate	HCM	CHC-1999-53115-MA	992347234	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R3-1-O	No	No	Single-family	5051003003	\$491,432	\$491,432	\$0	\$0	\$0	0.00%	No Savings	4.36	High Barriers
34	1046 S ALFRED ST	1999	South Carthay	N/A	N/A	HPOZ	CHC-1999-53114-MA	992347235	N/A	N/A	5	Wilshire	R2-1-O-HPOZ	Yes	No	Multi-family	5087006020	\$665,000	\$930,524	-\$265,524	-\$294	\$2,708	28.53%	Moderate	7.19	Low to Medium Barriers
35	1215 S ALFRED ST E	1999	South Carthay	N/A	N/A	HPOZ	CHC-1999-53101-MA	992347237	N/A	N/A	5	Wilshire	RD1.5-1-O-HPOZ	Yes	No	Multi-family	5087003011	\$689,560	\$689,560	\$0	\$0	\$0	0.00%	No Savings	7.19	Low to Medium Barriers
36	1219 S ALFRED ST E	1999	South Carthay	N/A	N/A	HPOZ	CHC-1999-53100-MA	992347236	N/A	N/A	5	Wilshire	RD1.5-1-O-HPOZ	Yes	No	Multi-family	5087003011-5087003012	\$1,469,560	\$1,662,616	-\$193,056	-\$214	\$1,969	11.61%	Low	7.19	Low to Medium Barriers
37	1333 S ALVARADO TER	1999	Pico - Union	85	Gilbert Residence	HCM and HPOZ	CHC-1999-53108-MA	992347258	N/A	N/A	1	Westlake	RD1.5-1-HPOZ	Yes	No	Multi-family	5135004015	\$412,000	\$462,352	-\$50,352	-\$56	\$514	10.89%	Low	4.17	High Barriers
38	1433 W CARROLL AVE E	1999	Angelino Heights	N/A	N/A	HPOZ	CHC-1999-53107-MAEX	992347238	Yes	N/A	1	Silver Lake - Echo Park - Elysian Valley	R2-1VL-HPOZ	No	No	Single-family	5405012013	\$388,000	\$394,768	-\$6,768	-\$8	\$69	1.71%	Low	5.82	Medium to High Barriers
39	6219 W COMMODORE SLOAT DR E	1999	Carthay Circle	N/A	N/A	HPOZ	CHC-1999-53113-MA	992347239	N/A	N/A	5	Wilshire	R2-1-O-HPOZ	Yes	No	Multi-family	5088005047	\$393,619	\$393,619	\$0	\$0	\$0	0.00%	No Savings	7.35	Low to Medium Barriers

Order Number	Address	MA Year	HPOZ Name	HCM Number	HCM Name	Designation Type	DCP Case Number	MA Contract Number	Exemption Separate	Exemption Area	Council District Number	CPA	Zoning	RSO Inventory	Adaptive Reuse Incentive Area	Property Use Type	APN	2019 Enrolled Value	2019 Trended Value	2019 Enrolled minus Trended	2019 CLA Unrealized Revenue	2019 CLA MA Savings	2019 Percentage of Savings	Percentage of Savings Category	Equity Index Score	Equity Index Category
40	1051 S CRESCENT HEIGHTS BLVD E	1999	South Carthay	N/A	N/A	HPOZ	CHC-1999-53105-MA	992347240	N/A	N/A	5	Wilshire	R2-1-O-HPOZ	Yes	No	Multi-family	5087013025	\$411,010	\$411,010	\$0	\$0	\$0	0.00%	No Savings	7.19	Low to Medium Barriers
41	6230 W DEL VALLE DR E	1999	Carthay Circle	N/A	N/A	HPOZ	CHC-1999-53112-MA	992347241	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088017005	\$398,000	\$1,295,639	-\$897,639	-\$996	\$9,156	69.28%	High	7.35	Low to Medium Barriers
42	22049 W DEVONSHIRE ST E	1999	N/A	645	Harvester Farms	HCM	CHC-1999-53109-MA	992347242	N/A	N/A	12	Chatsworth - Porter Ranch	R1-1	No	No	Single-family	2723019138	\$437,991	\$437,991	\$0	\$0	\$0	0.00%	No Savings	7.65	Low Barriers
43	5029 E ECHO ST E	1999	Highland Park - Garvanza	494	Kelman Residence and	HCM and HPOZ	CHC-1999-53102-MA	992347243	N/A	N/A	1	Northeast Los Angeles	R3-1-HPOZ	No	No	Single-family	5468005028	\$297,101	\$297,101	\$0	\$0	\$0	0.00%	No Savings	5.48	Medium to High Barriers
44	815 W ELYRIA DR	1999	N/A	483	J.B. Merrill House	HCM	CHC-1999-53106-MAEX	992347244	Yes	N/A	1	Northeast Los Angeles	R1-1	No	No	Single-family	5464011004	\$417,000	\$964,818	-\$547,818	-\$608	\$5,588	56.78%	High	6.82	Low to Medium Barriers
45	1329 N GENESEE AVE E	1999	Spaulding Square	N/A	N/A	HPOZ	CHC-1999-53125-MA	992347245	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5551029007	\$500,000	\$1,706,256	-\$1,206,256	-\$1,338	\$12,304	70.70%	High	7.01	Low to Medium Barriers
46	2263 HARVARD BLVD S	1999	N/A	95	Rindge - Frederick Hastings House	HCM	CHC-1999-53117-MA	992347246	N/A	N/A	8	South Los Angeles	RD2-1-CPIO	No	No	Single-family	5058018025	\$972,110	\$972,110	\$0	\$0	\$0	0.00%	No Savings	4.65	Medium to High Barriers
47	4920 W MARATHON ST E	1999	Melrose Hill	N/A	N/A	HPOZ	CHC-1999-53119-MA	992347247	N/A	N/A	13	Hollywood	R1-1-HPOZ	Yes	No	Multi-family	5535029026	\$489,000	\$584,210	-\$95,210	-\$106	\$971	16.30%	Low	4.91	Medium to High Barriers
48	1443 N ORANGE GROVE AVE E	1999	Spaulding Square	N/A	N/A	HPOZ	CHC-1999-53126-MA	992347248	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5551026022	\$471,000	\$1,253,002	-\$782,002	-\$867	\$7,976	62.41%	High	7.01	Low to Medium Barriers
49	930 1/2 S SERRANO AVE E	1999	N/A	646	Villa Serano	HCM	CHC-1999-53111-MA	992347249	N/A	N/A	10	Wilshire	R4-1	Yes	No	Multi-family	5093016001	\$1,972,670	\$1,972,670	\$0	\$0	\$0	0.00%	No Savings	5.04	Medium to High Barriers
50	639 S SPRING ST	1999	N/A	671	Barclay's Bank	HCM	CHC-1999-53123-MA	992347250	N/A	N/A	14	Central City	C5-4D	No	No	Commercial	5144002152	\$2,226,480	\$2,226,480	\$0	\$0	\$0	0.00%	No Savings	6.39	Low to Medium Barriers
51	8707 W ST IVES DR	1999	N/A	668	Hillside House by Carl Maston	HCM	CHC-1999-53120-MA	992347251	N/A	N/A	4	Hollywood	RE15-1-H	No	No	Single-family	5560003010	\$388,000	\$913,481	-\$525,481	-\$583	\$5,360	57.53%	High	8.18	Low Barriers
52	27 ST JAMES PARK	1999	University Park	434	Colonel John E. Stearns Residence	HCM and HPOZ	CHC-1999-53103-MA	992347252	N/A	N/A	1	South Los Angeles	RD1.5-1-O-HPOZ	No	No	Single-family	5124023042	\$724,000	\$1,344,263	-\$620,263	-\$688	\$6,327	46.14%	Moderate	3.62	High Barriers
53	11005 W STRATHMORE DR	1999	N/A	351	Strathmore Apartment	HCM	CHC-1999-53122-MA	992347253	N/A	N/A	5	Westwood	[Q]R4-1VL	Yes	No	Condominium	4363015038-4363015041	\$1,128,000	\$3,154,068	-\$2,026,068	-\$2,247	\$20,666	64.24%	High	6.1	Low to Medium Barriers
54	4973 N SYCAMORE AL	1999	Highland Park - Garvanza	371	Tustin House and	HCM and HPOZ	CHC-1999-53104-MA	992347254	N/A	N/A	1	Northeast Los Angeles	RD2-1-HPOZ	No	No	Single-family	5467015007	\$363,000	\$445,152	-\$82,152	-\$91	\$838	18.45%	Low	6.8	Low to Medium Barriers
55	2639 S VAN BUREN PL E	1999	Adams - Normandie	672	Percy H. Clark Residence	HCM and HPOZ	CHC-1999-53118-MA	992347255	N/A	N/A	8	South Los Angeles	R2-1-O-HPOZ	No	No	Single-family	5054011013	\$267,000	\$279,778	-\$12,778	-\$14	\$130	4.57%	Low	5.16	Medium to High Barriers
56	2657 S VAN BUREN PL E	1999	Adams - Normandie	678	The Furlong House	HCM and HPOZ	CHC-1999-53116-MA	992347256	N/A	N/A	8	South Los Angeles	R2-1-O-HPOZ	No	No	Single-family	5054011019	\$279,000	\$300,259	-\$21,259	-\$24	\$217	7.08%	Low	5.16	Medium to High Barriers
57	2062 N WATSONIA TER	1999	Whitley Heights	N/A	N/A	HPOZ	CHC-1999-53127-MA	992347257	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5575017016	\$1,060,883	\$1,716,152	-\$655,269	-\$727	\$6,684	38.18%	Moderate	6.79	Low to Medium Barriers
58	1625 W 23RD ST	2000	Adams - Normandie	N/A	N/A	HPOZ	CHC-2000-53512-MA	001898827	N/A	N/A	8	South Los Angeles	R2-1-HPOZ	No	No	Single-family	5054001014	\$279,000	\$687,662	-\$408,662	-\$453	\$4,168	59.43%	High	4.61	Medium to High Barriers
59	1676 W 23RD ST E	2000	Adams - Normandie	N/A	N/A	HPOZ	CHC-2000-53508-MA	001898828	N/A	N/A	8	South Los Angeles	RD1.5-1-HPOZ	No	No	Single-family	5054002011	\$244,000	\$283,090	-\$39,090	-\$43	\$399	13.81%	Low	4.61	Medium to High Barriers
60	1644 W 25TH ST E	2000	Adams - Normandie	N/A	N/A	HPOZ	CHC-2000-53509-MA	001898829	N/A	N/A	8	South Los Angeles	R2-1-HPOZ	No	No	Multi-family	5054004023, 5054004033	\$199,000	\$714,613	-\$515,613	-\$572	\$5,259	72.15%	High	4.61	Medium to High Barriers
61	1656 W 25TH ST	2000	Adams - Normandie	780	Bernays House	HCM and HPOZ	CHC-2000-53511-MA	001898830	N/A	N/A	8	South Los Angeles	RD1.5-1-HPOZ	No	No	Single-family	5054004025	\$382,000	\$714,613	-\$332,613	-\$369	\$3,393	46.54%	Moderate	4.61	Medium to High Barriers

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62	1057 S ALFRED ST	2000	South Carthay	N/A	N/A	HPOZ	CHC-2000-53513-MA	001898831	N/A	N/A	5	Wilshire	R2-1-O-HPOZ	Yes	No	Multi-family	5087001013	\$647,000	\$1,918,475	-\$1,271,475	-\$1,410	\$12,969	66.28%	High	7.19	Low to Medium Barriers
63	1139 S CRESCENT HEIGHTS BLVD E	2000	South Carthay	N/A	N/A	HPOZ	CHC-2000-53506-MA	001898832	N/A	N/A	5	Wilshire	R2-1-O-HPOZ	Yes	No	Multi-family	5087014022	\$481,000	\$1,494,338	-\$1,013,338	-\$1,124	\$10,336	67.81%	High	7.19	Low to Medium Barriers
64	6245 W DEL VALLE DR E	2000	Carthay Circle	N/A	N/A	HPOZ	CHC-2000-53502-MA	001898833	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088016026	\$448,000	\$694,914	-\$246,914	-\$274	\$2,519	35.53%	Moderate	7.35	Low to Medium Barriers
65	6285 W DEL VALLE DR E	2000	Carthay Circle	N/A	N/A	HPOZ	CHC-2000-53503-MA	001898834	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088016018	\$448,000	\$642,001	-\$194,001	-\$215	\$1,979	30.22%	Moderate	7.35	Low to Medium Barriers
66	6286 W DEL VALLE DR E	2000	Carthay Circle	N/A	N/A	HPOZ	CHC-2000-53501-MA	001898835	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088017015	\$374,000	\$615,488	-\$241,488	-\$268	\$2,463	39.24%	Moderate	7.35	Low to Medium Barriers
67	1818 S GRAMERCY PL E	2000	N/A	599	Julius Bierlich Residence	HCM	CHC-2000-53514-MA	001898836	N/A	N/A	10	South Los Angeles	[Q]R4-1	No	No	Single-family	5073016003	\$227,292	\$227,292	\$0	\$0	\$0	0.00%	No Savings	4.68	Medium to High Barriers
68	990 N HANLEY AVE E	2000	N/A	680	Mutual Housing Association	HCM	CHC-2000-53505-MAEX	001898837	Yes	N/A	11	Brentwood - Pacific Palisades	RE15-1-H	No	No	Single-family	4493021001	\$836,000	\$2,059,834	-\$1,223,834	-\$1,357	\$12,483	59.41%	High	8.22	Low Barriers
69	6505 W HAYES DR	2000	Carthay Circle	N/A	N/A	HPOZ	CHC-2000-53516-MA	001898838	N/A	N/A	5	Wilshire	R2-1-O-HPOZ	Yes	No	Multi-family	5088009016	\$441,000	\$916,209	-\$475,209	-\$527	\$4,847	51.87%	High	7.35	Low to Medium Barriers
70	6412 W OLYMPIC BLVD	2000	South Carthay	N/A	N/A	HPOZ	CHC-2000-53504-MA	001898839	N/A	N/A	5	Wilshire	[Q]R3-1-O	Yes	No	Multi-family	5087013016	\$688,621	\$688,621	\$0	\$0	\$0	0.00%	No Savings	7.19	Low to Medium Barriers
71	6416 W OLYMPIC BLVD	2000	South Carthay	N/A	N/A	HPOZ	CHC-2000-53500-MA	001898840	N/A	N/A	5	Wilshire	[Q]R3-1-O	Yes	No	Multi-family	5087013015	\$688,621	\$688,621	\$0	\$0	\$0	0.00%	No Savings	7.19	Low to Medium Barriers
72	150 S POINSETTIA PL	2000	Miracle Mile North	N/A	N/A	HPOZ	CHC-2000-53515-MA	001898841	N/A	N/A	5	Wilshire	R1-1-HPOZ	No	No	Single-family	5512021023	\$562,000	\$685,574	-\$123,574	-\$137	\$1,260	18.02%	Low	7.3	Low to Medium Barriers
73	2346 S PORTLAND ST	2000	University Park	N/A	N/A	HPOZ	CHC-2000-53507-MA	001898842	N/A	N/A	1	South Los Angeles	RD1.5-1-O-HPOZ	Yes	No	Single-family	5124012020	\$426,000	\$692,635	-\$266,635	-\$296	\$2,720	38.50%	Moderate	4.33	High Barriers
74	1635 N WOODS DR E	2000	N/A	670	Stahl House -	HCM	CHC-2000-53510-MA	001898843	N/A	N/A	4	Hollywood	RE9-1	No	No	Single-family	5556031003	\$243,473	\$243,473	\$0	\$0	\$0	0.00%	No Savings	8.21	Low Barriers
75	2901 W 15TH ST	2001	Harvard Heights	N/A	N/A	HPOZ	CHC-2001-53812-MA	C-102264	N/A	N/A	10	South Los Angeles	R2-1-HPOZ	No	No	Single-family	5074004017	\$286,258	\$286,258	\$0	\$0	\$0	0.00%	No Savings	4.72	Medium to High Barriers
76	1657 W 25TH ST	2001	Adams - Normandie	N/A	N/A	HPOZ	CHC-2001-53829-MA	C-102248	N/A	N/A	8	South Los Angeles	RD1.5-1-HPOZ	No	No	Single-family	5054003012	\$336,000	\$862,491	-\$526,491	-\$584	\$5,370	61.04%	High	4.61	Medium to High Barriers
77	315 W 9TH ST	2001	N/A	346	Coast Federal Savings Building	HCM	CHC-2001-53841-MAEX	C-102247	Yes	N/A	14	Central City	[Q]R5-4D	No	No	Commercial	5144018049	\$16,448,207	\$16,448,207	\$0	\$0	\$0	0.00%	No Savings	6.79	Low to Medium Barriers
78	1077 S ALFRED ST	2001	South Carthay	N/A	N/A	HPOZ	CHC-2001-53817-MA	C-102249	N/A	N/A	5	Wilshire	R2-1-O-HPOZ	Yes	No	Multi-family	5087001017	\$624,000	\$2,016,294	-\$1,392,294	-\$1,544	\$14,201	69.05%	High	7.19	Low to Medium Barriers
79	1206 S ALFRED ST	2001	South Carthay	N/A	N/A	HPOZ	CHC-2001-53832-MA	C-102250	N/A	N/A	5	Wilshire	RD1.5-1-O-HPOZ	Yes	No	Multi-family	5087004017	\$828,000	\$994,180	-\$166,180	-\$184	\$1,695	16.72%	Low	7.19	Low to Medium Barriers
80	1210 S ALFRED ST	2001	South Carthay	N/A	N/A	HPOZ	CHC-2001-53809-MA	C-102251	N/A	N/A	5	Wilshire	RD1.5-1-O-HPOZ	Yes	No	Multi-family	5087004016	\$828,000	\$1,190,578	-\$362,578	-\$402	\$3,698	30.45%	Moderate	7.19	Low to Medium Barriers
81	1220 S ALFRED ST	2001	South Carthay	N/A	N/A	HPOZ	CHC-2001-53803-MA	C-102252	N/A	N/A	5	Wilshire	RD1.5-1-O-HPOZ	Yes	No	Multi-family	5087004014	\$810,000	\$1,628,255	-\$818,255	-\$908	\$8,346	50.25%	High	7.19	Low to Medium Barriers
82	1132 S ALVIRA ST	2001	South Carthay	N/A	N/A	HPOZ	CHC-2001-53816-MA	C-102253	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087014007	\$448,000	\$466,145	-\$18,145	-\$20	\$185	3.89%	Low	7.19	Low to Medium Barriers

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83	1344 W CARROLL AVE	2001	Angelino Heights	79	Residence	HCM and HPOZ	CHC-2001-53819-MA	C-102254	N/A	N/A	1	Silver Lake - Echo Park -	R2-1VL-HPOZ	Yes	No	Single-family	5405016026	\$386,000	\$1,101,208	-\$715,208	-\$793	\$7,295	64.95%	High	5.98	Medium to High Barriers
84	1354 W CARROLL AVE	2001	Angelino Heights	N/A	N/A	HPOZ	CHC-2001-53828-MA	C-102255	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	R2-1VL-HPOZ	Yes	No	Multi-family	5405016024	\$520,044	\$520,044	\$0	\$0	\$0	0.00%	No Savings	5.98	Medium to High Barriers
85	1401 W CARROLL AVE	2001	Angelino Heights	N/A	N/A	HPOZ	CHC-2001-53824-MA	C-102256	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	R2-1VL-HPOZ	Yes	No	Multi-family	5405012001	\$542,920	\$542,920	\$0	\$0	\$0	0.00%	No Savings	5.82	Medium to High Barriers
86	1422 W CARROLL AVE	2001	Angelino Heights	N/A	N/A	HPOZ	CHC-2001-53825-MA	C-102257	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	R2-1VL-HPOZ	No	No	Single-family	5405013010	\$335,000	\$399,959	-\$64,959	-\$72	\$663	16.24%	Low	5.82	Medium to High Barriers
87	1446 W CARROLL AVE	2001	Angelino Heights	N/A	N/A	HPOZ	CHC-2001-53842-MA	C-102258	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	R2-1VL-HPOZ	No	No	Single-family	5405013020	\$315,000	\$316,879	-\$1,879	-\$2	\$19	0.59%	No Savings	5.82	Medium to High Barriers
88	2531 N CATALINA ST	2001	N/A	689	Philip Chandler House	HCM	CHC-2001-53804-MA	C-102259	N/A	N/A	4	Hollywood	RE11-1	No	No	Single-family	5588010006	\$347,856	\$347,856	\$0	\$0	\$0	0.00%	No Savings	7.43	Low to Medium Barriers
89	6436 W COMMODORE SLOAT DR	2001	Carthay Circle	N/A	N/A	HPOZ	CHC-2001-53840-MA	C-102260	N/A	N/A	5	Wilshire	R2-1-O-HPOZ	Yes	No	Multi-family	5088009002	\$568,000	\$716,452	-\$148,452	-\$165	\$1,514	20.72%	Low	7.35	Low to Medium Barriers
90	1543 N CURSON AVE	2001	N/A	702	Hewitt Residence	HCM	CHC-2001-53834-MA	C-102261	N/A	N/A	4	Hollywood	R1-1	No	No	Single-family	5550006004	\$426,000	\$590,557	-\$164,557	-\$183	\$1,678	27.86%	Moderate	7.01	Low to Medium Barriers
91	6200 W DEL VALLE DR	2001	Carthay Circle	N/A	N/A	HPOZ	CHC-2001-53805-MA	C-102262	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088017001	\$468,000	\$526,998	-\$58,998	-\$65	\$602	11.20%	Low	7.35	Low to Medium Barriers
92	6239 W DEL VALLE DR	2001	Carthay Circle	N/A	N/A	HPOZ	CHC-2001-53806-MA	C-102263	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088016027	\$416,974	\$416,974	\$0	\$0	\$0	0.00%	No Savings	7.35	Low to Medium Barriers
93	4201 GLENALBYN DR	2001	Highland Park - Garvanza	395	H. Stanley Bent House (including 11/4/1988 Carriage House and Front Fountain)	HCM and HPOZ	CHC-2001-53818-MA	C-102265	N/A	N/A	1	Northeast Los Angeles	R1-1-HPOZ	Yes	No	Multi-family	5465016001	\$502,000	\$793,417	-\$291,417	-\$323	\$2,972	36.73%	Moderate	6.27	Low to Medium Barriers
94	1522 S HOBART BLVD	2001	Harvard Heights	N/A	N/A	HPOZ	CHC-2001-53815-MA	C-102267	N/A	N/A	10	South Los Angeles	R2-1-HPOZ	No	No	Single-family	5074009027	\$448,000	\$975,842	-\$527,842	-\$585	\$5,384	54.09%	High	5.22	Medium to High Barriers
95	792 E KENSINGTON RD	2001	Angelino Heights	N/A	N/A	HPOZ	CHC-2001-53827-MA	C-102268	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	No	No	Multi-family	5405022020	\$501,186	\$501,186	\$0	\$0	\$0	0.00%	No Savings	5.98	Medium to High Barriers
96	801 E KENSINGTON RD	2001	Angelino Heights	827	Arthur B. Benton Residence	HCM and HPOZ	CHC-2001-53822-MA	C-102270	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	Yes	No	Single-family	5405020009	\$466,234	\$466,234	\$0	\$0	\$0	0.00%	No Savings	5.98	Medium to High Barriers
97	1048 W KENSINGTON RD	2001	Angelino Heights	824	Mary E. Stilson Residence	HCM and HPOZ	CHC-2001-53826-MA	C-102271	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	Yes	No	Multi-family	5404022015	\$1,046,000	\$1,856,400	-\$810,400	-\$899	\$8,266	43.65%	Moderate	5.82	Medium to High Barriers
98	1220 S LA JOLLA AVE	2001	South Carthay	N/A	N/A	HPOZ	CHC-2001-53837-MA	C-102272	N/A	N/A	5	Wilshire	RD1.5-1-O-HPOZ	Yes	No	Multi-family	5087010015	\$737,161	\$737,161	\$0	\$0	\$0	0.00%	No Savings	7.19	Low to Medium Barriers
99	1226 S LA JOLLA AVE	2001	South Carthay	N/A	N/A	HPOZ	CHC-2001-53838-MA	C-102273	N/A	N/A	5	Wilshire	RD1.5-1-O-HPOZ	Yes	No	Multi-family	5087010016	\$764,000	\$857,747	-\$93,747	-\$104	\$956	10.93%	Low	7.19	Low to Medium Barriers
100	6760 W MILNER RD	2001	Whitley Heights	N/A	N/A	HPOZ	CHC-2001-53831-MA	C-102274	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5575013023	\$381,000	\$851,238	-\$470,238	-\$522	\$4,796	55.24%	High	6.79	Low to Medium Barriers
101	4237 W NEWDALE DR	2001	N/A	690	Elliot House	HCM	CHC-2001-53800-MA	C-102275	Yes	N/A	4	Hollywood	R1-1	No	No	Single-family	5591013039	\$321,000	\$735,886	-\$414,886	-\$460	\$4,232	56.38%	High	7.45	Low to Medium Barriers
102	1301 N OGDEN DR	2001	Spaulding Square	N/A	N/A	HPOZ	CHC-2001-53823-MA	C-102276	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5551028001	\$403,000	\$1,173,642	-\$770,642	-\$855	\$7,861	65.66%	High	7.01	Low to Medium Barriers
103	6551 W OLYMPIC PL	2001	South Carthay	N/A	N/A	HPOZ	CHC-2001-53801-MA	C-102277	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087007018	\$509,000	\$625,374	-\$116,374	-\$129	\$1,187	18.61%	Low	7.19	Low to Medium Barriers

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104	1120 S ORLANDO AVE	2001	South Carthay	N/A	N/A	HPOZ	CHC-2001-53836-MA	C-102278	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087009016	\$410,000	\$1,521,762	-\$1,111,762	-\$1,233	\$11,340	73.06%	High	7.19	Low to Medium Barriers
105	1651 S OXFORD AVE	2001	Harvard Heights	N/A	N/A	HPOZ	CHC-2001-53835-MA	C-102279	N/A	N/A	10	South Los Angeles	R2-1-HPOZ	No	No	Single-family	5074014009	\$299,000	\$893,061	-\$594,061	-\$659	\$6,059	66.52%	High	4.68	Medium to High Barriers
106	13401 W RIVERSIDE DR	2001	N/A	683	Chase Knolls Garden Apartments	HCM	CHC-2001-53839-MAEX	C-102280	Yes	N/A	2	Van Nuys - North Sherman Oaks	[Q]RD1.5-1	Yes	No	Multi-family	2359019004	\$49,410,000	\$71,231,292	-\$21,821,292	-\$24,202	\$222,577	30.63%	Moderate	6.96	Low to Medium Barriers
107	6135 W SAN VICENTE BLVD	2001	Carthay Circle	N/A	N/A	HPOZ	CHC-2001-53814-MA	C-102281	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088004051	\$433,000	\$641,618	-\$208,618	-\$231	\$2,128	32.51%	Moderate	7.35	Low to Medium Barriers
108	2343 S SCARFF ST	2001	University Park	N/A	N/A	HPOZ	CHC-2001-53833-MA	C-102282	N/A	N/A	1	South Los Angeles	RD1.5-1-O-HPOZ	Yes	No	Multi-family	5124012021	\$2,935,500	\$4,918,823	-\$1,983,323	-\$2,200	\$20,230	40.32%	Moderate	4.33	High Barriers
109	947 N STONEHILL LN	2001	N/A	698	Sherwood House	HCM	CHC-2001-53813-MAEX	C-102283	Yes	N/A	11	Brentwood - Pacific Palisades	RE15-1-H	No	No	Single-family	4493022019	\$476,000	\$1,033,349	-\$557,349	-\$618	\$5,685	53.94%	High	8.22	Low Barriers
110	53081/2 VILLAGE GRN	2001	N/A	174	Village Green	HCM	CHC-2001-53808-MA	C-102284	N/A	N/A	8	West Adams - Baldwin Hills - Leimert	RD4-1	Yes	No	Multi-family	5025009	\$83,000	\$119,649	-\$36,649	-\$41	\$374	30.63%	Moderate	7.29	Low to Medium Barriers
111	1620 S VIRGINIA RD	2001	La Fayette Square	N/A	N/A	HPOZ	CHC-2001-53802-MA	C-102285	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071005030	\$493,019	\$1,880,599	-\$1,387,580	-\$1,539	\$14,153	73.78%	High	5.49	Medium to High Barriers
112	6221 W WARNER DR	2001	Carthay Circle	N/A	N/A	HPOZ	CHC-2001-53810-MAEX	C-102286	Yes	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088015017	\$515,000	\$878,344	-\$363,344	-\$403	\$3,706	41.37%	Moderate	7.35	Low to Medium Barriers
113	6227 W WARNER DR	2001	Carthay Circle	N/A	N/A	HPOZ	CHC-2001-53811-MA	C-102287	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088015016	\$258,848	\$258,848	\$0	\$0	\$0	0.00%	No Savings	7.35	Low to Medium Barriers
114	1650 S WELLINGTON RD	2001	La Fayette Square	N/A	N/A	HPOZ	CHC-2001-53807-MA	C-102288	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071004023	\$409,000	\$993,511	-\$584,511	-\$648	\$5,962	58.83%	High	5.49	Medium to High Barriers
115	6501 W WHITWORTH DR	2001	South Carthay	N/A	N/A	HPOZ	CHC-2001-53830-MAEX	C-102289	Yes	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087008001	\$651,000	\$1,847,044	-\$1,196,044	-\$1,327	\$12,200	64.75%	High	7.19	Low to Medium Barriers
116	1866 W 14TH ST	2002	Pico - Union	244	Residence	HCM and HPOZ	CHC-2002-54317-MAEX	C-104051	Yes	N/A	1	Westlake	RD1.5-1-HPOZ	No	No	Single-family	5135007001	\$291,335	\$291,335	\$0	\$0	\$0	0.00%	No Savings	4.17	High Barriers
117	315 E 8TH ST	2002	N/A	712	Textile Center Building	HCM	CHC-2002-54328-MAEX	C-104102	Yes	N/A	14	Central City	M2-2D	No	No	Condominium	5145003023-5145003086	\$12,729,350	\$31,927,109	-\$19,197,759	-\$21,292	\$195,817	60.13%	High	5.06	Medium to High Barriers
118	3923 W 9TH ST E	2002	Wilshire Park	707	Weber House	HCM and HPOZ	CHC-2002-54318-MAEX	C-104052	Yes	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5092014002	\$344,000	\$1,428,000	-\$1,084,000	-\$1,202	\$11,057	75.91%	Very High	5.2	Medium to High Barriers
119	1150 S ALFRED ST	2002	South Carthay	N/A	N/A	HPOZ	CHC-2002-54300-MA	C-104053	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087005017	\$432,000	\$1,548,400	-\$1,116,400	-\$1,238	\$11,387	72.10%	High	7.19	Low to Medium Barriers
120	1317 S ALVARADO TER	2002	Pico - Union	83	Boyle - Barmore Residence	HCM and HPOZ	CHC-2002-54307-MA	C-104054	N/A	N/A	1	Westlake	RD1.5-1-HPOZ	No	No	Industrial	5135004009	\$552,227	\$552,227	\$0	\$0	\$0	0.00%	No Savings	4.17	High Barriers
121	1325 S ALVARADO TER	2002	Pico - Union	84	Cohn Residence	HCM and HPOZ	CHC-2002-54319-MA	C-104055	N/A	N/A	1	Westlake	RD1.5-1-HPOZ	No	No	Single-family	5135004010	\$450,255	\$450,255	\$0	\$0	\$0	0.00%	No Savings	4.17	High Barriers
122	623 N AVENUE 54	2002	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2002-54314-MA	C-104056	N/A	N/A	1	Northeast Los Angeles	R1-1-HPOZ	No	No	Single-family	5469027015	\$155,325	\$155,325	\$0	\$0	\$0	0.00%	No Savings	6.5	Low to Medium Barriers
123	2720 N BELDEN DR	2002	N/A	715	Lehman House	HCM	CHC-2002-54320-	C-104057	Yes	N/A	4	Hollywood	R1-1	No	No	Single-family	5582017001	\$344,000	\$1,068,474	-\$724,474	-\$804	\$7,390	67.80%	High	7.4	Low to Medium Barriers
124	1648 S BUCKINGHAM RD	2002	La Fayette Square	N/A	N/A	HPOZ	CHC-2002-54303-MA	C-104058	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071008067	\$495,000	\$589,306	-\$94,306	-\$105	\$962	16.00%	Low	5.49	Medium to High Barriers
125	600 S BURNSIDE AVE	2002	N/A	701	Burnside Manor	HCM	CHC-2002-54311-MA	C-104059	N/A	N/A	4	Wilshire	[Q]R4-1	Yes	No	Multi-family	5508011014	\$3,057,000	\$4,040,427	-\$983,427	-\$1,091	\$10,031	24.34%	Low	7.61	Low Barriers

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126	1041 S CRESCENT HEIGHTS BLVD	2002	South Carthay	N/A	N/A	HPOZ	CHC-2002-54309-MA	C-104060	N/A	N/A	5	Wilshire	R2-1-O-HPOZ	Yes	No	Multi-family	5087013023	\$469,000	\$794,581	-\$325,581	-\$361	\$3,321	40.98%	Moderate	7.19	Low to Medium Barriers
127	1335 N GENESEE AVE	2002	Spaulding Square	N/A	N/A	HPOZ	CHC-2002-54312-MA	C-104061	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5551029008	\$486,000	\$1,393,203	-\$907,203	-\$1,006	\$9,253	65.12%	High	7.01	Low to Medium Barriers
128	112 N HARVARD BLVD	2002	N/A	684	Heart House	HCM	CHC-2002-54306-MA	C-104062	N/A	N/A	10	Wilshire	R1-1	No	No	Single-family	5517017019	\$336,000	\$1,208,805	-\$872,805	-\$968	\$8,903	72.20%	High	5.51	Medium to High Barriers
129	666 S LA FAYETTE PARK PL E	2002	N/A	238	Granada Shopper & Studios Building	HCM	CHC-2002-54321-MA	C-104063	N/A	N/A	1	Westlake	C2-2	No	No	Commercial	5141011015	\$3,299,676	\$3,299,676	\$0	\$0	\$0	0.00%	No Savings	4.46	High Barriers
130	1040 S LA JOLLA AVE	2002	South Carthay	N/A	N/A	HPOZ	CHC-2002-54304-MAEX	C-104064	Yes	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087012023	\$394,000	\$920,388	-\$526,388	-\$584	\$5,369	57.19%	High	7.19	Low to Medium Barriers
131	710 S LOS ANGELES ST E	2002	N/A	710	M.J. Connell Buildings 1, 2, 3 & 7	HCM	CHC-2002-54324-MAEX	C-104103	Yes	Downtown Los Angeles	14	Central City	M2-2D	No	Yes	Commercial	5145002002	\$35,718,350	\$35,718,350	\$0	\$0	\$0	0.00%	No Savings	5.06	Medium to High Barriers
132	824 S LOS ANGELES ST	2002	N/A	709	Gray Building	HCM	CHC-2002-54326-MAEX	C-104104	Yes	Downtown Los Angeles	14	Central City	M2-2D	No	Yes	Industrial	5145013012	\$5,216,307	\$5,216,307	\$0	\$0	\$0	0.00%	No Savings	5.06	Medium to High Barriers
133	910 S LOS ANGELES ST	2002	N/A	708	Gerry Building	HCM	CHC-2002-54325-MAEX	C-104105	Yes	Downtown Los Angeles	14	Central City	M2-2D	No	Yes	Industrial	5145016055	\$15,384,844	\$15,384,844	\$0	\$0	\$0	0.00%	No Savings	6.76	Low to Medium Barriers
134	400 S MAIN ST	2002	N/A	728	San Fernando	HCM	CHC-2002-54331-	C-104201	Yes	N/A	14	Central City	[Q]C4-2D	No	Yes	Multi-family	5148008001	\$21,900,000	\$39,752,851	-\$17,852,851	-\$19,800	\$182,099	44.91%	Moderate	6.49	Low to Medium Barriers
135	401 S MAIN ST	2002	N/A	271	Farmers and Merchant	HCM	CHC-2002-54322-MA	C-104200	N/A	N/A	14	Central City	[Q]C4-4D	No	Yes	Commercial	5149022013-5149022014	\$6,808,459	\$9,072,067	-\$2,263,608	-\$2,511	\$23,089	24.95%	Low	6.49	Low to Medium Barriers
136	411 S MAIN ST	2002	N/A	729	Hellman Building	HCM	CHC-2002-54329-MA	C-104197	N/A	N/A	14	Central City	[Q]C4-4D	No	Yes	Multi-family	5149022012	\$1,602,006	\$1,602,006	\$0	\$0	\$0	0.00%	No Savings	6.49	Low to Medium Barriers
137	600 S MAIN ST	2002	N/A	104	Coles P.E. Buffet / Pacific Electric Building	HCM	CHC-2002-54323-MAEX	C-104065	Yes	N/A	14	Central City	C2-2D	No	Yes	Multi-family	5148021015	\$82,809,000	\$113,702,394	-\$30,893,394	-\$34,264	\$315,113	27.17%	Moderate	6.49	Low to Medium Barriers
138	210 S MARTEL AVE	2002	Miracle Mile North	N/A	N/A	HPOZ	CHC-2002-54310-MA	C-104066	N/A	N/A	5	Wilshire	R3-1-HPOZ	Yes	No	Multi-family	5512016014	\$550,438	\$550,438	\$0	\$0	\$0	0.00%	No Savings	7.3	Low to Medium Barriers
139	6458 W OLYMPIC BLVD	2002	South Carthay	N/A	N/A	HPOZ	CHC-2002-54301-MA	C-104067	N/A	N/A	5	Wilshire	[Q]R3-1-O-HPOZ	Yes	No	Multi-family	5087012002	\$1,161,679	\$1,161,679	\$0	\$0	\$0	0.00%	No Savings	7.19	Low to Medium Barriers
140	6612 W OLYMPIC BLVD	2002	South Carthay	N/A	N/A	HPOZ	CHC-2002-54302-MA	C-104068	N/A	N/A	5	Wilshire	[Q]R3-1-O	Yes	No	Multi-family	5087006003	\$2,276,012	\$2,276,012	\$0	\$0	\$0	0.00%	No Savings	7.19	Low to Medium Barriers
141	206 S POINSETTIA PL	2002	Miracle Mile North	N/A	N/A	HPOZ	CHC-2002-54315-MA	C-104069	N/A	N/A	5	Wilshire	R3-1-HPOZ	Yes	No	Multi-family	5512022021	\$1,048,000	\$1,187,468	-\$139,468	-\$155	\$1,423	11.74%	Low	7.3	Low to Medium Barriers
142	743 S SANTEE ST	2002	N/A	711	M.J. Connell Building 4, 5, & 6	HCM	CHC-2002-54327-MAEX	C-104106	Yes	Downtown Los Angeles	14	Central City	M2-2D	No	Yes	Condominium	5145029001-5145029045	\$33,531,886	\$65,403,103	-\$31,871,217	-\$35,348	\$325,086	48.73%	Moderate	5.06	Medium to High Barriers
143	1439 N SPAULDING AVE	2002	Spaulding Square	N/A	N/A	HPOZ	CHC-2002-54308-MA	C-104070	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5551023008	\$496,000	\$832,675	-\$336,675	-\$373	\$3,434	40.43%	Moderate	7.01	Low to Medium Barriers
144	408 S SPRING ST	2002	N/A	730	Continental Building	HCM	CHC-2002-54330-MAEX	C-104199	Yes	Downtown Los Angeles	14	Central City	[Q]C4-4D	No	Yes	Multi-family	5149023011	\$74,671	\$74,671	\$0	\$0	\$0	0.00%	No Savings	6.49	Low to Medium Barriers

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145	410 S SPRING ST	2002	N/A	729	Hellman Building	HCM	CHC-2002-54332-MA	C-104198	N/A	Downtown Los Angeles	14	Central City	[Q]C4-4D	No	Yes	Multi-family	5149023013	\$2,398,824	\$2,398,824	\$0	\$0	\$0	0.00%	No Savings	6.49	Low to Medium Barriers
146	4967 N SYCAMORE TER	2002	Highland Park - Garvanza	372	Mary P. Field House and	HCM and HPOZ	CHC-2002-54316-MA	C-104071	N/A	N/A	1	Northeast Los Angeles	RD2-1-HPOZ	Yes	No	Single-family	5467015008	\$423,388	\$423,388	\$0	\$0	\$0	0.00%	No Savings	6.8	Low to Medium Barriers
147	2059 N WATSONIA TER	2002	Whitley Heights	N/A	N/A	HPOZ	CHC-2002-54305-MA	C-104072	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5575017039	\$680,690	\$680,690	\$0	\$0	\$0	0.00%	No Savings	6.79	Low to Medium Barriers
148	6746 W WEDGEWOOD PL	2002	Whitley Heights	N/A	N/A	HPOZ	CHC-2002-54313-MAEX	C-104073	Yes	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5575017027	\$627,000	\$1,743,215	-\$1,116,215	-\$1,238	\$11,385	64.03%	High	6.79	Low to Medium Barriers
149	2160 W 20TH ST	2003	Western Heights	761	Kissam House	HCM and HPOZ	CHC-2003-60924-MAEX	C-106036	Yes	N/A	10	Central City	R1-1-0-HPOZ	No	No	Single-family	5073030020	\$586,000	\$878,970	-\$292,970	-\$325	\$2,988	33.33%	Moderate	4.71	Medium to High Barriers
150	131 W 5TH ST	2003	N/A	772	King Edward Building	HCM	CHC-2003-60938-MAEX	C-106035	Yes	Downtown Los Angeles	14	Central City	[Q]C4-4D	Yes	Yes	Condominium	5149023	\$38,655,958	\$97,351,226	-\$58,695,268	-\$65,098	\$598,692	60.29%	High	6.49	Low to Medium Barriers
151	5274 E ALDAMA ST	2003	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2003-60919-MA	C-106037	N/A	N/A	1	Northeast Los Angeles	R1-1-HPOZ	No	No	Single-family	5469023005	\$326,000	\$485,175	-\$159,175	-\$177	\$1,624	32.81%	Moderate	5.69	Medium to High Barriers
152	5686 ASH ST	2003	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2003-60911-MA	C-106038	N/A	N/A	1	Northeast Los Angeles	RD2-1-HPOZ	Yes	No	Multi-family	5469036027	\$334,000	\$390,664	-\$56,664	-\$63	\$578	14.50%	Low	5.77	Medium to High Barriers
153	369 N AVENUE 53	2003	Highland Park - Garvanza	554	La Paloma	HCM and HPOZ	CHC-2003-60927-MA	C-106039	N/A	N/A	1	Northeast Los Angeles	R1-1-HPOZ	No	No	Single-family	5469020007	\$522,000	\$624,581	-\$102,581	-\$114	\$1,046	16.42%	Low	5.69	Medium to High Barriers
154	901 S BROADWAY	2003	N/A	765	Blackstone's Department Store	HCM	CHC-2003-60943-MAEX	C-106040	Yes	Downtown Los Angeles	14	Central City	C2-4D	No	Yes	Multi-family	5139003002	\$13,566,518	\$13,566,518	\$0	\$0	\$0	0.00%	No Savings	6.76	Low to Medium Barriers
155	1660 S BUCKINGHAM RD	2003	La Fayette Square	N/A	N/A	HPOZ	CHC-2003-60918-MA	C-16041	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071008069	\$341,000	\$521,012	-\$180,012	-\$200	\$1,836	34.55%	Moderate	5.49	Medium to High Barriers
156	5261 N COLLEGE VIEW AVE	2003	N/A	752	Hanson Puthoff House	HCM	CHC-2003-60931-MA	C-106042	N/A	N/A	14	Northeast Los Angeles	R1-1	No	No	Single-family	5682014027	\$349,000	\$396,290	-\$47,290	-\$52	\$482	11.93%	Low	7.46	Low to Medium Barriers
157	1950 W COLORADO BLVD	2003	N/A	734	Bell Commercial Block	HCM	CHC-2003-60905-MA	C-106043	N/A	N/A	14	Northeast Los Angeles	[Q]C4-1XL	No	No	Commercial	5686006005-5686006006	\$1,079,301	\$1,079,301	\$0	\$0	\$0	0.00%	No Savings	7.06	Low to Medium Barriers
158	6535 W COMMODORE SLOAT DR	2003	Carthay Circle	N/A	N/A	HPOZ	CHC-2003-60912-MAEX	C-106044	Yes	N/A	5	Wilshire	R2-1-0-HPOZ	No	No	Single-family	5088010030	\$426,000	\$804,966	-\$378,966	-\$420	\$3,865	47.08%	Moderate	7.35	Low to Medium Barriers
159	6434 E CRESCENT ST	2003	Highland Park - Garvanza	528	Dr. Franklin S. Whaley Residence	HCM and HPOZ	CHC-2003-60923-MA	C-106045	N/A	N/A	14	Northeast Los Angeles	RD2-1	No	No	Single-family	5493017013	\$232,000	\$364,174	-\$132,174	-\$147	\$1,348	36.29%	Moderate	6.08	Low to Medium Barriers
160	571 CYPRESS AVE	2003	N/A	735	Jeffries House	HCM	CHC-2003-60917-MA	C-106046	N/A	N/A	1	Northeast Los Angeles	R1-1-CDO	Yes	No	Single-family	5446006026	\$296,000	\$670,335	-\$374,335	-\$415	\$3,818	55.84%	High	5.01	Medium to High Barriers
161	12367 W DEERBROOK LN	2003	N/A	721	Stoleroff House	HCM	CHC-2003-60910-MAEX	C-106047	Yes	N/A	11	Brentwood - Pacific Palisades	RE15-1-H	No	No	Single-family	4494007021	\$487,000	\$766,941	-\$279,941	-\$310	\$2,855	36.50%	Moderate	8.22	Low Barriers
162	6298 DEL VALLE DR	2003	Carthay Circle	N/A	N/A	HPOZ	CHC-2003-60913-	C-106048	Yes	N/A	5	Wilshire	R1-1-0-HPOZ	No	No	Single-family	5088017017	\$539,000	\$1,837,590	-\$1,298,590	-\$1,440	\$13,246	70.67%	High	7.35	Low to Medium Barriers
163	612 S FLOWER ST	2003	N/A	766	General Petroleum Building	HCM	CHC-2003-60932-MAEX	C-106049	Yes	N/A	14	Central City	C2-4D	No	No	Multi-family	5144005124	\$76,100,000	\$114,850,458	-\$38,750,458	-\$42,978	\$395,255	33.74%	Moderate	6.79	Low to Medium Barriers

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164	5121 W FRANKLIN AVE	2003	N/A	762	Sowden House	HCM	CHC-2003-60904-MAEX	C-106050	Yes	N/A	4	Hollywood	RE9-1	No	No	Single-family	5589008019	\$1,157,000	\$4,791,960	-\$3,634,960	-\$4,032	\$37,077	75.86%	Very High	7.69	Low Barriers
165	417 N GRACE AVE	2003	N/A	773	El Cabrillo Apartments	HCM	CHC-2003-60909-MAEX	C-106051	Yes	N/A	13	Hollywood	[Q]R4-2	Yes	No	Condominium	5547006018-5547006027	\$2,207,000	\$7,076,850	-\$4,869,850	-\$5,401	\$49,672	68.81%	High	5.83	Medium to High Barriers
166	816 S GRAND AVE	2003	N/A	748	South Park Loft Building	HCM	CHC-2003-60933-MAEX	C-106052	Yes	Downtown Los Angeles	14	Central City	C2-4D	No	Yes	Multi-family	5144019023	\$14,200,000	\$18,600,822	-\$4,400,822	-\$4,881	\$44,888	23.66%	Low	6.79	Low to Medium Barriers
167	413 S HILL ST	2003	N/A	177	Subway Terminal Building	HCM	CHC-2003-60941-MAEX	C-106053	Yes	N/A	14	Central City	C2-4D	No	Yes	Condominium	5149027016-5149027020	\$67,357,340	\$73,237,340	-\$5,880,000	-\$6,521	\$59,976	8.03%	Low	5.75	Medium to High Barriers
168	1746 S HOBART BLVD	2003	Harvard Heights	N/A	N/A	HPOZ	CHC-2003-60922-MA	C-106054	N/A	N/A	10	South Los Angeles	R2-1-HPOZ	No	No	Single-family	5074020004	\$373,000	\$402,475	-\$29,475	-\$33	\$301	7.32%	Low	5.22	Medium to High Barriers
169	644 S KELTON AVE	2003	N/A	365	Kelton Apartments	HCM	CHC-2003-60907-MA	C-106055	N/A	N/A	5	Westwood	[Q]R4-1VL	Yes	No	Single-family	4363014006	\$319,792	\$319,792	\$0	\$0	\$0	0.00%	No Savings	6.12	Low to Medium Barriers
170	1121 W MARION AVE	2003	Angelino Heights	739	J.M. Haff 4-Plex	HCM and HPOZ	CHC-2003-60916-MA	C-106056	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	Yes	No	Multi-family	5405023006	\$727,000	\$923,519	-\$196,519	-\$218	\$2,004	21.28%	Low	5.98	Medium to High Barriers
171	4960 W MELROSE HL	2003	Melrose Hill	N/A	N/A	HPOZ	CHC-2003-60920-MA	C-106057	N/A	N/A	13	Hollywood	R1-1-HPOZ	No	No	Single-family	5535028007	\$336,000	\$376,951	-\$40,951	-\$45	\$418	10.86%	Low	4.91	Medium to High Barriers
172	2323 MICHELTORENA ST	2003	N/A	124	Tierman House	HCM	CHC-2003-60934-MAEX	C-106058	Yes	N/A	4	Silver Lake - Echo Park - Elysian Valley	R1-1VL	No	No	Single-family	5432030005	\$349,000	\$715,258	-\$366,258	-\$406	\$3,736	51.21%	High	7.88	Low Barriers
173	501 S PLYMOUTH BLVD	2003	Windsor Square	756	Henry W. O'Melveny House	HCM and HPOZ	CHC-2003-60942-MAEX	C-106059	Yes	N/A	4	Wilshire	RE11-1-HPOZ	No	No	Single-family	5505023015	\$1,994,000	\$8,679,016	-\$6,685,016	-\$7,414	\$68,187	77.03%	Very High	7.89	Low Barriers
174	570 N ROSSMORE AVE	2003	Hancock Park	768	Ravenswood Apartments	HCM and HPOZ	CHC-2003-60935-MAEX	C-106060	Yes	N/A	4	Wilshire	R4-2-HPOZ	Yes	No	Multi-family	5523014033	\$18,300,000	\$31,270,881	-\$12,970,881	-\$14,386	\$132,303	41.48%	Moderate	7.7	Low Barriers
175	4260 SEA VIEW LN	2003	N/A	614	Wolford House	HCM	CHC-2003-60921-MA	C-106061	N/A	N/A	1	Northeast Los Angeles	R1-1	No	No	Single-family	5471002017	\$245,000	\$601,405	-\$356,405	-\$395	\$3,635	59.26%	High	6.8	Low to Medium Barriers
176	500 S SPRING ST	2003	N/A	741	Security Building	HCM	CHC-2003-60936-MAEX	C-106062	Yes	N/A	14	Central City	C2-4D	No	Yes	Multi-family	5149036004	\$12,170,436	\$12,170,436	\$0	\$0	\$0	0.00%	No Savings	6.49	Low to Medium Barriers
177	812 S SPRING ST	2003	N/A	737	Gans Brothers Building	HCM	CHC-2003-60937-MAEX	C-106063	Yes	N/A	14	Central City	C2-4D	No	No	Condominium	5144016069-5144016076	\$2,348,000	\$5,671,881	-\$3,323,881	-\$3,686	\$33,904	58.60%	High	6.39	Low to Medium Barriers
178	539 N SYCAMORE AVE	2003	La Fayette Square	733	The Garrick	HCM and HPOZ	CHC-2003-60925-MA	C-106064	N/A	N/A	5	Hollywood	RD1.5-1XL	Yes	No	Multi-family	5525020013	\$1,402,000	\$2,362,668	-\$960,668	-\$1,065	\$9,799	40.66%	Moderate	7.14	Low to Medium Barriers
179	1729 S VICTORIA AVE	2003	La Fayette Square	N/A	N/A	HPOZ	CHC-2003-60939-MAEX	C-106065	Yes	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071003004	\$535,000	\$958,882	-\$423,882	-\$470	\$4,324	44.21%	Moderate	5.49	Medium to High Barriers
180	1821 S VICTORIA AVE	2003	La Fayette Square	N/A	N/A	HPOZ	CHC-2003-60902-MAEX	C-106066	Yes	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071003009	\$675,000	\$828,020	-\$153,020	-\$170	\$1,561	18.48%	Low	5.49	Medium to High Barriers
181	1674 S VIRGINIA RD	2003	La Fayette Square	N/A	N/A	HPOZ	CHC-2003-60940-MA	C-106067	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071005038	\$519,326	\$519,326	\$0	\$0	\$0	0.00%	No Savings	5.49	Medium to High Barriers

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182	1674 S WELLINGTON RD	2003	La Fayette Square	N/A	N/A	HPOZ	CHC-2003-60926-MA	C-106068	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071004027	\$302,000	\$607,846	-\$305,846	-\$339	\$3,120	50.32%	High	5.49	Medium to High Barriers
183	1929 N WHITLEY AVE	2003	Whitley Heights	842	Ojai Apartments	HCM and HPOZ	CHC-2003-60900-MAEX	C-106069	Yes	N/A	4	Hollywood	[Q]R4-1VL	No	No	Multi-family	5575006013	\$4,349,483	\$4,349,483	\$0	\$0	\$0	0.00%	No Savings	6.79	Low to Medium Barriers
184	9038 W WONDERLAND PARK AVE	2003	N/A	669	Bailey House - Case Study House #21	HCM	CHC-2003-60901-MAEX	C-106070	Yes	N/A	4	Bel Air - Beverly Crest	RE15-1-H	No	No	Single-family	5564024022	\$815,000	\$3,751,027	-\$2,936,027	-\$3,256	\$29,947	78.27%	Very High	8.37	Low Barriers
185	3437 N ADINA DR	2004	N/A	759	Gerst Residence	HCM	CHC-2004-6653-MAEX	C-107747	Yes	N/A	4	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	RE15-1-H	No	No	Single-family	2427001013	\$430,000	\$1,146,285	-\$716,285	-\$794	\$7,306	62.49%	High	7.63	Low Barriers
186	1226 S ALFRED ST	2004	South Carthay	N/A	N/A	HPOZ	CHC-2004-2995-MA	C-107745	N/A	N/A	5	Wilshire	RD1.5-1-O-HPOZ	Yes	No	Multi-family	5087004013	\$677,000	\$1,825,340	-\$1,148,340	-\$1,274	\$11,713	62.91%	High	7.19	Low to Medium Barriers
187	1815 S ARDMORE AVE	2004	Harvard Heights	N/A	N/A	HPOZ	CHC-2004-7978-MA	C-107734	N/A	N/A	10	South Los Angeles	R2-1-HPOZ	No	No	Single-family	5074024005	\$323,000	\$946,763	-\$623,763	-\$692	\$6,362	65.88%	High	5.22	Medium to High Barriers
188	320 W AVENUE 43	2004	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2004-3092-MA	C-107740	N/A	N/A	1	Northeast Los Angeles	R1-1-HPOZ	Yes	No	Multi-family	5465016008	\$314,000	\$524,805	-\$210,805	-\$234	\$2,150	40.17%	Moderate	6.27	Low to Medium Barriers
189	534 N AVENUE 54	2004	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2004-6652-MAEX	C-107720	Yes	N/A	1	Northeast Los Angeles	R1-1-HPOZ	No	No	Single-family	5469022003	\$265,000	\$669,769	-\$404,769	-\$449	\$4,129	60.43%	High	5.69	Medium to High Barriers
190	6135 W BARROWS DR	2004	Carthay Circle	N/A	N/A	HPOZ	CHC-2004-7976-MA	C-107738	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088017034	\$471,000	\$1,870,993	-\$1,399,993	-\$1,553	\$14,280	74.83%	High	7.35	Low to Medium Barriers
191	3500 S BEETHOVEN ST	2004	Gregory Ain Mar Vista Tract	N/A	N/A	HPOZ	CHC-2004-6657-MAEX	C-107728	Yes	N/A	11	Palms - Mar Vista - Del Rey	R1-1-HPOZ	No	No	Single-family	4245007001	\$344,000	\$1,199,164	-\$855,164	-\$948	\$8,723	71.31%	High	7.34	Low to Medium Barriers
192	3526 BEETHOVEN ST	2004	Gregory Ain Mar Vista Tract	N/A	N/A	HPOZ	CHC-2004-7982-MA	C-107742	N/A	N/A	11	Palms - Mar Vista - Del Rey	R1V2-HPOZ	No	No	Single-family	4245007005	\$344,000	\$474,492	-\$130,492	-\$145	\$1,331	27.50%	Moderate	7.34	Low to Medium Barriers
193	661 N BROOKTREE RD	2004	N/A	694	Emmons House	HCM	CHC-2004-6658-MAEX	C-107743	Yes	N/A	11	Brentwood - Pacific Palisades	RE11-1	No	No	Single-family	4409027011	\$812,000	\$1,042,454	-\$230,454	-\$256	\$2,351	22.11%	Low	8.73	Low Barriers
194	1321 W CARROLL AVE	2004	Angelino Heights	176	Residence	HCM and HPOZ	CHC-2004-6650-MAEX	C-107724	Yes	N/A	1	Silver Lake - Echo Park - Elysian Valley	R2-1VL-HPOZ	Yes	No	Multi-family	5405017026	\$684,000	\$1,273,449	-\$589,449	-\$654	\$6,012	46.29%	Moderate	5.98	Medium to High Barriers
195	12436 W DEERBROOK LN	2004	N/A	720	Arens House	HCM	CHC-2004-6659-MAEX	C-107726	Yes	N/A	11	Brentwood - Pacific Palisades	RE15-1-H	No	No	Single-family	4494009019	\$501,000	\$1,013,089	-\$512,089	-\$568	\$5,223	50.55%	High	8.83	Low Barriers
196	6216 W DEL VALLE DR	2004	Carthay Circle	N/A	N/A	HPOZ	CHC-2004-6729-MAEX	C-107735	Yes	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088017003	\$397,000	\$936,785	-\$539,785	-\$599	\$5,506	57.62%	High	7.35	Low to Medium Barriers
197	4219 N FIGUEROA ST	2004	Highland Park - Garvanza	778	Murdock Residence	HCM and HPOZ	CHC-2004-7981-MA	C-107715	N/A	N/A	1	Northeast Los Angeles	[Q]C2-1VL	No	No	Single-family	5467001001	\$299,513	\$299,513	\$0	\$0	\$0	0.00%	No Savings	5.32	Medium to High Barriers
198	800 S FLOWER ST	2004	N/A	789	Southern California Gas Company	HCM	CHC-2004-7980-MA	C-107725	N/A	N/A	14	Central City	C2-4D	No	Yes	Multi-family	5144020040	\$54,817,000	\$79,375,673	-\$24,558,673	-\$27,238	\$250,498	30.94%	Moderate	6.79	Low to Medium Barriers
199	907 N HANLEY AVE	2004	N/A	682	Schott House	HCM	CHC-2004-6660-MAEX	C-107749	Yes	N/A	11	Brentwood - Pacific Palisades	RE15-1-H	No	No	Single-family	4494021015	\$562,000	\$974,215	-\$412,215	-\$457	\$4,205	42.31%	Moderate	8.83	Low Barriers
200	1919 S HARVARD BLVD	2004	Harvard Heights	818	J.R. Dennison House	HCM and HPOZ	CHC-2004-7975-MA	C-107713	N/A	N/A	10	South Los Angeles	[Q]R4-1-HPOZ	No	No	Single-family	5074032011	\$620,000	\$731,885	-\$111,885	-\$124	\$1,141	15.29%	Low	4.71	Medium to High Barriers

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201	2400 W HILL DR W	2004	N/A	760	Case Residence	HCM	CHC-2004-7998-MA	C-107731	N/A	N/A	14	Northeast Los Angeles	R1-1	No	No	Single-family	5682016013	\$342,000	\$1,004,063	-\$662,063	-\$734	\$6,753	65.94%	High	7.46	Low to Medium Barriers
202	2501 W HILL DR W	2004	N/A	758	Keran Residence	HCM	CHC-2004-7999-MA	C-107714	N/A	N/A	14	Northeast Los Angeles	R1-1	No	No	Single-family	5682001038	\$365,000	\$620,005	-\$255,005	-\$283	\$2,601	41.13%	Moderate	7.46	Low to Medium Barriers
203	5230 W HOLLYWOOD BLVD	2004	N/A	714	Don Carlos Apartment	HCM	CHC-2004-7987-MA	C-107737	N/A	N/A	13	Hollywood	C2-1D	Yes	No	Commercial	5544016011	\$2,629,159	\$2,629,159	\$0	\$0	\$0	0.00%	No Savings	5.71	Medium to High Barriers
204	1442 W KELLAM AVE	2004	Angelino Heights	321	Eastlake Inn	HCM and HPOZ	CHC-2004-7986-MA	C-107719	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	R2-1VL-HPOZ	No	No	Single-family	5405012019	\$523,000	\$1,238,578	-\$715,578	-\$794	\$7,299	57.77%	High	5.82	Medium to High Barriers
205	4958 W MARATHON ST	2004	Melrose Hill	N/A	N/A	HPOZ	CHC-2004-7985-MA	C-107748	N/A	N/A	13	Hollywood	R1-1-HPOZ	No	No	Single-family	5535029019	\$261,000	\$815,703	-\$554,703	-\$615	\$5,658	68.00%	High	4.91	Medium to High Barriers
206	840 N MELROSE HILL	2004	Melrose Hill	N/A	N/A	HPOZ	CHC-2004-7983-MA	C-107741	N/A	N/A	13	Hollywood	R1-1-HPOZ	No	No	Single-family	5535026022	\$329,000	\$1,254,600	-\$925,600	-\$1,027	\$9,441	73.78%	High	4.91	Medium to High Barriers
207	4940 W MELROSE HILL	2004	Melrose Hill	777	Weave Residence	HCM and HPOZ	CHC-2004-7992-MA	C-107732	N/A	N/A	13	Hollywood	R1-1-HPOZ	No	No	Single-family	5535028028	\$388,000	\$1,176,648	-\$788,648	-\$875	\$8,044	67.02%	High	4.91	Medium to High Barriers
208	814 MELROSE HILL	2004	Melrose Hill	N/A	N/A	HPOZ	CHC-2004-2993-MA	C-107717	N/A	N/A	13	Hollywood	R1-1-HPOZ	No	No	Single-family	5535026017	\$299,000	\$384,039	-\$85,039	-\$94	\$867	22.14%	Low	4.91	Medium to High Barriers
209	5329 N MOUNT ROYAL DR N	2004	N/A	771	J.L. Hodge Residence	HCM	CHC-2004-7991-MA	C-107730	N/A	N/A	14	Northeast Los Angeles	R1-1	No	No	Single-family	5669005019	\$388,000	\$463,776	-\$75,776	-\$84	\$773	16.34%	Low	7.46	Low to Medium Barriers
210	14501 W MULHOLLAND DR	2004	N/A	718	Ward House	HCM	CHC-2004-7990-MA	C-107729	N/A	N/A	4	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	RE40-1-H	No	No	Single-family	2275028005-2275028007	\$1,374,779	\$2,193,727	-\$818,948	-\$908	\$8,353	37.33%	Moderate	7.98	Low Barriers
211	2650 OLYMPIC BLVD E	2004	N/A	788	Sears, Roebuck &	HCM	CHC-2004-6651-MAEX	C-107716	Yes	N/A	14	Boyle Heights	C2-1-RIO-CUGU	No	No	Industrial	5169010006	\$13,165,039	\$13,165,039	\$0	\$0	\$0	0.00%	No Savings	4.01	High Barriers
212	2430 W RIDGEVIEW AVE	2004	N/A	738	Alfred W. and Grace D. Hare Residence	HCM	CHC-2004-6661-MAEX	C-107744	Yes	N/A	14	Northeast Los Angeles	R1-1	No	No	Single-family	5685029020	\$321,000	\$830,972	-\$509,972	-\$566	\$5,202	61.37%	High	7.42	Low to Medium Barriers
213	878 N ROME DR	2004	N/A	691	Carl C. Warden Residence	HCM	CHC-2004-7989-MA	C-107733	N/A	N/A	1	Northeast Los Angeles	R1-1	No	No	Single-family	5464011017	\$421,000	\$445,265	-\$24,265	-\$27	\$248	5.45%	Low	6.82	Low to Medium Barriers
214	121 S ROSELAWN PL	2004	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2004-7988-MA	C-107739	N/A	N/A	1	Northeast Los Angeles	RD2-1-HPOZ	Yes	No	Multi-family	5468025019	\$419,000	\$503,439	-\$84,439	-\$94	\$861	16.77%	Low	5.48	Medium to High Barriers
215	4746 N TOLAND WAY	2004	N/A	781	Mills Cottage	HCM	CHC-2004-7997-MA	C-107736	N/A	N/A	1	Northeast Los Angeles	R1-1	Yes	No	Single-family	5474031018	\$238,000	\$925,955	-\$687,955	-\$763	\$7,017	74.30%	High	6.43	Low to Medium Barriers
216	1244 S VAN NESS AVE	2004	Country Club Park	677	Horatio Cogswell House	HCM and HPOZ	CHC-2004-7996-MA	C-107693	N/A	N/A	10	Wilshire	RE9-1-O	No	No	Single-family	5081023023	\$749,000	\$1,675,781	-\$926,781	-\$1,028	\$9,453	55.30%	High	5.61	Medium to High Barriers
217	1475 WALLACE AVE	2004	Angelino Heights	N/A	N/A	HPOZ	CHC-2004-7995-MA	C-107746	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD3-1VL-HPOZ	No	No	Single-family	5405008026	\$202,000	\$447,911	-\$245,911	-\$273	\$2,508	54.90%	High	5.82	Medium to High Barriers
218	2064 N WATSONIA TER	2004	Whitley Heights	N/A	N/A	HPOZ	CHC-2004-6654-MAEX	C-107723	Yes	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5575017012	\$519,000	\$1,026,334	-\$507,334	-\$563	\$5,175	49.43%	Moderate	6.79	Low to Medium Barriers
219	1830 S WELLINGTON RD	2004	La Fayette Square	N/A	N/A	HPOZ	CHC-2004-2994-MA	C-107718	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071003025	\$373,000	\$629,039	-\$256,039	-\$284	\$2,612	40.70%	Moderate	5.49	Medium to High Barriers
220	1120 S WESTCHESTER PL	2004	Country Club Park	660	Rosenheim Mansion	HCM and HPOZ	CHC-2004-6656-MAEX	C-107722	Yes	N/A	10	Wilshire	R1-1-O	No	No	Industrial	5081019016	\$1,414,000	\$3,447,650	-\$2,033,650	-\$2,256	\$20,743	58.99%	High	5.17	Medium to High Barriers
221	1317 S WESTLAKE AVE	2004	Pico - Union	719	E.A.K. Hackett House	HCM and HPOZ	CHC-2004-7993-MA	C-107727	N/A	N/A	1	Westlake	RD1.5-1-HPOZ	Yes	No	Multi-family	5135002007	\$441,423	\$441,423	\$0	\$0	\$0	0.00%	No Savings	4.17	High Barriers

Order Number	Address	MA Year	HPOZ Name	HCM Number	HCM Name	Designation Type	DCP Case Number	MA Contract Number	Exemption Separate	Exemption Area	Council District Number	CPA	Zoning	RSO Inventory	Adaptive Reuse Incentive Area	Property Use Type	APN	2019 Enrolled Value	2019 Trended Value	2019 Enrolled minus Trended	2019 CLA Unrealized Revenue	2019 CLA MA Savings	2019 Percentage of Savings	Percentage of Savings Category	Equity Index Score	Equity Index Category
222	1728 S WESTMORELAND BLVD	2004	Harvard Heights	N/A	N/A	HPOZ	CHC-2004-6655-MAEX	C-107721	Yes	N/A	10	South Los Angeles	R2-1-HPOZ	Yes	No	Multi-family	5074018013	\$478,000	\$688,114	-\$210,114	-\$233	\$2,143	30.53%	Moderate	4.68	Medium to High Barriers
223	1201 W 27TH ST	2005	N/A	819	Vista Magnolia Court	HCM	CHC-2005-5998-MAEX	C-109363	Yes	N/A	9	South Los Angeles	RD1.5-1-O	Yes	No	Multi-family	5055026030	\$2,904,000	\$3,501,519	-\$597,519	-\$663	\$6,095	17.06%	Low	6.53	Low to Medium Barriers
224	1215 S ALVIRA ST	2005	South Carthay	N/A	N/A	HPOZ	CHC-2005-5323-MAEX	C-109335	Yes	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087010008	\$445,000	\$1,373,266	-\$928,266	-\$1,030	\$9,468	67.60%	High	7.19	Low to Medium Barriers
225	1750 ARGYLE AVE N	2005	N/A	567	Little Country	HCM	CHC-2005-5717-MA	C-109336	N/A	N/A	13	Hollywood	C4-2D-SN	No	Yes	Commercial	5546031005	\$11,312,608	\$11,312,608	\$0	\$0	\$0	0.00%	No Savings	6.13	Low to Medium Barriers
226	326 N AVENUE 54	2005	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2005-5668-MA	C-109337	N/A	N/A	1	Northeast Los Angeles	RD2-1-HPOZ	No	No	Single-family	5469020028	\$243,000	\$593,533	-\$350,533	-\$389	\$3,575	59.06%	High	5.69	Medium to High Barriers
227	604 N AVENUE 54	2005	Highland Park -	N/A	N/A	HPOZ	CHC-2005-5359-MA	C-109338	N/A	N/A	1	Northeast Los Angeles	R2-1-HPOZ	No	No	Single-family	5478019006	\$242,000	\$512,308	-\$270,308	-\$300	\$2,757	52.76%	High	6.5	Low to Medium Barriers
228	849 S BROADWAY	2005	N/A	294	Eastern Columbia Building	HCM	CHC-2005-5670-MA	C-109339	N/A	N/A	14	Central City	[Q]C5-4D-CDO-SN	No	Yes	Condominium	5144017040-5144017190	\$37,329,396	\$128,543,342	-\$91,213,946	-\$101,165	\$930,382	70.96%	High	6.39	Low to Medium Barriers
229	1661 S BUCKINGHAM RD	2005	La Fayette Square	N/A	N/A	HPOZ	CHC-2005-6597-MA	C-109340	N/A	N/A	10	West Adams - Baldwin Hills -	R1-1-HPOZ	No	No	Single-family	5071009084	\$444,180	\$444,180	\$0	\$0	\$0	0.00%	No Savings	5.49	Medium to High Barriers
230	1808 S BUCKINGHAM RD	2005	La Fayette Square	N/A	N/A	HPOZ	CHC-2005-5246-MAEX	C-109341	Yes	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071007082	\$387,000	\$1,938,000	-\$1,551,000	-\$1,720	\$15,820	80.03%	Very High	5.49	Medium to High Barriers
231	1870 S BUCKINGHAM RD	2005	La Fayette Square	N/A	N/A	HPOZ	CHC-2005-5667-MAEX	C-109342	Yes	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071007092	\$345,000	\$1,310,904	-\$965,904	-\$1,071	\$9,852	73.68%	High	5.49	Medium to High Barriers
232	1845 N COURTNEY AVE	2005	N/A	822	Hellman House	HCM	CHC-2005-6749-MAEX	C-109343	Yes	N/A	4	Hollywood	R1-1	No	No	Single-family	5551009024	\$523,000	\$1,516,717	-\$993,717	-\$1,102	\$10,136	65.52%	High	7.37	Low to Medium Barriers
233	1220 S CRESCENT HEIGHTS BLVD	2005	South Carthay	N/A	N/A	HPOZ	CHC-2005-5587-MA	C-109344	N/A	N/A	5	Wilshire	RD1.5-1-O-HPOZ	Yes	No	Multi-family	5087016025	\$507,000	\$910,717	-\$403,717	-\$448	\$4,118	44.33%	Moderate	7.19	Low to Medium Barriers
234	1049 S ELDEN AVE	2005	N/A	794	Carolyn Bumiller-Hickey	HCM	CHC-2005-5675-MAEX	C-109345	Yes	N/A	1	Wilshire	R4-1	No	No	Single-family	5076008027	\$635,000	\$912,870	-\$277,870	-\$308	\$2,834	30.44%	Moderate	4.83	Medium to High Barriers
235	6626 W FRANKLIN AVE	2005	N/A	799	Chateau Des Fleurs	HCM	CHC-2005-5584-MA	C-109346	N/A	N/A	13	Hollywood	[Q]R4-2	Yes	No	Multi-family	5547004022	\$6,319,000	\$8,447,084	-\$2,128,084	-\$2,360	\$21,706	25.19%	Moderate	6.42	Low to Medium Barriers
236	150 S FULLER AVE	2005	Miracle Mile North	N/A	N/A	HPOZ	CHC-2005-5243-MA	C-109347	N/A	N/A	5	Wilshire	R1-1-HPOZ	No	No	Single-family	5512018024	\$470,000	\$803,137	-\$333,137	-\$369	\$3,398	41.48%	Moderate	7.3	Low to Medium Barriers
237	1429 N GENESEE AVE	2005	Spaulding Square	N/A	N/A	HPOZ	CHC-2005-5293-MAEX	C-109348	Yes	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5551024006	\$590,000	\$1,280,799	-\$690,799	-\$766	\$7,046	53.94%	High	7.01	Low to Medium Barriers
238	4200 N GLENALBYN DR	2005	Highland Park - Garvanza	394	Ernest Bent / Florence Bent Halstead House and Grounds	HCM and HPOZ	CHC-2005-5299-MAEX	C-109349	Yes	N/A	1	Northeast Los Angeles	R1-1-HPOZ	Yes	No	Single-family	5465015017	\$404,000	\$1,257,385	-\$853,385	-\$946	\$8,705	67.87%	High	6.27	Low to Medium Barriers
239	1659 S HOBART BLVD	2005	Harvard Heights	N/A	N/A	HPOZ	CHC-2005-5288-MAEX	C-109351	Yes	N/A	10	South Los Angeles	R2-1-HPOZ	No	No	Single-family	5074018021	\$388,000	\$728,572	-\$340,572	-\$378	\$3,474	46.75%	Moderate	4.68	Medium to High Barriers
240	1720 S HOBART BLVD	2005	Harvard Heights	N/A	N/A	HPOZ	CHC-2005-5285-MAEX	C-109352	Yes	N/A	10	South Los Angeles	R2-1-HPOZ	No	No	Single-family	5074021011	\$254,000	\$807,210	-\$553,210	-\$614	\$5,643	68.53%	High	5.22	Medium to High Barriers
241	1800 S HOBART BLVD	2005	Harvard Heights	N/A	N/A	HPOZ	CHC-2005-5248-MAEX	C-109353	Yes	N/A	10	South Los Angeles	R2-1-HPOZ	No	No	Single-family	5074020005	\$336,000	\$861,590	-\$525,590	-\$583	\$5,361	61.00%	High	5.22	Medium to High Barriers

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242	1810 S HOBART BLVD	2005	Harvard Heights	N/A	N/A	HPOZ	CHC-2005-5798-MAEX	C-109331	Yes	N/A	10	South Los Angeles	R2-1-HPOZ	No	No	Single-family	5074020007	\$269,000	\$547,830	-\$278,830	-\$309	\$2,844	50.90%	High	5.22	Medium to High Barriers
243	709 N HOLLAND AVE	2005	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2005-5611-MA	C-109332	N/A	N/A	1	Northeast Los Angeles	R1-1-HPOZ	No	No	Single-family	5469003004	\$256,000	\$755,482	-\$499,482	-\$554	\$5,095	66.11%	High	6.5	Low to Medium Barriers
244	6300 W HOLLYWOOD BLVD	2005	N/A	664	Heart House	HCM	CHC-2005-5690-MA	C-109333	N/A	Hollywood	13	Hollywood	C4-2D-SN	Yes	Yes	Condominium	5546009050-5546009153	\$43,093,009	\$112,727,321	-\$69,634,312	-\$77,231	\$710,270	61.77%	High	6.48	Low to Medium Barriers
245	5701 E HUB ST	2005	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2005-5240-MA	C-109334	N/A	N/A	1	Northeast Los Angeles	R2-1-HPOZ	Yes	No	Multi-family	5484013013	\$429,000	\$522,559	-\$93,559	-\$104	\$954	17.90%	Low	6.01	Low to Medium Barriers
246	1347 W KELLAM AVE	2005	Angelino Heights	221	Residence and Carriage House	HCM and HPOZ	CHC-2005-5321-MA	C-109364	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	Yes	No	Single-family	5405018018	\$739,000	\$1,253,292	-\$514,292	-\$570	\$5,246	41.04%	Moderate	5.98	Medium to High Barriers
247	914 W KENSINGTON RD W	2005	Angelino Heights	N/A	N/A	HPOZ	CHC-2005-5269-MA	C-109365	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	Yes	No	Multi-family	5405003021	\$1,153,000	\$2,468,400	-\$1,315,400	-\$1,459	\$13,417	53.29%	High	5.82	Medium to High Barriers
248	935 W KENSINGTON RD	2005	Angelino Heights	N/A	N/A	HPOZ	CHC-2005-5289-MA	C-109366	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	R2-1VL-HPOZ	No	No	Single-family	5405009026	\$432,000	\$777,698	-\$345,698	-\$383	\$3,526	44.45%	Moderate	5.82	Medium to High Barriers
249	1570 N LABAIG AVE	2005	N/A	801	The Courtyard Apartments	HCM	CHC-2005-5318-MA	C-109367	N/A	N/A	13	Hollywood	[Q]R4-1VL	Yes	No	Single-family	5545007041	\$697,000	\$2,175,476	-\$1,478,476	-\$1,640	\$15,080	67.96%	High	6.13	Low to Medium Barriers
250	215 S MANHATTAN PL	2005	N/A	792	B.H. Hiss House	HCM	CHC-2005-5736-MA	C-109368	N/A	N/A	4	Wilshire	R4-1	Yes	No	Multi-family	5516024003	\$1,091,000	\$1,305,790	-\$214,790	-\$238	\$2,191	16.45%	Low	6.46	Low to Medium Barriers
251	4907 W MARATHON ST	2005	Melrose Hill	N/A	N/A	HPOZ	CHC-2005-5270-MAEX	C-109369	Yes	N/A	13	Hollywood	R1-1-HPOZ	No	No	Single-family	5535026014	\$366,000	\$969,000	-\$603,000	-\$669	\$6,151	62.23%	High	4.91	Medium to High Barriers
252	6758 W MILNER RD	2005	Whitley Heights	N/A	N/A	HPOZ	CHC-2005-5593-MAEX	C-109370	Yes	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5575013024	\$411,000	\$663,599	-\$252,599	-\$280	\$2,577	38.07%	Moderate	6.79	Low to Medium Barriers
253	6411 N MONTEREY RD	2005	N/A	736	Monterey Trailer Park	HCM	CHC-2005-5364-MA	C-109371	N/A	N/A	14	Northeast Los Angeles	R1-1	Yes	No	Multi-family	5312003029	\$1,919,661	\$1,919,661	\$0	\$0	\$0	0.00%	No Savings	6.66	Low to Medium Barriers
254	2418 9th AVE	2005	West Adams Terrace	N/A	N/A	HPOZ	CHC-2005-5278-MA	C-109362	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5059014005	\$209,000	\$749,700	-\$540,700	-\$600	\$5,515	72.12%	High	4.36	High Barriers
255	1775 N ORANGE DR	2005	N/A	816	Nirvana Apartments	HCM	CHC-2005-5604-MA	C-109372	N/A	N/A	13	Hollywood	[Q]R4-1VL	Yes	No	Multi-family	5548003014	\$7,444,000	\$7,692,419	-\$248,419	-\$276	\$2,534	3.23%	Low	6.78	Low to Medium Barriers
256	1903 N ORCHID AVE	2005	N/A	821	Las Orchidias	HCM	CHC-2005-5234-MAEX	C-109354	Yes	N/A	4	Hollywood	R2-1XL	Yes	No	Multi-family	5549017018	\$3,134,462	\$3,134,462	\$0	\$0	\$0	0.00%	No Savings	7.36	Low to Medium Barriers
257	1931 S PARK GROVE AVE	2005	University Park	N/A	N/A	HPOZ	CHC-2005-5244-MA	C-109355	N/A	N/A	1	South Los Angeles	RD1.5-1-O-HPOZ	No	No	Multi-family	5124019007	\$395,000	\$631,872	-\$236,872	-\$263	\$2,416	37.49%	Moderate	4.33	High Barriers
258	2647 S RAYMOND AVE	2005	Adams - Normandie	N/A	N/A	HPOZ	CHC-2005-5271-MAEX	C-109356	Yes	N/A	8	South Los Angeles	RD2-1-O-HPOZ	No	No	Single-family	5054010010	\$256,000	\$663,507	-\$407,507	-\$452	\$4,157	61.42%	High	5.16	Medium to High Barriers
259	1422 W RIDGE WAY	2005	Angelino Heights	N/A	N/A	HPOZ	CHC-2005-5585-MAEX	C-109357	Yes	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	No	No	Single-family	5405010020	\$409,000	\$997,978	-\$588,978	-\$653	\$6,008	59.02%	High	5.82	Medium to High Barriers
260	900 S HOBART BLVD	2005	N/A	815	The French	HCM	CHC-2005-5234-MAEX	C-109350	Yes	N/A	10	Wilshire	R4-1	Yes	No	Condominium	5093016052-5093016061	\$2,310,000	\$6,153,137	-\$3,843,137	-\$4,262	\$39,200	62.46%	High	5.04	Medium to High Barriers

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261	1700 W SUNSET BLVD	2005	N/A	652	Jensens Recreation Center and Electric Roof Sign	HCM	CHC-2005-5603-MAEX	C-109358	Yes	N/A	13	Silver Lake - Echo Park - Elysian Valley	[Q]C2-1L	Yes	No	Commercial	5404017020	\$7,951,000	\$7,951,000	\$0	\$0	\$0	0.00%	No Savings	5.82	Medium to High Barriers
262	1626 S VIRGINIA RD	2005	La Fayette Square	N/A	N/A	HPOZ	CHC-2005-5358-MAEX	C-109359	Yes	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071005031	\$371,600	\$1,519,517	-\$1,147,917	-\$1,273	\$11,709	75.54%	Very High	5.49	Medium to High Barriers
263	1735 N WHITLEY AVE	2005	N/A	817	La Leyenda Apartment	HCM	CHC-2005-5233-MA	C-109360	N/A	N/A	13	Hollywood	[Q]R5-2	Yes	No	Multi-family	5547004035	\$8,704,000	\$11,246,128	-\$2,542,128	-\$2,819	\$25,930	22.60%	Low	6.42	Low to Medium Barriers
264	5209 WILSHIRE BLVD	2005	N/A	813	Security-First National	HCM	CHC-2005-5594-MAEX	C-109361	Yes	N/A	4	Wilshire	[Q]C4-2-CDO	No	No	Commercial	5507023017	\$1,743,000	\$3,503,048	-\$1,760,048	-\$1,952	\$17,952	50.24%	High	7.89	Low Barriers
265	2528 S 12TH AVE	2006	West Adams Terrace	N/A	N/A	HPOZ	CHC-2006-6431-MAEX	C-111108	Yes	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5059008007	\$284,000	\$813,743	-\$529,743	-\$588	\$5,403	65.10%	High	4.6	Medium to High Barriers
266	2294 W 20TH ST	2006	Western Heights	N/A	N/A	HPOZ	CHC-2006-6434-MAEX	C-111031	Yes	N/A	10	South Los Angeles	R1-1-O-HPOZ	No	No	Single-family	5073027020	\$344,000	\$761,999	-\$417,999	-\$464	\$4,264	54.86%	High	4.71	Medium to High Barriers
267	2233 W 21ST ST	2006	Western Heights	N/A	N/A	HPOZ	CHC-2006-6444-MAEX	C-111032	Yes	N/A	10	South Los Angeles	R1-1-O-HPOZ	No	No	Single-family	5073030015	\$369,000	\$720,114	-\$351,114	-\$389	\$3,581	48.76%	Moderate	4.71	Medium to High Barriers
268	1020 W 22ND ST	2006	University Park	N/A	N/A	HPOZ	CHC-2006-6130-MA	C-110983	N/A	N/A	1	South Los Angeles	RD1.5-1-O-HPOZ	Yes	No	Single-family	5124006017	\$397,000	\$730,360	-\$333,360	-\$370	\$3,400	45.64%	Moderate	4.33	High Barriers
269	2532 S 5TH AVE	2006	West Adams	417	Gordon L. McDonou	HCM and HPOZ	CHC-2006-6454-	C-111034	Yes	N/A	10	West Adams - Baldwin Hills -	RD2-1-O-HPOZ	No	No	Single-family	5059023018	\$329,000	\$1,055,901	-\$726,901	-\$806	\$7,414	68.84%	High	4.36	High Barriers
270	3919 W 8TH ST	2006	N/A	847	Richardson Apartments	HCM	CHC-2006-5486-MAEX	C-111033	Yes	N/A	4	Wilshire	R4-1	Yes	No	Multi-family	5092028018	\$2,824,000	\$3,555,390	-\$731,390	-\$811	\$7,460	20.57%	Low	5.85	Medium to High Barriers
271	5301 E ABBOTT PL	2006	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2006-6221-MAEX	C-111028	Yes	N/A	1	Northeast Los Angeles	R1-1-HPOZ	No	No	Single-family	5469022046-5469022047	\$327,000	\$1,238,997	-\$911,997	-\$1,011	\$9,302	73.61%	High	5.69	Medium to High Barriers
272	6887 W ALTA LOMATER	2006	N/A	846	B.A.G. Fuller Residence	HCM	CHC-2006-6318-MAEX	C-111024	Yes	N/A	4	Hollywood	R2-1XL	No	No	Single-family	5549027025	\$635,000	\$1,761,030	-\$1,126,030	-\$1,249	\$11,486	63.94%	High	7.36	Low to Medium Barriers
273	1063 S ALVIRA ST	2006	South Carthay	N/A	N/A	HPOZ	CHC-2006-6204-	C-111023	Yes	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087012008	\$398,000	\$1,515,397	-\$1,117,397	-\$1,239	\$11,397	73.74%	High	7.19	Low to Medium Barriers
274	1249 S ALVIRA ST	2006	South Carthay	N/A	N/A	HPOZ	CHC-2006-6445-	C-110987	Yes	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087010001	\$378,000	\$1,566,851	-\$1,188,851	-\$1,319	\$12,126	75.88%	Very High	7.19	Low to Medium Barriers
275	211 S AVENUE 52 AVE S	2006	Highland Park - Garvanza	539	J.E. Maxwell Residence	HCM and HPOZ	CHC-2006-6222-MA	C-111022	N/A	N/A	1	Northeast Los Angeles	RD2-1-HPOZ	Yes	No	Multi-family	5468016031	\$376,000	\$687,249	-\$311,249	-\$345	\$3,175	45.29%	Moderate	5.48	Medium to High Barriers
276	116 N AVENUE 53	2006	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2006-6455-MA	C-111036	N/A	N/A	1	Northeast Los Angeles	RD2-1-HPOZ	Yes	No	Multi-family	5468017022	\$353,000	\$675,099	-\$322,099	-\$357	\$3,285	47.71%	Moderate	5.48	Medium to High Barriers
277	206 N AVENUE 54	2006	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2006-6433-MA	C-111025	N/A	N/A	1	Northeast Los Angeles	RD2-1-HPOZ	Yes	No	Single-family	5468019012	\$340,000	\$741,152	-\$401,152	-\$445	\$4,092	54.13%	High	5.48	Medium to High Barriers
278	136 S AVENUE 56 AVE S	2006	Highland Park -	N/A	N/A	HPOZ	CHC-2006-6043-MA	C-110984	N/A	N/A	1	Northeast Los Angeles	RD2-1-HPOZ	No	No	Single-family	5468025010	\$187,000	\$460,174	-\$273,174	-\$303	\$2,786	59.36%	High	5.48	Medium to High Barriers
279	1976 S BONSA LLO AVE	2006	University Park	N/A	N/A	HPOZ	CHC-2006-6226-MA	C-110998	N/A	N/A	1	South Los Angeles	RD1.5-1-O-HPOZ	No	No	Single-family	5124033012	\$288,000	\$581,896	-\$293,896	-\$326	\$2,998	50.51%	High	3.62	High Barriers
280	2121 S BONSA LLO AVE	2006	University Park	560	Wright House	HCM and HPOZ	CHC-2006-6453-MAEX	C-110997	Yes	N/A	1	South Los Angeles	RD1.5-1-O-HPOZ	No	No	Single-family	5124031020	\$498,000	\$936,097	-\$438,097	-\$486	\$4,469	46.80%	Moderate	3.62	High Barriers

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281	2122 S BONSalLO AVE	2006	University Park	500	John B. Kane Residence	HCM and HPOZ	CHC-2006-6441-MA	C-110996	N/A	N/A	1	South Los Angeles	RD1.5-1-O-HPOZ	No	No	Single-family	5124031026	\$176,000	\$429,295	-\$253,295	-\$281	\$2,584	59.00%	High	3.62	High Barriers
282	1649 S BUCKINGHAM RD	2006	La Fayette Square	N/A	N/A	HPOZ	CHC-2006-6212-MA	C-111009	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071009083	\$475,000	\$504,401	-\$29,401	-\$33	\$300	5.83%	Low	5.49	Medium to High Barriers
283	1675 S BUCKINGHAM RD	2006	La Fayette Square	N/A	N/A	HPOZ	CHC-2012-1680-MA	C-121443	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071009086	\$486,000	\$1,064,243	-\$578,243	-\$641	\$5,898	54.33%	High	5.49	Medium to High Barriers
284	1417 W CALUMET AVE	2006	Angelino Heights	N/A	N/A	HPOZ	CHC-2006-8517-MAEX	C-111017	Yes	N/A	1	Silver Lake - Echo Park - Elysian Valley	R2-1VL-HPOZ	No	No	Single-family	5405013007	\$424,000	\$912,985	-\$488,985	-\$542	\$4,988	53.56%	High	5.82	Medium to High Barriers
285	10633 N COMMERCE AVE	2006	N/A	841	Weatherwilde Castle	HCM	CHC-2006-6206-MAEX	C-111010	Yes	N/A	7	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	R1-1-RFA	No	No	Single-family	2566008034	\$342,000	\$796,281	-\$454,281	-\$504	\$4,634	57.05%	High	6.04	Low to Medium Barriers
286	1357 S CONSTANCE ST	2006	Pico - Union	N/A	N/A	HPOZ	CHC-2006-6317-MA	C-110986	N/A	N/A	1	Westlake	RD1.5-1-HPOZ	Yes	No	Multi-family	5135020017	\$718,000	\$753,479	-\$35,479	-\$39	\$362	4.71%	Low	3.95	High Barriers
287	12401 W DEERBROOK LN	2006	N/A	797	Hamma House	HCM	CHC-2006-6583-MAEX	C-111013	Yes	N/A	11	Brentwood - Pacific Palisades	RE15-1-H	No	No	Single-family	4494007022	\$568,000	\$1,808,888	-\$1,240,888	-\$1,376	\$12,657	68.60%	High	8.22	Low Barriers
288	12412 W DEERBROOK LN	2006	N/A	722	Volk House	HCM	CHC-2006-6313-MAEX	C-111014	Yes	N/A	11	Brentwood - Pacific Palisades	RE15-1-H	No	No	Single-family	4494009022	\$424,000	\$1,632,672	-\$1,208,672	-\$1,341	\$12,328	74.03%	High	8.83	Low Barriers
289	6130 W DEL VALLE DR	2006	Carthay Circle	N/A	N/A	HPOZ	CHC-2006-4032-MAEX	C-111021	Yes	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088003058	\$426,000	\$1,095,461	-\$669,461	-\$742	\$6,829	61.11%	High	7.35	Low to Medium Barriers
290	6220 W DEL VALLE DR	2006	Carthay Circle	N/A	N/A	HPOZ	CHC-2006-6457-MAEX	C-110985	Yes	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088017004	\$546,000	\$1,277,373	-\$731,373	-\$811	\$7,460	57.26%	High	7.35	Low to Medium Barriers
291	779 N EAST KENSINGTON RD	2006	Angelino Heights	N/A	N/A	HPOZ	CHC-2006-6214-MAEX	C-111004	Yes	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	No	No	Single-family	5405019014	\$357,000	\$732,859	-\$375,859	-\$417	\$3,834	51.29%	High	5.98	Medium to High Barriers
292	1530 N EASTERLY TER	2006	N/A	856	Skinner House	HCM	CHC-2006-6311-MAEX	C-111030	Yes	N/A	13	Silver Lake - Echo Park - Elysian Valley	R1-1VL	No	No	Single-family	5424008020	\$383,000	\$1,379,877	-\$996,877	-\$1,106	\$10,168	72.24%	High	7.02	Low to Medium Barriers
293	5536 E ECHO ST	2006	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2006-6456-MA	C-111029	N/A	N/A	1	Northeast Los Angeles	RD2-1-HPOZ	Yes	No	Multi-family	5468027009	\$309,000	\$707,405	-\$398,405	-\$442	\$4,064	56.32%	High	5.48	Medium to High Barriers
294	689 N ELKINS RD	2006	N/A	834	Gustav R. Rich House	HCM	CHC-2006-6987-MAEX	C-111027	Yes	N/A	11	Brentwood - Pacific Palisades	RE15-1-H	No	No	Single-family	4426033011	\$1,140,000	\$4,073,905	-\$2,933,905	-\$3,254	\$29,926	72.02%	High	8.83	Low Barriers
295	535 S GRAMERCY PL	2006	N/A	853	La Marquise	HCM	CHC-2006-6312-MA	C-111026	N/A	N/A	4	Wilshire	R4-2	Yes	No	Multi-family	5504026005	\$4,577,000	\$5,140,720	-\$563,720	-\$625	\$5,750	10.97%	Low	5.93	Medium to High Barriers
296	2036 N GRIFFITH PARK BLVD	2006	N/A	831	Luby and Anastasia Bubeshko Apartments	HCM	CHC-2006-6426-MA	C-111011	N/A	N/A	4	Silver Lake - Echo Park - Elysian Valley	RD2-1VL	Yes	No	Multi-family	5431004022-5431004024	\$1,228,000	\$3,123,909	-\$1,895,909	-\$2,103	\$19,338	60.69%	High	7.88	Low Barriers
297	8530 W HEDGES PL	2006	N/A	852	Wolff Residence	HCM	CHC-2006-6706-MA	C-111012	N/A	N/A	4	Hollywood	R1-1	No	No	Multi-family	5559022017	\$814,000	\$6,535,106	-\$5,721,106	-\$6,345	\$58,355	87.54%	Very High	8.21	Low Barriers
298	5670 W HOLLY OAK DR	2006	N/A	840	Amsalem A. Ernst	HCM	CHC-2006-6216-	C-111035	Yes	N/A	4	Hollywood	RE11-1D	No	No	Single-family	5587007058	\$510,000	\$1,727,064	-\$1,217,064	-\$1,350	\$12,414	70.47%	High	7.69	Low Barriers
299	2690 N HOLLYRIDGE DR	2006	N/A	833	Grier House	HCM	CHC-2006-6450-MAEX	C-110992	Yes	N/A	4	Hollywood	R1-1	No	No	Single-family	5580015006	\$367,000	\$999,030	-\$632,030	-\$701	\$6,447	63.26%	High	7.4	Low to Medium Barriers
300	2025 N KENILWORTH AVE	2006	N/A	837	Droste House	HCM	CHC-2006-3578-MA	C-111005	N/A	N/A	4	Silver Lake - Echo Park - Elysian Valley	R1-1VL	No	No	Single-family	5431021023	\$349,000	\$476,645	-\$127,645	-\$142	\$1,302	26.78%	Moderate	7.88	Low Barriers

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301	836 E KENSINGTON RD E	2006	Angelino Heights	N/A	N/A	HPOZ	CHC-2006-5950-MA	C-111003	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	No	No	Single-family	5405021050	\$428,000	\$666,041	-\$238,041	-\$264	\$2,428	35.74%	Moderate	5.98	Medium to High Barriers
302	1244 S LA JOLLA AVE	2006	South Carthay	N/A	N/A	HPOZ	CHC-2006-6423-MA	C-111001	N/A	N/A	5	Wilshire	RD1.5-1-O-HPOZ	Yes	No	Multi-family	5087010019	\$871,000	\$1,578,581	-\$707,581	-\$785	\$7,217	44.82%	Moderate	7.19	Low to Medium Barriers
303	2049 N LAS PALMAS AVE	2006	Whitley Heights	N/A	N/A	HPOZ	CHC-2006-6439-MA	C-111016	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	No	Multi-family	5575022010	\$486,000	\$1,489,200	-\$1,003,200	-\$1,113	\$10,233	67.37%	High	7.36	Low to Medium Barriers
304	1215 S ORLANDO AVE	2006	South Carthay	N/A	N/A	HPOZ	CHC-2006-6440-MA	C-111015	N/A	N/A	5	Wilshire	RD1.5-1-O-HPOZ	Yes	No	Multi-family	5087004007	\$764,000	\$1,837,904	-\$1,073,904	-\$1,191	\$10,954	58.43%	High	7.19	Low to Medium Barriers
305	545 S PLYMOUTH BLVD	2006	Windsor Square	835	Pettiflis-Boos Residenc	HCM and HPOZ	CHC-2006-6083-MAEX	C-111020	Yes	N/A	4	Wilshire	RE11-1-HPOZ	No	No	Single-family	5505023005	\$1,583,000	\$5,140,269	-\$3,557,269	-\$3,945	\$36,284	69.20%	High	7.89	Low Barriers
306	2318 S PORTLAND ST	2006	University Park	N/A	N/A	HPOZ	CHC-2006-6452-MA	C-111002	N/A	N/A	1	South Los Angeles	RD1.5-1-O-HPOZ	Yes	No	Multi-family	5124012010	\$353,246	\$353,246	\$0	\$0	\$0	0.00%	No Savings	4.33	High Barriers
307	1750 N SERRANO AVE	2006	N/A	616	The Trianon and Neon	HCM	CHC-2006-6451-MAEX	C-111000	Yes	N/A	13	Hollywood	R3-1	Yes	No	Multi-family	5544008019	\$4,943,000	\$7,396,167	-\$2,453,167	-\$2,721	\$25,022	33.17%	Moderate	6.01	Low to Medium Barriers
308	2055 W SILVER LAKE DR	2006	N/A	704	John R. Hunt House	HCM	CHC-2006-7107-MA	C-111019	N/A	N/A	4	Silver Lake - Echo Park - Elysian Valley	R1-1VL	No	No	Single-family	5431019001	\$624,000	\$2,427,600	-\$1,803,600	-\$2,000	\$18,397	74.30%	High	7.88	Low Barriers
309	946 N STONEHILL LN	2006	N/A	723	Wurtele House	HCM	CHC-2006-5065-MAEX	C-110994	Yes	N/A	11	Brentwood - Pacific Palisades	RE15-1-H	No	No	Single-family	4494007011	\$501,000	\$1,093,870	-\$592,870	-\$658	\$6,047	54.20%	High	8.22	Low Barriers
310	1918 N TAMARIND AVE	2006	N/A	687	Tornburg House	HCM	CHC-2006-6424-MA	C-111007	N/A	N/A	4	Hollywood	RD1.5-1XL	No	No	Single-family	5586014056	\$398,682	\$398,682	\$0	\$0	\$0	0.00%	No Savings	6.85	Low to Medium Barriers
311	1651 S VIRGINIA RD	2006	La Fayette Square	N/A	N/A	HPOZ	CHC-2006-5727-MAEX	C-111006	Yes	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071008053	\$395,000	\$1,149,592	-\$754,592	-\$837	\$7,697	65.64%	High	5.49	Medium to High Barriers
312	1668 S VIRGINIA RD	2006	La Fayette Square	N/A	N/A	HPOZ	CHC-2006-6060-MAEX	C-111008	Yes	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071005037	\$414,000	\$1,387,378	-\$973,378	-\$1,080	\$9,928	70.16%	High	5.49	Medium to High Barriers
313	1753 S VIRGINIA RD	2006	La Fayette Square	N/A	N/A	HPOZ	CHC-2006-6061-MAEX	C-110993	Yes	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071007062	\$558,000	\$1,500,696	-\$942,696	-\$1,046	\$9,615	62.82%	High	5.49	Medium to High Barriers
314	924 W 20TH ST	2007	University Park	N/A	N/A	HPOZ	CHC-2007-3503-MAEX	C-112928	Yes	N/A	1	South Los Angeles	RD1.5-1-HPOZ	No	No	Single-family	5124015015	\$299,000	\$804,691	-\$505,691	-\$561	\$5,158	62.84%	High	4.33	High Barriers
315	2297 SW 21ST ST	2007	Western Heights	N/A	N/A	HPOZ	CHC-2007-3446-MAEX	C-112925	Yes	N/A	10	South Los Angeles	R1-1-O-HPOZ	No	No	Single-family	5073027027	\$310,000	\$673,366	-\$363,366	-\$403	\$3,706	53.96%	High	4.71	Medium to High Barriers
316	1006 SW 23RD	2007	University Park	N/A	N/A	HPOZ	CHC-2007-4197-MA	C-112923	N/A	N/A	1	South Los Angeles	RD1.5-1-O-HPOZ	Yes	No	Single-family	5124007007	\$416,000	\$848,965	-\$432,965	-\$480	\$4,416	51.00%	High	4.33	High Barriers
317	2171 SW 24TH ST	2007	West Adams Terrace	N/A	N/A	HPOZ	CHC-2007-3863-MAEX	C-112888	Yes	N/A	10	South Los Angeles	R1-1-O-HPOZ	No	No	Single-family	5058007015	\$269,000	\$732,622	-\$463,622	-\$514	\$4,729	63.28%	High	4.66	Medium to High Barriers
318	2266 W 25TH ST	2007	West Adams Terrace	N/A	N/A	HPOZ	CHC-2007-3792-MAEX	C-112897	Yes	N/A	10	South Los Angeles	[Q]R4-1-O-HPOZ	No	No	Single-family	5058004005	\$269,000	\$1,050,907	-\$781,907	-\$867	\$7,975	74.40%	High	4.66	Medium to High Barriers
319	2331 S 5TH AVE	2007	West Adams Terrace	N/A	N/A	HPOZ	CHC-2007-3842-MAEX	C-112896	Yes	N/A	10	West Adams - Baldwin Hills - Leimert	RD2-1-O-HPOZ	No	No	Single-family	5059021004	\$299,000	\$749,727	-\$450,727	-\$500	\$4,597	60.12%	High	4.36	High Barriers
320	523 W 6TH ST	2007	N/A	398	Pacific Mutual Building	HCM	CHC-2007-3856-MA	C-112929	N/A	N/A	14	Central City	C2-4D	No	No	Commercial	5149030002	\$138,800,000	\$212,241,600	-\$73,441,600	-\$81,453	\$749,104	34.60%	Moderate	6.79	Low to Medium Barriers
321	811 7TH ST	2007	N/A	125	Fine Arts Building	HCM	CHC-2007-3858-MA	C-112927	N/A	Downtown Los Angeles	14	Central City	C2-4D	No	Yes	Commercial	5144008008	\$31,300,000	\$44,607,150	-\$13,307,150	-\$14,759	\$135,733	29.83%	Moderate	6.79	Low to Medium Barriers
322	2425 S 9TH AVE	2007	West Adams Terrace	N/A	N/A	HPOZ	CHC-2007-3359-MA	C-112931	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	Yes	Single-family	5059013004	\$299,000	\$978,845	-\$679,845	-\$754	\$6,934	69.45%	High	4.36	High Barriers
323	5610 E ALDAMA	2007	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2007-3498-MAEX	C-112899	Yes	N/A	1	Northeast Los Angeles	R2-1-HPOZ	Yes	No	Single-family	5469034007	\$532,000	\$739,084	-\$207,084	-\$230	\$2,112	28.02%	Moderate	5.77	Medium to High Barriers

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324	1062 S ALFRED ST	2007	South Carthay	N/A	N/A	HPOZ	CHC-2007-3839-MA	C-112956	N/A	N/A	5	Wilshire	R2-1-O-HPOZ	Yes	No	Multi-family	5087006017	\$795,000	\$2,346,000	-\$1,551,000	-\$1,720	\$15,820	66.11%	High	7.19	Low to Medium Barriers
325	181 S ALTA VISTA BLVD	2007	Miracle Mile North	444	Octavious W. Morgan Residence	HCM and HPOZ	CHC-2007-3788-MAEX	C-112924	Yes	N/A	5	Wilshire	R1-1-HPOZ	No	No	Single-family	5512021001	\$654,000	\$3,078,016	-\$2,424,016	-\$2,688	\$24,725	78.75%	Very High	7.3	Low to Medium Barriers
326	1227 ALVIRA ST	2007	South Carthay	N/A	N/A	HPOZ	CHC-2007-3437-MA	C-112934	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087010005	\$463,000	\$1,495,000	-\$1,032,000	-\$1,145	\$10,526	69.03%	High	7.19	Low to Medium Barriers
327	217 E AVENUE 38	2007	Highland Park -	N/A	N/A	HPOZ	CHC-2007-3542-MA	C-112889	N/A	N/A	1	Northeast Los Angeles	RD2-1-HPOZ	No	No	Single-family	5451003022	\$237,000	\$468,575	-\$231,575	-\$257	\$2,362	49.42%	Moderate	5.32	Medium to High Barriers
328	517 E AVENUE 39	2007	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2007-3509-MA	C-112900	N/A	N/A	1	Northeast Los Angeles	[Q]R1-1D-HPOZ	No	No	Single-family	5207016006	\$160,000	\$551,266	-\$391,266	-\$434	\$3,991	70.98%	High	5.95	Medium to High Barriers
329	546 N AVENUE 54	2007	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2007-3348-MA	C-112902	N/A	N/A	1	Northeast Los Angeles	R1-1-HPOZ	Yes	No	Multi-family	5469022001	\$468,000	\$780,968	-\$312,968	-\$347	\$3,192	40.07%	Moderate	5.69	Medium to High Barriers
330	415 N AVENUE 56 AVE	2007	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2007-3565-MA	C-112886	N/A	N/A	1	Northeast Los Angeles	R2-1-HPOZ	No	No	Single-family	5469034015	\$254,000	\$759,531	-\$505,531	-\$561	\$5,156	66.56%	High	5.77	Medium to High Barriers
331	915 N AVENUE 57	2007	N/A	877	Wilkins House	HCM	CHC-2007-3545-MA	C-112890	N/A	N/A	14	Northeast Los Angeles	R1-1	No	No	Single-family	5478036005	\$206,000	\$317,822	-\$111,822	-\$124	\$1,141	35.18%	Moderate	6.29	Low to Medium Barriers
332	6175 W BARROWS DR	2007	Carthay Circle	N/A	N/A	HPOZ	CHC-2007-3845-MAEX	C-112933	Yes	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088017026	\$370,000	\$1,086,938	-\$716,938	-\$795	\$7,313	65.96%	High	7.35	Low to Medium Barriers
333	1251 W BELLEVUE AVE	2007	Angelino Heights	N/A	N/A	HPOZ	CHC-2007-3658-MA	C-112901	N/A	N/A	1	Silver Lake - Echo Park -	RD2-1VL-HPOZ	Yes	No	Multi-family	5405024024-5405024025	\$422,000	\$1,271,312	-\$849,312	-\$942	\$8,663	66.81%	High	5.98	Medium to High Barriers
334	151 N BERENDO ST	2007	N/A	809	Franklin T Briles	HCM	CHC-2007-3409-MA	C-112898	N/A	N/A	13	Wilshire	R3-1	No	No	Multi-family	5518024020	\$472,000	\$1,357,174	-\$885,174	-\$982	\$9,029	65.22%	High	5.1	Medium to High Barriers
335	424 S BROADWAY	2007	N/A	881	Judson Rives Building	HCM	CHC-2007-3604-MA	C-112938	N/A	N/A	14	Central City	[Q]C4-4D-CDO-SN	No	Yes	Commercial	5149024009	\$10,331,678	\$10,331,678	\$0	\$0	\$0	0.00%	No Savings	6.39	Low to Medium Barriers
336	1642 S BUCKINGHAM RD	2007	La Fayette Square	N/A	N/A	HPOZ	CHC-2007-3898-MAEX	C-112952	Yes	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071008066	\$350,000	\$1,245,462	-\$895,462	-\$993	\$9,134	71.90%	High	5.49	Medium to High Barriers
337	12256 CANNA RD	2007	N/A	886	Gould-Lafta House	HCM	CHC-2007-3362-MAEX	C-112891	Yes	N/A	11	Brentwood - Pacific Palisades	RE15-1-H	No	No	Single-family	4493025004	\$969,000	\$3,839,424	-\$2,870,424	-\$3,184	\$29,278	74.76%	High	8.24	Low Barriers
338	130 N CATALINA ST	2007	N/A	861	Monsignor O'Brien House	HCM	CHC-2007-3793-MA	C-112932	N/A	N/A	13	Wilshire	R3-1	No	No	Single-family	5518024004	\$418,000	\$1,133,176	-\$715,176	-\$793	\$7,295	63.11%	High	5.1	Medium to High Barriers
339	2342 W COVE AVE	2007	N/A	868	O'Neill Duplex No. 1	HCM	CHC-2007-3663-MA	C-112935	N/A	N/A	13	Silver Lake - Echo Park - Elysian Valley	R1-1VL	Yes	No	Multi-family	5422005034	\$472,000	\$1,470,070	-\$998,070	-\$1,107	\$10,180	67.89%	High	7.02	Low to Medium Barriers
340	1102 S CRESCENT HEIGHTS BLVD	2007	South Carthay	N/A	N/A	HPOZ	CHC-2007-3421-MA	C-112944	N/A	N/A	5	Wilshire	R2-1-O-HPOZ	Yes	No	Multi-family	5087017029	\$570,000	\$1,367,965	-\$797,965	-\$885	\$8,139	58.33%	High	7.19	Low to Medium Barriers
341	1123 S CRESCENT HEIGHTS BLVD	2007	South Carthay	N/A	N/A	HPOZ	CHC-2007-3993-MA	C-112908	N/A	N/A	5	Wilshire	R2-1-O-HPOZ	Yes	No	Multi-family	5087014019	\$507,000	\$1,280,796	-\$773,796	-\$858	\$7,893	60.42%	High	7.19	Low to Medium Barriers
342	1128 S CRESCENT HEIGHTS BLVD	2007	South Carthay	N/A	N/A	HPOZ	CHC-2007-3419-MA	C-112907	N/A	N/A	5	Wilshire	R2-1-O-HPOZ	Yes	No	Multi-family	5087017024	\$764,000	\$1,373,644	-\$609,644	-\$676	\$6,218	44.38%	Moderate	7.19	Low to Medium Barriers
343	6244 DEL VALLE DR	2007	Carthay Circle	N/A	N/A	HPOZ	CHC-2007-3609-	C-112909	Yes	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088017007	\$370,000	\$1,201,037	-\$831,037	-\$922	\$8,477	69.19%	High	7.35	Low to Medium Barriers
344	5552 E ECHO ST	2007	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2007-3361-MA	C-112941	N/A	N/A	1	Northeast Los Angeles	RD2-1-HPOZ	No	No	Single-family	5468027005	\$295,000	\$674,395	-\$379,395	-\$421	\$3,870	56.26%	High	5.48	Medium to High Barriers
345	644 FIGUEROA ST S	2007	N/A	348	Fire Station No. 28	HCM	CHC-2007-3846-MA	C-112943	N/A	N/A	14	Central City	C2-4D	No	No	Commercial	5144008019	\$12,010,474	\$12,010,474	\$0	\$0	\$0	0.00%	No Savings	6.79	Low to Medium Barriers
346	4665 N FIGUEROA ST	2007	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2007-3547-MA	C-112903	N/A	N/A	1	Northeast Los Angeles	RD2-1-HPOZ	No	No	Single-family	5467010007	\$628,000	\$1,560,150	-\$932,150	-\$1,034	\$9,508	59.75%	High	6.8	Low to Medium Barriers
347	2622 N GLENDOWER AVE	2007	N/A	812	Wirin House	HCM	CHC-2007-3426-MA	C-112942	N/A	N/A	4	Hollywood	RE11-1	No	No	Single-family	5588023032	\$681,000	\$4,869,807	-\$4,188,807	-\$4,646	\$42,726	86.02%	Very High	7.43	Low to Medium Barriers

Order Number	Address	MA Year	HPOZ Name	HCM Number	HCM Name	Designation Type	DCP Case Number	MA Contract Number	Exemption Separate	Exemption Area	Council District Number	CPA	Zoning	RSO Inventory	Adaptive Reuse Incentive Area	Property Use Type	APN	2019 Enrolled Value	2019 Trended Value	2019 Enrolled minus Trended	2019 CLA Unrealized Revenue	2019 CLA MA Savings	2019 Percentage of Savings	Percentage of Savings Category	Equity Index Score	Equity Index Category
348	1716 S HOBART BLVD	2007	Harvard Heights	N/A	N/A	HPOZ	CHC-2007-3508-MAEX	C-112937	Yes	N/A	10	South Los Angeles	R2-1-HPOZ	No	No	Single-family	5074021010	\$351,000	\$649,766	-\$298,766	-\$331	\$3,047	45.98%	Moderate	5.22	Medium to High Barriers
349	5500 W HOLLYWOOD BLVD	2007	N/A	336	Hollywood Western Building	HCM	CHC-2007-3778-MA	C-112940	N/A	N/A	13	Hollywood	[Q]R5-2	No	No	Commercial	5544025032	\$10,809,360	\$10,809,360	\$0	\$0	\$0	0.00%	No Savings	5.61	Medium to High Barriers
350	7046 W HOLLYWOOD BLVD	2007	N/A	876	Hollywood Professional	HCM	CHC-2007-3596-MA	C-112936	N/A	N/A	13	Hollywood	C4-2D-SN	No	No	Commercial	5548007010-5548007012	\$13,100,000	\$19,340,816	-\$6,240,816	-\$6,922	\$63,656	32.27%	Moderate	6.78	Low to Medium Barriers
351	2905 S HOOVER ST	2007	N/A	880	N/A	HCM	CHC-2007-3397-MA	VERIFY CONTRACT EXISTS WITH OHR	N/A	N/A	9	South Los Angeles	R3-1-O	No	No	Single-family	5055029003	N/A	N/A	#VALUE!	#VALUE!	#VALUE!	#VALUE!	N/A	5.22	Medium to High Barriers
352	1850 E INDUSTRIAL ST	2007	N/A	888	National Biscuit Company Building	HCM	CHC-2007-4002-MA	C-112886	N/A	N/A	14	Central City North	M3-1	No	No	Condominium	5164021015-5164021118	\$33,549,000	\$85,978,013	-\$52,429,013	-\$58,149	\$534,776	60.98%	High	7.04	Low to Medium Barriers
353	6861 W IRIS CIR	2007	Whitley Heights	N/A	N/A	HPOZ	CHC-2007-3796-	C-112911	Yes	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5576002036	\$1,079,301	\$1,887,000	-\$807,699	-\$896	\$8,239	42.80%	Moderate	6.79	Low to Medium Barriers
354	1841 S KELTON AVE	2007	N/A	747	Siple House	HCM	CHC-2007-3544-MA	C-112922	N/A	N/A	5	West Los Angeles	R3-1-O	Yes	No	Multi-family	4323007039	\$688,000	\$1,246,077	-\$558,077	-\$619	\$5,692	44.79%	Moderate	7.5	Low to Medium Barriers
355	1851 S KELTON	2007	N/A	754	First Presbyterian Church of Los Angeles	HCM	CHC-2007-3831-MA	C-112921	N/A	N/A	5	West Los Angeles	R3-1-O	No	No	Single-family	4323007037	\$764,000	\$1,853,111	-\$1,089,111	-\$1,208	\$11,109	58.77%	High	7.5	Low to Medium Barriers
356	1078 W KENSINGTON RD	2007	Angelino Heights	N/A	N/A	HPOZ	CHC-2007-3468-MA	C-112948	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	Yes	No	Multi-family	5404022005	\$898,000	\$1,749,300	-\$851,300	-\$944	\$8,683	48.67%	Moderate	5.82	Medium to High Barriers
357	14135 W KITTRIDGE ST	2007	Van Nuys	N/A	N/A	HPOZ	CHC-2007-3834-MA	C-112951	N/A	N/A	2	Van Nuys - North Sherman Oaks	R1-1-HPOZ	No	No	Multi-family	2237009020	\$364,655	\$634,736	-\$270,081	-\$300	\$2,755	42.55%	Moderate	5.27	Medium to High Barriers
358	1143 S LA JOLLA AVE	2007	South Carthay	N/A	N/A	HPOZ	CHC-2007-3873-	C-112910	Yes	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087009009	\$460,000	\$1,310,810	-\$850,810	-\$944	\$8,678	64.91%	High	7.19	Low to Medium Barriers
359	2014 N LAS PALMAS AVE	2007	Whitley Heights	N/A	N/A	HPOZ	CHC-2007-3867-MAEX	C-112946	Yes	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5575011021	\$652,000	\$814,445	-\$162,445	-\$180	\$1,657	19.95%	Low	6.79	Low to Medium Barriers
360	5100 LONGFELLOW ST	2007	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2007-3844-MA	C-112939	N/A	N/A	1	Northeast Los Angeles	RD2-1-HPOZ	No	No	Single-family	5468009009	\$202,000	\$546,466	-\$344,466	-\$382	\$3,514	63.04%	High	5.17	Medium to High Barriers
361	558 S MAIN ST	2007	N/A	806	Kerckoff Building and Annex	HCM	CHC-2007-3683-MA	C-112950	N/A	N/A	14	Central City	C2-2D	No	No	Multi-family	5148020012	\$34,936,000	\$70,121,940	-\$35,185,940	-\$39,024	\$358,897	50.18%	High	6.49	Low to Medium Barriers
362	761 MCCARTHY VISTA	2007	Carthay Circle	N/A	N/A	HPOZ	CHC-2007-3879-MAEX	C-112947	Yes	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088012003	\$407,000	\$1,318,284	-\$911,284	-\$1,011	\$9,295	69.13%	High	7.35	Low to Medium Barriers
363	3892 S OLMSTED AVE	2007	N/A	864	Life Magazine / Leimert Park	HCM	CHC-2007-3399-MA	C-112953	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1	No	No	Single-family	5033019001-5033019002	\$226,000	\$600,264	-\$374,264	-\$415	\$3,817	62.35%	High	6.1	Low to Medium Barriers
364	854 S OXFORD AVE	2007	N/A	875	Val D'Amour Apartments	HCM	CHC-2007-3688-MAEX	C-112949	Yes	N/A	10	Wilshire	R4-2	Yes	No	Multi-family	5093010002	\$6,916,850	\$6,916,850	\$0	\$0	\$0	0.00%	No Savings	5.9	Medium to High Barriers
365	2111 PARK GROVE AVE	2007	University Park	N/A	N/A	HPOZ	CHC-2007-3408-MA	C-112945	N/A	N/A	1	South Los Angeles	[Q]RD2-1XL-O-HPOZ	No	No	Single-family	5124022010	\$706,000	\$2,702,349	-\$1,996,349	-\$2,214	\$20,363	73.87%	High	4.33	High Barriers
366	12420 W ROCHEDALE LN	2007	N/A	862	Miller House	HCM	CHC-2007-3567-MAEX	C-112905	Yes	N/A	11	Brentwood - Pacific Palisades	RE15-1-H	No	No	Single-family	4494010033	\$492,000	\$1,923,101	-\$1,431,101	-\$1,587	\$14,597	74.42%	High	8.83	Low Barriers

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367	12434 W ROCHEDALE LN	2007	N/A	635	Weckler Houe	HCM	CHC-2007-3892-MAEX	C-112917	Yes	N/A	11	Brentwood - Pacific Palisades	RE15-1-H	No	No	Single-family	4494010031	\$469,000	\$1,771,535	-\$1,302,535	-\$1,445	\$13,286	73.53%	High	8.83	Low Barriers
368	6058 W SCENIC AVE	2007	N/A	874	Garber House	HCM	CHC-2007-3680-MA	C-112916	N/A	N/A	4	Hollywood	[Q]R3-1XL	Yes	No	Multi-family	5586009002	\$502,000	\$1,037,127	-\$535,127	-\$594	\$5,458	51.60%	High	6.85	Low to Medium Barriers
369	810 SPRING ST S	2007	N/A	871	810 South Spring Street	HCM	CHC-2007-3662-MA	C-112915	N/A	N/A	14	Central City	C2-4D	No	No	Multi-family	5144016044	\$25,800,000	\$46,607,951	-\$20,807,951	-\$23,078	\$212,241	44.64%	Moderate	6.39	Low to Medium Barriers
370	100 N SYCAMORE	2007	N/A	858	One Hundred Sycamore	HCM	CHC-2007-3570-MAEX	C-112904	Yes	N/A	5	Wilshire	[Q]R3-1	Yes	Yes	Multi-family	5513004014	\$2,522,000	\$3,490,548	-\$968,548	-\$1,074	\$9,879	27.75%	Moderate	7.32	Low to Medium Barriers
371	1936 TOBERMAN ST	2007	University Park	N/A	N/A	HPOZ	CHC-2007-3840-MA	C-112913	N/A	N/A	1	South Los Angeles	Multiple	Yes	No	Multi-family	5124016013	\$409,000	\$585,010	-\$176,010	-\$195	\$1,795	30.09%	Moderate	4.33	High Barriers
372	2322 S TOBERMAN ST	2007	University Park	N/A	N/A	HPOZ	CHC-2007-3452-MA	C-112954	N/A	N/A	1	South Los Angeles	RD1.5-1-O-HPOZ	No	No	Single-family	5124010008	\$198,000	\$484,821	-\$286,821	-\$318	\$2,926	59.16%	High	4.33	High Barriers
373	1700 S VICTORIA AVE	2007	La Fayette Square	N/A	N/A	HPOZ	CHC-2007-3851-	C-112893	Yes	N/A	10	West Adams - Baldwin Hills -	R1-1-HPOZ	No	No	Single-family	5071002029	\$630,000	\$1,286,312	-\$656,312	-\$728	\$6,694	51.02%	High	5.49	Medium to High Barriers
374	1716 S VICTORIA AVE	2007	La Fayette Square	N/A	N/A	HPOZ	CHC-2007-3901-	C-112912	Yes	N/A	10	West Adams - Baldwin Hills -	R1-1-HPOZ	No	No	Single-family	5071002031	\$385,000	\$1,302,211	-\$917,211	-\$1,017	\$9,356	70.43%	High	5.49	Medium to High Barriers
375	1740 S VICTORIA AVE	2007	La Fayette Square	N/A	N/A	HPOZ	CHC-2007-4196-MAEX	C-112955	Yes	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071002035	\$505,000	\$2,177,700	-\$1,672,700	-\$1,855	\$17,062	76.81%	Very High	5.49	Medium to High Barriers
376	4311 W VICTORIA PARK DR	2007	N/A	885	Holmes Shannon House	HCM	CHC-2007-3598-MAEX	C-112895	Yes	N/A	10	West Adams - Baldwin Hills - Leimert	R2-1-O	No	No	Single-family	5082015015	\$536,000	\$1,837,591	-\$1,301,591	-\$1,444	\$13,276	70.83%	High	5.61	Medium to High Barriers
377	6132 W WARNER DR	2007	Carthay Circle	N/A	N/A	HPOZ	CHC-2007-3459-MAEX	C-112914	Yes	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088003046	\$1,426,000	\$1,764,675	-\$338,675	-\$376	\$3,454	19.19%	Low	7.35	Low to Medium Barriers
378	1705 WELLINGTON RD	2007	La Fayette Square	N/A	N/A	HPOZ	CHC-2007-3343-MAEX	C-112892	Yes	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071006016	\$576,000	\$1,786,115	-\$1,210,115	-\$1,342	\$12,343	67.75%	High	5.49	Medium to High Barriers
379	1809 S WESTMORELAND BLVD	2007	Harvard Heights	N/A	N/A	HPOZ	CHC-2007-3456-MA	C-112930	N/A	N/A	10	South Los Angeles	R2-1-HPOZ	No	No	Single-family	5074016020	\$474,196	\$474,196	\$0	\$0	\$0	0.00%	No Savings	4.68	Medium to High Barriers
380	1760 N WILCOX AVE	2007	N/A	867	Mayfair Apartments and Rooftop Neon Sign	HCM	CHC-2007-3789-MA	C-112926	N/A	N/A	13	Hollywood	C4-2D-SN	Yes	No	Multi-family	5546006014	\$6,881,000	\$9,046,880	-\$2,165,880	-\$2,402	\$22,092	23.94%	Low	5.83	Medium to High Barriers
381	3780 W WILSHIRE BLVD	2007	N/A	118	Pellissier Building and Wiltern Theater	HCM	CHC-2007-3891-MAEX	C-112894	Yes	N/A	10	Wilshire	C4-2	No	No	Commercial	5093006030	\$30,266,417	\$30,266,417	\$0	\$0	\$0	0.00%	No Savings	5.9	Medium to High Barriers
382	126 S WINDSOR BLVD	2007	Windsor Square	N/A	N/A	HPOZ	CHC-2007-3655-MAEX	C-112906	Yes	N/A	4	Wilshire	RE9-1-HPOZ	No	No	Single-family	5516004024	\$889,000	\$4,563,194	-\$3,674,194	-\$4,075	\$37,477	80.52%	Very High	6.46	Low to Medium Barriers
383	2881 W 15TH ST	2008	Harvard Heights	N/A	N/A	HPOZ	CHC-2008-2983-MA	C-114965	N/A	N/A	10	South Los Angeles	R2-1-HPOZ	No	No	Single-family	5074004021	\$448,000	\$839,545	-\$391,545	-\$434	\$3,994	46.64%	Moderate	4.72	Medium to High Barriers
384	2129 W 20TH ST	2008	Western Heights	N/A	N/A	HPOZ	CHC-2008-2923-MA	C-114966	N/A	N/A	10	South Los Angeles	R1-1-O-HPOZ	No	No	Single-family	5073030053	\$411,000	\$933,804	-\$522,804	-\$580	\$5,333	55.99%	High	4.71	Medium to High Barriers
385	2361 W 20TH ST	2008	Western Heights	N/A	N/A	HPOZ	CHC-2008-2950-MA	C-115000	N/A	N/A	10	South Los Angeles	RD1.5-1-O-HPOZ	No	No	Single-family	5073025006	\$222,000	\$364,170	-\$142,170	-\$158	\$1,450	39.04%	Moderate	4.71	Medium to High Barriers
386	2379 W 21ST ST	2008	Western Heights	N/A	N/A	HPOZ	CHC-2008-2959-MA	C-114980	N/A	N/A	10	South Los Angeles	RD1.5-1-O-HPOZ	No	No	Single-family	5073026010	\$220,000	\$601,624	-\$381,624	-\$423	\$3,893	63.43%	High	4.71	Medium to High Barriers
387	108 W 2ND ST	2008	N/A	873	Higgins-Building	HCM	CHC-2008-3029-MA	C-115007	N/A	N/A	14	Central City	C4-4D	No	No	Condominium	5149006010-5149006152	\$34,622,000	\$75,001,157	-\$40,379,157	-\$44,784	\$411,867	53.84%	High	6.49	Low to Medium Barriers

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388	210 W 7TH ST	2008	N/A	898	Van Nuys Building	HCM	CHC-2008-3099-MA	C-114963	N/A	N/A	14	Central City	C5-4D	No	Yes	Multi-family	5144015033	\$26,100,000	\$26,560,068	-\$460,068	-\$510	\$4,693	1.73%	Low	6.39	Low to Medium Barriers
389	727 W 7TH ST	2008	N/A	355	Roosevelt Building	HCM	CHC-2008-482-MA	C-114947	N/A	N/A	14	Central City	C2-4D	No	Yes	Condominium	5144029010-5144029232	\$66,280,000	\$142,126,395	-\$75,846,395	-\$84,121	\$773,633	53.37%	High	6.39	Low to Medium Barriers
390	2523 S 7TH AVE	2008	West Adams Terrace	N/A	N/A	HPOZ	CHC-2008-3027-MA	C-114956	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-O-HPOZ	No	Yes	Single-family	5059016021	\$269,000	\$684,139	-\$415,139	-\$460	\$4,234	60.68%	High	4.36	High Barriers
391	182 S ALTA VISTA BLVD	2008	Miracle Mile North	N/A	N/A	HPOZ	CHC-2008-3214-MAEX	C-114967	Yes	N/A	5	Wilshire	R1-1-HPOZ	No	No	Single-family	5512024017	\$480,000	\$1,930,727	-\$1,450,727	-\$1,609	\$14,797	75.14%	Very High	7.3	Low to Medium Barriers
392	2801 S ARLINGTON AVE	2008	Jefferson Park	865	Joseph L. Starr Farmhouse	HCM and HPOZ	CHC-2008-3133-MA	C-114968	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	RD3-1-O	No	No	Single-family	5052010019	\$289,000	\$353,239	-\$64,239	-\$71	\$655	18.19%	Low	5.4	Medium to High Barriers
393	5696 E ASH ST	2008	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2008-2996-MA	C-114981	N/A	N/A	1	Northeast Los Angeles	RD2-1-HPOZ	Yes	No	Single-family	5469036013	\$395,000	\$753,589	-\$358,589	-\$398	\$3,658	47.58%	Moderate	5.77	Medium to High Barriers
394	3268 N BENNETT DR	2008	N/A	917	Roland E. Hill House	HCM	CHC-2008-3287-MAEX	C-115005	Yes	N/A	4	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	R1-1	No	No	Single-family	2429013014	\$456,000	\$1,891,640	-\$1,435,640	-\$1,592	\$14,644	75.89%	Very High	7.63	Low Barriers
395	756 S BROADWAY	2008	N/A	899	Charles C. Chapman	HCM	CHC-2008-3967-MA	C-114948	N/A	N/A	14	Central City	[Q]C5-4D-CDO-SN	No	No	Condominium	5144015056-5144015225	\$17,915,779	\$17,915,779	\$0	\$0	\$0	0.00%	No Savings	6.39	Low to Medium Barriers
396	3820 N BUENA PARK DR	2008	N/A	918	Lydecker Hilltop House	HCM	CHC-2008-3243-MA	C-114990	N/A	N/A	2	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	R1-1	No	No	Single-family	2369029010	\$416,700	\$1,237,636	-\$820,936	-\$910	\$8,374	66.33%	High	7.96	Low Barriers
397	2193 CAMBRIDGE ST	2008	Harvard Heights	N/A	N/A	HPOZ	CHC-2008-2980-MA	C-114982	N/A	N/A	10	South Los Angeles	R2-1-HPOZ	No	No	Single-family	5074010015	\$448,000	\$677,051	-\$229,051	-\$254	\$2,336	33.83%	Moderate	4.72	Medium to High Barriers
398	3340 COUNTRY CLUB DR	2008	Country Club Park	420	Milbank - McFie Estate	HCM and HPOZ	CHC-2008-3036-MAEX	C-114991	Yes	N/A	10	Wilshire	RE9-1-O-HPOZ	No	No	Single-family	5081023036	\$1,927,000	\$5,039,682	-\$3,112,682	-\$3,452	\$31,749	61.76%	High	5.61	Medium to High Barriers
399	1133 S CRESCENT BLVD	2008	South Carthay	N/A	N/A	HPOZ	CHC-2008-2945-MA	C-114983	N/A	N/A	5	Wilshire	R2-1-O-HPOZ	Yes	No	Multi-family	5087014021	\$507,000	\$1,249,556	-\$742,556	-\$824	\$7,574	59.43%	High	7.19	Low to Medium Barriers
400	4791 W CROMWELL AVE	2008	N/A	913	Blackburn Residence	HCM	CHC-2008-3138-MAEX	C-114984	Yes	N/A	4	Hollywood	RE11-1	No	No	Single-family	5588017002	\$711,000	\$2,504,503	-\$1,793,503	-\$1,989	\$18,294	71.61%	High	7.43	Low to Medium Barriers
401	12410 W DEERBROOK LN	2008	N/A	634	Kalmick House	HCM	CHC-2008-3341-MA	C-114954	N/A	N/A	11	Brentwood - Pacific Palisades	RE15-1-H	No	No	Single-family	4494008010	\$539,000	\$1,650,335	-\$1,111,335	-\$1,233	\$11,336	67.34%	High	8.83	Low Barriers
402	920 N DOUGLAS ST	2008	Angelino Heights	N/A	N/A	HPOZ	CHC-2008-3192-MA	C-114992	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	No	No	Single-family	5405018020	\$307,000	\$819,702	-\$512,702	-\$569	\$5,230	62.55%	High	5.98	Medium to High Barriers
403	933 N EAST EDGEWARE RD	2008	Angelino Heights	N/A	N/A	HPOZ	CHC-2008-2818-MA	C-114994	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	Yes	No	Multi-family	5405018002	\$634,000	\$728,386	-\$94,386	-\$105	\$963	12.96%	Low	5.98	Medium to High Barriers
404	945 N EAST EDGEWARE RD	2008	Angelino Heights	218	Residence	HCM and HPOZ	CHC-2008-3285-MA	C-114985	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	No	No	Single-family	5405018023	\$439,000	\$584,246	-\$145,246	-\$161	\$1,482	24.86%	Low	5.98	Medium to High Barriers
405	4324 GLENALBYN DR	2008	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2008-2817-MA	C-114962	N/A	N/A	1	Northeast Los Angeles	RD2-1-HPOZ	No	No	Single-family	5465014008	\$421,000	\$1,082,430	-\$661,430	-\$734	\$6,747	61.11%	High	6.8	Low to Medium Barriers

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406	5338 E GRANADA ST	2008	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2008-2816-MA	C-114970	N/A	N/A	1	Northeast Los Angeles	R1-1-HPOZ	Yes	No	Multi-family	5469020001	\$322,000	\$629,769	-\$307,769	-\$341	\$3,139	48.87%	Moderate	5.69	Medium to High Barriers
407	609 S GRAND AVE	2008	N/A	786	Powers Apartment #3	HCM	CHC-2008-3058-MA	C-114996	N/A	N/A	14	Central City	C2-4D	No	No	Multi-family	5144005125	\$23,800,000	\$39,193,101	-\$15,393,101	-\$17,072	\$157,010	39.28%	Moderate	6.79	Low to Medium Barriers
408	1471 N HAVENHURST DR	2008	N/A	435	Andalusia Apartments	HCM	CHC-2008-3096-MA	C-114949	N/A	N/A	4	Hollywood	R2-1XL	Yes	No	Condominium	5554018037-5554018068	\$4,261,000	\$10,215,629	-\$5,954,629	-\$6,604	\$60,737	58.29%	High	8.21	Low Barriers
409	543 N HIGHLAND AVE	2008	Hancock Park	N/A	N/A	HPOZ	CHC-2008-2929-MA	C-114995	N/A	N/A	5	Hollywood	R1-1-HPOZ	No	No	Single-family	5524026002	\$500,000	\$1,526,424	-\$1,026,424	-\$1,138	\$10,470	67.24%	High	7.14	Low to Medium Barriers
410	2431 W HILL DR	2008	N/A	890	Waite Residence	HCM	CHC-2008-3174-MA	C-114986	N/A	N/A	14	Northeast Los Angeles	R1-1	No	No	Single-family	5682001037	\$384,000	\$1,290,096	-\$906,096	-\$1,005	\$9,242	70.23%	High	7.46	Low to Medium Barriers
411	2640 N HURON ST	2008	N/A	404	Los Angeles Railway Huron Substation	HCM	CHC-2008-3246-MA	C-114987	N/A	N/A	1	Northeast Los Angeles	[Q]C2-1VL-CDO	No	No	Commercial	5446010009	\$559,000	\$1,023,386	-\$464,386	-\$515	\$4,737	45.38%	Moderate	4.81	Medium to High Barriers
412	414 S IRVING BLVD	2008	Windsor Square	N/A	N/A	HPOZ	CHC-2008-3200-MA	C-114988	N/A	N/A	4	Wilshire	RE11-1-HPOZ	No	No	Single-family	5504012015	\$1,061,000	\$4,587,978	-\$3,526,978	-\$3,912	\$35,975	76.87%	Very High	6.83	Low to Medium Barriers
413	5663 E IRVINGTON PL	2008	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2008-3229-MA	C-114989	N/A	N/A	1	Northeast Los Angeles	R2-1-HPOZ	No	No	Single-family	5478032015	\$224,000	\$460,788	-\$236,788	-\$263	\$2,415	51.39%	High	5.77	Medium to High Barriers
414	730 N KENSINGTON RD	2008	Angelino Heights	N/A	N/A	HPOZ	CHC-2008-2820-MA	C-114971	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	Yes	No	Multi-family	5405023018	\$911,000	\$1,030,300	-\$119,300	-\$132	\$1,217	11.58%	Low	5.98	Medium to High Barriers
415	865 E KENSINGTON RD	2008	Angelino Heights	N/A	N/A	HPOZ	CHC-2008-2815-MA	C-114972	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	No	No	Single-family	5405020021	\$432,000	\$1,257,529	-\$825,529	-\$916	\$8,420	65.65%	High	5.98	Medium to High Barriers
416	1855 N KINGSLEY DR	2008	N/A	832	Casa Laguna	HCM	CHC-2008-3101-MAEX	C-114951	Yes	N/A	14	Hollywood	R3-1	Yes	No	Multi-family	5544010017	\$3,513,000	\$6,457,849	-\$2,944,849	-\$3,266	\$30,037	45.60%	Moderate	6.24	Low to Medium Barriers
417	1203 W KIPLING AVE	2008	N/A	383	Residence	HCM	CHC-2008-3048-MA	C-114973	N/A	N/A	14	Northeast Los Angeles	R1-1	No	No	Single-family	5691011018	\$162,000	\$198,942	-\$36,942	-\$41	\$377	18.57%	Low	7.46	Low to Medium Barriers
418	618 S LUCERNE BLVD S	2008	Windsor Square	N/A	N/A	HPOZ	CHC-2008-2981-MAEX	C-114974	Yes	N/A	4	Wilshire	RE15-1-HPOZ	No	No	Single-family	5505022004	\$932,305	\$2,438,845	-\$1,506,540	-\$1,671	\$15,367	61.77%	High	7.89	Low Barriers
419	944 N MALTMAN AVE	2008	N/A	844	Purviance Residence	HCM	CHC-2008-3140-MA	C-114997	N/A	N/A	13	Silver Lake - Echo Park - Elysian Valley	RD2-1VL	Yes	No	Single-family	5427022020	\$602,000	\$1,142,163	-\$540,163	-\$599	\$5,510	47.29%	Moderate	6.85	Low to Medium Barriers
420	137 N MARTEL AVE	2008	Miracle Mile North	N/A	N/A	HPOZ	CHC-2008-3224-MA	C-114975	N/A	N/A	5	Wilshire	R1-1-HPOZ	No	No	Single-family	5512011011	\$424,000	\$1,302,300	-\$878,300	-\$974	\$8,959	67.44%	High	7.3	Low to Medium Barriers
421	938 N MARTEL AVE	2008	N/A	783	Covert Cottages Bungalow Court	HCM	CHC-2008-3179-MA	C-114998	N/A	N/A	5	Hollywood	R3-1XL	Yes	No	Multi-family	5531020003	\$1,284,000	\$2,119,490	-\$835,490	-\$927	\$8,522	39.42%	Moderate	7.22	Low to Medium Barriers
422	3501 S MEIER ST	2008	Gregory Ain Mar Vista Tract	N/A	N/A	HPOZ	CHC-2008-2947-MA	C-114950	N/A	N/A	11	Palms - Mar Vista - Del Rey	R1-1-HPOZ	No	No	Single-family	4246001020	\$523,000	\$1,501,299	-\$978,299	-\$1,085	\$9,979	65.16%	High	7.34	Low to Medium Barriers
423	808 N MELROSE HL	2008	Melrose Hill	N/A	N/A	HPOZ	CHC-2008-3028-MA	C-114976	N/A	N/A	13	Hollywood	R1-1-HPOZ	No	No	Single-family	5535026016	\$366,000	\$1,281,120	-\$915,120	-\$1,015	\$9,334	71.43%	High	4.91	Medium to High Barriers
424	6708 W MILNER RD	2008	Whitley Heights	N/A	N/A	HPOZ	CHC-2008-2921-MA	C-114977	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5575013012	\$724,000	\$1,435,073	-\$711,073	-\$789	\$7,253	49.55%	Moderate	6.79	Low to Medium Barriers
425	6518 W MOORE DR	2008	Carthay Circle	N/A	N/A	HPOZ	CHC-2008-2971-MA	C-114978	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088007011	\$411,000	\$940,252	-\$529,252	-\$587	\$5,398	56.29%	High	7.35	Low to Medium Barriers
426	511 S MUIRFIELD RD	2008	Hancock Park	N/A	N/A	HPOZ	CHC-2008-2975-	C-115006	Yes	N/A	4	Wilshire	RE15-1-HPOZ	No	No	Single-family	5505008016	\$1,360,000	\$5,146,233	-\$3,786,233	-\$4,199	\$38,620	73.57%	High	7.89	Low Barriers
427	500 S NORTON AVE	2008	Windsor Square	N/A	N/A	HPOZ	CHC-2008-3220-MA	C-114979	N/A	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5504016001	\$430,000	\$1,501,299	-\$1,071,299	-\$1,188	\$10,927	71.36%	High	6.83	Low to Medium Barriers
428	1137 S ORLANDO AVE	2008	South Carthay	N/A	N/A	HPOZ	CHC-2008-2926-MA	C-114952	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087005008	\$500,000	\$572,173	-\$72,173	-\$80	\$736	12.61%	Low	7.19	Low to Medium Barriers
429	1955 S PARK GROVE AVE	2008	University Park	N/A	N/A	HPOZ	CHC-2008-3223-MA	C-114953	N/A	N/A	1	South Los Angeles	RD1.5-1-O-HPOZ	No	No	Single-family	5124019022	\$355,000	\$657,417	-\$302,417	-\$335	\$3,085	46.00%	Moderate	4.33	High Barriers

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430	535 S PLYMOUTH BLVD	2008	Windsor Square	N/A	N/A	HPOZ	CHC-2008-3230-MAEX	C-115004	Yes	N/A	4	Wilshire	RE11-1-HPOZ	No	No	Single-family	5505023004	\$1,681,000	\$3,933,794	-\$2,252,794	-\$2,499	\$22,978	57.27%	High	7.89	Low Barriers
431	2188 N PONET DR	2008	N/A	915	Victor Rossetti Residence	HCM	CHC-2008-3244-MAEX	C-115003	Yes	N/A	4	Hollywood	RE11-1	No	No	Single-family	5587026032	\$3,303,000	\$11,673,287	-\$8,370,287	-\$9,283	\$85,377	71.70%	High	7.69	Low Barriers
432	1715 ROOSEVELT	2008	Harvard Heights	N/A	N/A	HPOZ	CHC-2008-2821-MA	C-114964	N/A	N/A	10	South Los Angeles	R2-1-HPOZ	No	No	Single-family	5074025004	\$314,000	\$704,182	-\$390,182	-\$433	\$3,980	55.41%	High	5.22	Medium to High Barriers
433	116 N ROSSMORE AVE	2008	Hancock Park	N/A	N/A	HPOZ	CHC-2008-3191-MAEX	C-114955	Yes	N/A	4	Wilshire	RE11-1-HPOZ	No	No	Single-family	5515011020	\$992,000	\$4,023,502	-\$3,031,502	-\$3,362	\$30,921	75.34%	Very High	7.89	Low Barriers
434	2422 N SILVER RIDGE AVE	2008	N/A	895	How House	HCM	CHC-2008-3063-MAEX	C-114998	Yes	N/A	13	Silver Lake - Echo Park - Elysian Valley	R2-1VL	No	No	Single-family	5440024001	\$511,000	\$2,601,000	-\$2,090,000	-\$2,318	\$21,318	80.35%	Very High	7.17	Low to Medium Barriers
435	7764 W TORREYSON DR	2008	N/A	896	Harpel House #1	HCM	CHC-2008-3288-	C-115002	Yes	N/A	4	Hollywood	RE40-1-H	No	No	Single-family	5570014015	\$742,361	\$3,321,662	-\$2,579,301	-\$2,861	\$26,309	77.65%	Very High	7.75	Low Barriers
436	128 S VAN NESS AVE	2008	Windsor Square	N/A	N/A	HPOZ	CHC-2008-2814-	C-114957	Yes	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5516011006	\$747,000	\$2,207,808	-\$1,460,808	-\$1,620	\$14,900	66.17%	High	6.46	Low to Medium Barriers
437	1669 S VIRGINIA RD	2008	La Fayette Square	N/A	N/A	HPOZ	CHC-2008-2955-MA	C-114958	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071008056	\$356,000	\$1,192,321	-\$836,321	-\$928	\$8,530	70.14%	High	5.49	Medium to High Barriers
438	1459 N WALLACE AVE	2008	Angelino Heights	N/A	N/A	HPOZ	CHC-2008-3221-MA	C-114959	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD3-1VL-HPOZ	Yes	No	Multi-family	5405008022	\$549,000	\$994,975	-\$445,975	-\$495	\$4,549	44.82%	Moderate	5.82	Medium to High Barriers
439	6738 WEDGEWOOD PL	2008	Whitley Heights	N/A	N/A	HPOZ	CHC-2008-2961-MA	C-114960	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5575017009	\$497,000	\$751,858	-\$254,858	-\$283	\$2,600	33.90%	Moderate	6.79	Low to Medium Barriers
440	929 N WEST KENSINGTON RD	2008	Angelino Heights	N/A	N/A	HPOZ	CHC-2008-2982-MA	C-114969	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	R2-1VL-HPOZ	Yes	No	Multi-family	5405009024	\$818,000	\$1,200,555	-\$382,555	-\$424	\$3,902	31.86%	Moderate	5.82	Medium to High Barriers
441	1262 S WESTWOOD BLVD	2008	N/A	919	UCLAN-Crest Theater	HCM	CHC-2008-3684-MAEX	C-115001	Yes	N/A	5	Westwood	C4-1VL-POD	No	No	Recreational	4325005934	\$2,590,000	\$4,264,000	-\$1,674,000	-\$1,857	\$17,075	39.26%	Moderate	6.87	Low to Medium Barriers
442	212 S WILTON PL	2008	N/A	925	212 South Wilton Place Residence	HCM	CHC-2008-3100-MAEX	C-114961	Yes	N/A	4	Wilshire	R1-1	No	No	Single-family	5516016019	\$632,000	\$2,180,246	-\$1,548,246	-\$1,717	\$15,792	71.01%	High	6.46	Low to Medium Barriers
443	2527 S 12TH AVE	2009	West Adams Terrace	N/A	N/A	HPOZ	CHC-2009-2245-MA	C-116505	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5059007009	\$299,000	\$787,217	-\$488,217	-\$541	\$4,980	62.02%	High	4.6	Medium to High Barriers
444	2892 W 15TH ST	2009	Harvard Heights	N/A	N/A	HPOZ	CHC-2009-2278-MA	C-116506	N/A	N/A	10	South Los Angeles	R2-1-HPOZ	No	No	Single-family	5074010004	\$448,000	\$1,020,000	-\$572,000	-\$634	\$5,834	56.08%	High	4.72	Medium to High Barriers
445	2301 W 21ST ST	2009	Western Heights	N/A	N/A	HPOZ	CHC-2009-2294-MA	C-116495	N/A	N/A	10	South Los Angeles	R1-1-O-HPOZ	No	No	Single-family	5073027026	\$322,000	\$813,851	-\$491,851	-\$546	\$5,017	60.44%	High	4.71	Medium to High Barriers
446	1222 W 22ND ST	2009	University Park	N/A	N/A	HPOZ	CHC-2009-2307-MA	C-116496	N/A	N/A	8	South Los Angeles	RD2-1-HPOZ	No	No	Single-family	5055019026	\$180,000	\$253,340	-\$73,340	-\$81	\$748	28.95%	Moderate	4.42	High Barriers
447	2286 W 23RD ST	2009	West Adams Terrace	N/A	N/A	HPOZ	CHC-2009-2271-MA	C-116497	N/A	N/A	10	South Los Angeles	[Q]R4-1-O-HPOZ	No	No	Single-family	5058007005	\$366,000	\$927,270	-\$561,270	-\$622	\$5,725	60.53%	High	4.66	Medium to High Barriers
448	2195 W 24TH ST	2009	West Adams Terrace	N/A	N/A	HPOZ	CHC-2009-2357-MA	C-116514	N/A	N/A	10	South Los Angeles	R1-1-O-HPOZ	No	No	Single-family	5058007018	\$426,000	\$1,102,547	-\$676,547	-\$750	\$6,901	61.36%	High	4.66	Medium to High Barriers

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449	3511 W 25TH ST	2009	West Adams	N/A	N/A	HPOZ	CHC-2009-2248-MA	C-116513	N/A	N/A	10	West Adams - Baldwin Hills -	RD2-1-O-HPOZ	Yes	No	Multi-family	5059021010	\$577,196	\$577,196	\$0	\$0	\$0	0.00%	No Savings	4.36	High Barriers
450	966 S 3RD AVE	2009	Wilshire Park	N/A	N/A	HPOZ	CHC-2009-2253-MA	C-116498	N/A	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5092020006	\$329,000	\$1,444,852	-\$1,115,852	-\$1,238	\$11,382	77.23%	Very High	5.56	Medium to High Barriers
451	2410 4TH AVE	2009	West Adams	N/A	N/A	HPOZ	CHC-2009-1991-MA	C-116500	N/A	N/A	10	West Adams - Baldwin Hills -	RD2-1-O-HPOZ	No	No	Single-family	5059025017	\$336,000	\$865,799	-\$529,799	-\$588	\$5,404	61.19%	High	4.36	High Barriers
452	2535 S 4TH AVE	2009	West Adams Terrace	N/A	N/A	HPOZ	CHC-2009-2273-MA	C-116501	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	RD2-1-O-HPOZ	Yes	No	Multi-family	5059023006	\$346,000	\$822,080	-\$476,080	-\$528	\$4,856	57.91%	High	4.36	High Barriers
453	1546 S 5TH AVE	2009	N/A	924	Bigford Residence	HCM	CHC-2009-2291-MA	C-116502	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	RD1.5-1-O	No	No	Single-family	5072024017	\$317,000	\$619,284	-\$302,284	-\$335	\$3,083	48.81%	Moderate	5.06	Medium to High Barriers
454	2503 S 5TH AVE	2009	West Adams Terrace	N/A	N/A	HPOZ	CHC-2009-2000-MA	C-116503	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	RD2-1-O-HPOZ	Yes	No	Multi-family	5059020001	\$380,000	\$810,696	-\$430,696	-\$478	\$4,393	53.13%	High	4.36	High Barriers
455	6268 W DEL VALLE DR	2009	Carthay Circle	N/A	N/A	HPOZ	CHC-2009-2247-MA	C-116515	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	Yes	No	Single-family	5088017011	\$366,000	\$1,605,660	-\$1,239,660	-\$1,375	\$12,645	77.21%	Very High	7.35	Low to Medium Barriers
456	606 E SANTA CLARA AVE	2009	N/A	926	Kinney-Tabor House	HCM	CHC-2009-2272-MA	C-116547	N/A	N/A	11	Venice	RD1.5-1	No	No	Single-family	4239029017	\$971,000	\$1,031,109	-\$60,109	-\$67	\$613	5.83%	Low	7.04	Low to Medium Barriers
457	217 E 8TH ST	2009	N/A	930	Garment Capitol Building	HCM	CHC-2009-2286-MA	C-116504	N/A	N/A	14	Central City	M2-2D	No	No	Commercial	5145003089	\$15,300,000	\$17,384,040	-\$2,084,040	-\$2,311	\$21,257	11.99%	Low	5.06	Medium to High Barriers
458	1201 S ALVIRA ST	2009	South Carthay	N/A	N/A	HPOZ	CHC-2009-1990-MA	C-116516	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087010010	\$418,000	\$1,356,422	-\$938,422	-\$1,041	\$9,572	69.18%	High	7.19	Low to Medium Barriers
459	721 E AMOROSO PL	2009	N/A	927	Sturdevant Bungalow	HCM	CHC-2009-2279-MA	C-116535	N/A	N/A	11	Venice	R2-1	No	No	Single-family	4241026022	\$538,000	\$1,297,084	-\$759,084	-\$842	\$7,743	58.52%	High	8.14	Low Barriers
460	136 S AVENUE 52	2009	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2009-2303-MA	C-116534	N/A	N/A	1	Northeast Los Angeles	[Q]C4-2D-HPOZ	No	No	Single-family	5468005036	\$256,635	\$256,635	\$0	\$0	\$0	0.00%	No Savings	5.48	Medium to High Barriers
461	132 N AVENUE 57	2009	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2009-2346-MA	C-116494	N/A	N/A	1	Northeast Los Angeles	[Q]C4-2D-HPOZ	Yes	No	Multi-family	5468033009	\$548,051	\$548,051	\$0	\$0	\$0	0.00%	No Savings	5.77	Medium to High Barriers
462	322 N AVENUE 59	2009	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2009-2258-MA	C-116536	N/A	N/A	1	Northeast Los Angeles	RD2-1-HPOZ	Yes	No	Single-family	5484021014	\$502,000	\$824,182	-\$322,182	-\$357	\$3,286	39.09%	Moderate	5.77	Medium to High Barriers
463	1217 W BELLEVUE AVE	2009	Angelino Heights	N/A	N/A	HPOZ	CHC-2009-2284-MA	C-116546	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	No	No	Single-family	5405027017	\$365,000	\$731,884	-\$366,884	-\$407	\$3,742	50.13%	High	5.98	Medium to High Barriers
464	2124 S BONSALLO AVE	2009	University Park	497	Charles Clifford Gibbons Residence	HCM and HPOZ	CHC-2009-2261-MA	C-116528	N/A	N/A	1	South Los Angeles	RD1.5-1-O-HPOZ	No	No	Single-family	5124031025	\$306,000	\$330,931	-\$24,931	-\$28	\$254	7.53%	Low	3.62	High Barriers
465	567 N BOYLSTON ST	2009	Angelino Heights	N/A	N/A	HPOZ	CHC-2009-2264-MA	C-116524	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	Yes	No	Multi-family	5405026005	\$574,000	\$776,830	-\$202,830	-\$225	\$2,069	26.11%	Moderate	5.98	Medium to High Barriers
466	1757 S BUCKINGHAM RD	2009	La Fayette Square	N/A	N/A	HPOZ	CHC-2009-2276-MA	C-116521	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071010031	\$463,000	\$1,494,521	-\$1,031,521	-\$1,144	\$10,522	69.02%	High	5.49	Medium to High Barriers
467	1815 S BUCKINGHAM RD	2009	La Fayette Square	N/A	N/A	HPOZ	CHC-2009-2858-MA	C-116522	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071011022	\$486,000	\$988,201	-\$502,201	-\$557	\$5,122	50.82%	High	5.49	Medium to High Barriers
468	1452 W CALUMET AVE	2009	Angelino Heights	N/A	N/A	HPOZ	CHC-2009-1979-MA	C-116532	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	Yes	No	Multi-family	5405014021	\$621,000	\$1,010,402	-\$389,402	-\$432	\$3,972	38.54%	Moderate	5.82	Medium to High Barriers
469	2331 W COVE AVE	2009	N/A	922	Edward A. "Tink"	HCM	CHC-2009-2275-MA	C-116531	N/A	N/A	13	Silver Lake - Echo Park -	R1-1VL	No	No	Single-family	5422006010	\$456,000	\$2,093,362	-\$1,637,362	-\$1,816	\$16,701	78.22%	Very High	7.02	Low to Medium Barriers

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470	200 E CULVER BLVD	2009	N/A	955	Dickinson and Gillespie Building	HCM	CHC-2009-2244-MA	C-116530	N/A	N/A	11	Westchester - Playa del Rey	[Q]C4-1VL	No	No	Commercial	4116012011	\$2,884,862	\$2,884,862	\$0	\$0	\$0	0.00%	No Savings	7.87	Low Barriers
471	6127 W DEL VALLE DR	2009	Carthay Circle	N/A	N/A	HPOZ	CHC-2009-2910-MA	C-116527	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088003048	\$542,000	\$1,412,987	-\$870,987	-\$966	\$8,884	61.64%	High	7.35	Low to Medium Barriers
472	1281 S DUNSMUIR AVE	2009	N/A	954	Dunsmuir Flats	HCM	CHC-2009-2293-MA	C-116499	N/A	N/A	10	Wilshire	R3-1-O	Yes	No	Multi-family	5085015023	\$817,000	\$1,904,233	-\$1,087,233	-\$1,206	\$11,090	57.10%	High	6.48	Low to Medium Barriers
473	724 N EAST EDGEWARE RD	2009	Angelino Heights	206	Residence	HCM and HPOZ	CHC-2009-1993-MA	C-116466	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	Yes	No	Multi-family	5405024014	\$742,000	\$993,982	-\$251,982	-\$279	\$2,570	25.35%	Moderate	5.98	Medium to High Barriers
474	812 N EAST KENSINGTON RD	2009	Angelino Heights	N/A	N/A	HPOZ	CHC-2009-1999-MA	C-116472	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	Yes	No	Single-family	5405021066	\$516,000	\$1,288,369	-\$772,369	-\$857	\$7,878	59.95%	High	5.98	Medium to High Barriers
475	843 N EAST KENSINGTON RD	2009	Angelino Heights	N/A	N/A	HPOZ	CHC-2009-2002-MA	C-116473	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	Yes	No	Multi-family	5405020017	\$611,000	\$1,208,806	-\$597,806	-\$663	\$6,098	49.45%	Moderate	5.98	Medium to High Barriers
476	855 N EAST KENSINGTON RD	2009	Angelino Heights	N/A	N/A	HPOZ	CHC-2009-2285-MA	C-116474	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	No	No	Single-family	5405020020	\$399,000	\$1,151,722	-\$752,722	-\$835	\$7,678	65.36%	High	5.98	Medium to High Barriers
477	5027 N EL VERANO AVE	2009	N/A	931	Castle Crag	HCM	CHC-2009-2257-MA	C-116463	N/A	N/A	14	Northeast Los Angeles	R1-1	No	No	Single-family	5682029007	\$378,000	\$821,485	-\$443,485	-\$492	\$4,524	53.99%	High	7.42	Low to Medium Barriers
478	849 S GRAND AVE	2009	N/A	299	Embassy Auditorium and	HCM	CHC-2009-2256-MA	C-116523	N/A	N/A	14	Central City	[Q]R5-4D	No	No	Multi-family	5144020011-5144020012	\$24,610,247	\$24,610,247	\$0	\$0	\$0	0.00%	No Savings	6.79	Low to Medium Barriers
479	860 N HANLEY AVE	2009	N/A	695	Gross House	HCM	CHC-2009-2300-MA	C-116512	N/A	N/A	11	Brentwood - Pacific Palisades	RE15-1-H	No	Yes	Single-family	4494009015	\$406,000	\$764,671	-\$358,671	-\$398	\$3,658	46.91%	Moderate	8.83	Low Barriers
480	1749 N HARVARD BLVD	2009	N/A	769	Toberman House	HCM	CHC-2009-1987-MA	C-116511	N/A	N/A	13	Hollywood	R3-1	Yes	No	Single-family	5544008012	\$561,000	\$874,686	-\$313,686	-\$348	\$3,200	35.86%	Moderate	6.01	Low to Medium Barriers
481	1909 S HARVARD BLVD	2009	Harvard Heights	N/A	N/A	HPOZ	CHC-2009-1998-MA	C-116508	N/A	N/A	10	South Los Angeles	[Q]R4-1-HPOZ	No	No	Single-family	5074032010	\$672,000	\$1,326,510	-\$654,510	-\$726	\$6,676	49.34%	Moderate	4.71	Medium to High Barriers
482	2057 S HARVARD BLVD	2009	Harvard Heights	N/A	N/A	HPOZ	CHC-2009-1997-MA	C-116507	N/A	N/A	10	South Los Angeles	[Q]R4-1-HPOZ	No	No	Single-family	5074032016	\$751,000	\$1,094,611	-\$343,611	-\$381	\$3,505	31.39%	Moderate	4.71	Medium to High Barriers
483	1861 N HEATHER CT	2009	N/A	948	Sinay House	HCM	CHC-2009-2322-MA	C-116468	N/A	N/A	4	Bel Air - Beverly Crest	RE15-1-H	No	No	Single-family	4352001036	\$530,000	\$2,318,989	-\$1,788,989	-\$1,984	\$18,248	77.15%	Very High	8.37	Low Barriers
484	1817 N HILLCREST RD	2009	N/A	956	Villa Bonita	HCM	CHC-2009-1989-MA	C-116469	N/A	N/A	4	Hollywood	[Q]R4-1VL	Yes	No	Multi-family	5549018027	\$4,287,000	\$6,685,610	-\$2,398,610	-\$2,660	\$24,466	35.88%	Moderate	7.36	Low to Medium Barriers
485	6381 W HOLLYWOOD BLVD	2009	N/A	334	Security Trust and Savings Building	HCM	CHC-2009-2260-MA	C-116470	N/A	N/A	13	Hollywood	C4-2D-SN	No	No	Commercial	5546005029	\$20,594,037	\$20,594,037	\$0	\$0	\$0	0.00%	No Savings	5.83	Medium to High Barriers
486	604 IRVING BLVD S	2009	Windsor Square	N/A	N/A	HPOZ	CHC-2009-2290-MA	C-116471	N/A	N/A	4	Wilshire	RE15-1-HPOZ	No	Yes	Single-family	5504009022	\$964,000	\$1,725,668	-\$761,668	-\$845	\$7,769	44.14%	Moderate	6.83	Low to Medium Barriers
487	1116 S LA JOLLA AVE	2009	South Carthay	N/A	N/A	HPOZ	CHC-2009-2315-MA	C-116517	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087011018	\$366,000	\$854,230	-\$488,230	-\$541	\$4,980	57.15%	High	7.19	Low to Medium Barriers
488	221 S MANHATTAN PL	2009	Wilshire Park	805	J.A. Howsley House	HCM and HPOZ	CHC-2009-2316-MA	C-116509	N/A	N/A	4	Wilshire	R4-1	No	No	Single-family	5516024004	\$381,480	\$1,033,651	-\$652,171	-\$723	\$6,652	63.09%	High	6.46	Low to Medium Barriers
489	4327 N MARMION WAY	2009	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2009-2281-MA	C-116467	N/A	N/A	1	Northeast Los Angeles	RD2-1-HPOZ	Yes	No	Multi-family	5465014007	\$250,000	\$611,297	-\$361,297	-\$401	\$3,685	59.10%	High	6.8	Low to Medium Barriers
490	6606 W MARYLAND DR	2009	N/A	923	Kennedy Solow House	HCM	CHC-2009-2277-MA	C-116465	N/A	N/A	5	Wilshire	R1-1-O	No	No	Single-family	5510015033	\$498,000	\$2,113,232	-\$1,615,232	-\$1,791	\$16,475	76.43%	Very High	7.89	Low Barriers
491	526 N MCCADDEN PL	2009	Hancock Park	N/A	N/A	HPOZ	CHC-2009-2252-MA	C-116510	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5524024005	\$448,000	\$1,258,092	-\$810,092	-\$898	\$8,263	64.39%	High	7.14	Low to Medium Barriers
492	4946 W MELROSE HILL ST	2009	Melrose Hill	N/A	N/A	HPOZ	CHC-2009-2263-MA	C-116464	N/A	N/A	13	Hollywood	R1-1-HPOZ	No	No	Single-family	5535028009	\$347,000	\$1,452,921	-\$1,105,921	-\$1,227	\$11,280	76.12%	Very High	4.91	Medium to High Barriers

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493	12556 N MIDDLECOFF PL	2009	N/A	933	Kramer House	HCM	CHC-2009-1984-MA	C-116545	N/A	N/A	12	Granada Hills - Knollwood	RA-1	No	No	Single-family	2605004016	\$505,000	\$1,100,149	-\$595,149	-\$660	\$6,071	54.10%	High	7.63	Low Barriers
494	6707 W MILNER RD	2009	Whitley Heights	N/A	N/A	HPOZ	CHC-2009-2283-MA	C-116529	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5575017022	\$598,000	\$1,371,776	-\$773,776	-\$858	\$7,893	56.41%	High	6.79	Low to Medium Barriers
495	6726 W MILNER RD	2009	Whitley Heights	N/A	N/A	HPOZ	CHC-2009-2287-MA	C-116541	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5575013010	\$523,000	\$1,923,699	-\$1,400,699	-\$1,554	\$14,287	72.81%	High	6.79	Low to Medium Barriers
496	3508 S MOORE ST	2009	Gregory Ain Mar Vista Tract	N/A	N/A	HPOZ	CHC-2009-2325-MA	C-116533	N/A	N/A	11	Palms - Mar Vista - Del Rey	R1-1-HPOZ	No	No	Single-family	4246001002	\$463,000	\$1,501,299	-\$1,038,299	-\$1,152	\$10,591	69.16%	High	7.34	Low to Medium Barriers
497	6164 E MOUNT ANGELUS DR	2009	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2009-2270-MA	C-116542	N/A	N/A	1	Northeast Los Angeles	R1-1-HPOZ	No	No	Single-family	5484033023	\$236,000	\$760,416	-\$524,416	-\$582	\$5,349	68.96%	High	6.01	Low to Medium Barriers
498	102 N NORTON AVE	2009	Windsor Square	N/A	N/A	HPOZ	CHC-2009-2288-	C-116538	Yes	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5516007011	\$575,000	\$2,113,600	-\$1,538,600	-\$1,706	\$15,694	72.80%	High	6.46	Low to Medium Barriers
499	244 S NORTON AVE	2009	Windsor Square	N/A	N/A	HPOZ	CHC-2009-2314-MAEX	C-116537	Yes	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5516009008	\$667,000	\$2,695,139	-\$2,028,139	-\$2,249	\$20,687	75.25%	Very High	6.46	Low to Medium Barriers
500	102 N OCEAN WAY	2009	N/A	594	Bradbury House	HCM	CHC-2009-1992-MA	C-116544	N/A	N/A	11	Brentwood - Pacific Palisades	R1-1-O	No	No	Single-family	4410006019-4410006020	\$2,083,000	\$11,885,000	-\$9,802,000	-\$10,871	\$99,980	82.47%	Very High	8.73	Low Barriers
501	649 S OLIVE ST	2009	N/A	354	Giannini - Bank of	HCM	CHC-2009-2262-MA	C-116540	N/A	N/A	14	Central City	C2-4D	No	No	Multi-family	5144004034	\$55,370,000	\$81,458,443	-\$26,088,443	-\$28,934	\$266,102	32.03%	Moderate	6.79	Low to Medium Barriers
502	407 N ORANGE DR	2009	N/A	929	Oliver Flats	HCM	CHC-2009-2309-MA	C-116526	N/A	N/A	5	Wilshire	R2-1	Yes	No	Multi-family	5525030012	\$665,000	\$2,074,752	-\$1,409,752	-\$1,564	\$14,379	67.95%	High	7.32	Low to Medium Barriers
503	6215 W SAN VICENTE BLVD	2009	Carthay Circle	N/A	N/A	HPOZ	CHC-2009-2001-MA	C-116520	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088017020	\$407,000	\$1,363,179	-\$956,179	-\$1,060	\$9,753	70.14%	High	7.35	Low to Medium Barriers
504	1463 W SCOTT AVE	2009	N/A	938	Scott Avenue Court	HCM	CHC-2009-2255-MA	C-116543	N/A	N/A	13	Silver Lake - Echo Park - Elysian Valley	RD2-1VL	Yes	No	Multi-family	5406003018	\$1,330,000	\$1,499,473	-\$169,473	-\$188	\$1,729	11.30%	Low	6.23	Low to Medium Barriers
505	756 S SPRING ST	2009	N/A	957	Great Republic Life	HCM	CHC-2009-2326-MA	C-116539	N/A	N/A	14	Central City	C2-4D	No	No	Condominium	5144015229-5144015239	\$16,514,182	\$16,514,182	\$0	\$0	\$0	0.00%	No Savings	6.39	Low to Medium Barriers
506	4754 N VANALDEN AVE	2009	N/A	952	Kaye Residenc	HCM	CHC-2009-1988-MA	C-116525	N/A	N/A	3	Encino - Tarzana	RA-1	No	No	Single-family	2176033001	\$531,000	\$1,479,577	-\$948,577	-\$1,052	\$9,675	64.11%	High	8.48	Low Barriers
507	2424 W WILSHIRE BLVD	2009	N/A	934	Park Wilshire Building	HCM	CHC-2009-2267-MAEX	C-116519	Yes	N/A	1	Westlake	C4-2	Yes	No	Multi-family	5141004003, 5141004012	\$20,750,000	\$26,412,674	-\$5,662,674	-\$6,280	\$57,759	21.44%	Low	5.12	Medium to High Barriers
508	7128 W WOODROW WILSON DR	2009	N/A	932	Clarence G. Badger Residence	HCM	CHC-2009-2292-MA	C-116518	N/A	N/A	4	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	R1-1	No	No	Single-family	2428001036	\$523,000	\$1,715,083	-\$1,192,083	-\$1,322	\$12,159	69.51%	High	7.63	Low Barriers
509	2179 W 20TH ST	2010	Western Heights	N/A	N/A	HPOZ	CHC-2010-1527-MA	C-118100	N/A	N/A	10	South Los Angeles	R1-1-O-HPOZ	No	No	Single-family	5073030060	\$406,000	\$597,848	-\$191,848	-\$213	\$1,957	32.09%	Moderate	4.71	Medium to High Barriers
510	2137 W 21ST ST	2010	Western Heights	N/A	N/A	HPOZ	CHC-2010-1617-MA	C-118101	N/A	N/A	10	South Los Angeles	R1-1-O-HPOZ	No	No	Single-family	5073030068	\$644,000	\$802,959	-\$158,959	-\$176	\$1,621	19.80%	Low	4.71	Medium to High Barriers
511	2367 W 21ST ST	2010	Western Heights	N/A	N/A	HPOZ	CHC-2010-1538-MA	C-118102	N/A	N/A	10	South Los Angeles	RD1.5-1-O-HPOZ	No	No	Single-family	5073026008	\$232,000	\$411,031	-\$179,031	-\$199	\$1,826	43.56%	Moderate	4.71	Medium to High Barriers
512	1459 W 29TH ST	2010	Adams - Normandie	N/A	N/A	HPOZ	CHC-2010-1622-MA	C-118103	N/A	N/A	8	South Los Angeles	R2-1-O-HPOZ	Yes	No	Multi-family	5054033022	\$535,000	\$737,983	-\$202,983	-\$225	\$2,070	27.51%	Moderate	5.03	Medium to High Barriers

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513	2427 S 4TH AVE	2010	West Adams Terrace	N/A	N/A	HPOZ	CHC-2010-1804-MA	C-118099	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	RD2-1-O-HPOZ	Yes	No	Multi-family	5059022009	\$561,000	\$1,015,394	-\$454,394	-\$504	\$4,635	44.75%	Moderate	4.36	High Barriers
514	1140 W ADAMS BLVD	2010	University Park	295	A.E. Kelly Residenc	HCM and HPOZ	CHC-2010-1528-MA	C-118104	N/A	N/A	9	South Los Angeles	R4-1L-O	No	No	Single-family	5055025020	\$962,000	\$1,291,225	-\$329,225	-\$365	\$3,358	25.50%	Moderate	6.53	Low to Medium Barriers
515	5437 E ALDAMA ST	2010	Highland Park -	N/A	N/A	HPOZ	CHC-2010-1805-MA	C-118105	N/A	N/A	1	Northeast Los Angeles	R2-1-HPOZ	No	No	Single-family	5478019001	\$154,000	\$488,791	-\$334,791	-\$371	\$3,415	68.49%	High	6.5	Low to Medium Barriers
516	1345 S ALVARADO TER	2010	Pico - Union	86	Powers Residence	HCM and HPOZ	CHC-2010-1478-MA	C-118106	N/A	N/A	1	Westlake	RD1.5-1-HPOZ	No	No	Single-family	5135004013	\$466,322	\$466,322	\$0	\$0	\$0	0.00%	No Savings	4.17	High Barriers
517	1127 S ALVIRA ST	2010	South Carthay	N/A	N/A	HPOZ	CHC-2010-1624-MA	C-118107	N/A	N/A	11	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087011009	\$448,000	\$1,682,404	-\$1,234,404	-\$1,369	\$12,591	73.37%	High	7.19	Low to Medium Barriers
518	253 S BROADWAY	2010	N/A	544	Irvine - Byrne Building	HCM	CHC-2010-1651-MA	C-118108	N/A	N/A	14	Central City	C2-4D	No	Yes	Condominium	5149009026-51490090266	\$10,314,438	\$21,053,847	-\$10,739,409	-\$11,911	\$109,542	51.01%	High	6.39	Low to Medium Barriers
519	743 S BRONSON AVE	2010	Wilshire Park	N/A	N/A	HPOZ	CHC-2010-1635-MA	C-118109	N/A	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5092001018	\$463,000	\$1,381,196	-\$918,196	-\$1,018	\$9,366	66.48%	High	6.49	Low to Medium Barriers
520	1615 S BUCKINGHAM RD	2010	La Fayette Square	N/A	N/A	HPOZ	CHC-2010-1486-MA	C-118110	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071009077	\$456,000	\$961,586	-\$505,586	-\$561	\$5,157	52.58%	High	5.49	Medium to High Barriers
521	1620 S BUCKINGHAM RD	2010	La Fayette Square	N/A	N/A	HPOZ	CHC-2010-1728-MA	C-118111	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071008062	\$396,000	\$1,084,218	-\$688,218	-\$763	\$7,020	63.48%	High	5.49	Medium to High Barriers
522	1701 S BUCKINGHAM RD	2010	La Fayette Square	N/A	N/A	HPOZ	CHC-2010-1620-MA	C-118112	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071010024	\$500,000	\$1,651,826	-\$1,151,826	-\$1,277	\$11,749	69.73%	High	5.49	Medium to High Barriers
523	1820 S BUCKINGHAM RD	2010	La Fayette Square	N/A	N/A	HPOZ	CHC-2010-1822-MA	C-118113	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071007084	\$334,000	\$809,998	-\$475,998	-\$528	\$4,855	58.77%	High	5.49	Medium to High Barriers
524	2175 W CAMBRIDGE ST	2010	Harvard Heights	991	Lucy E. Wheeler Res.	HCM and HPOZ	CHC-2010-1646-MA	C-118114	N/A	N/A	10	South Los Angeles	R2-1-HPOZ	No	No	Single-family	5074010018	\$448,000	\$873,759	-\$425,759	-\$472	\$4,343	48.73%	Moderate	4.72	Medium to High Barriers
525	6132 W DEL VALLE DR	2010	Carthay Circle	N/A	N/A	HPOZ	CHC-2010-1599-MA	C-118115	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088003059	\$486,000	\$1,471,860	-\$985,860	-\$1,093	\$10,056	66.98%	High	7.35	Low to Medium Barriers
526	445 S DETROIT ST	2010	N/A	438	Apartment s	HCM	CHC-2010-1514-MA	C-118116	N/A	N/A	4	Wilshire	[Q]R4-1	Yes	No	Multi-family	5508005004	\$468,007	\$468,007	\$0	\$0	\$0	0.00%	No Savings	7.13	Low to Medium Barriers
527	1843 N DILLON ST	2010	N/A	967	Lipetz House	HCM	CHC-2010-1550-MA	C-118117	N/A	N/A	13	Silver Lake - Echo Park - Elysian Valley	R1-1VL	No	No	Single-family	5431028007	\$337,000	\$1,286,308	-\$949,308	-\$1,053	\$9,683	73.80%	High	7.05	Low to Medium Barriers
528	710 N EAST EDGEWARE RD	2010	Angelino Heights	N/A	N/A	HPOZ	CHC-2010-1708-MA	C-118118	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	No	No	Multi-family	5405024012	\$507,000	\$564,103	-\$57,103	-\$63	\$582	10.12%	Low	5.98	Medium to High Barriers
529	137 N FORMOSA AVE	2010	Miracle Mile North	N/A	N/A	HPOZ	CHC-2010-1606-MA	C-118119	N/A	N/A	5	Wilshire	R1-1-HPOZ	No	No	Single-family	5512023029	\$421,000	\$702,670	-\$281,670	-\$312	\$2,873	40.09%	Moderate	7.3	Low to Medium Barriers
530	1910 S HARVARD BLVD	2010	Harvard Heights	963	Linda Scott Residence	HCM and HPOZ	CHC-2010-1517-MA	C-118120	N/A	N/A	10	South Los Angeles	RD2-1-HPOZ	No	No	Single-family	5074031002	\$411,000	\$1,428,000	-\$1,017,000	-\$1,128	\$10,373	71.22%	High	4.71	Medium to High Barriers
531	4427 N HOMER ST	2010	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2010-1707-MA	C-118121	N/A	N/A	1	Northeast Los Angeles	RD5-1-HPOZ	No	No	Single-family	5303002051	\$187,000	\$635,341	-\$448,341	-\$497	\$4,573	70.57%	High	5.32	Medium to High Barriers
532	6850 W IRIS CIR	2010	Whitley Heights	N/A	N/A	HPOZ	CHC-2010-1618-MA	C-118122	N/A	N/A	4	Hollywood	RD1.5-1XL-HPOZ	No	No	Single-family	5576002013	\$275,000	\$746,540	-\$471,540	-\$523	\$4,810	63.16%	High	6.79	Low to Medium Barriers
533	525 S IRVING BLVD	2010	Windsor Square	N/A	N/A	HPOZ	CHC-2010-1650-MA	C-118123	N/A	N/A	4	Wilshire	RE15-1-HPOZ	No	No	Single-family	5504007009	\$1,076,000	\$5,293,800	-\$4,217,800	-\$4,678	\$43,022	79.67%	Very High	6.83	Low to Medium Barriers
534	12734 N JIMENO AVE	2010	Balboa Highlands	N/A	N/A	HPOZ	CHC-2010-1626-MA	C-118124	N/A	N/A	12	Granada Hills - Knollwood	RE11-1	No	No	Single-family	2602021008	\$325,000	\$826,976	-\$501,976	-\$557	\$5,120	60.70%	High	7.91	Low Barriers
535	12740 N JIMENO AVE	2010	Balboa Highlands	N/A	N/A	HPOZ	CHC-2010-1688-MA	C-118125	N/A	N/A	12	Granada Hills - Knollwood	RE11-1	No	No	Single-family	2602021007	\$325,000	\$837,710	-\$512,710	-\$569	\$5,230	61.20%	High	7.91	Low Barriers

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536	418 S JUNE ST	2010	Hancock Park	N/A	N/A	HPOZ	CHC-2010-2441-MAEX	C-118126	Yes	N/A	4	Wilshire	RE15-1-HPOZ	No	No	Single-family	5505002009	\$896,000	\$2,583,607	-\$1,687,607	-\$1,872	\$17,214	65.32%	High	7.89	Low Barriers
537	1054 S LA JOLLA AVE	2010	South Carthay	N/A	N/A	HPOZ	CHC-2010-1487-MA	C-118127	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087012026	\$598,000	\$1,296,002	-\$698,002	-\$774	\$7,120	53.86%	High	7.19	Low to Medium Barriers
538	1110 S LA JOLLA AVE	2010	South Carthay	N/A	N/A	HPOZ	CHC-2010-1793-MA	C-118128	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087011017	\$475,000	\$1,226,552	-\$751,552	-\$834	\$7,666	61.27%	High	7.19	Low to Medium Barriers
539	617 N LAS PALMAS AVE	2010	Hancock Park	N/A	N/A	HPOZ	CHC-2010-1515-MA	C-118129	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5524019014	\$530,000	\$1,620,004	-\$1,090,004	-\$1,209	\$11,118	67.28%	High	7.14	Low to Medium Barriers
540	17125 W LISETTE ST	2010	Balboa Highlands	N/A	N/A	HPOZ	CHC-2010-1796-MA	C-118130	N/A	N/A	12	Granada Hills - Knollwood	RE11-1	Yes	No	Single-family	2602015003	\$325,000	\$379,342	-\$54,342	-\$60	\$554	14.33%	Low	7.8	Low Barriers
541	17154 W LISETTE ST	2010	Balboa Highlands	N/A	N/A	HPOZ	CHC-2010-1539-MA	C-118131	N/A	N/A	12	Granada Hills - Knollwood	RE11-1	No	No	Single-family	2602018002	\$325,000	\$694,711	-\$369,711	-\$410	\$3,771	53.22%	High	7.91	Low Barriers
542	4315 N MARMION WAY	2010	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2010-1530-MA	C-118132	N/A	N/A	1	Northeast Los Angeles	RD2-1-HPOZ	Yes	No	Multi-family	5465014004	\$527,000	\$595,923	-\$68,923	-\$76	\$703	11.57%	Low	6.8	Low to Medium Barriers
543	2508 W MAYBERRY ST	2010	N/A	971	Villa Palombo-Togneri	HCM	CHC-2010-1795-MA	C-118133	N/A	N/A	13	Silver Lake - Echo Park - Elysian Valley	R2-1VL	No	No	Single-family	5424005014	\$423,000	\$1,716,150	-\$1,293,150	-\$1,434	\$13,190	75.35%	Very High	7.02	Low to Medium Barriers
544	302 N MESA RD	2010	N/A	983	Barsha House	HCM	CHC-2010-1537-MA	C-118134	N/A	N/A	11	Brentwood - Pacific Palisades	R1-1	No	No	Single-family	4410022003	\$812,000	\$2,531,867	-\$1,719,867	-\$1,907	\$17,543	67.93%	High	8.73	Low Barriers
545	6747 W MILNER RD	2010	Whitley Heights	N/A	N/A	HPOZ	CHC-2010-1609-MA	C-118135	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5575013036	\$373,000	\$870,381	-\$497,381	-\$552	\$5,073	57.15%	High	6.79	Low to Medium Barriers
546	120 N NORTON AVE	2010	Windsor Square	N/A	N/A	HPOZ	CHC-2010-1806-MA	C-118136	N/A	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5516007014	\$589,000	\$1,915,660	-\$1,326,660	-\$1,471	\$13,532	69.25%	High	6.46	Low to Medium Barriers
547	856 S NORTON AVE	2010	Wilshire Park	N/A	N/A	HPOZ	CHC-2010-1632-MA	C-118137	N/A	N/A	4	Wilshire	R2-1-HPOZ	No	No	Single-family	5092015030	\$321,000	\$1,020,713	-\$699,713	-\$776	\$7,137	68.55%	High	5.56	Medium to High Barriers
548	77 N PATRICIAN WAY	2010	N/A	951	The James S. Real Studio	HCM	CHC-2010-1513-MA	C-118138	N/A	N/A	14	Northeast Los Angeles	R1-1-CA	No	No	Single-family	5708007025	\$265,000	\$981,237	-\$716,237	-\$794	\$7,306	72.99%	High	7.46	Low to Medium Barriers
549	123 N PLYMOUTH BLVD	2010	Windsor Square	N/A	N/A	HPOZ	CHC-2010-1484-MA	C-118139	N/A	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5515028020	\$462,000	\$826,680	-\$364,680	-\$404	\$3,720	44.11%	Moderate	7.89	Low Barriers
550	340 S PLYMOUTH BLVD	2010	Windsor Square	N/A	N/A	HPOZ	CHC-2010-1526-MAEX	C-118140	Yes	N/A	4	Wilshire	RE15-1-HPOZ	No	No	Single-family	5505026002	\$1,081,000	\$4,339,596	-\$3,258,596	-\$3,614	\$33,238	75.09%	Very High	6.83	Low to Medium Barriers
551	434 S PLYMOUTH BLVD	2010	Windsor Square	N/A	N/A	HPOZ	CHC-2010-1519-MA	C-118141	N/A	N/A	4	Wilshire	RE15-1-HPOZ	No	No	Single-family	5505027003	\$1,281,000	\$1,543,405	-\$262,405	-\$291	\$2,677	17.00%	Low	6.83	Low to Medium Barriers
552	2090 N REDCLIFF ST	2010	N/A	965	"Wilson House"	HCM	CHC-2010-1601-MA	C-118142	N/A	N/A	4	Silver Lake - Echo Park - Elysian Valley	R1-1VL	No	No	Single-family	5431015009	\$451,000	\$2,278,613	-\$1,827,613	-\$2,027	\$18,642	80.21%	Very High	7.88	Low Barriers
553	5300 W RODEO RD	2010	N/A	174	"The Village Green"	HCM	CHC-2010-1652-MAEX	C-118143	Yes	N/A	10	West Adams - Baldwin Hills - Leimert	RD4-1	Yes	No	Condominium	5025007009-5025013034	\$107,685,437	\$172,194,748	-\$64,509,311	-\$71,547	\$657,995	37.46%	Moderate	7.29	Low to Medium Barriers
554	400 S ROSSMORE AVE	2010	Hancock Park	N/A	N/A	HPOZ	CHC-2010-1488-MAEX	C-118144	Yes	N/A	4	Wilshire	RE11-1-HPOZ	No	No	Single-family	5505016001	\$1,448,000	\$4,142,313	-\$2,694,313	-\$2,988	\$27,482	65.04%	High	7.89	Low Barriers
555	2309 S SCARFF ST	2010	University Park	409	Dennis Burkhalter Res.	HCM and HPOZ	CHC-2010-1518-MA	C-118145	N/A	N/A	1	South Los Angeles	RD1.5-1-O-HPOZ	Yes	No	Multi-family	5124012007	\$517,000	\$765,366	-\$248,366	-\$275	\$2,533	32.45%	Moderate	4.33	High Barriers

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556	257 S SPRING ST	2010	N/A	966	Douglas Building	HCM	CHC-2010-1551-MA	C-118146	N/A	N/A	14	Central City	[Q]C4-4D	No	No	Condominium	5149008036-51490080386	\$10,320,839	\$29,504,170	-\$19,183,331	-\$21,276	\$195,670	65.02%	High	6.39	Low to Medium Barriers
557	1999 N SYCAMORE AVE	2010	N/A	921	Yamashiro	HCM	CHC-2010-1621-MA	C-118147	N/A	N/A	4	Hollywood	R3-1D	Yes	No	Multi-family	5549017016	\$17,302,000	\$40,856,508	-\$23,554,508	-\$26,124	\$240,256	57.65%	High	7.36	Low to Medium Barriers
558	1355 S UNION AVE	2010	Pico - Union	N/A	N/A	HPOZ	CHC-2010-1619-MA	C-118148	N/A	N/A	1	Westlake	RD1.5-1-HPOZ	Yes	No	Multi-family	5135021024	\$215,000	\$510,000	-\$295,000	-\$327	\$3,009	57.84%	High	3.95	High Barriers
559	1359 S UNION AVE	2010	Pico - Union	N/A	N/A	HPOZ	CHC-2010-1623-MA	C-118149	N/A	N/A	1	Westlake	RD1.5-1-HPOZ	No	No	Multi-family	5135021025	\$249,000	\$573,539	-\$324,539	-\$360	\$3,310	56.59%	High	3.95	High Barriers
560	2123 N VALENTINE ST	2010	N/A	964	Ross House	HCM	CHC-2010-1648-MA	C-118150	N/A	N/A	13	Silver Lake - Echo Park - Elysian Valley	RD1.5-1VL	No	No	Single-family	5420036019	\$359,000	\$1,152,287	-\$793,287	-\$880	\$8,092	68.84%	High	6.46	Low to Medium Barriers
561	6624 W WHITLEY TER	2010	Whitley Heights	N/A	N/A	HPOZ	CHC-2010-1807-MA	C-118151	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5575009004	\$512,000	\$1,040,239	-\$528,239	-\$586	\$5,388	50.78%	High	6.79	Low to Medium Barriers
562	1010 W 21ST ST	2011	University Park	N/A	N/A	HPOZ	CHC-2011-1506-MA	C-119765	N/A	N/A	1	South Los Angeles	RD1.5-1-O-HPOZ	No	No	Single-family	5124005022	\$463,000	\$874,258	-\$411,258	-\$456	\$4,195	47.04%	Moderate	4.33	High Barriers
563	2261 W 21ST ST	2011	Western Heights	N/A	N/A	HPOZ	CHC-2011-1570-MA	C-119766	N/A	N/A	10	South Los Angeles	R1-1-O-HPOZ	No	No	Single-family	5073027033	\$348,000	\$980,220	-\$632,220	-\$701	\$6,449	64.50%	High	4.71	Medium to High Barriers
564	2533 S 4TH AVE	2011	West Adams Terrace	N/A	N/A	HPOZ	CHC-2011-1505-MA	C-119764	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	RD2-1-O-HPOZ	No	No	Single-family	5059023007	\$373,000	\$653,066	-\$280,066	-\$311	\$2,857	42.88%	Moderate	4.36	High Barriers
565	1037 S ALFRED ST	2011	South Carthay	N/A	N/A	HPOZ	CHC-2011-1510-MA	C-119768	N/A	N/A	5	Wilshire	R2-1-O-HPOZ	Yes	No	Multi-family	5087001008	\$629,000	\$1,165,944	-\$536,944	-\$596	\$5,477	46.05%	Moderate	7.19	Low to Medium Barriers
566	1816 S ARDMORE AVE	2011	Harvard Heights	N/A	N/A	HPOZ	CHC-2011-1511-MA	C-119769	N/A	N/A	10	South Los Angeles	R2-1-HPOZ	Yes	No	Single-family	5074026014	\$437,000	\$915,552	-\$478,552	-\$531	\$4,881	52.27%	High	5.22	Medium to High Barriers
567	1051 N AVENUE 64	2011	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2011-1509-MA	C-119767	N/A	N/A	14	Northeast Los Angeles	R1-1-HPOZ	No	No	Single-family	5486030001	\$288,000	\$887,834	-\$599,834	-\$665	\$6,118	67.56%	High	6.82	Low to Medium Barriers
568	844 S BRONSON AVE	2011	Wilshire Park	N/A	N/A	HPOZ	CHC-2011-1512-MA	C-119770	N/A	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5092005019	\$478,000	\$834,822	-\$356,822	-\$396	\$3,640	42.74%	Moderate	5.56	Medium to High Barriers
569	580 N CAHUENGA BLVD	2011	Hancock Park	N/A	N/A	HPOZ	CHC-2011-1513-MA	C-119771	N/A	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5523008020	\$441,000	\$1,347,564	-\$906,564	-\$1,005	\$9,247	67.27%	High	7.7	Low Barriers
570	1443 W CALUMET AVE	2011	Angelino Heights	N/A	N/A	HPOZ	CHC-2011-1569-MA	C-119772	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	R2-1VL-HPOZ	No	No	Single-family	5405013017	\$298,000	\$472,029	-\$174,029	-\$193	\$1,775	36.87%	Moderate	5.82	Medium to High Barriers
571	19950 W COLLIER ST	2011	N/A	974	Van Dekker House	HCM	CHC-2011-1515-MA	C-119773	N/A	N/A	3	Canoga Park - Winnetka - Woodland Hills - West Hills	RA-1	No	No	Single-family	2164005014-2164005015	\$586,000	\$850,106	-\$264,106	-\$293	\$2,694	31.07%	Moderate	7.17	Low to Medium Barriers
572	1412 S COURTLAND AVE	2011	Pico - Union	N/A	N/A	HPOZ	CHC-2011-1514-MA	C-119774	N/A	N/A	1	Westlake	RD1.5-1-HPOZ	Yes	No	Multi-family	5135008004	\$434,000	\$501,193	-\$67,193	-\$75	\$685	13.41%	Low	4.17	High Barriers
573	6101 W DEL VALLE DR	2011	Carthay Circle	N/A	N/A	HPOZ	CHC-2011-1568-MA	C-119775	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088003053	\$471,000	\$1,096,680	-\$625,680	-\$694	\$6,382	57.05%	High	7.35	Low to Medium Barriers
574	6221 W DEL VALLE DR	2011	Carthay Circle	N/A	N/A	HPOZ	CHC-2011-1516-MA	C-119776	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088016030	\$392,000	\$1,675,845	-\$1,283,845	-\$1,424	\$13,095	76.61%	Very High	7.35	Low to Medium Barriers
575	971 E ELKHART PL	2011	N/A	1008	Lincoln Place Apartments	HCM	CHC-2011-1566-MAEX	C-119878	Yes	N/A	11	Venice	[Q]RD1.5-1XL	Yes	No	Multi-family	4243001036-4243003048, 4243002066-4243002068,	\$193,574,149	\$271,740,247	-\$78,166,098	-\$86,693	\$797,294	28.77%	Moderate	7.47	Low to Medium Barriers
576	2071 W ESCARPA DR	2011	N/A	989	Coons House	HCM	CHC-2011-1517-MA	C-119777	N/A	N/A	14	Northeast Los Angeles	R1-1	No	No	Single-family	5685023015	\$356,000	\$569,444	-\$213,444	-\$237	\$2,177	37.48%	Moderate	7.25	Low to Medium Barriers
577	7001 W FRANKLIN AVE	2011	N/A	406	Magic Castle	HCM	CHC-2011-1565-MA	C-119778	N/A	N/A	4	Hollywood	[Q]R5-1VL	Yes	No	Recreational	5549017011	\$824,176	\$824,176	\$0	\$0	\$0	0.00%	No Savings	7.36	Low to Medium Barriers

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578	1309 GENESEE AVE N	2011	Spaulding Square	N/A	N/A	HPOZ	CHC-2011-1518-MA	C-119779	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	Yes	Single-family	5551029003	\$517,639	\$849,905	-\$332,266	-\$369	\$3,389	39.09%	Moderate	7.01	Low to Medium Barriers
579	1210 S GRAMERCY PL	2011	Country Club Park	N/A	N/A	HPOZ	CHC-2011-1519-MA	C-119780	N/A	N/A	10	Wilshire	RE9-1	No	No	Single-family	5081028006	\$546,000	\$597,958	-\$51,958	-\$58	\$530	8.69%	Low	5.61	Medium to High Barriers
580	2455 S GRAMERCY PARK	2011	West Adams Terrace	N/A	N/A	HPOZ	CHC-2011-1537-MA	C-119781	N/A	N/A	10	South Los Angeles	R1-1-O-HPOZ	No	No	Single-family	5058011018	\$374,000	\$739,401	-\$365,401	-\$405	\$3,727	49.42%	Moderate	4.66	Medium to High Barriers
581	714 S HILL ST	2011	N/A	984	Spreckles Building	HCM	CHC-2011-1549-MA	C-119782	N/A	N/A	14	Central City	C5-4D	No	No	Industrial	5144014043	\$10,246,468	\$10,246,468	\$0	\$0	\$0	0.00%	No Savings	6.79	Low to Medium Barriers
582	7077 W HILLSIDE AVE	2011	N/A	994	Arensberg-Stendahl Home Gallery	HCM	CHC-2011-1538-MA	C-119783	N/A	N/A	4	Hollywood	R2-1XL	No	Yes	Single-family	5572019018	\$1,647,000	\$2,393,430	-\$746,430	-\$828	\$7,614	31.19%	Moderate	7.37	Low to Medium Barriers
583	870 S LUCERNE BLVD	2011	Windsor Village	N/A	N/A	HPOZ	CHC-2011-1536-MA	C-119787	N/A	N/A	4	Wilshire	[Q]R3-1	No	No	Multi-family	5090029020	\$873,000	\$1,145,573	-\$272,573	-\$302	\$2,780	23.79%	Low	6.49	Low to Medium Barriers
584	5470 W LOS FELIZ BLVD	2011	N/A	997	Clifford E. Clinton Residence	HCM	CHC-2011-1552-MA	C-119786	N/A	N/A	4	Hollywood	RE9-1	No	No	Single-family	5587023001	\$755,000	\$1,486,931	-\$731,931	-\$812	\$7,466	49.22%	Moderate	7.69	Low Barriers
585	139 N MANSFIELD AVE	2011	N/A	999	Marsh Duplex	HCM	CHC-2011-1533-MA	C-119788	N/A	N/A	5	Wilshire	R2-1	Yes	No	Multi-family	5513005026	\$743,000	\$2,221,927	-\$1,478,927	-\$1,640	\$15,085	66.56%	High	7.32	Low to Medium Barriers
586	6764 W MILNER RD	2011	Whitley Heights	N/A	N/A	HPOZ	CHC-2011-1531-MA	C-119790	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5575013022	\$243,000	\$922,188	-\$679,188	-\$753	\$6,928	73.65%	High	6.79	Low to Medium Barriers
587	5333 E MONTE VISTA BLVD	2011	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2011-1530-MA	C-119791	N/A	N/A	1	Northeast Los Angeles	R2-1-HPOZ	No	No	Multi-family	5469020020	\$348,000	\$941,562	-\$593,562	-\$658	\$6,054	63.04%	High	5.69	Medium to High Barriers
588	126 N NORTON AVE	2011	Windsor Square	N/A	N/A	HPOZ	CHC-2011-1528-MA	C-119792	N/A	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5516007015	\$533,000	\$1,926,372	-\$1,393,372	-\$1,545	\$14,212	72.33%	High	6.46	Low to Medium Barriers
589	1424 N OGDEN DR	2011	Spaulding Square	N/A	N/A	HPOZ	CHC-2011-1522-MA	C-119793	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5551024017	\$403,000	\$1,379,417	-\$976,417	-\$1,083	\$9,959	70.78%	High	7.01	Low to Medium Barriers
590	8431 N PINELAKE DR	2011	N/A	992	T.R. Craig Residence "Peppergate Ranch"	HCM	CHC-2011-1521-MA	C-119794	N/A	N/A	12	Chatsworth - Porter Ranch	RE11-1	No	No	Single-family	2005015013	\$649,000	\$921,550	-\$272,550	-\$302	\$2,780	29.58%	Moderate	7.97	Low Barriers
591	924 S SERRANO AVE	2011	N/A	928	Chateau Alpine	HCM	CHC-2011-1572-MA	C-119795	N/A	N/A	10	Wilshire	R4-1	Yes	No	Multi-family	5093016002	\$764,000	\$1,355,229	-\$591,229	-\$656	\$6,031	43.63%	Moderate	5.04	Medium to High Barriers
592	4000 N SUNNYSLOPE AVE	2011	N/A	828	Harry J. Wolff House	HCM	CHC-2011-1575-MA	C-119796	N/A	N/A	4	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	R1-1	No	Yes	Single-family	2373019006	\$441,000	\$1,711,485	-\$1,270,485	-\$1,409	\$12,959	74.23%	High	8.62	Low Barriers
593	1668 S VICTORIA AVE	2011	La Fayette Square	N/A	N/A	HPOZ	CHC-2011-1574-MA	C-119797	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071001020	\$435,000	\$780,976	-\$345,976	-\$384	\$3,529	44.30%	Moderate	5.49	Medium to High Barriers
594	6129 W WARNER DR	2011	Carthay Circle	N/A	N/A	HPOZ	CHC-2011-1564-MA	C-119798	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088002041	\$515,000	\$1,062,361	-\$547,361	-\$607	\$5,583	51.52%	High	7.35	Low to Medium Barriers
595	1802 S WELLINGTON RD	2011	La Fayette Square	N/A	N/A	HPOZ	CHC-2011-1573-MA	C-119799	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071003021	\$377,000	\$1,428,000	-\$1,051,000	-\$1,166	\$10,720	73.60%	High	5.49	Medium to High Barriers
596	919 N WEST KENSINGTON RD	2011	Angelino Heights	N/A	N/A	HPOZ	CHC-2011-1544-MA	C-119784	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	R2-1VL-HPOZ	No	No	Single-family	5405009020	\$523,000	\$917,672	-\$394,672	-\$438	\$4,026	43.01%	Moderate	5.82	Medium to High Barriers
597	1128 N WEST KENSINGTON RD	2011	Angelino Heights	N/A	N/A	HPOZ	CHC-2011-1548-MA	C-119785	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	No	No	Single-family	5404023008	\$396,000	\$746,521	-\$350,521	-\$389	\$3,575	46.95%	Moderate	5.82	Medium to High Barriers
598	1130 S WILTON PL	2011	Country Club Park	N/A	N/A	HPOZ	CHC-2011-1576-MA	C-119800	N/A	N/A	10	Wilshire	R1-1	No	No	Single-family	5081026005	\$336,000	\$1,194,432	-\$858,432	-\$952	\$8,756	71.87%	High	5.61	Medium to High Barriers

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599	445 S WINDSOR BLVD	2011	Windsor Square	N/A	N/A	HPOZ	CHC-2011-1559-MA-MAEX	C-119801	Yes	N/A	4	Wilshire	RE15-1-HPOZ	No	No	Single-family	5505027011	\$1,131,000	\$2,498,148	-\$1,367,148	-\$1,516	\$13,945	54.73%	High	6.83	Low to Medium Barriers
600	2360 W 20TH ST	2012	WESTERN HEIGHTS	N/A	N/A	HPOZ	CHC-2012-1632-MA	C-121433	N/A	N/A	10	South Los Angeles	RD1.5-1-O-HPOZ	No	No	Single-family	5073026006	\$258,000	\$489,254	-\$231,254	-\$256	\$2,359	47.27%	Moderate	4.71	Medium to High Barriers
601	2388 W 21ST ST	2012	WESTERN HEIGHTS	N/A	N/A	HPOZ	CHC-2012-1587-MA	C-121434	N/A	N/A	10	South Los Angeles	RD1.5-1-O-HPOZ	No	No	Single-family	5073026013	\$249,000	\$528,929	-\$279,929	-\$310	\$2,855	52.92%	High	4.71	Medium to High Barriers
602	2217 W 30TH ST	2012	JEFFERSON PARK	N/A	N/A	HPOZ	CHC-2012-1671-MA	C-121435	N/A	N/A	10	South Los Angeles	R1-1-O	No	No	Single-family	5052021018	\$155,000	\$220,776	-\$65,776	-\$73	\$671	29.79%	Moderate	5.75	Medium to High Barriers
603	315 W 5TH ST	2012	N/A	1019	Metropolitan Building	HCM	CHC-2012-1565-MA	C-121436	N/A	N/A	14	Central City	[Q]C2-4D-CDO	No	No	Commercial	5149026001	\$12,017,871	\$12,017,871	\$0	\$0	\$0	0.00%	No Savings	6.39	Low to Medium Barriers
604	1160 S ALVIRA ST	2012	SOUTH CARTHAY	N/A	N/A	HPOZ	CHC-2012-1657-MA	C-121438	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087014012	\$523,000	\$1,632,000	-\$1,109,000	-\$1,230	\$11,312	67.95%	High	7.19	Low to Medium Barriers
605	1233 S ALVIRA ST	2012	SOUTH CARTHAY	N/A	N/A	HPOZ	CHC-2012-1656-MA	C-121437	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087010004	\$397,000	\$823,800	-\$426,800	-\$473	\$4,353	51.81%	High	7.19	Low to Medium Barriers
606	134 N AVENUE 54	2012	Highland Park -	N/A	N/A	HPOZ	CHC-2012-1641-MA	C-121439	N/A	N/A	1	Northeast Los Angeles	RD2-1-HPOZ	No	No	Single-family	5468020012	\$196,000	\$315,895	-\$119,895	-\$133	\$1,223	37.95%	Moderate	5.48	Medium to High Barriers
607	5685 E BALTIMORE ST	2012	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2012-1581-MA	C-121440	N/A	N/A	1	Northeast Los Angeles	R2-1-HPOZ	No	No	Single-family	5478034019	\$219,000	\$524,805	-\$305,805	-\$339	\$3,119	58.27%	High	5.77	Medium to High Barriers
608	212 N BEACHWOOD DR	2012	WINDSOR SQUARE	N/A	N/A	HPOZ	CHC-2012-1560-MA	C-121441	N/A	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5515028008	\$471,000	\$1,258,296	-\$787,296	-\$873	\$8,030	62.57%	High	7.89	Low Barriers
609	927 S BROADWAY	2012	N/A	523	United Artists Theater Building	HCM	CHC-2012-1492-MA	C-121442	N/A	N/A	14	Central City	[Q]C2-4D-CDO	No	No	Commercial	5139003005	\$76,300,000	\$104,043,591	-\$27,743,591	-\$30,770	\$282,985	26.67%	Moderate	6.76	Low to Medium Barriers
610	1671 S BUCKINGHAM RD	2012	La Fayette Square	N/A	N/A	HPOZ	CHC-2006-6059-MAEX	C-111018	Yes	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071009086	\$486,000	\$1,064,243	-\$578,243	-\$641	\$5,898	54.33%	High	5.49	Medium to High Barriers
611	2520 N EASTLAKE AVE	2012	LINCOLN HEIGHTS	N/A	N/A	HPOZ	CHC-2012-1654-MA	C-121444	N/A	N/A	1	Northeast Los Angeles	[Q]RD3-1D-HPOZ	Yes	No	Single-family	5208008001	\$604,400	\$604,400	\$0	\$0	\$0	0.00%	No Savings	5.37	Medium to High Barriers
612	6673 W EMMET TER	2012	Whitley Heights	N/A	N/A	HPOZ	CHC-2012-1677-MA	C-121445	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5575008006	\$355,000	\$815,431	-\$460,431	-\$511	\$4,696	56.46%	High	6.79	Low to Medium Barriers
613	7960 W FAREHOLM DR	2012	N/A	1006	Kun Residenc	HCM	CHC-2012-1591-MA	C-121446	N/A	N/A	4	Hollywood	R1-1	No	No	Single-family	5551003020	\$1,113,000	\$3,663,129	-\$2,550,129	-\$2,828	\$26,011	69.62%	High	7.75	Low Barriers
614	4755 N FIGUEROA ST	2012	Highland Park - Garvanza	105	N/A	HCM and HPOZ	CHC-2012-1643-MA	C-121447	N/A	N/A	1	Northeast Los Angeles	RD2-1-HPOZ	No	No	Multi-family	5467017006	\$312,719	\$312,719	\$0	\$0	\$0	0.00%	No Savings	6.8	Low to Medium Barriers
615	1050 S GRAMERCY DR	2012	Country Club Park	N/A	N/A	HPOZ	CHC-2012-1611-MA	C-121448	N/A	N/A	10	Wilshire	R1-1	No	No	Single-family	5081030013	\$450,000	\$1,377,000	-\$927,000	-\$1,028	\$9,455	67.32%	High	5.61	Medium to High Barriers
616	2101 S GRAMERCY PL	2012	WESTERN HEIGHTS	N/A	N/A	HPOZ	CHC-2012-1496-MA	C-121449	N/A	N/A	10	South Los Angeles	R1-1-O-HPOZ	Yes	No	Single-family	5073027040	\$520,000	\$576,183	-\$56,183	-\$62	\$573	9.75%	Low	4.71	Medium to High Barriers
617	3320 N GRIFFIN AVE	2012	N/A	1017	Young-Gribbling Residenc	HCM	CHC-2012-1681-MA	C-121450	N/A	N/A	1	Northeast Los Angeles	[Q]R1-1D	No	No	Single-family	5207023003	\$176,000	\$333,712	-\$157,712	-\$175	\$1,609	47.26%	Moderate	5.95	Medium to High Barriers
618	900 S HILL ST	2012	N/A	1001	May Company Garage	HCM	CHC-2012-1614-MA	C-121451	N/A	N/A	14	Central City	[Q]R5-4D	No	No	Commercial	5139003001	\$12,300,000	\$18,314,751	-\$6,014,751	-\$6,671	\$61,350	32.84%	Moderate	6.76	Low to Medium Barriers
619	628 N JUNE ST	2012	HANCOCK PARK	N/A	N/A	HPOZ	CHC-2012-1626-MA	C-121452	N/A	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5523001004	\$598,000	\$1,482,023	-\$884,023	-\$980	\$9,017	59.65%	High	7.7	Low Barriers
620	1100 S LA JOLLA AVE	2012	SOUTH CARTHAY	N/A	N/A	HPOZ	CHC-2012-1809-MA	C-121453	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087011015	\$433,000	\$1,604,622	-\$1,171,622	-\$1,299	\$11,951	73.02%	High	7.19	Low to Medium Barriers

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621	1137 S LA JOLLA AVE	2012	SOUTH CARTHAY	N/A	N/A	HPOZ	CHC-2012-1558-MA	C-121454	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087009010	\$396,000	\$895,570	-\$499,570	-\$554	\$5,096	55.78%	High	7.19	Low to Medium Barriers
622	1142 S LA JOLLA AVE	2012	SOUTH CARTHAY	N/A	N/A	HPOZ	CHC-2012-1586-MA	C-121455	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087011023	\$475,000	\$1,871,115	-\$1,396,115	-\$1,548	\$14,240	74.61%	High	7.19	Low to Medium Barriers
623	17142 W LISETTE ST	2012	Balboa Highlands	N/A	N/A	HPOZ	CHC-2012-1494-MA	C-121456	N/A	N/A	12	Granada Hills - Knollwood	RE11-1	No	No	Single-family	2602018004	\$325,000	\$499,019	-\$174,019	-\$193	\$1,775	34.87%	Moderate	7.91	Low Barriers
624	6235 E MOUNT ANGELUS DR	2012	Highland Park -	N/A	N/A	HPOZ	CHC-2012-1642-MA	C-121457	N/A	N/A	1	Northeast Los Angeles	R1-1-HPOZ	No	No	Single-family	5484029001	\$181,000	\$395,214	-\$214,214	-\$238	\$2,185	54.20%	High	6.01	Low to Medium Barriers
625	886 S NORTON AVE	2012	WILSHIRE PARK	N/A	N/A	HPOZ	CHC-2012-1619-MA	C-121458	N/A	N/A	4	Wilshire	R2-1-HPOZ	No	No	Single-family	5092015036	\$317,000	\$1,163,803	-\$846,803	-\$939	\$8,637	72.76%	High	5.56	Medium to High Barriers
626	2120 S OAK ST	2012	UNIVERSITY PARK	N/A	N/A	HPOZ	CHC-2012-1623-MA	C-121459	N/A	N/A	1	South Los Angeles	RD1.5-1-O-HPOZ	No	No	Single-family	5124022007	\$507,000	\$1,032,890	-\$525,890	-\$583	\$5,364	50.91%	High	4.33	High Barriers
627	6501 W OLYMPIC PL	2012	SOUTH CARTHAY	N/A	N/A	HPOZ	CHC-2012-1630-MA	C-121460	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087007009	\$465,000	\$1,092,762	-\$627,762	-\$696	\$6,403	57.45%	High	7.19	Low to Medium Barriers
628	6533 W OLYMPIC PL	2012	SOUTH CARTHAY	N/A	N/A	HPOZ	CHC-2012-1588-MA	C-121461	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087007015	\$459,000	\$1,383,942	-\$924,942	-\$1,026	\$9,434	66.83%	High	7.19	Low to Medium Barriers
629	6579 E PICKWICK ST	2012	Highland Park -	N/A	N/A	HPOZ	CHC-2012-1644-MA	C-121462	N/A	N/A	14	Northeast Los Angeles	R1-1	No	No	Single-family	5716008039	\$409,000	\$948,857	-\$539,857	-\$599	\$5,507	56.90%	High	6.91	Low to Medium Barriers
630	1417 W RIDGE WAY	2012	Angelino Heights	N/A	N/A	HPOZ	CHC-2012-1629-MA	C-121463	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	R2-1VL-HPOZ	Yes	No	Multi-family	5405009007	\$597,000	\$960,827	-\$363,827	-\$404	\$3,711	37.87%	Moderate	5.82	Medium to High Barriers
631	103 N RIDGEWOOD PL	2012	N/A	1018	Thorsen Residenc	HCM	CHC-2012-1640-MA	C-121464	N/A	N/A	4	Wilshire	R1-1	No	No	Single-family	5516012019	\$496,000	\$1,226,085	-\$730,085	-\$810	\$7,447	59.55%	High	6.46	Low to Medium Barriers
632	419 S SPRING ST	2012	N/A	385	Title Insurance & Trust	HCM	CHC-2012-1638-MA	C-121465	N/A	N/A	14	Central City	[Q]C4-4D	No	No	Commercial	5149024027	\$5,626,492	\$21,500,000	-\$15,873,508	-\$17,605	\$161,910	73.83%	High	6.39	Low to Medium Barriers
633	232 S ST ANDREWS PL	2012	N/A	1012	Ganahl House	HCM	CHC-2012-1653-MA	C-121466	N/A	N/A	4	Wilshire	R1-1	No	No	Single-family	5516024019	\$425,000	\$896,783	-\$471,783	-\$523	\$4,812	52.61%	High	6.46	Low to Medium Barriers
634	1244 S ST ANDREWS PL	2012	Country Club Park	N/A	N/A	HPOZ	CHC-2012-1618-MA	C-121467	N/A	N/A	10	Wilshire	R1-1-HPOZ	Yes	No	Multi-family	5080004001	\$381,000	\$509,141	-\$128,141	-\$142	\$1,307	25.17%	Moderate	5.61	Medium to High Barriers
635	925 N STONEHILL LN	2012	N/A	1016	Schneidman House	HCM	CHC-2012-1593-MA	C-121469	N/A	N/A	11	Brentwood - Pacific Palisades	RE15-1-H	No	No	Single-family	4493022022	\$606,000	\$3,429,240	-\$2,823,240	-\$3,131	\$28,797	82.33%	Very High	8.22	Low Barriers
636	968 N STONEHILL LN	2012	N/A	1015	Stein House	HCM	CHC-2012-1563-MA	C-121468	N/A	N/A	11	Brentwood - Pacific Palisades	RE15-1-H	No	No	Single-family	4494007008	\$605,000	\$873,150	-\$268,150	-\$297	\$2,735	30.71%	Moderate	8.22	Low Barriers
637	350 N SYCAMORE AVE	2012	N/A	1010	North Sycamore Chateau	HCM	CHC-2012-1645-MA	C-121470	N/A	N/A	5	Wilshire	[Q]R3-1	Yes	No	Multi-family	5525031003	\$1,330,000	\$3,123,915	-\$1,793,915	-\$1,990	\$18,298	57.43%	High	7.32	Low to Medium Barriers
638	1955 N TAFT AVE	2012	HOLLYWOOD	N/A	N/A	HPOZ	CHC-2012-1582-MA	C-121471	N/A	N/A	4	Hollywood	R1-1	No	No	Single-family	5587017012	\$367,000	\$826,914	-\$459,914	-\$510	\$4,691	55.62%	High	7.69	Low Barriers
639	2656 S VAN BUREN PL	2012	Adams - Normandie	N/A	N/A	HPOZ	CHC-2012-1491-MA	C-121472	N/A	N/A	8	South Los Angeles	R2-1-O-HPOZ	Yes	No	Single-family	5054016017	\$502,184	\$502,184	\$0	\$0	\$0	0.00%	No Savings	5.16	Medium to High Barriers
640	432 S VAN NESS AVE	2012	WINDSOR SQUARE	N/A	N/A	HPOZ	CHC-2012-1616-MA	C-121473	N/A	N/A	4	Wilshire	R1-1XL-HPOZ	No	No	Single-family	5504020017	\$589,294	\$1,092,657	-\$503,363	-\$558	\$5,134	46.07%	Moderate	6.83	Low to Medium Barriers
641	1237 S VAN NESS AVE	2012	Country Club Park	N/A	N/A	HPOZ	CHC-2012-1562-MA	C-121474	N/A	N/A	10	Wilshire	RE9-1-O	No	No	Single-family	5081022014	\$511,000	\$1,172,616	-\$661,616	-\$734	\$6,748	56.42%	High	5.61	Medium to High Barriers
642	890 S VICTORIA AVE	2012	Windsor Village	N/A	N/A	HPOZ	CHC-2012-1612-MA	C-121475	N/A	N/A	4	Wilshire	R1-1	No	No	Single-family	5090033027	\$506,844	\$1,730,775	-\$1,223,931	-\$1,357	\$12,484	70.72%	High	6.49	Low to Medium Barriers
643	1680 N VINE ST	2012	N/A	666	Taft Building and Neon	HCM	CHC-2012-1495-MA	C-121476	N/A	N/A	13	Hollywood	C4-2D-SN	No	No	Commercial	5546029001	\$43,230,000	\$70,000,000	-\$26,770,000	-\$29,690	\$273,054	38.24%	Moderate	6.13	Low to Medium Barriers
644	1645 S VIRGINIA RD	2012	La Fayette Square	N/A	N/A	HPOZ	CHC-2012-1585-MA	C-121477	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071008052	\$480,000	\$1,182,278	-\$702,278	-\$779	\$7,163	59.40%	High	5.49	Medium to High Barriers

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645	1836 S VIRGINIA RD	2012	La Fayette Square	N/A	N/A	HPOZ	CHC-2012-1678-MA	C-121478	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071006046	\$530,000	\$1,335,154	-\$805,154	-\$893	\$8,213	60.30%	High	5.49	Medium to High Barriers
646	2717 W WAVERLY DR	2012	N/A	1011	McAlmon House	HCM	CHC-2012-1639-MA	C-121480	N/A	N/A	4	Silver Lake - Echo Park - Elysian Valley	RD2-1VL	Yes	No	Multi-family	5438024014	\$524,000	\$1,385,700	-\$861,700	-\$956	\$8,789	62.19%	High	7.17	Low to Medium Barriers
647	1683 S WELLINGTON RD	2012	La Fayette Square	N/A	N/A	HPOZ	CHC-2012-1675-MA	C-121479	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071005026	\$496,000	\$1,431,573	-\$935,573	-\$1,038	\$9,543	65.35%	High	5.49	Medium to High Barriers
648	220 S WILTON PL	2012	N/A	1005	Catalina Brent Pico House	HCM	CHC-2012-1613-MA	C-121481	N/A	N/A	4	Wilshire	R1-1	No	No	Single-family	5516016020	\$532,000	\$2,072,157	-\$1,540,157	-\$1,708	\$15,710	74.33%	High	6.46	Low to Medium Barriers
649	152 N WINDSOR BLVD	2012	WINDSOR SQUARE	N/A	N/A	HPOZ	CHC-2012-1676-MA	C-121483	N/A	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5516005011	\$649,700	\$1,562,770	-\$913,070	-\$1,013	\$9,313	58.43%	High	6.46	Low to Medium Barriers
650	414 S WINDSOR BLVD	2012	WINDSOR SQUARE	N/A	N/A	HPOZ	CHC-2012-1561-MA	C-121482	N/A	N/A	4	Wilshire	RE15-1-HPOZ	No	No	Single-family	5504003005	\$971,000	\$3,797,998	-\$2,826,998	-\$3,135	\$28,835	74.43%	High	6.83	Low to Medium Barriers
651	2203 W 20TH ST	2013	Western Heights	N/A	N/A	HPOZ	CHC-2013-1601-MA	C-123247	N/A	N/A	10	South Los Angeles	R1-1-O-HPOZ	No	No	Single-family	5073030032	\$353,000	\$761,689	-\$408,689	-\$453	\$4,169	53.66%	High	4.71	Medium to High Barriers
652	2129 W 21ST ST	2013	Western Heights	N/A	N/A	HPOZ	CHC-2013-1632-MA	C-123252	N/A	N/A	10	South Los Angeles	R1-1-O-HPOZ	No	No	Single-family	5073030067	\$574,000	\$954,633	-\$380,633	-\$422	\$3,882	39.87%	Moderate	4.71	Medium to High Barriers
653	2038 W 29TH ST	2013	Jefferson Park	N/A	N/A	HPOZ	CHC-2013-1593-MA	C-123249	N/A	N/A	10	South Los Angeles	R1-1-O-HPOZ	No	No	Single-family	5053004023	\$179,000	\$270,230	-\$91,230	-\$101	\$931	33.76%	Moderate	5.75	Medium to High Barriers
654	2234 W 31ST ST	2013	Jefferson Park	N/A	N/A	HPOZ	CHC-2013-1606-MA	C-123290	N/A	N/A	10	South Los Angeles	R1-1-O-HPOZ	No	No	Single-family	5052023026	\$268,000	\$308,218	-\$40,218	-\$45	\$410	13.05%	Low	5.75	Medium to High Barriers
655	1223 S 3RD AVE	2013	Country Club Park	N/A	N/A	HPOZ	CHC-2013-1621-MA	C-123246	N/A	N/A	10	Wilshire	RD1.5-1-O	No	No	Single-family	5081014001	\$493,000	\$1,098,381	-\$605,381	-\$671	\$6,175	55.12%	High	5.17	Medium to High Barriers
656	922 S 4TH AVE	2013	Wilshire Park	N/A	N/A	HPOZ	CHC-2013-1602-MA	C-123245	N/A	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5092018015	\$299,000	\$647,435	-\$348,435	-\$386	\$3,554	53.82%	High	5.56	Medium to High Barriers
657	622 N ALDAMA TER	2013	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2013-1678-MA	C-123244	N/A	N/A	1	Northeast Los Angeles	R1-1-HPOZ	No	No	Single-family	5469027012	\$234,000	\$859,162	-\$625,162	-\$693	\$6,377	72.76%	High	6.5	Low to Medium Barriers
658	134 S ALTA VISTA BLVD	2013	Miracle Mile North	N/A	N/A	HPOZ	CHC-2013-1750-MA	C-123248	N/A	N/A	5	Wilshire	R1-1-HPOZ	No	No	Single-family	5512024007	\$566,000	\$997,803	-\$431,803	-\$479	\$4,404	43.28%	Moderate	7.3	Low to Medium Barriers
659	1062 S ALVIRA ST	2013	South Carthay	N/A	N/A	HPOZ	CHC-2013-1592-MA	C-123254	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087013010	\$553,000	\$1,145,054	-\$592,054	-\$657	\$6,039	51.71%	High	7.19	Low to Medium Barriers
660	1133 S ALVIRA ST	2013	South Carthay	N/A	N/A	HPOZ	CHC-2013-1652-MA	C-123251	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087011008	\$440,000	\$1,465,734	-\$1,025,734	-\$1,138	\$10,462	69.98%	High	7.19	Low to Medium Barriers

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661	11600 W AMANDA DR	2013	N/A	1024	Lechner House	HCM	CHC-2013-1646-MA	C-123255	N/A	N/A	2	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	RE15-1-H	No	No	Single-family	2377005043	\$1,045,000	\$2,237,237	-\$1,192,237	-\$1,322	\$12,161	53.29%	High	7.96	Low Barriers
662	3410 N AMESBURY RD	2013	N/A	1025	Durex Model Home	HCM	CHC-2013-1648-MA	C-123256	N/A	N/A	4	Hollywood	R1-1	No	No	Single-family	5592008009	\$528,000	\$751,253	-\$223,253	-\$248	\$2,277	29.72%	Moderate	7.58	Low Barriers
663	3435 N AMESBURY RD	2013	N/A	1026	Sherwood House	HCM	CHC-2013-1645-MA	C-123257	N/A	N/A	4	Hollywood	R1-1	No	No	Single-family	5592022018	\$503,000	\$1,018,659	-\$515,659	-\$572	\$5,260	50.62%	High	7.58	Low Barriers
664	756 N AVENUE 66	2013	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2013-1675-MA	C-123258	N/A	N/A	14	Northeast Los Angeles	RD2-1	Yes	No	Multi-family	5716026035	\$320,902	\$320,902	\$0	\$0	\$0	0.00%	No Savings	6.91	Low to Medium Barriers
665	6108 W BARROWS DR	2013	Carthay Circle	N/A	N/A	HPOZ	CHC-2013-1658-MA	C-123259	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088004037	\$478,000	\$1,351,177	-\$873,177	-\$968	\$8,906	64.62%	High	7.35	Low to Medium Barriers
666	686 S BRONSON AVE	2013	Wilshire Park	N/A	N/A	HPOZ	CHC-2013-1679-MA	C-123260	N/A	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5092007016	\$418,000	\$1,091,074	-\$673,074	-\$747	\$6,865	61.69%	High	5.85	Medium to High Barriers
667	847 S BRONSON AVE	2013	Wilshire Park	N/A	N/A	HPOZ	CHC-2013-1661-MA	C-123261	N/A	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5092002010	\$336,000	\$868,262	-\$532,262	-\$590	\$5,429	61.30%	High	5.56	Medium to High Barriers
668	871 S BRONSON AVE	2013	Wilshire Park	N/A	N/A	HPOZ	CHC-2013-1685-MA	C-123262	N/A	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5092002015	\$471,000	\$908,356	-\$437,356	-\$485	\$4,461	48.15%	Moderate	5.56	Medium to High Barriers
669	1947 N CANYON DR	2013	Hollywood Grove	N/A	N/A	HPOZ	CHC-2013-1677-MA	C-123263	N/A	N/A	4	Hollywood	R1-1	No	No	Single-family	5586023001	\$372,000	\$1,238,577	-\$866,577	-\$961	\$8,839	69.97%	High	6.85	Low to Medium Barriers
670	6502 W COMMODORE SLOAT DR	2013	Carthay Circle	N/A	N/A	HPOZ	CHC-2013-1597-MA	C-123297	N/A	N/A	5	Wilshire	R2-1-O-HPOZ	Yes	No	Multi-family	5088009004	\$504,000	\$936,251	-\$432,251	-\$479	\$4,409	46.17%	Moderate	7.35	Low to Medium Barriers
671	6681 W EMMET TER	2013	Whitley Heights	N/A	N/A	HPOZ	CHC-2013-1611-MA	C-123267	N/A	N/A	4	Hollywood	R1-1-HPOZ	Yes	No	Single-family	5575008008	\$867,000	\$2,028,780	-\$1,161,780	-\$1,289	\$11,850	57.26%	High	6.79	Low to Medium Barriers
672	203 S FORMOSA AVE	2013	Miracle Mile North	N/A	N/A	HPOZ	CHC-2013-1676-MA	C-123276	N/A	N/A	5	Wilshire	R1-1-HPOZ	No	No	Single-family	5512025020	\$397,000	\$1,056,617	-\$659,617	-\$732	\$6,728	62.43%	High	7.3	Low to Medium Barriers
673	1034 S GRAMERCY PL	2013	Country Club Park	N/A	N/A	HPOZ	CHC-2013-1636-MA	C-123275	N/A	N/A	10	Wilshire	R1-1	No	No	Single-family	5081031005	\$452,000	\$1,651,431	-\$1,199,431	-\$1,330	\$12,234	72.63%	High	5.61	Medium to High Barriers
674	1121 S GRAMERCY PL	2013	Country Club Park	N/A	N/A	HPOZ	CHC-2013-1616-MA	C-123274	N/A	N/A	10	Wilshire	R1-1	No	No	Single-family	5081026012	\$470,916	\$470,916	\$0	\$0	\$0	0.00%	No Savings	5.61	Medium to High Barriers
675	2037 S HARVARD BLVD	2013	Harvard Heights	961	N/A	HCM and HPOZ	CHC-2013-1618-MA	C-123273	N/A	N/A	10	South Los Angeles	[Q]R4-1-HPOZ	No	No	Single-family	5074032014	\$543,851	\$543,851	\$0	\$0	\$0	0.00%	No Savings	4.71	Medium to High Barriers
676	6004 E HAYES AVE	2013	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2013-1638-MA	C-123272	N/A	N/A	14	Northeast Los Angeles	RD2-1-HPOZ	Yes	No	Single-family	5492020010	\$347,724	\$347,724	\$0	\$0	\$0	0.00%	No Savings	5.91	Medium to High Barriers
677	760 S HILL ST	2013	N/A	1030	Union Bank and Trust	HCM	CHC-2013-1670-MA	C-123270	N/A	N/A	14	Central City	C5-4D	No	No	Condominium	5144014046-5144014139	\$28,921,747	\$28,921,747	\$0	\$0	\$0	0.00%	No Savings	6.39	Low to Medium Barriers
678	2327 W HILL DR	2013	N/A	1042	Egasse-Braasch	HCM	CHC-2013-1663-MA	C-123271	N/A	N/A	14	Northeast Los Angeles	R1-1	No	Yes	Single-family	5671001028	\$353,000	\$855,743	-\$502,743	-\$558	\$5,128	58.75%	High	7.46	Low to Medium Barriers
679	6630 W IRIS DR	2013	Whitley Heights	N/A	N/A	HPOZ	CHC-2013-1617-MA	C-123268	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5576003038	\$534,000	\$1,219,810	-\$685,810	-\$761	\$6,995	56.22%	High	6.79	Low to Medium Barriers
680	209 S IRVING BLVD	2013	Windsor Square	N/A	N/A	HPOZ	CHC-2013-1633-MA	C-123277	N/A	N/A	4	Wilshire	RE9-1-HPOZ	No	No	Single-family	5516002022	\$874,000	\$1,446,705	-\$572,705	-\$635	\$5,842	39.59%	Moderate	6.46	Low to Medium Barriers
681	211 S LARCHMONT BLVD	2013	Windsor Square	N/A	N/A	HPOZ	CHC-2013-1631-MA	C-123266	N/A	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5515021023	\$500,000	\$1,440,693	-\$940,693	-\$1,043	\$9,595	65.29%	High	7.89	Low Barriers
682	678 S LORRAINE BLVD	2013	Windsor Village	N/A	N/A	HPOZ	CHC-2013-1635-MA	C-123269	N/A	N/A	4	Wilshire	[Q]R3-1	No	No	Single-family	5090032024	\$463,000	\$1,041,532	-\$578,532	-\$642	\$5,901	55.55%	High	6.49	Low to Medium Barriers

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683	845 S LORRAINE BLVD	2013	Windsor Village	N/A	N/A	HPOZ	CHC-2013-1637-MA	C-123265	N/A	N/A	4	Wilshire	[Q]R3-1	Yes	No	Single-family	5090027012	\$479,304	\$930,960	-\$451,656	-\$501	\$4,607	48.52%	Moderate	6.49	Low to Medium Barriers
684	4955 W MARATHON ST	2013	Melrose Hill	N/A	N/A	HPOZ	CHC-2013-1660-MA	C-123264	N/A	N/A	13	Hollywood	R1-1-HPOZ	No	No	Single-family	5535028017	\$314,000	\$645,780	-\$331,780	-\$368	\$3,384	51.38%	High	4.91	Medium to High Barriers
685	118 N MARTEL AVE	2013	Miracle Mile North	N/A	N/A	HPOZ	CHC-2013-1655-MA	C-123253	N/A	N/A	5	Wilshire	R1-1-HPOZ	No	No	Single-family	5512014022	\$435,000	\$1,241,889	-\$806,889	-\$895	\$8,230	64.97%	High	7.3	Low to Medium Barriers
686	3542 S MEIER ST	2013	Gregory Ain Mar Vista Tract	N/A	N/A	HPOZ	CHC-2013-1654-MA	C-123288	N/A	N/A	11	Palms - Mar Vista - Del Rey	R1-1-HPOZ	Yes	No	Single-family	4246002007	\$418,000	\$971,433	-\$553,433	-\$614	\$5,645	56.97%	High	7.34	Low to Medium Barriers
687	6423 W MOORE DR	2013	Carthay Circle	N/A	N/A	HPOZ	CHC-2013-1673-MA	C-123279	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088008034	\$373,000	\$1,068,368	-\$695,368	-\$771	\$7,093	65.09%	High	7.35	Low to Medium Barriers
688	17103 W NANETTE ST	2013	Balboa Highlands	N/A	N/A	HPOZ	CHC-2013-1600-MA	C-123280	N/A	N/A	12	Granada Hills - Knollwood	RE11-1	No	No	Single-family	2602018032	\$325,000	\$996,857	-\$671,857	-\$745	\$6,853	67.40%	High	7.91	Low Barriers
689	6507 W OLYMPIC PL	2013	South Carthay	N/A	N/A	HPOZ	CHC-2013-1653-MA	C-123281	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087007010	\$514,000	\$1,346,400	-\$832,400	-\$923	\$8,490	61.82%	High	7.19	Low to Medium Barriers
690	1325 N ORANGE GROVE AVE	2013	Spaulding Square	N/A	N/A	HPOZ	CHC-2013-1656-MA	C-123282	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5551027017	\$433,000	\$1,024,639	-\$591,639	-\$656	\$6,035	57.74%	High	7.01	Low to Medium Barriers
691	6039 E PIEDMONT AVE	2013	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2013-1641-MA	C-123283	N/A	N/A	1	Northeast Los Angeles	RD2-1-HPOZ	Yes	No	Single-family	5484035001	\$463,000	\$1,071,000	-\$608,000	-\$674	\$6,202	56.77%	High	6.01	Low to Medium Barriers
692	167 N POINSETTIA PL	2013	Miracle Mile North	N/A	N/A	HPOZ	CHC-2013-1651-MA	C-123284	N/A	N/A	5	Wilshire	R1-1-HPOZ	No	No	Single-family	5512017004	\$441,000	\$1,935,000	-\$1,494,000	-\$1,657	\$15,239	77.21%	Very High	7.3	Low to Medium Barriers
693	367 S RIMPAU BLVD	2013	Hancock Park	N/A	N/A	HPOZ	CHC-2013-1598-MA-MAEX	C-123285	Yes	N/A	4	Wilshire	RE15-1-HPOZ	No	No	Single-family	5505004002	\$1,371,000	\$6,216,604	-\$4,845,604	-\$5,374	\$49,425	77.95%	Very High	7.89	Low Barriers
694	450 N ROSSMORE AVE	2013	N/A	309	El Royale Apartments	HCM	CHC-2013-1605-MA-MAEX	C-123286	Yes	N/A	4	Wilshire	R4-2	Yes	No	Multi-family	5523018001	\$29,041,000	\$36,108,000	-\$7,067,000	-\$7,838	\$72,083	19.57%	Low	7.7	Low Barriers
695	416 S SPRING ST	2013	N/A	1029	Stowell Hotel	HCM	CHC-2013-1657-MA	C-123295	N/A	N/A	14	Central City	[Q]C4-4D	No	No	Condominium	5149038001-5149038066	\$12,965,983	\$34,936,080	-\$21,970,097	-\$24,367	\$224,095	62.89%	High	6.49	Low to Medium Barriers
696	6121 W SUNSET BLVD	2013	N/A	947	CBS Columbia Square	HCM	CHC-2013-1667-MA-MAEX	C-123296	Yes	N/A	13	Hollywood	[Q]C4-1VL-SN	No	Yes	Commercial	5546026050	\$49,900,000	\$60,457,102	-\$10,557,102	-\$11,709	\$107,682	17.46%	Low	6.13	Low to Medium Barriers
697	216 S THORNE ST	2013	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2013-1650-MA	C-123287	N/A	N/A	14	Northeast Los Angeles	RD2-1-HPOZ	No	No	Single-family	5492040003	\$326,000	\$531,177	-\$205,177	-\$228	\$2,093	38.63%	Moderate	6.08	Low to Medium Barriers
698	5867 W TUXEDO TER	2013	N/A	1031	Frederick A.	HCM	CHC-2013-1680-MA	C-123250	N/A	N/A	4	Hollywood	R1-1D	No	No	Single-family	5580023032	\$255,000	\$1,084,617	-\$829,617	-\$920	\$8,462	76.49%	Very High	7.69	Low Barriers
699	262 S VAN NESS AVE	2013	Windsor Square	N/A	N/A	HPOZ	CHC-2013-1662-MA	C-123289	N/A	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5516010012	\$762,000	\$1,125,655	-\$363,655	-\$403	\$3,709	32.31%	Moderate	6.46	Low to Medium Barriers
700	446 S VAN NESS AVE	2013	Windsor Square	N/A	N/A	HPOZ	CHC-2013-1672-MA	C-123278	N/A	N/A	4	Wilshire	R1-1XL-HPOZ	No	No	Single-family	5504020020	\$400,000	\$1,410,788	-\$1,010,788	-\$1,121	\$10,310	71.65%	High	6.83	Low to Medium Barriers
701	1814 S VIRGINIA RD	2013	La Fayette Square	N/A	N/A	HPOZ	CHC-2013-1671-MA	C-123291	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071006042	\$459,000	\$878,261	-\$419,261	-\$465	\$4,276	47.74%	Moderate	5.49	Medium to High Barriers
702	106 N VISTA ST	2013	Miracle Mile North	N/A	N/A	HPOZ	CHC-2013-1682-MA	C-123292	N/A	N/A	5	Wilshire	R1-1-HPOZ	No	No	Single-family	5512011020	\$573,000	\$1,343,956	-\$770,956	-\$855	\$7,864	57.36%	High	7.3	Low to Medium Barriers
703	6537 W WHITWORTH DR	2013	South Carthay	N/A	N/A	HPOZ	CHC-2013-1599-MA	C-123293	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087008008	\$495,000	\$1,351,175	-\$856,175	-\$950	\$8,733	63.37%	High	7.19	Low to Medium Barriers
704	245 S WILTON PL	2013	N/A	1032	Emma Wood House	HCM	CHC-2013-1674-MA	C-123294	N/A	N/A	4	Wilshire	R1-1	No	No	Single-family	5516010020	\$852,000	\$1,790,221	-\$938,221	-\$1,041	\$9,570	52.41%	High	6.46	Low to Medium Barriers
705	2190 W 24TH ST	2014	West Adams Terrace	N/A	N/A	HPOZ	CHC-2014-1250-MA	C-125009	N/A	N/A	10	South Los Angeles	R1-1-O-HPOZ	No	No	Single-family	5058006004	\$261,000	\$714,292	-\$453,292	-\$503	\$4,624	63.46%	High	4.66	Medium to High Barriers
706	2254 W 25TH ST	2014	West Adams Terrace	N/A	N/A	HPOZ	CHC-2014-1241-MA	C-125010	N/A	N/A	10	South Los Angeles	[Q]R4-1-O-HPOZ	No	No	Single-family	5058004007	\$411,000	\$1,071,441	-\$660,441	-\$732	\$6,736	61.64%	High	4.66	Medium to High Barriers
707	2107 W 28TH ST	2014	Jefferson Park	N/A	N/A	HPOZ	CHC-2014-1213-MA	C-125011	N/A	N/A	10	South Los Angeles	R1-1-O-HPOZ	No	No	Single-family	5052029033	\$240,000	\$333,374	-\$93,374	-\$104	\$952	28.01%	Moderate	5.75	Medium to High Barriers

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708	2078 W 29TH PL	2014	Jefferson Park	N/A	N/A	HPOZ	CHC-2014-1246-MA	C-125012	N/A	N/A	10	South Los Angeles	R1-1-O-HPOZ	No	No	Single-family	5053005002	\$389,000	\$1,183,246	-\$794,246	-\$881	\$8,101	67.12%	High	5.75	Medium to High Barriers
709	2201 W 31ST ST	2014	Jefferson Park	N/A	N/A	HPOZ	CHC-2014-1282-MA	C-125013	N/A	N/A	10	South Los Angeles	R1-1-O-HPOZ	Yes	No	Multi-family	5052022001	\$381,000	\$464,839	-\$83,839	-\$93	\$855	18.04%	Low	5.75	Medium to High Barriers
710	2389 W 31ST ST	2014	Jefferson Park	N/A	N/A	HPOZ	CHC-2014-1255-MA	C-125014	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-O-HPOZ	No	No	Single-family	5052005010	\$204,000	\$323,437	-\$119,437	-\$132	\$1,218	36.93%	Moderate	5.4	Medium to High Barriers
711	1265 S 3RD AVE	2014	Country Club Park	N/A	N/A	HPOZ	CHC-2014-1223-MA	C-125004	N/A	N/A	10	Wilshire	RD1.5-1-O	No	No	Single-family	5081014008	\$461,000	\$921,509	-\$460,509	-\$511	\$4,697	49.97%	Moderate	5.17	Medium to High Barriers
712	3661 S 3RD AVE	2014	Jefferson Park	N/A	N/A	HPOZ	CHC-2014-1202-MA	C-125005	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5042006016	\$180,000	\$418,002	-\$238,002	-\$264	\$2,428	56.94%	High	5.19	Medium to High Barriers
713	3665 S 3RD AVE	2014	Jefferson Park	N/A	N/A	HPOZ	CHC-2014-1247-MA	C-125006	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5042006017	\$180,000	\$277,047	-\$97,047	-\$108	\$990	35.03%	Moderate	5.19	Medium to High Barriers
714	2426 S 4TH AVE	2014	West Adams Terrace	1062	Roberta Apartments	HCM and HPOZ	CHC-2014-1299-MA	C-125007	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	RD2-1-O-HPOZ	No	No	Condominium	5059025031-5059025034	\$792,000	\$2,636,371	-\$1,844,371	-\$2,046	\$18,813	69.96%	High	4.36	High Barriers
715	4071 W 8TH ST	2014	Wilshire Park	N/A	N/A	HPOZ	CHC-2014-1177-MA	C-125034	N/A	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5092011024	\$344,000	\$750,358	-\$406,358	-\$451	\$4,145	54.16%	High	5.85	Medium to High Barriers
716	1325 W ADAMS BLVD	2014	N/A	1043	Herman Kerckhoff House	HCM	CHC-2014-1181-MA	C-125015	N/A	N/A	8	South Los Angeles	RD1.5-1	No	No	Single-family	5055004003	\$568,000	\$1,114,267	-\$546,267	-\$606	\$5,572	49.02%	Moderate	4.42	High Barriers
717	3701 W ADAMS BLVD	2014	West Adams Terrace	N/A	N/A	HPOZ	CHC-2014-1189-MA	C-125016	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R3-1-O-HPOZ	No	No	Single-family	5059016008	\$388,000	\$1,018,287	-\$630,287	-\$699	\$6,429	61.90%	High	4.36	High Barriers
718	9027 W ALDEN DR	2014	N/A	995	9027 West Alden Drive Apts	HCM	CHC-2014-1259-MA	C-125017	N/A	N/A	5	Wilshire	[Q]R4-1-O	Yes	No	Multi-family	4335005011	\$1,070,000	\$2,722,255	-\$1,652,255	-\$1,833	\$16,853	60.69%	High	7.54	Low Barriers
719	1130 S ALVIRA ST	2014	South Carthay	N/A	N/A	HPOZ	CHC-2014-1260-MA	C-125018	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087014006	\$538,000	\$1,545,463	-\$1,007,463	-\$1,117	\$10,276	65.19%	High	7.19	Low to Medium Barriers
720	1206 S ALVIRA ST	2014	South Carthay	N/A	N/A	HPOZ	CHC-2014-1168-MA	C-125019	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087015002	\$463,000	\$1,390,917	-\$927,917	-\$1,029	\$9,465	66.71%	High	7.19	Low to Medium Barriers
721	5609 E BALTIMORE ST	2014	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2014-1185-MA	C-125021	N/A	N/A	1	Northeast Los Angeles	R2-1-HPOZ	No	No	Single-family	5478028014	\$183,000	\$471,571	-\$288,571	-\$320	\$2,943	61.19%	High	5.77	Medium to High Barriers
722	1100 S BROADWAY	2014	N/A	1075	Commercial Club Building	HCM	CHC-2014-1236-MA	C-125022	N/A	N/A	14	Central City	C2-4D-O	No	No	Commercial	5139017001	\$27,300,000	\$27,300,000	\$0	\$0	\$0	0.00%	No Savings	6.76	Low to Medium Barriers
723	680 S BRONSON AVE	2014	Wilshire Park	N/A	N/A	HPOZ	CHC-2014-1222-MA	C-125025	N/A	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5092007015	\$448,000	\$1,125,540	-\$677,540	-\$751	\$6,911	60.20%	High	5.85	Medium to High Barriers
724	811 S BRONSON AVE	2014	Wilshire Park	N/A	N/A	HPOZ	CHC-2014-1206-MA	C-125023	N/A	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5092002003	\$336,000	\$934,076	-\$598,076	-\$663	\$6,100	64.03%	High	5.56	Medium to High Barriers
725	861 S BRONSON AVE	2014	Wilshire Park	N/A	N/A	HPOZ	CHC-2014-1281-MA	C-125024	N/A	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5092002013	\$478,000	\$1,004,934	-\$526,934	-\$584	\$5,375	52.43%	High	5.56	Medium to High Barriers

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726	1160 S BRONSON AVE	2014	Country Club Park	N/A	N/A	HPOZ	CHC-2014-1290-MA	C-125026	N/A	N/A	10	Wilshire	R3-1-O	Yes	No	Multi-family	5081006008	\$649,000	\$1,016,495	-\$367,495	-\$408	\$3,748	36.15%	Moderate	5.17	Medium to High Barriers
727	1626 S BUCKINGHAM RD	2014	La Fayette Square	N/A	N/A	HPOZ	CHC-2014-1172-MA	C-125027	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071008063	\$351,000	\$1,374,264	-\$1,023,264	-\$1,135	\$10,437	74.46%	High	5.49	Medium to High Barriers
728	1841 S BUCKINGHAM RD	2014	La Fayette Square	N/A	N/A	HPOZ	CHC-2014-1180-MA	C-125028	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071011025	\$493,000	\$1,481,410	-\$988,410	-\$1,096	\$10,082	66.72%	High	5.49	Medium to High Barriers
729	3327 W COUNTRY CLUB DR	2014	Country Club Park	N/A	N/A	HPOZ	CHC-2014-1243-MA	C-125029	N/A	N/A	10	Wilshire	R1-1-O	Yes	No	Single-family	5081024027	\$353,000	\$1,644,381	-\$1,291,381	-\$1,432	\$13,172	78.53%	Very High	5.61	Medium to High Barriers
730	1167 S CRESCENT HEIGHTS BLVD	2014	South Carthay	N/A	N/A	HPOZ	CHC-2014-1295-MA	C-125030	N/A	N/A	5	Wilshire	R2-1-O-HPOZ	Yes	No	Single-family	5087014032	\$786,000	\$1,360,805	-\$574,805	-\$638	\$5,863	42.24%	Moderate	7.19	Low to Medium Barriers
731	12743 N DARLA AVE	2014	Balboa Highlands	N/A	N/A	HPOZ	CHC-2014-1252-MA	C-125031	N/A	N/A	12	Granada Hills - Knollwood	RE11-1	No	No	Single-family	2602019050	\$325,000	\$807,038	-\$482,038	-\$535	\$4,917	59.73%	High	7.91	Low Barriers
732	162 N DETROIT ST	2014	Miracle Mile North	N/A	N/A	HPOZ	CHC-2014-1175-MA	C-125032	N/A	N/A	5	Wilshire	R2-1-HPOZ	Yes	No	Multi-family	5513002019	\$755,000	\$1,236,312	-\$481,312	-\$534	\$4,909	38.93%	Moderate	7.3	Low to Medium Barriers
733	771 N EAST KENSINGTON RD	2014	Angelino Heights	N/A	N/A	HPOZ	CHC-2014-1188-MA	C-125042	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	No	No	Single-family	5405019012	\$380,000	\$958,800	-\$578,800	-\$642	\$5,904	60.37%	High	5.98	Medium to High Barriers
734	6317 E ELGIN ST	2014	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2014-1178-MA	C-125035	N/A	N/A	14	Northeast Los Angeles	RD2-1	No	No	Single-family	5493009012	\$179,000	\$608,059	-\$429,059	-\$476	\$4,376	70.56%	High	6.82	Low to Medium Barriers
735	975 S FOSTER DR	2014	Carthay Circle	N/A	N/A	HPOZ	CHC-2014-1261-MA	C-125036	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088007033	\$575,000	\$1,563,303	-\$988,303	-\$1,096	\$10,081	63.22%	High	7.35	Low to Medium Barriers
736	2090 S HARVARD BLVD	2014	Harvard Heights	N/A	N/A	HPOZ	CHC-2014-1263-MA	C-125037	N/A	N/A	10	South Los Angeles	RD2-1-HPOZ	No	No	Single-family	5074030006	\$426,000	\$573,417	-\$147,417	-\$163	\$1,504	25.71%	Moderate	4.71	Medium to High Barriers
737	1805 S HOBART BLVD	2014	Harvard Heights	N/A	N/A	HPOZ	CHC-2014-1209-MA	C-125038	N/A	N/A	10	South Los Angeles	R2-1-HPOZ	No	No	Single-family	5074019016	\$373,000	\$689,936	-\$316,936	-\$352	\$3,233	45.94%	Moderate	4.68	Medium to High Barriers
738	1811 S HOBART BLVD	2014	Harvard Heights	N/A	N/A	HPOZ	CHC-2014-1286-MA	C-125039	N/A	N/A	10	South Los Angeles	R2-1-HPOZ	No	No	Single-family	5074019015	\$383,000	\$607,542	-\$224,542	-\$249	\$2,290	36.96%	Moderate	4.68	Medium to High Barriers
739	2703 S HOOVER ST	2014	N/A	240	Residence	HCM	CHC-2014-1251-MA	C-125040	N/A	N/A	9	South Los Angeles	R3-1-O	No	No	Multi-family	5055027004	\$1,431,000	\$1,686,821	-\$255,821	-\$284	\$2,609	15.17%	Low	6.53	Low to Medium Barriers
740	121 S HUDSON AVE	2014	Hancock Park	N/A	N/A	HPOZ	CHC-2014-1285-	C-125041	Yes	N/A	4	Wilshire	RE11-1-HPOZ	No	No	Single-family	5515002018	\$1,128,000	\$9,363,600	-\$8,235,600	-\$9,134	\$84,003	87.95%	Very High	7.89	Low Barriers
741	1130 S LA JOLLA AVE	2014	South Carthay	N/A	N/A	HPOZ	CHC-2014-1265-MA	C-125043	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	Yes	No	Single-family	5087011021	\$504,000	\$1,902,743	-\$1,398,743	-\$1,551	\$14,267	73.51%	High	7.19	Low to Medium Barriers
742	1163 S LA JOLLA AVE	2014	South Carthay	N/A	N/A	HPOZ	CHC-2014-1266-MA	C-125044	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087009001	\$483,000	\$1,537,382	-\$1,054,382	-\$1,169	\$10,755	68.58%	High	7.19	Low to Medium Barriers
743	7129 W LA PRESA DR	2014	N/A	1064	ABICHAN DANI RESIDENCE	HCM	CHC-2014-1291-MA	C-125045	N/A	N/A	4	Hollywood	RE9-1	No	No	Single-family	5549012020	\$650,000	\$1,266,793	-\$616,793	-\$684	\$6,291	48.69%	Moderate	7.36	Low to Medium Barriers
744	215 S LARCHMONT BLVD	2014	Windsor Square	N/A	N/A	HPOZ	CHC-2014-1242-MA	C-125046	N/A	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5515021022	\$493,000	\$1,323,577	-\$830,577	-\$921	\$8,472	62.75%	High	7.89	Low Barriers
745	813 1/2 N LAVETA TER	2014	Angelino Heights	N/A	N/A	HPOZ	CHC-2014-1221-MA	C-125047	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD3-1VL-HPOZ	No	No	Single-family	5405005005	\$228,000	\$383,517	-\$155,517	-\$172	\$1,586	40.55%	Moderate	5.82	Medium to High Barriers
746	505 S LORRAINE BLVD	2014	Windsor Square	N/A	N/A	HPOZ	CHC-2014-3536-MAEX	C-125048	Yes	N/A	4	Wilshire	RE15-1-HPOZ	No	No	Single-family	5504002007	\$1,345,000	\$3,199,222	-\$1,854,222	-\$2,057	\$18,913	57.96%	High	6.83	Low to Medium Barriers
747	611 S LORRAINE BLVD	2014	Windsor Square	N/A	N/A	HPOZ	CHC-2014-1176-MAEX	C-125049	Yes	N/A	4	Wilshire	RE15-1-HPOZ	No	No	Single-family	5504001008	\$926,000	\$2,967,073	-\$2,041,073	-\$2,264	\$20,819	68.79%	High	6.83	Low to Medium Barriers
748	730 S LOS ANGELES ST	2014	N/A	1067	Grether & Grether Building	HCM	CHC-2014-1293-MA	C-125050	N/A	N/A	14	Central City	M2-2D	No	No	Multi-family	5145002001	\$15,450,000	\$23,698,913	-\$8,248,913	-\$9,149	\$84,139	34.81%	Moderate	5.06	Medium to High Barriers
749	617 S LUCERNE BLVD	2014	Windsor Square	N/A	N/A	HPOZ	CHC-2014-1203-MAEX	C-125051	Yes	N/A	4	Wilshire	RE15-1-HPOZ	No	No	Single-family	5505021002	\$833,000	\$3,179,234	-\$2,346,234	-\$2,602	\$23,932	73.80%	High	7.89	Low Barriers
750	2800 N MANITOU AVE	2014	Lincoln Heights	N/A	N/A	HPOZ	CHC-2014-1292-MA	C-125052	N/A	N/A	1	Northeast Los Angeles	RD3-1-HPOZ	No	No	Single-family	5204019024	\$340,000	\$452,595	-\$112,595	-\$125	\$1,148	24.88%	Low	4.78	Medium to High Barriers
751	121 N MARTEL AVE	2014	Miracle Mile North	N/A	N/A	HPOZ	CHC-2014-1274-MA	C-125053	N/A	N/A	5	Wilshire	R1-1-HPOZ	No	No	Single-family	5512011014	\$412,000	\$1,352,978	-\$940,978	-\$1,044	\$9,598	69.55%	High	7.3	Low to Medium Barriers
752	156 S MARTEL AVE	2014	Miracle Mile North	N/A	N/A	HPOZ	CHC-2014-1279-MA	C-125054	N/A	N/A	5	Wilshire	R1-1-HPOZ	Yes	No	Single-family	5512015023	\$778,000	\$1,693,382	-\$915,382	-\$1,015	\$9,337	54.06%	High	7.3	Low to Medium Barriers

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753	6503 W MOORE DR	2014	Carthay Circle	N/A	N/A	HPOZ	CHC-2014-1275-MA	C-125055	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088008030	\$426,000	\$1,142,604	-\$716,604	-\$795	\$7,309	62.72%	High	7.35	Low to Medium Barriers
754	103 N NORTON AVE	2014	Windsor Square	N/A	N/A	HPOZ	CHC-2014-1220-MA	C-125056	N/A	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5516006018	\$448,000	\$1,924,740	-\$1,476,740	-\$1,638	\$15,063	76.72%	Very High	6.46	Low to Medium Barriers
755	1338 N ORANGE GROVE AVE	2014	Spaulding Square	N/A	N/A	HPOZ	CHC-2014-1235-MA	C-125057	N/A	N/A	4	Hollywood	R1-1-HPOZ	Yes	No	Single-family	5551028015	\$635,000	\$2,316,388	-\$1,681,388	-\$1,865	\$17,150	72.59%	High	7.01	Low to Medium Barriers
756	231 S PLYMOUTH BLVD	2014	Windsor Square	N/A	N/A	HPOZ	CHC-2014-1171-	C-125058	Yes	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5515022018	\$1,317,000	\$2,111,657	-\$794,657	-\$881	\$8,106	37.63%	Moderate	7.89	Low Barriers
757	4421 N RICHARD CIR	2014	N/A	1037	SOUTH AVEN	HCM	CHC-2014-1179-MA	C-125059	N/A	N/A	14	Northeast Los Angeles	[Q]R1-1D	No	No	Single-family	5309011033	\$176,000	\$315,269	-\$139,269	-\$154	\$1,421	44.17%	Moderate	6.12	Low to Medium Barriers
758	632 S SPRING ST	2014	N/A	631	Banks-Huntley Building	HCM	CHC-2014-1296-MA	C-125060	N/A	N/A	14	Central City	C2-4D	No	No	Commercial	5144001016	\$5,174,271	\$5,174,271	\$0	\$0	\$0	0.00%	No Savings	6.49	Low to Medium Barriers
759	1225 S VAN NESS AVE	2014	Country Club Park	N/A	N/A	HPOZ	CHC-2014-1167-MA	C-125061	N/A	N/A	10	Wilshire	RE9-1-O	No	Yes	Single-family	5081022015	\$624,000	\$1,456,062	-\$832,062	-\$923	\$8,487	57.14%	High	5.61	Medium to High Barriers
760	1230 S VAN NESS AVE	2014	Country Club Park	N/A	N/A	HPOZ	CHC-2014-1287-MA	C-125062	N/A	N/A	10	Wilshire	RE9-1-O	No	No	Single-family	5081023006	\$162,047	\$162,047	\$0	\$0	\$0	0.00%	No Savings	5.61	Medium to High Barriers
761	1662 S VICTORIA AVE	2014	La Fayette Square	N/A	N/A	HPOZ	CHC-2014-1170-MA	C-125064	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071001019	\$379,000	\$1,195,537	-\$816,537	-\$906	\$8,329	68.30%	High	5.49	Medium to High Barriers
762	2012 S VICTORIA AVE	2014	N/A	1044	Haight-Dandridge House	HCM	CHC-2014-1198-MA	C-125063	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1	No	No	Single-family	5061021027	\$528,400	\$1,302,491	-\$774,091	-\$859	\$7,896	59.43%	High	5.5	Medium to High Barriers
763	1657 S VIRGINIA RD	2014	La Fayette Square	N/A	N/A	HPOZ	CHC-2014-1210-MA	C-125065	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071008054	\$309,000	\$763,714	-\$454,714	-\$504	\$4,638	59.54%	High	5.49	Medium to High Barriers
764	1832 S VIRGINIA RD	2014	La Fayette Square	N/A	N/A	HPOZ	CHC-2014-1284-MA	C-125066	N/A	N/A	10	West Adams - Baldwin Hills -	R1-1-HPOZ	No	No	Single-family	5071006045	\$527,000	\$1,737,500	-\$1,210,500	-\$1,343	\$12,347	69.67%	High	5.49	Medium to High Barriers
765	6258 W WARNER DR	2014	Carthay Circle	N/A	N/A	HPOZ	CHC-2014-1310-MA	C-125067	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5088016013	\$471,000	\$1,362,654	-\$891,654	-\$989	\$9,095	65.44%	High	7.35	Low to Medium Barriers
766	2226 N WAYNE AVE	2014	N/A	1065	MCTERNAN RESIDENCE	HCM	CHC-2014-1283-MA	C-125068	N/A	N/A	4	Hollywood	R1-1	No	No	Single-family	5592023001	\$681,000	\$1,618,247	-\$937,247	-\$1,039	\$9,560	57.92%	High	7.58	Low Barriers
767	1044 N WEST EDGEWARE RD	2014	Angelino Heights	N/A	N/A	HPOZ	CHC-2014-1300-MA	C-125033	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	Yes	No	Multi-family	5405010017	\$682,000	\$1,611,600	-\$929,600	-\$1,031	\$9,482	57.68%	High	5.82	Medium to High Barriers
768	507 N WILCOX AVE	2014	Hancock Park	N/A	N/A	HPOZ	CHC-2014-1169-MAEX	C-125069	Yes	N/A	4	Wilshire	RE9-1-HPOZ	No	No	Single-family	5523037046	\$702,000	\$2,208,912	-\$1,506,912	-\$1,671	\$15,371	68.22%	High	7.7	Low Barriers
769	859 W 13TH ST	2015	N/A	147	James H. Dodson Residence	HCM	CHC-2015-1405-MA	C-126784	N/A	N/A	15	San Pedro	RD1.5-1XL	No	No	Single-family	7454023001	\$367,000	\$747,274	-\$380,274	-\$422	\$3,879	50.89%	High	5.7	Medium to High Barriers
770	2908 W 15TH ST	2015	Harvard Heights	N/A	N/A	HPOZ	CHC-2015-1408-MA	C-126781	N/A	N/A	10	South Los Angeles	R2-1-HPOZ	No	No	Single-family	5074010007	\$448,000	\$969,650	-\$521,650	-\$579	\$5,321	53.80%	High	4.72	Medium to High Barriers
771	1431 W 24TH ST	2015	Adams - Normandie	N/A	N/A	HPOZ	CHC-2015-1409-MA	C-126776	N/A	N/A	8	South Los Angeles	RD2-1-HPOZ	Yes	No	Multi-family	5054025017	\$423,000	\$1,020,000	-\$597,000	-\$662	\$6,089	58.53%	High	4.61	Medium to High Barriers
772	2255 W 25TH ST	2015	West Adams Terrace	N/A	N/A	HPOZ	CHC-2015-1413-MA	C-126780	N/A	N/A	10	South Los Angeles	R1-1-O-HPOZ	No	No	Single-family	5058003014	\$499,000	\$682,649	-\$183,649	-\$204	\$1,873	26.90%	Moderate	4.66	Medium to High Barriers
773	2103 W 28TH ST	2015	Jefferson Park	N/A	N/A	HPOZ	CHC-2015-1417-MA	C-126788	N/A	N/A	10	South Los Angeles	R1-1-O-HPOZ	No	No	Single-family	5052029035	\$226,000	\$484,822	-\$258,822	-\$287	\$2,640	53.38%	High	5.75	Medium to High Barriers
774	2082 W 29TH PL	2015	Jefferson Park	N/A	N/A	HPOZ	CHC-2015-1423-MA	C-126771	N/A	N/A	10	South Los Angeles	R1-1-O-HPOZ	No	No	Single-family	5053005003	\$234,000	\$597,948	-\$363,948	-\$404	\$3,712	60.87%	High	5.75	Medium to High Barriers

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775	2117 W 29TH ST	2015	Jefferson Park	N/A	N/A	HPOZ	CHC-2015-1427-MA	C-126789	N/A	N/A	10	South Los Angeles	R1-1-O-HPOZ	No	No	Single-family	5052028033	\$204,000	\$445,057	-\$241,057	-\$267	\$2,459	54.16%	High	5.75	Medium to High Barriers
776	1229 S 3RD AVE	2015	Country Club Park	N/A	N/A	HPOZ	CHC-2015-1375-MA	C-126791	N/A	N/A	10	Wilshire	RD1.5-1-O	Yes	No	Single-family	5081014002	\$426,000	\$682,005	-\$256,005	-\$284	\$2,611	37.54%	Moderate	5.17	Medium to High Barriers
777	1107 S 4TH AVE	2015	Country Club Park	N/A	N/A	HPOZ	CHC-2015-1379-MA	C-126772	N/A	N/A	10	Wilshire	RD1.5-1-O	Yes	No	Multi-family	5081012002	\$444,000	\$813,194	-\$369,194	-\$409	\$3,766	45.40%	Moderate	5.17	Medium to High Barriers
778	1262 S 5TH AVE	2015	Country Club Park	N/A	N/A	HPOZ	CHC-2015-1382-MA	C-126794	N/A	N/A	10	Wilshire	RD1.5-1-O	Yes	No	Single-family	5081013019	\$336,000	\$1,220,388	-\$884,388	-\$981	\$9,021	72.47%	High	5.17	Medium to High Barriers
779	3184 W 8TH ST	2015	N/A	1085	Haddon Hall	HCM	CHC-2015-1570-MAEX	C-126786	Yes	Downtown Los Angeles	10	Wilshire	C2-1	Yes	Yes	Commercial	5094016011-5094016012	\$3,744,462	\$5,933,047	-\$2,188,585	-\$2,427	\$22,324	36.89%	Moderate	4.34	High Barriers
780	4255 N AGNES AVE	2015	N/A	1076	Presburger House	HCM	CHC-2015-1436-MA	C-126824	N/A	N/A	2	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	R1-1	Yes	No	Single-family	2368015032	\$403,000	\$833,615	-\$430,615	-\$478	\$4,392	51.66%	High	7.63	Low Barriers
781	1041 S ALFRED ST	2015	South Carthay	N/A	N/A	HPOZ	CHC-2015-1441-MA	C-126775	N/A	N/A	5	Wilshire	R2-1-O-HPOZ	Yes	No	Single-family	5087001030	\$672,000	\$1,515,861	-\$843,861	-\$936	\$8,607	55.67%	High	7.19	Low to Medium Barriers
782	1053 S ALVIRA ST	2015	South Carthay	N/A	N/A	HPOZ	CHC-2015-1442-MA	MISSING IN OHR FILES	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	No	No	Single-family	5087012010	\$375,000	\$1,532,985	-\$1,157,985	-\$1,284	\$11,811	75.54%	Very High	7.19	Low to Medium Barriers
783	6141 W BARROWS DR	2015	Carthay Circle	N/A	N/A	HPOZ	CHC-2015-1445-MA	C-126828	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	Yes	No	Single-family	5088017033	\$394,000	\$1,045,709	-\$651,709	-\$723	\$6,647	62.32%	High	7.35	Low to Medium Barriers
784	1453 W BELLEVUE AVE	2015	Angelino Heights	N/A	N/A	HPOZ	CHC-2015-1447-MA	C-126813	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	No	No	Single-family	5405014020	\$340,000	\$1,096,500	-\$756,500	-\$839	\$7,716	68.99%	High	5.82	Medium to High Barriers
785	4350 W BEVERLY BLVD	2015	N/A	552	Einar C. Petersen Studio Court	HCM	CHC-2015-1450-MA	C-126821	N/A	N/A	10	Wilshire	R1-1	Yes	No	Commercial	5517017008	\$620,000	\$1,489,028	-\$869,028	-\$964	\$8,864	58.36%	High	5.51	Medium to High Barriers
786	801 S BROADWAY	2015	N/A	459	Hamburger's Department Store	HCM	CHC-2015-1548-MA	C-126823	N/A	Downtown Los Angeles	14	Central City	[Q]C5-4D-CDO	No	Yes	Commercial	5144017028-5144017030	\$131,721,866	\$131,721,866	\$0	\$0	\$0	0.00%	No Savings	6.39	Low to Medium Barriers
787	702 S BRONSON AVE	2015	Wilshire Park	N/A	N/A	HPOZ	CHC-2015-1486-MA	C-126822	N/A	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5092007019	\$418,000	\$1,018,290	-\$600,290	-\$666	\$6,123	58.95%	High	5.85	Medium to High Barriers
788	6524 W COMMODORE SLOAT DR	2015	Carthay Circle	N/A	N/A	HPOZ	CHC-2015-1494-MA	C-126779	N/A	N/A	5	Wilshire	R2-1-O-HPOZ	Yes	No	Single-family	5088009008	\$441,000	\$1,283,286	-\$842,286	-\$934	\$8,591	65.64%	High	7.35	Low to Medium Barriers
789	6421 E CRESCENT ST	2015	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2015-1517-MA	C-126778	N/A	N/A	14	Northeast Los Angeles	RD2-1	Yes	No	Single-family	5493018018	\$178,000	\$431,623	-\$253,623	-\$281	\$2,587	58.76%	High	6.08	Low to Medium Barriers
790	740 N EAST KENSINGTON RD	2015	Angelino Heights	N/A	N/A	HPOZ	CHC-2015-1572-MA	C-126830	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	Yes	No	Single-family	5405023020	\$290,000	\$784,321	-\$494,321	-\$548	\$5,042	63.03%	High	5.98	Medium to High Barriers
791	847 N EAST KENSINGTON RD	2015	Angelino Heights	N/A	N/A	HPOZ	CHC-2015-1573-MA	C-126831	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	Yes	No	Multi-family	5405020019	\$865,000	\$1,562,213	-\$697,213	-\$773	\$7,112	44.63%	Moderate	5.98	Medium to High Barriers
792	1950 N EDMONT ST	2015	N/A	1068	J.W. Blank Residence	HCM	CHC-2015-1575-MAEX	C-126811	Yes	N/A	4	Hollywood	R1-1	No	No	Single-family	5589018025	\$827,000	\$2,078,489	-\$1,251,489	-\$1,388	\$12,765	60.21%	High	7.43	Low to Medium Barriers

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793	2574 N GLENDOWER AVE	2015	N/A	1069	Hlaffer-Courcier Residence	HCM	CHC-2015-1578-MA	C-126777	N/A	N/A	4	Hollywood	RE11-1	No	No	Single-family	5588019015	\$417,000	\$861,123	-\$444,123	-\$493	\$4,530	51.57%	High	7.43	Low to Medium Barriers
794	245 N GOWER ST	2015	Windsor Square	N/A	N/A	HPOZ	CHC-2015-1580-MA	C-126810	N/A	N/A	4	Wilshire	R1-1-HPOZ	No	No	Single-family	5515025017	\$515,000	\$1,546,053	-\$1,031,053	-\$1,144	\$10,517	66.69%	High	7.89	Low Barriers
795	1139 S HARVARD BLVD	2015	N/A	272	Peet House	HCM	CHC-2015-1581-MA	C-126809	N/A	N/A	10	Wilshire	R3-1	No	No	Single-family	5080021022	\$172,000	\$711,740	-\$539,740	-\$599	\$5,505	75.83%	Very High	4.83	Medium to High Barriers
796	1732 S HARVARD BLVD	2015	Harvard Heights	N/A	N/A	HPOZ	CHC-2015-1582-MA	C-126782	N/A	N/A	10	South Los Angeles	R2-1-HPOZ	Yes	No	Single-family	5074022013	\$336,000	\$708,920	-\$372,920	-\$414	\$3,804	52.60%	High	5.22	Medium to High Barriers
797	508 N HIGHLAND AVE	2015	Hancock Park	N/A	N/A	HPOZ	CHC-2015-1588-MA	C-126770	N/A	N/A	4	Hollywood	R1-1-HPOZ	Yes	No	Single-family	5524025017	\$679,000	\$970,888	-\$291,888	-\$324	\$2,977	30.06%	Moderate	7.14	Low to Medium Barriers
798	624 N HIGHLAND AVE	2015	Hancock Park	N/A	N/A	HPOZ	CHC-2015-1591-MA	C-126790	N/A	N/A	4	Hollywood	R1-1-HPOZ	Yes	No	Single-family	5524018003	\$538,000	\$1,071,440	-\$533,440	-\$592	\$5,441	49.79%	Moderate	7.14	Low to Medium Barriers
799	1806 S HOBART BLVD	2015	Harvard Heights	N/A	N/A	HPOZ	CHC-2015-1604-MA	C-126805	N/A	N/A	10	South Los Angeles	R2-1-HPOZ	No	No	Single-family	5074020006	\$321,000	\$614,869	-\$293,869	-\$326	\$2,997	47.79%	Moderate	5.22	Medium to High Barriers
800	2242 S HOBART BLVD	2015	N/A	1086	Charles I.D. Moore Residence	HCM	CHC-2015-1605-MA	C-126793	N/A	N/A	8	South Los Angeles	[Q]RD2-1	Yes	No	Single-family	5058018014	\$493,000	\$823,796	-\$330,796	-\$367	\$3,374	40.16%	Moderate	4.65	Medium to High Barriers
801	4529 N HOMER ST	2015	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2015-1610-MA	C-126801	N/A	N/A	1	Northeast Los Angeles	RD5-1-HPOZ	Yes	No	Single-family	5303002023	\$158,000	\$285,429	-\$127,429	-\$141	\$1,300	44.64%	Moderate	5.32	Medium to High Barriers
802	6622 W IRIS DR	2015	Whitley Heights	N/A	N/A	HPOZ	CHC-2015-1611-MA	C-126802	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5576003035	\$207,000	\$534,836	-\$327,836	-\$364	\$3,344	61.30%	High	6.79	Low to Medium Barriers
803	464 N JUNE ST	2015	Hancock Park	N/A	N/A	HPOZ	CHC-2015-1613-	C-126803	Yes	N/A	4	Wilshire	R1-1-HPOZ	Yes	No	Single-family	5523003013	\$1,233,000	\$4,001,655	-\$2,768,655	-\$3,071	\$28,240	69.19%	High	7.7	Low Barriers
804	5900 W MANOLA WAY	2015	N/A	1084	Villa Manola	HCM	CHC-2015-1630-MA	C-126807	N/A	N/A	4	Hollywood	R1-1	No	No	Multi-family	5586020020	\$890,000	\$1,927,242	-\$1,037,242	-\$1,150	\$10,580	53.82%	High	6.85	Low to Medium Barriers
805	3539 S MOORE ST	2015	Gregory Ain Mar Vista Tract	N/A	N/A	HPOZ	CHC-2015-1634-MA	C-126816	N/A	N/A	11	Palms - Mar Vista - Del Rey	R1-1-HPOZ	Yes	No	Single-family	4245007016	\$464,500	\$1,331,153	-\$866,653	-\$961	\$8,840	65.11%	High	7.34	Low to Medium Barriers
806	6511 W MOORE DR	2015	Carthay Circle	N/A	N/A	HPOZ	CHC-2015-1635-MA	C-126792	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	Yes	No	Single-family	5088008028	\$456,000	\$1,238,577	-\$782,577	-\$868	\$7,982	63.18%	High	7.35	Low to Medium Barriers
807	17031 W NANETTE ST	2015	Balboa Highlands	N/A	N/A	HPOZ	CHC-2015-1664-MA	C-126798	N/A	N/A	12	Granada Hills - Knollwood	RE11-1	No	No	Single-family	2602018039	\$325,000	\$836,287	-\$511,287	-\$567	\$5,215	61.14%	High	7.91	Low Barriers
808	1530 N OGDEN DR	2015	Sunset Square	235	Bollman House	HCM and HPOZ	CHC-2015-1667-MAEX	C-126797	Yes	N/A	4	Hollywood	R1-1	No	No	Single-family	5551021005	\$613,000	\$2,047,040	-\$1,434,040	-\$1,590	\$14,627	70.05%	High	7.01	Low to Medium Barriers
809	1017 S ORLANDO AVE	2015	South Carthay	N/A	N/A	HPOZ	CHC-2015-1669-MA	C-126796	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	Yes	No	Single-family	5087006005	\$496,000	\$1,309,027	-\$813,027	-\$902	\$8,293	62.11%	High	7.19	Low to Medium Barriers
810	1164 S ORLANDO AVE	2015	South Carthay	N/A	N/A	HPOZ	CHC-2015-1740-MA	C-126795	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	Yes	No	Single-family	5087009002	\$405,000	\$1,235,209	-\$830,209	-\$921	\$8,468	67.21%	High	7.19	Low to Medium Barriers
811	1709 S OXFORD AVE	2015	Harvard Heights	N/A	N/A	HPOZ	CHC-2015-1743-MA	C-126773	N/A	N/A	10	South Los Angeles	R2-1-HPOZ	No	No	Single-family	5074014004	\$284,000	\$560,441	-\$276,441	-\$307	\$2,820	49.33%	Moderate	4.68	Medium to High Barriers
812	819 S SANTEE ST	2015	N/A	1092	Maxfield Building	HCM	CHC-2015-1747-MA	C-126812	N/A	Downtown Los Angeles	14	Central City	M2-2D	No	Yes	Multi-family	5145013023	\$16,500,000	\$25,779,882	-\$9,279,882	-\$10,292	\$94,655	36.00%	Moderate	5.06	Medium to High Barriers
813	1351 N SPAULDING AVE	2015	Spaulding Square	N/A	N/A	HPOZ	CHC-2015-1771-MA	C-126817	N/A	N/A	4	Hollywood	R1-1-HPOZ	Yes	No	Single-family	5551030010	\$579,000	\$783,386	-\$204,386	-\$227	\$2,085	26.09%	Moderate	7.01	Low to Medium Barriers
814	1352 N SPAULDING AVE	2015	Spaulding Square	N/A	N/A	HPOZ	CHC-2015-1772-MA	C-126829	N/A	N/A	4	Hollywood	R1-1-HPOZ	Yes	No	Single-family	5550031002	\$463,000	\$1,363,973	-\$900,973	-\$999	\$9,190	66.06%	High	7.01	Low to Medium Barriers
815	5730 W SPRING OAK DR	2015	N/A	1080	Appel House	HCM	CHC-2015-1774-MA	C-126825	N/A	N/A	4	Hollywood	R1-1D	Yes	No	Single-family	5580022004	\$342,000	\$1,408,646	-\$1,066,646	-\$1,183	\$10,880	75.72%	Very High	7.69	Low Barriers

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816	1830 N TAFT AVE	2015	N/A	1070	The Polynesia n	HCM	CHC-2015-3306-MAEX	C-126818	Yes	N/A	13	Hollywood	RD1.5-1XL	Yes	No	Condominium	5586033025-55860330247	\$4,858,085	\$8,352,508	-\$3,494,423	-\$3,876	\$35,643	41.84%	Moderate	5.93	Medium to High Barriers
817	125 N VAN NESS AVE	2015	Windsor Square	N/A	N/A	HPOZ	CHC-2015-1776-MA	C-126819	N/A	N/A	4	Wilshire	R1-1-HPOZ	Yes	No	Single-family	5516007008	\$911,000	\$2,704,566	-\$1,793,566	-\$1,989	\$18,294	66.32%	High	6.46	Low to Medium Barriers
818	906 S VICTORIA AVE	2015	Windsor Square	N/A	N/A	HPOZ	CHC-2015-2308-MA	C-126804	N/A	N/A	4	Wilshire	R1-1	Yes	No	Single-family	5090034026	\$463,000	\$1,438,313	-\$975,313	-\$1,082	\$9,948	67.81%	High	6.49	Low to Medium Barriers
819	1801 S VICTORIA AVE	2015	La Fayette Square	N/A	N/A	HPOZ	CHC-2015-1777-MA	C-126820	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	Yes	No	Single-family	5071003007	\$474,000	\$1,379,877	-\$905,877	-\$1,005	\$9,240	65.65%	High	5.49	Medium to High Barriers
820	4359 W VICTORIA PARK PL	2015	N/A	1073	Charles C. Hurd Residence	HCM	CHC-2015-1780-MA	C-126826	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R2-1-O	No	No	Single-family	5082014027	\$515,000	\$1,113,586	-\$598,586	-\$664	\$6,106	53.75%	High	5.61	Medium to High Barriers
821	1201 S WESTCHESTER PL	2015	Country Club Park	N/A	N/A	HPOZ	CHC-2015-1781-MA	C-126787	N/A	N/A	10	Wilshire	R1-1-O	Yes	No	Single-family	5081020016	\$620,000	\$1,214,292	-\$594,292	-\$659	\$6,062	48.94%	Moderate	5.17	Medium to High Barriers
822	1212 S WESTCHESTER PL	2015	Country Club Park	N/A	N/A	HPOZ	CHC-2015-3378-MA	C-126827	N/A	N/A	10	Wilshire	R1-1-O	Yes	No	Single-family	5081021011	\$477,000	\$1,162,181	-\$685,181	-\$760	\$6,989	58.96%	High	5.17	Medium to High Barriers
823	1810 S WESTMORELAND BLVD	2015	Harvard Heights	N/A	N/A	HPOZ	CHC-2015-1782-MA	C-126785	N/A	N/A	10	South Los Angeles	R2-1-HPOZ	No	No	Single-family	5074019008	\$498,000	\$594,508	-\$96,508	-\$107	\$984	16.23%	Low	4.68	Medium to High Barriers
824	1965 N WHITLEY AVE	2015	Whitley Heights	N/A	N/A	HPOZ	CHC-2015-1783-MA	C-126800	N/A	N/A	4	Hollywood	R1-1-HPOZ	Yes	No	Single-family	5575009007	\$323,000	\$735,029	-\$412,029	-\$457	\$4,203	56.06%	High	6.79	Low to Medium Barriers
825	6660 W WHITLEY TER	2015	Whitley Heights	N/A	N/A	HPOZ	CHC-2015-1789-MA	C-126806	N/A	N/A	4	Hollywood	R1-1-HPOZ	Yes	No	Single-family	5575011008	\$542,000	\$950,745	-\$408,745	-\$453	\$4,169	42.99%	Moderate	6.79	Low to Medium Barriers
826	6697 W WHITLEY TER	2015	Whitley Heights	N/A	N/A	HPOZ	CHC-2015-1857-MA	C-126799	N/A	N/A	4	Hollywood	R1-1-HPOZ	No	No	Single-family	5575014002	\$598,000	\$1,569,005	-\$971,005	-\$1,077	\$9,904	61.89%	High	6.79	Low to Medium Barriers
827	1215 S WILTON PL	2015	Country Club Park	N/A	N/A	HPOZ	CHC-2015-1860-MA	C-126883	N/A	N/A	10	Wilshire	RE9-1-O-HPOZ	No	No	Single-family	5081023017	\$595,000	\$1,530,739	-\$935,739	-\$1,038	\$9,545	61.13%	High	5.61	Medium to High Barriers
828	454 S WINDSOR BLVD	2015	Windsor Square	N/A	N/A	HPOZ	CHC-2015-1861-MAEX	C-126832	Yes	N/A	4	Wilshire	RE15-1-HPOZ	No	No	Single-family	5504003001	\$1,291,000	\$5,219,856	-\$3,928,856	-\$4,357	\$40,074	75.27%	Very High	6.83	Low to Medium Barriers
829	8941 W WONDERLAND PARK AVE	2015	N/A	1083	Zieger House	HCM	CHC-2015-1862-MAEX	C-126815	Yes	N/A	4	Bel Air - Beverly Crest	RE15-1-H	No	No	Single-family	5564015043	\$941,000	\$2,966,629	-\$2,025,629	-\$2,247	\$20,661	68.28%	High	8.37	Low Barriers
830	4908 E YORK BLVD	2015	N/A	1071	York Boulevard Church of Christ	HCM	CHC-2015-1863-MA	C-126814	N/A	N/A	14	Northeast Los Angeles	[Q]C4-1XL	No	No	Industrial	5477002002	\$607,142	\$607,142	\$0	\$0	\$0	0.00%	No Savings	6.64	Low to Medium Barriers
831	2895 W 15TH ST	2016	Harvard Heights	N/A	N/A	HPOZ	CHC-2016-1818-MA	C-128274	N/A	N/A	10	South Los Angeles	R2-1-HPOZ	No	No	Single-family	5074004018	\$448,000	\$798,027	-\$350,027	-\$388	\$3,570	43.86%	Moderate	4.72	Medium to High Barriers
832	2251 W 20TH ST	2016	Western Heights	N/A	N/A	HPOZ	CHC-2016-1821-MA	C-128275	N/A	N/A	10	South Los Angeles	R1-1-O-HPOZ	Yes	No	Single-family	5073028022	\$347,000	\$827,742	-\$480,742	-\$533	\$4,904	58.08%	High	4.71	Medium to High Barriers
833	929 W 23RD ST	2016	University Park	N/A	N/A	HPOZ	CHC-2016-1822-MA	C-128276	N/A	N/A	1	South Los Angeles	RD1.5-1-O-HPOZ	No	No	Single-family	5124013017	\$299,000	\$441,560	-\$142,560	-\$158	\$1,454	32.29%	Moderate	4.33	High Barriers
834	2176 W 24TH ST	2016	West Adams Terrace	N/A	N/A	HPOZ	CHC-2016-1823-MA	C-128277	N/A	N/A	10	South Los Angeles	R1-1-O-HPOZ	Yes	No	Single-family	5058006006	\$523,000	\$1,432,630	-\$909,630	-\$1,009	\$9,278	63.49%	High	4.66	Medium to High Barriers
835	601 W 5TH ST	2016	N/A	347	One Bunker Hill Bldg.	HCM	CHC-2016-1814-MA	C-128272	N/A	Downtown Los Angeles	14	Central City	C2-4D	No	Yes	Commercial	5151017030	\$88,320,000	\$130,083,000	-\$41,763,000	-\$46,319	\$425,983	32.10%	Moderate	5.75	Medium to High Barriers

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836	1132 S 5TH AVE	2016	Country Club Park	N/A	N/A	HPOZ	CHC-2016-1815-MA	C-128271	N/A	N/A	10	Wilshire	RD1.5-1-O	Yes	Yes	Single-family	5081012016	\$336,000	\$629,221	-\$293,221	-\$325	\$2,991	46.60%	Moderate	5.17	Medium to High Barriers
837	2508 S 9TH AVE	2016	West Adams Terrace	N/A	N/A	HPOZ	CHC-2016-1817-MA	C-128273	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	Yes	No	Single-family	5059015013	\$452,000	\$981,616	-\$529,616	-\$587	\$5,402	53.95%	High	4.36	High Barriers
838	518 N AVENUE 53	2016	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2016-1825-MA	C-128278	N/A	N/A	1	Northeast Los Angeles	R1-1-HPOZ	Yes	No	Single-family	5469023023	\$193,000	\$540,461	-\$347,461	-\$385	\$3,544	64.29%	High	5.69	Medium to High Barriers
839	6663 W BONAIR PL	2016	Whitley Heights	N/A	N/A	HPOZ	CHC-2016-1828-MA	C-128279	N/A	N/A	4	Hollywood	R1-1-HPOZ	Yes	No	Multi-family	5575011011-5575011012	\$344,000	\$860,830	-\$516,830	-\$573	\$5,272	60.04%	High	6.79	Low to Medium Barriers
840	510 S BROADWAY	2016	N/A	1125	Forre-Pettebone Building	HCM	CHC-2016-2856-MA	C-128280	N/A	Downtown Los Angeles	14	Central City	C5-4D	No	Yes	Commercial	5149034002	\$12,850,000	\$22,000,000	-\$9,150,000	-\$10,148	\$93,330	41.59%	Moderate	6.39	Low to Medium Barriers
841	840 S BRONSON AVE	2016	Wilshire Park	N/A	N/A	HPOZ	CHC-2016-3011-MA	C-128281	N/A	N/A	4	Wilshire	R1-1-HPOZ	Yes	Yes	Single-family	5092005017	\$441,000	\$920,334	-\$479,334	-\$532	\$4,889	52.08%	High	5.56	Medium to High Barriers
842	1853 S BUCKINGHAM RD	2016	La Fayette Square	N/A	N/A	HPOZ	CHC-2016-1829-MA	C-128282	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	Yes	No	Single-family	5071011026	\$366,000	\$1,481,410	-\$1,115,410	-\$1,237	\$11,377	75.29%	Very High	5.49	Medium to High Barriers
843	1862 S BUCKINGHAM RD	2016	La Fayette Square	N/A	N/A	HPOZ	CHC-2016-1831-MA	C-128283	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	Yes	No	Single-family	5071007091	\$353,000	\$935,171	-\$582,171	-\$646	\$5,938	62.25%	High	5.49	Medium to High Barriers
844	2192 W CAMBRIDGE ST	2016	Harvard Heights	N/A	N/A	HPOZ	CHC-2016-1832-MA	C-128284	N/A	N/A	10	South Los Angeles	R2-1-HPOZ	Yes	No	Single-family	5074012005	\$284,000	\$840,474	-\$556,474	-\$617	\$5,676	66.21%	High	4.72	Medium to High Barriers
845	3600 W COUNTRY CLUB DR	2016	Country Club Park	N/A	N/A	HPOZ	CHC-2016-1834-MA	C-128285	N/A	N/A	10	Wilshire	RD1.5-1-O-HPOZ	Yes	No	Multi-family	5081015019	\$1,083,000	\$1,510,627	-\$427,627	-\$474	\$4,362	28.31%	Moderate	5.17	Medium to High Barriers
846	3612 W COUNTRY CLUB DR	2016	Country Club Park	N/A	N/A	HPOZ	CHC-2016-1835-MA	C-128286	N/A	N/A	10	Wilshire	RD1.5-1-O	Yes	No	Multi-family	5081015018	\$1,083,000	\$1,510,627	-\$427,627	-\$474	\$4,362	28.31%	Moderate	5.17	Medium to High Barriers
847	3620 W COUNTRY CLUB DR	2016	Country Club Park	N/A	N/A	HPOZ	CHC-2016-1836-MA	C-128287	N/A	N/A	10	Wilshire	RD1.5-1-O-HPOZ	Yes	No	Single-family	5081015017	\$685,000	\$955,086	-\$270,086	-\$300	\$2,755	28.28%	Moderate	5.17	Medium to High Barriers
848	1216 S CRESCENT HEIGHTS BLVD	2016	South Carthay	N/A	N/A	HPOZ	CHC-2016-1837-MA	C-128288	N/A	N/A	5	Wilshire	RD1.5-1-O-HPOZ	Yes	No	Multi-family	5087016026	\$485,000	\$1,173,814	-\$688,814	-\$764	\$7,026	58.68%	High	7.19	Low to Medium Barriers
849	4784 W CROMWELL AVE	2016	N/A	1117	Welfer Res.	HCM	CHC-2016-1838-MA	C-128289	N/A	N/A	4	Hollywood	RE11-1	Yes	No	Single-family	5588016027	\$570,000	\$1,639,418	-\$1,069,418	-\$1,186	\$10,908	65.23%	High	7.43	Low to Medium Barriers
850	5715 N FIGUEROA ST	2016	Highland Park -	N/A	N/A	HPOZ	CHC-2016-1856-	C-128290	Yes	N/A	1	Northeast Los Angeles	[Q]C4-2D-HPOZ	No	No	Commercial	5492001015	\$9,351,000	\$10,950,000	-\$1,599,000	-\$1,773	\$16,310	14.60%	Low	5.77	Medium to High Barriers
851	1115 S GRAMERCY PL	2016	Country Club Park	N/A	N/A	HPOZ	CHC-2016-1857-MA	C-128291	N/A	N/A	10	Wilshire	R1-1	No	No	Single-family	5081026013	\$386,000	\$819,910	-\$433,910	-\$481	\$4,426	52.92%	High	5.61	Medium to High Barriers
852	4550 N GRIFFIN AVE	2016	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2016-1858-MA	C-128292	N/A	N/A	1	Northeast Los Angeles	[Q]RD3-1D-HPOZ	Yes	No	Multi-family	5303005004	\$502,000	\$758,249	-\$256,249	-\$284	\$2,614	33.79%	Moderate	5.95	Medium to High Barriers
853	701 S HILL ST	2016	N/A	953	Foreman & Clark Bldg.	HCM	CHC-2015-1597-MA	C-128294	N/A	Downtown Los Angeles	14	Central City	C5-4D	No	Yes	Commercial	5144013020	\$29,000,000	\$65,794,000	-\$36,794,000	-\$40,808	\$375,299	55.92%	High	6.79	Low to Medium Barriers
854	808 S HOBART BLVD	2016	N/A	960	Ashby Apts	HCM	CHC-2016-1860-MAEX	C-128293	Yes	N/A	10	Wilshire	R4-2	Yes	Yes	Multi-family	5093017031	\$5,808,000	\$8,888,677	-\$3,080,677	-\$3,417	\$31,423	34.66%	Moderate	5.04	Medium to High Barriers
855	6253 W HOLLYWOOD BLVD	2016	N/A	1088	Bank of Hollywood /Equitable Bldg.	HCM	CHC-2015-1606-MA	C-128295	N/A	Hollywood	13	Hollywood	C4-2D-SN	No	Yes	Condominium	5546030036-5546030103	\$25,557,101	\$56,184,002	-\$30,626,901	-\$33,968	\$312,394	54.51%	High	6.13	Low to Medium Barriers
856	6820 W IRIS CIR	2016	Whitley Heights	N/A	N/A	HPOZ	CHC-2016-1861-MA	C-128296	N/A	N/A	4	Hollywood	RD2-1XL-HPOZ	Yes	Yes	Single-family	5576002024	\$613,000	\$1,601,175	-\$988,175	-\$1,096	\$10,079	61.72%	High	6.79	Low to Medium Barriers
857	800 S LA BREA AVE	2016	N/A	1020	Firestone Bldg	HCM	CHC-2016-1867-MA	C-128297	N/A	N/A	4	Wilshire	C2-1	No	No	Commercial	5084003001	\$3,173,011	\$3,173,011	\$0	\$0	\$0	0.00%	No Savings	6.49	Low to Medium Barriers
858	2700 S LA SALLE AVE	2016	N/A	1104	Hammers Res.	HCM	CHC-2016-1870-MA	C-128298	N/A	N/A	8	South Los Angeles	R1R3-O-CPIO	Yes	No	Single-family	5053021001	\$447,000	\$813,194	-\$366,194	-\$406	\$3,735	45.03%	Moderate	5.16	Medium to High Barriers

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859	154 S LARCHMONT BLVD	2016	Windsor Square	N/A	N/A	HPOZ	CHC-2016-1868-MA	C-128299	N/A	N/A	4	Wilshire	R1-1-HPOZ	Yes	No	Single-family	5515023009	\$536,000	\$1,266,628	-\$730,628	-\$810	\$7,452	57.68%	High	7.89	Low Barriers
860	17013 W LISETTE ST	2016	Balboa Highlands	N/A	N/A	HPOZ	CHC-2016-1871-MA	C-128300	N/A	N/A	12	Granada Hills - Knollwood	RE11-1	Yes	No	Single-family	2602017002	\$325,000	\$806,409	-\$481,409	-\$534	\$4,910	59.70%	High	7.8	Low Barriers
861	1547 S MANHATTAN PL	2016	N/A	627	John F. Powers Res.	HCM	CHC-2016-1873-MA	C-128301	N/A	N/A	10	South Los Angeles	R2-1	Yes	No	Multi-family	5073009007	\$776,000	\$1,299,979	-\$523,979	-\$581	\$5,345	40.31%	Moderate	4.72	Medium to High Barriers
862	3118 W MONT CLAIR ST	2016	Jefferson Park	N/A	N/A	HPOZ	CHC-2016-1872-MA	C-128302	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	RD3-1-O-HPOZ	No	No	Single-family	5052010018	\$95,000	\$222,851	-\$127,851	-\$142	\$1,304	57.37%	High	5.4	Medium to High Barriers
863	1700 S OXFORD AVE	2016	Harvard Heights	N/A	N/A	HPOZ	CHC-2016-1875-MA	C-128303	N/A	N/A	10	South Los Angeles	R2-1-HPOZ	Yes	No	Single-family	5074017005	\$336,000	\$571,433	-\$235,433	-\$261	\$2,401	41.20%	Moderate	4.68	Medium to High Barriers
864	433 S SPRING ST	2016	N/A	385	Title Insurance & Trust Company	HCM	CHC-2016-2857-MA	C-128304	N/A	Downtown Los Angeles	14	Central City	[Q]C4-4D	No	Yes	Commercial	5149024026	\$59,200,000	\$85,321,123	-\$26,121,123	-\$28,971	\$266,435	30.62%	Moderate	6.39	Low to Medium Barriers
865	5863 W TUXEDO TER	2016	N/A	1094	Building and Annex	HCM	CHC-2016-1876-MA	C-128305	N/A	N/A	4	Hollywood	R1-1	Yes	Yes	Single-family	5580023034	\$340,000	\$995,140	-\$655,140	-\$727	\$6,682	65.83%	High	7.69	Low Barriers
866	1847 S VIRGINIA RD	2016	La Fayette Square	N/A	N/A	HPOZ	CHC-2016-1880-MA	C-128306	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	Yes	No	Single-family	5071007069	\$493,000	\$850,000	-\$357,000	-\$396	\$3,641	42.00%	Moderate	5.49	Medium to High Barriers
867	940 N WEST KENSINGTON RD	2016	Angelino Heights	N/A	N/A	HPOZ	CHC-2016-1862-MA	C-128309	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	Yes	No	Single-family	5405004004	\$436,000	\$1,054,180	-\$618,180	-\$686	\$6,305	58.64%	High	5.82	Medium to High Barriers
868	1142 N WEST KENSINGTON RD	2016	Angelino Heights	N/A	N/A	HPOZ	CHC-2016-1866-MA	C-128308	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	Yes	No	Single-family	5404023002	\$535,000	\$955,086	-\$420,086	-\$466	\$4,285	43.98%	Moderate	5.82	Medium to High Barriers
869	6711 W WHITLEY TER	2016	Whitley Heights	N/A	N/A	HPOZ	CHC-2016-1877-MA	C-128307	N/A	N/A	4	Hollywood	R1-1-HPOZ	Yes	No	Single-family	5575014004	\$504,000	\$780,166	-\$276,166	-\$306	\$2,817	35.40%	Moderate	6.79	Low to Medium Barriers
870	2317 W 21ST ST	2017	Western Heights	N/A	N/A	HPOZ	CHC-2017-891-MA	C-130088	N/A	N/A	10	South Los Angeles	R1-1-O-HPOZ	No	No	Single-family	5073027024	\$426,000	\$1,019,591	-\$593,591	-\$658	\$6,055	58.22%	High	4.71	Medium to High Barriers
871	2022 W 27TH ST	2017	Jefferson Park	N/A	N/A	HPOZ	CHC-2017-893-MA	C-130089	N/A	N/A	10	South Los Angeles	RD2-1-O-HPOZ	Yes	No	Single-family	5053002027	\$237,000	\$353,786	-\$116,786	-\$130	\$1,191	33.01%	Moderate	5.75	Medium to High Barriers
872	2368 W 31ST ST	2017	Jefferson Park	N/A	N/A	HPOZ	CHC-2017-897-MA	C-130090	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-O-HPOZ	No	No	Single-family	5052006019	\$254,000	\$601,767	-\$347,767	-\$386	\$3,547	57.79%	High	5.4	Medium to High Barriers
873	1215 S 3RD AVE	2017	Country Club Park	N/A	N/A	HPOZ	CHC-2017-888-MA	C-130086	N/A	N/A	10	Wilshire	RD1.5-1-O	No	No	Single-family	5081015023	\$441,000	\$954,023	-\$513,023	-\$569	\$5,233	53.77%	High	5.17	Medium to High Barriers
874	215 W 7TH ST	2017	N/A	1089	Bartlett Building	HCM	CHC-2015-1571-MA	C-130087	N/A	Downtown Los Angeles	14	Central City	C5-4D	Yes	Yes	Condominium	5144026023-5144026162	\$26,865,099	\$59,483,349	-\$32,618,250	-\$36,177	\$332,706	54.84%	High	6.79	Low to Medium Barriers
875	432 S ARDEN BLVD	2017	Windsor Square	N/A	N/A	HPOZ	CHC-2017-2792-	C-130091	Yes	N/A	4	Wilshire	RE11-1-HPOZ	Yes	No	Single-family	5505019004	\$747,000	\$2,553,613	-\$1,806,613	-\$2,004	\$18,427	70.75%	High	7.89	Low Barriers
876	244 S AVENUE 24	2017	Lincoln Heights	N/A	N/A	HPOZ	CHC-2017-904-MA	C-130092	N/A	N/A	1	Northeast Los Angeles	RD1.5-1-HPOZ	No	No	Single-family	5204005028	\$175,000	\$342,291	-\$167,291	-\$186	\$1,706	48.87%	Moderate	4.92	Medium to High Barriers
877	6151 W BARROWS DR	2017	Carthay Circle	N/A	N/A	HPOZ	CHC-2017-907-MA	C-130093	N/A	N/A	5	Wilshire	R1-1-O-HPOZ	Yes	No	Single-family	5088017031	\$300,000	\$957,082	-\$657,082	-\$729	\$6,702	68.65%	High	7.35	Low to Medium Barriers

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878	1111 S BROADWAY	2017	N/A	178	Los Angeles Herald-Examiner Building	HCM	CHC-2017-908-MA	C-130094	N/A	Downtown Los Angeles	14	Central City	C2-4D-O	No	Yes	Industrial	5139019035	\$15,300,000	\$15,300,000	\$0	\$0	\$0	0.00%	No Savings	6.76	Low to Medium Barriers
879	4109 N GLENALBYN DR	2017	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2017-918-MA	C-130098	N/A	N/A	1	Northeast Los Angeles	R1-1-HPOZ	Yes	No	Multi-family	5465021010	\$354,000	\$681,462	-\$327,462	-\$363	\$3,340	48.05%	Moderate	6.27	Low to Medium Barriers
880	1230 S GRAMERCY PL	2017	Country Club Park	N/A	N/A	HPOZ	CHC-2017-920-MA	C-130099	N/A	N/A	10	Wilshire	RE9-1	No	No	Single-family	5081028010	\$470,700	\$1,316,200	-\$845,500	-\$938	\$8,624	64.24%	High	5.61	Medium to High Barriers
881	2400 S GRAMERCY PL	2017	West Adams Terrace	N/A	N/A	HPOZ	CHC-2017-922-MA	C-130100	N/A	N/A	10	South Los Angeles	R1-1-O-HPOZ	No	No	Single-family	5058011016	\$598,000	\$1,508,580	-\$910,580	-\$1,010	\$9,288	60.36%	High	4.66	Medium to High Barriers
882	1123 S HAYWORTH AVE	2017	Carthay Square	N/A	N/A	HPOZ	CHC-2017-925-MA	C-130101	N/A	N/A	5	Wilshire	R2-1-O-HPOZ	Yes	No	Single-family	5087026005	\$673,000	\$1,252,755	-\$579,755	-\$643	\$5,914	46.28%	Moderate	7.19	Low to Medium Barriers
883	1810 N LUCILE AVE	2017	N/A	1133	S.T. Falk Apts.	HCM	CHC-2017-915-MA	C-130095	N/A	N/A	13	Silver Lake - Echo Park - Elysian Valley	R3-1VL	Yes	No	Multi-family	5429017013	\$849,000	\$2,546,898	-\$1,697,898	-\$1,883	\$17,319	66.67%	High	7.05	Low to Medium Barriers
884	1826 N LUCILE AVE	2017	N/A	1118	Sachs Apts.	HCM	CHC-2017-2796-MAEX	C-130097	Yes	N/A	13	Silver Lake - Echo Park - Elysian Valley	R3-1VL	Yes	No	Multi-family	5429017027	\$1,978,000	\$3,186,856	-\$1,208,856	-\$1,341	\$12,330	37.93%	Moderate	7.05	Low to Medium Barriers
885	640 S MAIN ST	2017	N/A	1140	Hotel Cecil	HCM	CHC-2017-939-MA	C-130102	N/A	Downtown Los Angeles	14	Central City	C2-2D	Yes	Yes	Commercial	5148021010	\$35,581,631	\$35,581,631	\$0	\$0	\$0	0.00%	No Savings	6.49	Low to Medium Barriers
886	5128 W MARATHON ST	2017	N/A	390	Jardinette Apts.	HCM	CHC-2017-2794-	C-130103	Yes	N/A	13	Hollywood	RD1.5-1XL	Yes	No	Multi-family	5535017014	\$5,915,000	\$6,684,570	-\$769,570	-\$854	\$7,850	11.51%	Low	4.78	Medium to High Barriers
887	800 N MELROSE HILL	2017	Melrose Hill	N/A	N/A	HPOZ	CHC-2017-945-MA	C-130104	N/A	N/A	13	Hollywood	R1-1-HPOZ	Yes	No	Single-family	5535026015	\$322,000	\$995,509	-\$673,509	-\$747	\$6,870	67.65%	High	4.91	Medium to High Barriers
888	221 S NORTON AVE	2017	Windsor Square	N/A	N/A	HPOZ	CHC-2017-2793-MAEX	C-130106	Yes	N/A	4	Wilshire	R1-1-HPOZ	Yes	No	Single-family	5516003015	\$1,046,000	\$2,569,140	-\$1,523,140	-\$1,689	\$15,536	59.29%	High	6.46	Low to Medium Barriers
889	443 S SAN PEDRO ST	2017	N/A	1139	Catalina Swimwear Bldg	HCM	CHC-2017-974-MA	C-130108	N/A	Downtown Los Angeles	14	Central City	[Q]R5-2D	No	Yes	Multi-family	5148011018	\$10,100,000	\$20,214,950	-\$10,114,950	-\$11,218	\$103,172	50.04%	High	5.39	Medium to High Barriers
890	5631 E TEHAMA ST	2017	N/A	1107	Coughlin House	HCM	CHC-2017-980-MA	C-130105	N/A	N/A	14	Northeast Los Angeles	R1-1	Yes	No	Single-family	5485001024	\$212,000	\$500,253	-\$288,253	-\$320	\$2,940	57.62%	High	6.34	Low to Medium Barriers
891	125 S WILTON DR	2017	N/A	1128	125 S Wilton Dr Res.	HCM	CHC-2017-989-MA	C-130110	N/A	N/A	4	Wilshire	R1-1	Yes	No	Single-family	5516011011	\$508,000	\$1,171,644	-\$663,644	-\$736	\$6,769	56.64%	High	6.46	Low to Medium Barriers
892	2524 S 11TH AVE	2018	West Adams	N/A	N/A	HPOZ	CHC-2018-1326-MA	C-132112	N/A	N/A	10	West Adams - Baldwin Hills -	R1-1-HPOZ	Yes	No	Single-family	5059011010	\$469,517	\$900,000	-\$430,483	-\$477	\$4,391	47.83%	Moderate	4.6	Medium to High Barriers
893	2910 W 15TH ST	2018	Harvard Heights	N/A	N/A	HPOZ	CHC-2018-1334-MA	C-132113	N/A	N/A	10	South Los Angeles	R2-1-HPOZ	Yes	No	Single-family	5074010008	\$397,000	\$759,491	-\$362,491	-\$402	\$3,697	47.73%	Moderate	4.72	Medium to High Barriers
894	2378 W 23RD ST	2018	West Adams Terrace	N/A	N/A	HPOZ	CHC-2018-1337-MA	C-132114	N/A	N/A	10	South Los Angeles	R1-1-O-HPOZ	Yes	No	Single-family	5058002003	\$275,000	\$880,260	-\$605,260	-\$671	\$6,174	68.76%	High	4.66	Medium to High Barriers
895	2158 W 24TH ST	2018	West Adams Terrace	N/A	N/A	HPOZ	CHC-2018-1335-MA	C-132115	N/A	N/A	10	South Los Angeles	R1-1-O-HPOZ	No	No	Single-family	5058006008	\$267,000	\$1,020,204	-\$753,204	-\$835	\$7,683	73.83%	High	4.66	Medium to High Barriers

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896	2186 W 24TH ST	2018	West Adams Terrace	N/A	N/A	HPOZ	CHC-2018-1341-MA	C-132116	N/A	N/A	10	South Los Angeles	R1-1-O-HPOZ	Yes	No	Single-family	5058006005	\$413,000	\$1,038,603	-\$625,603	-\$694	\$6,381	60.24%	High	4.66	Medium to High Barriers
897	922 S 3RD AVE	2018	Wilshire Park	N/A	N/A	HPOZ	CHC-2018-1243-MA	C-132108	N/A	N/A	4	Wilshire	R1-1-HPOZ	Yes	No	Single-family	5092019004	\$267,000	\$1,013,349	-\$746,349	-\$828	\$7,613	73.65%	High	5.56	Medium to High Barriers
898	3513 W 6TH ST	2018	N/A	280	Chapman Park Studio	HCM	CHC-2018-1273-MAEX	C-132110	Yes	N/A	10	Wilshire	C2-1	Yes	No	Commercial	5502019019	\$4,843,000	\$10,346,778	-\$5,503,778	-\$6,104	\$56,139	53.19%	High	5.34	Medium to High Barriers
899	416 W 8TH ST	2018	N/A	1145	Commercial Exchange	HCM	CHC-2018-1409-MA	C-132111	N/A	Downtown Los Angeles	14	Central City	C5-4D	No	Yes	Commercial	5144018030	\$16,893,701	\$16,893,701	\$0	\$0	\$0	0.00%	No Savings	6.39	Low to Medium Barriers
900	104 N AVENUE 56	2018	Highland Park - Garvanza	282	N/A	HCM and HPOZ	CHC-2018-1406-MAEX	C-132118	Yes	N/A	1	Northeast Los Angeles	C2-2D-HPOZ	No	Yes	Commercial	5468024010	\$4,814,500	\$5,425,502	-\$611,002	-\$678	\$6,232	11.26%	Low	5.48	Medium to High Barriers
901	212 N AVENUE 57	2018	Highland Park - Garvanza	556	N/A	HCM and HPOZ	CHC-2018-1351-MA	C-132119	N/A	N/A	1	Northeast Los Angeles	RD2-1-HPOZ	Yes	No	Multi-family	5468033037	\$466,000	\$867,000	-\$401,000	-\$445	\$4,090	46.25%	Moderate	5.77	Medium to High Barriers
902	8527 W BRIER DR	2018	N/A	1152	Hogan Residence	HCM	CHC-2018-1266-MA	C-132120	N/A	N/A	4	Hollywood	R1-1	Yes	No	Single-family	5556012028	\$458,000	\$1,300,499	-\$842,499	-\$934	\$8,593	64.78%	High	8.21	Low Barriers
903	2317 S BUDLONG AVE	2018	Adams - Normandie	N/A	N/A	HPOZ	CHC-2018-1350-MA	C-132121	N/A	N/A	8	South Los Angeles	R2-1-HPOZ	No	No	Single-family	5054018011	\$420,000	\$770,434	-\$350,434	-\$389	\$3,574	45.49%	Moderate	4.61	Medium to High Barriers
904	1708 S HARVARD BLVD	2018	Harvard Heights	N/A	N/A	HPOZ	CHC-2018-1356-MA	C-132122	N/A	N/A	10	South Los Angeles	R2-1-HPOZ	Yes	No	Single-family	5074022009	\$382,000	\$902,700	-\$520,700	-\$578	\$5,311	57.68%	High	5.22	Medium to High Barriers
905	6809 W IRIS CIR	2018	Whitley Heights	N/A	N/A	HPOZ	CHC-2018-1382-MA	C-132123	N/A	N/A	4	Hollywood	R1-1-HPOZ	Yes	No	Single-family	5576002027-5576002028	\$412,000	\$1,131,255	-\$719,255	-\$798	\$7,336	63.58%	High	6.79	Low to Medium Barriers
906	1200 S LA JOLLA AVE	2018	South Carthay	N/A	N/A	HPOZ	CHC-2018-1384-MA	C-132124	N/A	N/A	5	Wilshire	RD1.5-1-O-HPOZ	Yes	No	Multi-family	5087010011	\$818,000	\$1,872,720	-\$1,054,720	-\$1,170	\$10,758	56.32%	High	7.19	Low to Medium Barriers
907	401 S MAIN ST	2018	N/A	271	Farmers and Merchant	HCM	CHC-2018-1261-MA	C-132125	N/A	Downtown Los Angeles	14	Central City	[Q]C4-4D	No	Yes	Commercial	5149022013-5149022014	\$6,808,459	\$9,072,067	-\$2,263,608	-\$2,511	\$23,089	24.95%	Low	6.49	Low to Medium Barriers
908	1222 S ORANGE DR	2018	Miracle Mile	N/A	N/A	HPOZ	CHC-2018-1324-MA	C-132128	N/A	N/A	10	Wilshire	R2-1-O	Yes	Yes	Multi-family	5084028027	\$382,000	\$1,151,410	-\$769,410	-\$853	\$7,848	66.82%	High	6.08	Low to Medium Barriers
909	1632 N ORANGE GROVE AVE	2018	Sunset Square	N/A	N/A	HPOZ	CHC-2018-1388-MA	C-132127	N/A	N/A	4	Hollywood	R1-1	Yes	No	Single-family	5551015011	\$619,000	\$1,487,509	-\$868,509	-\$963	\$8,859	58.39%	High	7.01	Low to Medium Barriers
910	6137 E PIEDMONT AVE	2018	Highland Park - Garvanza	N/A	N/A	HPOZ	CHC-2017-968-MA	C-130107	N/A	N/A	1	Northeast Los Angeles	RD2-1-HPOZ	No	No	Single-family	5484033011	\$202,000	\$694,466	-\$492,466	-\$546	\$5,023	70.91%	High	6.01	Low to Medium Barriers
911	1053 S REDONDO BLVD	2018	Miracle Mile	N/A	N/A	HPOZ	CHC-2018-1390-MA	C-132129	N/A	N/A	10	Wilshire	R2-1-O	Yes	No	Multi-family	5084015011	\$917,000	\$1,109,187	-\$192,187	-\$213	\$1,960	17.33%	Low	6.49	Low to Medium Barriers
912	1457 W RIDGE WAY	2018	Angelino Heights	N/A	N/A	HPOZ	CHC-2018-1391-MA	C-132130	N/A	N/A	1	Silver Lake - Echo Park -	R2-1VL-HPOZ	Yes	No	Multi-family	5405009023	\$879,000	\$1,248,480	-\$369,480	-\$410	\$3,769	29.59%	Moderate	5.82	Medium to High Barriers

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913	735 W ROME DR	2018	N/A	717	Jeffries House	HCM	CHC-2018-1392-MA	C-132131	N/A	N/A	1	Northeast Los Angeles	R1-1	Yes	No	Single-family	5466035005	\$479,000	\$1,432,630	-\$953,630	-\$1,058	\$9,727	66.56%	High	6.8	Low to Medium Barriers
914	1219 S SYCAMORE AVE	2018	Miracle Mile	N/A	N/A	HPOZ	CHC-2018-1394-MA	C-132132	N/A	N/A	10	Wilshire	R2-1-O	Yes	No	Multi-family	5084030031	\$581,000	\$1,586,610	-\$1,005,610	-\$1,115	\$10,257	63.38%	High	6.08	Low to Medium Barriers
915	800 E TRACTION AVE	2018	N/A	1154	Joannes Brothers Company Building	HCM	CHC-2018-1396-MAEX	C-132133	Yes	Downtown Los Angeles	14	Central City North	M3-1-RIO	No	Yes	Industrial	5163013001	\$6,885,000	\$13,265,100	-\$6,380,100	-\$7,076	\$65,077	48.10%	Moderate	7.04	Low to Medium Barriers
916	1607 S WELLINGTON RD	2018	La Fayette Square	N/A	N/A	HPOZ	CHC-2018-1397-MA	C-132134	N/A	N/A	10	West Adams - Baldwin Hills - Leimert	R1-1-HPOZ	No	No	Single-family	5071005016	\$397,000	\$972,773	-\$575,773	-\$639	\$5,873	59.19%	High	5.49	Medium to High Barriers
917	1736 S WELLINGTON RD	2018	La Fayette Square	N/A	N/A	HPOZ	CHC-2018-1398-MA	C-132135	N/A	N/A	10	West Adams - Baldwin Hills -	R1-1-HPOZ	No	No	Single-family	5071003019	\$504,000	\$1,402,500	-\$898,500	-\$997	\$9,165	64.06%	High	5.49	Medium to High Barriers
918	6620 W WHITLEY TER	2018	Whitley Heights	N/A	N/A	HPOZ	CHC-2018-1400-MA	C-132136	N/A	N/A	4	Hollywood	R1-1-HPOZ	Yes	No	Single-family	5575009005	\$611,000	\$1,452,791	-\$841,791	-\$934	\$8,586	57.94%	High	6.79	Low to Medium Barriers
919	1279 S WINDSOR BLVD	2018	Oxford Square	N/A	N/A	HPOZ	CHC-2018-1401-MA	C-132137	N/A	N/A	10	Wilshire	R1-1-O	Yes	No	Single-family	5082016041	\$275,000	\$821,372	-\$546,372	-\$606	\$5,573	66.52%	High	6.45	Low to Medium Barriers
920	1271 S 3RD AVE	2019	Country Club Park	N/A	N/A	HPOZ	CHC-2019-1343-MA	C-134325	N/A	N/A	10	Wilshire	RD1.5-1-O	No	No	Single-family	5081014009	\$656,648	\$1,508,886	-\$852,238	-\$945	\$8,693	56.48%	High	5.17	Medium to High Barriers
921	2656 N ABERDEEN AVE	2019	N/A	1171	Aberdeen House	HCM	CHC-2019-1328-MAEX	C-134324	Yes	N/A	4	Hollywood	RE11-1	No	No	Single-family	5588030017	\$1,572,088	\$4,962,300	-\$3,390,212	-\$3,760	\$34,580	68.32%	High	7.29	Low to Medium Barriers
922	921 S BEACON ST	2019	Vinegar Hill	252	N/A	HCM and HPOZ	CHC-2019-1291-MAEX	C-134323	Yes	N/A	15	San Pedro	[Q]C2-1XL	Yes	No	Industrial	7455025019	\$3,884,987	\$9,500,000	-\$5,615,013	-\$6,228	\$57,273	59.11%	High	5.41	Medium to High Barriers
923	718 N ECHO PARK AVE	2019	Angelino Heights	N/A	N/A	HPOZ	CHC-2019-1178-MA	C-134322	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	No	No	Single-family	5404022002	\$250,680	\$918,000	-\$667,320	-\$740	\$6,807	72.69%	High	5.82	Medium to High Barriers
924	2052 S HOBART BLVD	2019	West Adams Terrace	N/A	N/A	HPOZ	CHC-2019-1375-MA	C-134321	N/A	N/A	10	South Los Angeles	[Q]R4-1-HPOZ	No	No	Single-family	5074032006	\$389,327	\$1,250,000	-\$860,673	-\$955	\$8,779	68.85%	High	4.71	Medium to High Barriers
925	1314 W KELLAM AVE	2019	Angelino Heights	N/A	N/A	HPOZ	CHC-2019-1370-MA	C-134320	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	R2-1VL-HPOZ	Yes	No	Multi-family	5405017010	\$374,594	\$1,060,283	-\$685,689	-\$760	\$6,994	64.67%	High	5.98	Medium to High Barriers
926	1315 W KELLAM AVE	2019	Angelino Heights	N/A	N/A	HPOZ	CHC-2019-1337-MA	C-134319	N/A	N/A	1	Silver Lake - Echo Park - Elysian Valley	RD2-1VL-HPOZ	Yes	No	Multi-family	5405018008	\$267,790	\$936,360	-\$668,570	-\$742	\$6,819	71.40%	High	5.98	Medium to High Barriers
927	818 N MELROSE HILL	2019	Melrose Hill	N/A	N/A	HPOZ	CHC-2019-1341-MA	C-134318	N/A	N/A	13	Hollywood	R1-1-HPOZ	No	No	Single-family	5535026018	\$385,048	\$1,265,012	-\$879,964	-\$976	\$8,976	69.56%	High	4.91	Medium to High Barriers
928	836 N MELROSE HILL	2019	Melrose Hill	N/A	N/A	HPOZ	CHC-2019-1330-MA	C-134317	N/A	N/A	13	Hollywood	R1-1-HPOZ	No	No	Single-family	5535026021	\$309,810	\$1,060,800	-\$750,990	-\$833	\$7,660	70.79%	High	4.91	Medium to High Barriers
929	1283 S WINDSOR BLVD	2019	Oxford Square	N/A	N/A	HPOZ	CHC-2019-1179-MA	C-134315	N/A	N/A	10	Wilshire	R1-1-O	No	No	Single-family	5082016042	\$360,232	\$878,508	-\$518,276	-\$575	\$5,286	59.00%	High	6.45	Low to Medium Barriers
930	855 S SERRANO AVE	2019	N/A	1146	Chateau Chaumont	HCM	CHC-2019-1295-MAEX	C-134316	Yes	N/A	10	Wilshire	R4-2	No	No	Condominium	5093010018-5093010032	\$178,117	\$460,000	-\$281,883	-\$313	\$2,875	61.28%	High	5.9	Medium to High Barriers

Appendix B:
Summary List of Recommendations

Program Sustainability

Goal 1: Improve Fiscal Sustainability

Strategy 1: Establish System for Fee Collection and Tracking

1. Establish a direct assessment with the Los County Auditor-Controller to collect contract maintenance fees.
2. Create a dedicated Mills Act account to ensure fee revenue is directly supporting the program.
3. Amend pre-2014 Mills Act contracts to enable fee collection under state law and current City ordinance.

Strategy 2: Expand Program Fees

4. Develop additional fee to recover administrative costs for contract noncompliance.
5. Refine existing fee schedule to address variable costs associated with the periodic inspections of different property types.

Goal 2: Facilitate Compliance with State Law and Mills Act Ordinance

Strategy 1: Expand Enforcement Policies

6. Amend the Mills Act ordinance to include additional contract compliance and enforcement provisions, and utilize the Los Angeles Municipal Code for contract enforcement.

Strategy 2: Facilitate Contract Compliance

7. Establish Mills Act compliance and noncompliance protocols and procedures that document and track compliance and follow-up correspondence.
8. Pursue cancellation of habitually noncompliant properties due to non-responsive owners.

Goal 3: Expand Program Staffing

Strategy 1: Provide Additional Staffing to Effectively Manage the Program

9. Expand staffing to include 1 full-time Architect, 1 full-time City Planning Associate/Assistant, and 1 full-time Management Analyst, utilizing program revenue.

Goal 4: Refine Program Capacity

Strategy 1: Establish a Sustainable, Manageable Number of Contracts

10. Enact a cap of 1,500 Mills Act contracts.
11. Record 25 contracts per year to align with the General Plan Housing Element goal.
12. Revise contract term limits to be 20-years for new contracts and not renew existing contracts older than 10 years.

Strategy 2: Address Program's Fiscal Capacity

13. Update the Mills Act ordinance to eliminate the annual threshold of unrealized property tax revenue.
14. Increase pre-contract assessed value limit for single-family dwellings from \$1,500,00 to \$2,500,000.
15. Separate pre-contract assessed value limits for multi-family buildings from commercial and industrial buildings, and increase pre-contract assessed value limits for multi-family buildings to \$10,000,000.
16. Eliminate the current valuation exemption areas of Hollywood and Greater Downtown Los Angeles, and apply the exemption from property valuation limits to Adaptive Reuse Ordinance projects citywide.

Strategy 3: Expand Program Eligibility

17. Revise the eligibility requirements to include National and California Register-listed properties, SurveyLA-identified eligible properties, and CPA-, CPIO-, CDO- identified properties.

Goal 5: Address Program Management

Strategy 1: Effectively Manage Data and Expand Communication

18. Create a database system to track individual contracts, contract compliance status, inspections, correspondence with contract holders, fee collection, covenanted affordable units, annual assessment valuations, and ownership email addresses and phone numbers.
19. Maintain a list of Mills Act properties on City Planning's website.
20. Communicate annually with all Mills Act program participants to confirm email addresses and contact information.

Program Equity

Goal 1: Retain and Preserve Affordable Multi-Family Housing

Strategy 1: Prioritize Multi-Family Properties and ARO Projects with Affordable Housing

21. Codify prioritization of applications from multi-family properties and ARO projects with affordable housing components in high barriers to opportunity areas.
22. Track the retention of rental units at affordable rates.
23. Contractually require no net loss of affordable rental units.

Strategy 2: Implement tenant anti-displacement safeguard measures

24. Require the preparation of a tenant retention and tenant habitability plan as part of the contract.

Goal 2: Expand Mills Act Benefit in Areas Facing Higher Barriers to Opportunity

Strategy 1: Prioritize New Contracts in Areas Facing Higher Barriers to Opportunity

25. Add new Priority Consideration Criteria for properties in high barriers to opportunity areas.
26. Establish an annual application goal to encourage participation in areas facing higher barriers to opportunity.
27. Collect socio-demographic data as part of the application to assess equity among applicants.

Strategy 2: Prioritize Outreach to Underserved Areas

28. Prepare and implement a strategic outreach plan that provides education, access, and multilingual support to equity priority implementation areas.
29. Identify dedicated equity-related funding sources.

Strategy 3: Lessen Barriers to Program Participation

30. Reduce or eliminate application fees for properties located in equity priority areas.
31. Exempt citywide equity priority properties from the assessed valuation limits.
32. Provide for program assessments every five years to ensure program goals and efficacy are being met.

Appendix C:
Summary of Municipality Survey Responses

Appendix N
SUMMARY OF MUNICIPALITY SURVEY RESPONSES

Below is a table summarizing total of 30 surveyed municipalities with Mills Act programs in California.

#	Question	Response Summary	Chattel Notes	Follow-up Questions & Answers
Section 1: Background				
1-7	When was the municipality's Mills Act Program established?	The response range of known years ranges from 1972 at the earliest to 2016 at the latest. The responses appear to be a consistent range of programs established between 1984 and 2006. The 1990s and 2000s both saw 11 responses each.	The City of Los Angeles Mills Act program was established in 1996.	
Section 2: Program Admin				
2-1	On average, how many Mills Act applications are typically received in a year?	27 of 30 surveyed municipalities receive less than 15 Mills Act applications each year. Only 3 exceed that number: City of San Diego (50, est. 1995), City of Pasadena (30, est. 2002), and City of Long Beach (20, est. 1993). There does not appear to be a correlation between how long a Mills Act program has been established and how many applications are received annually.		
2-3	How many Mills Act contracts are currently active in your municipality?	13 of 30 surveyed municipalities have greater than 50 active Mills Act contracts. 7 surveyed municipalities have greater than 100 active Mills Act contracts. Only 3 surveyed municipalities exceed 200 active Mills Act contracts: City of San Diego (1,557), City of Pasadena (360), and City of Orange (340). Note that City of San Diego and City of Pasadena receive the 2 highest total Mills Act applications annually.	The City of Los Angeles currently has 926-930 active Mills Act contracts. Might be worth it to have a separate table that only compares survey responses of Cities of San Diego, Pasadena, and Orange with City of Los Angeles.	Follow-up to San Diego, do these numbers include individual condominiums or one contract with an HOA? San Diego: "This # includes individual condominiums. Ex: 666 Upas is a historically designated resource and has 40 units under the Mills Act. That "40" was included in the 1,557 total. ... Per our records, there are 197 condo units under the Mills Act across 6 historically designated buildings."
2-4	Does your municipality track fiscal revenue loss each year due to the Mills Act program?	12 surveyed municipalities track fiscal revenue loss from the Mills Act program, while 18 do not. Of the 3 surveyed municipalities with the largest Mills Act programs, only the		

#	Question	Response Summary	Chattel Notes	Follow-up Questions & Answers
		City of Pasadena tracks fiscal revenue loss. The City of San Diego and City of Orange do not.		
2-5	Please provide information on eligibility criteria for the Mills Act program in your municipality, and how applications are evaluated.	Generally, a property must be found eligible or listed in the National Register, California Register, or local register to be eligible for the Mills Act. Some surveyed municipalities require that the property have been included in previous historic inventories or designated locally, while others only require that they be identified as eligible. City of Claremont: “The subject property must be residential.” City of Long Beach: “Applications are reviewed in categories (SFR, MFR, Commercial, etc.) with caps by category as well.”	Potential recommendation: Cap not just by total number of applications but by category for prioritization of MFR with affordable component.	
Section 3: Sunsetting Contracts				
3-1	How many contracts had a property owner submit a letter of nonrenewal to terminate the contract? Please describe.	Almost all surveyed municipalities have seen 1 or no Mills Act contracts terminated by a property owner. The City of San Diego is the only outlier, with 17 properties having submitted documentation indicating that they would like to enter into non-renewal.		Follow-up to San Diego, what prompted owners submitting documentation to enter into non-renewal? Were owners notified they weren’t receiving benefit or other reason? San Diego: “The documentation submitted did not include why they wanted to enter into non-renewal and only stated that they would like to and were the current homeowner. Prior to 2008, the 5-year monitoring fee was not required so it is my understanding some homeowners who had a MA done prior to 2008 and had owned the property for a long period of time were not seeing benefits when they had to pay the monitoring fee. Their taxes

#	Question	Response Summary	Chattel Notes	Follow-up Questions & Answers
				were low enough without the MA in place that the 5-year monitoring fee made it not worth it. The Monitoring Fee used to be close to \$500, now it is \$234.”
3-2	How many contracts had a letter of nonrenewal sent by the municipality to the property owner to terminate the contract? Please describe.	All surveyed municipalities have either sent 1 or no letter terminating a Mills Act contract. The City of Long Beach is planning to begin a non-renewal on dozens of contracts in the coming year that have completed their work plans and have no further work to complete yet are currently still receiving a tax benefit.	Not many examples of contracts being terminated, either by the property owner or the municipality	Follow-up to Long Beach, is there an appeal process? Long Beach: “Mills Act non-renewals are a last resort. Staff requests additional work plan items and notifies the applicant if they are insufficient. There is not a formal appeal process but the non-renewal is a council action and the property owner can testify and request council to take an alternative action to non-renewal.”
3-3	What are reasons for cancelling contracts with letters of nonrenewal? Select all that apply.	Only 11 surveyed municipalities responded with reasons for cancelling contracts with letters of non-renewal. Of these 11 responses, 10 note property owners either finding no benefit to the program or finding that there is lower than expected or no tax savings. 6 noted chronic code compliance issues as a cause for non-renewal.		
3-4	How many contracts have been cancelled due to breach of contract? Please describe.	None. The City of Redondo Beach considered it, but ultimately sent a letter of non-renewal.		San Diego: Non-renewal has been threatened and a few have been put into NR for not paying their MA monitoring fees. Cancellation isn’t as the house would need to be in absolutely awful condition and since we are monitoring the properties every 5 years – we usually

#	Question	Response Summary	Chattel Notes	Follow-up Questions & Answers
				intervene with CE and threaten NR before that. Cancellation also comes with a fine of 12.5% of the fair market value of the home and must be discussed at a public hearing. There are steps staff takes to prevent cancellation and get the property consistent with the Standards again.
Section 4: Periodic Inspections, Compliance, Monitoring				
4-1	How are periodic inspections conducted in compliance with the 2012 changes in the State legislation?	11 surveyed municipalities use self-reporting from property owners, including the use of mail-out questionnaires. 15 surveyed municipalities have staff conducting inspections, while 2 (Cities of Gilroy and West Hollywood) have consultants conduct inspections.		
4-2	Which of the following do periodic inspections of properties cover? Select all that apply: - Exterior from public right-of-way only - Exterior of property only - Exterior and interior of property - We do not conduct inspections	6 surveyed municipalities reported that they do not conduct inspections or the question was not applicable. Note that this includes the City of Palm Springs, where contracts require periodic inspections, but low staffing limits the ability to do the inspections. 8 surveyed municipalities do inspections of the exterior from the public right-of-way only, 7 inspect exterior only outside of the public right-of way, and 8 inspect both the exterior and interior of the property. The City of San Diego does a mix of all 3 inspections, though interiors are only reviewed when interior elements were included in the designation. Of the other 2 surveyed municipalities with the largest number of Mills Act contracts, the City of Pasadena inspects both the exterior and interior of the property and the City of Orange inspects the exterior of the property only.		
4-3	How often are periodic inspections conducted?	13 surveyed municipalities do not conduct periodic inspections with any regular frequency. 7 conduct periodic inspections biennially (every 2 years), 6 conduct them annually, and the City of Monterey does not conduct inspections. Note that the number of surveyed municipalities		

Appendix N – Summary of Municipality Survey Responses

Page 5

#	Question	Response Summary	Chattel Notes	Follow-up Questions & Answers
		that selected “no regular frequency” include those that had previously marked that they do not conduct inspections. The City of Claremont conducts inspections annually in the first 10 years of the contract and switch to every 5 years afterwards.		
4-4	How often do periodic inspections find properties in partial compliance or noncompliance?	3 surveyed municipalities (Cities of Arcata, Tustin, and San Juan Capistrano) never find properties in partial compliance or non-compliance, while 1 (City of Benicia) always finds properties in partial compliance or non-compliance. 10 marked “not very often,” 5 marked “somewhat often,” and 11 were not sure. Of the 3 municipalities with the largest Mills Act Programs, the City of San Diego and the City of Pasadena somewhat often finds properties in partial compliance or non-compliance, while the City of Orange sees partial compliance or non-compliance not very often.		
4-5	What are typical reasons for partial or noncompliance? Select all that apply. - Inappropriate alteration - Noncompliant code issues - Not following Rehabilitation/Maintenance plan	The most common reason for partial or non-compliance is not following the rehabilitation plan, noted by 18 surveyed municipalities. 5 surveyed municipalities each marked non-compliant code issues and inappropriate alteration as a reason for partial or non-compliance.		
4-6	What does the follow-up process look like for partial or noncompliant properties?	Follow-up with partial or non-compliant property includes various levels of communication with property owners, ranging from correction letters being sent to in-person meetings and direct outreach by staff. Some municipalities, such as the Cities of Oakland, Orange, Pasadena, and San Dimas have property owners establish revised rehabilitation plans or timelines to ensure compliance. For the City of San Diego, depending on severity of the issue, staff will report to Code Enforcement.		
4-7	How often do owners correct issues of partial or noncompliance?	12 surveyed municipalities are not sure how often property owners correct issues of partial or non-compliance. 9 find that property owners correct issues very often and 6 find they		

#	Question	Response Summary	Chattel Notes	Follow-up Questions & Answers
		correct issues somewhat often. The City of San Diego (1,557 active Mills Act contracts) was the only municipality to find property owners do not correct issues of partial or non-compliance very often. The City of Saratoga (13 active Mills Act contracts) was the only municipality to find that property owners always correct issues.		
4-8	To monitor compliance, how is data tracked? Select all that apply. - Data not tracked - Data tracked by digital database platform managed by the municipality - Data tracked by building permit review - Data tracked by spreadsheet or similar (regularly updated) - Data tracked by spreadsheet or similar (not regularly updated)	10 surveyed municipalities track data using a regularly updated spreadsheet, 6 use a non-regularly updated spreadsheet, 5 use a digital database managed by the municipality, and 5 use building permit review. At least 8 surveyed municipalities do not track data to monitor compliance. The 3 municipalities with the largest Mills Act programs (Cities of San Diego, Pasadena, and Orange) all track their data with a regularly updated spreadsheet. The City of Pasadena also uses a digital database managed by the municipality and building permit review.	Regularly updated spreadsheet being used by the 3 largest programs.	
4-9	Is there coordination in the compliance tracking system between the building department, planning department, or similar?	12 surveyed municipalities responded that compliance is tracked but there is no coordination between the building department, planning department, or similar. Only 4 surveyed municipalities responded that compliance is tracked and there is coordination. The 3 municipalities with the largest Mills Act program (Cities of San Diego, Pasadena, and Orange) all track compliance but do not have coordination between the building department, planning department, or similar.	Coordination an issue all around.	
4-10	What mechanisms are there, if any, to enforce compliance and/or contractual obligations of Mills Act contract holders?	The most used mechanism to enforce compliance is threat of cancellation of contract, noted explicitly by 10 surveyed municipalities, followed by code enforcement, noted by 4. Other mechanisms include various types of financial penalties such as a cancellation fee (City of Ontario) or use of the	Potential recommendation: Cancellation fee	

#	Question	Response Summary	Chattel Notes	Follow-up Questions & Answers
		state’s 12.5% of property value penalty as a last option (City of Oakland). Some surveyed municipalities will involve other parties in enforcing compliance. The City of Orange sends notice of violations through the City Attorney’s office while the City of West Hollywood may have the Code Compliance Division enforce the contract with the assistance of the City Prosecutor in severe cases.	Important to note in report: municipalities that involve other parties in enforcing compliance.	
Section 5: Fee Collection				
5-1	What fees are collected under your municipality’s Mills Act program? Select all that apply.	The most common fee collected for the Mills Act Program is the application fee, noted by 18 surveyed municipalities. 9 surveyed municipalities do not collect any fees. Other kinds of fees that were reported include contract recordation (6), periodic inspection (5), administrative (1), enforcement (1), and non-compliance penalty (1). The City of San Gabriel includes a City Architect review deposit as part of its fees.		Possible follow-up to municipalities with fees for: enforcement (1), and non-compliance penalty (1). Follow-up to San Diego, to request enforcement fee in adopted fee schedule San Diego: \$756 fee Thus far, they have not collected enforcement of the MA. “If/when staff is doing their site visits/ MA monitoring of the site and we notice a change to the property we will make note of it, research it to see if the change was in fact permitted, and if it was not we will report it to Code Enforcement who will open a case on the property and make sure that the proper permits are applied for. If the owner obviously disregards the CE notice, then CE has

#	Question	Response Summary	Chattel Notes	Follow-up Questions & Answers
				procedures in place (like taking the owner to a hearing) to ensure that they get the permits or heavily penalized. If the owner works with CE and Historical Resource staff to get the correct permits, no fees are accrued and the CE case can be closed once the work is completed.” Follow-up to Long Beach, to request non-compliance penalty fee in adopted fee schedule Long Beach: “The current monitoring fees is \$205 (fee HP-016) which may apply in all cases, the proposal just approved would waive that general fee but assess a \$1,000 non-compliance fee only on those out of compliance after requests to come into compliance. This is our first year collecting a non-compliance fee but we will be sending a demand letter and if its not paid by the third notice we would impose a lien similar to code enforcement actions. Our hope and expectation is that after the first notice property owners will pay the fee and come into compliance.”

#	Question	Response Summary	Chattel Notes	Follow-up Questions & Answers
5-3	Is the municipality's program full, partial, or no cost recovery?	10 surveyed municipalities reported having no cost recovery, 7 reported partial cost recovery, and 4 reported full cost recovery. Of the 3 largest Mills Act programs surveyed, the City of Pasadena and City of Orange both reported having a partial cost recovery while City of San Diego was unsure. The 4 surveyed municipalities that reported full cost recovery have comparably smaller Mills Act programs: Ventura (22), National City (18), Sunnyvale (4), and Sierra Madre (1).		
5-4	If the Mills Act program is partial cost recovery, what percentage of the program is subsidized?	7 surveyed municipalities reported partial cost recovery in the previous question. City of Ontario estimates over 90% of its program is subsidized, while City of Long Beach says 50%, depending on the application type and complexity. In the City of Pomona, 0.1% of the assessed value of the property (up to a maximum of \$2,470.33) is subsidized. Other municipalities did not provide a percentage but described a mix of fees. City of Laguna Beach subsidizes the \$300 staff fee, but eligible property owners are responsible for a \$3,000 consultant fee. The City of Oakland has an application fee of \$601.29, with the rest of the program subsidized. The City of Orange uses its application fee to cover the staff time to review the application. The City of Pasadena noted partial cost recovery, though left percentage subsidized unknown.		
5-5	Are fees or deposits collected to support the administration of the Mills Act program?	Of the surveyed municipalities, 9 use a fee system only, 2 use a deposit system only, and 4 use both a fee and deposit system. 9 surveyed municipalities have no system in place and 6 were not sure.		
5-6	Do Mills Act contract holders pay a periodic inspection/ contract maintenance fee?	21 surveyed municipalities reported no periodic inspection or contract maintenance fee, 6 had a fee, and 3 were unsure.		
5-7	For periodic inspection/contract maintenance fees, how often are fees collected?	Of the 6 surveyed municipalities where periodic inspection or contract maintenance fees are collected, 2 collect annually (City of Orange, County of Ventura), 1 collects annually and then every 5 years (City of Claremont), 1 collects every 5		

#	Question	Response Summary	Chattel Notes	Follow-up Questions & Answers
		years (City of San Diego), and 2 collect during corresponding inspection years (Cities of Long Beach and Oakland).		
5-8	What enables collection of periodic inspection/contract maintenance fees?	5 of the 6 surveyed municipalities that collect periodic inspection or contract maintenance fees, listed in the previous question summary, have contracts that clearly describe periodic inspection or contract maintenance fees will be collected. The City of Oakland reported that Mills Act contracts do not enable collection of period inspection and contract maintenance fees (see following question).	Include periodic inspection and contract maintenance fees in Mills Act contracts to allow for collection	
5-9	If collection of periodic inspection/contract maintenance fees is not enabled in the contract, is there another method, policy, or ordinance that enables collection?	The City of Oakland includes an inspection fee of \$100 in the planning/building fee schedule.		
5-10	Do all Mills Act contracts clearly state they are subject to Mills Act ordinance or resolution updates?	About half of the surveyed municipalities (16 of 30) are unclear or not sure if their Mills Act contracts clearly state that they are subject to Mills Act ordinance or resolution updates. 10 said no and only 3 said yes: City of Arcata, City of Tustin, and City of Sierra Madre. The City of Redondo Beach wrote that “the contracts clearly state compliance with the Preservation Ordinance and the Secretary of the Interior’s Standards for Rehabilitation.”	Potential recommendation: Make clear in ordinance update that all MA contracts are subject to MA ordinance updates?	
5-11	Are there any additional changes to fees or fee collection in the Mills Act program? Please explain.	22 surveyed municipalities reported that there don’t appear to be changes to fees or fee collection in the Mills Act program. 2 were unsure. The City of San Diego conducts an audit of fees bi-annually, the City of Claremont may change fees based on changing staff hourly rates, and the City of Pasadena’s execution fee is subject to annual cost-of-living adjustments (COLA). The City of Long Beach has its Mills Act program on hold for one year due to escalating tax loss and the cost of compliance on existing contracts.	Consider in recommendation to continue program once equity focus in place and noncompliant properties are resolved.	
Section 6: Equity				
6-1	Which of the following eligibility limitations are incorporated into your municipality’s Mills Act program? Select all that apply.	Most of the surveyed municipalities either do not incorporate any eligibility limitations (14) or are not sure (6). Of the listed eligibility limitations, the most common was a limit or cap in the total number of applications processed each year, noted	Recommendation: Cap in total number of applications processed each year.	Follow-up to San Diego, is the \$200,000 annual cap for new contracts only?

#	Question	Response Summary	Chattel Notes	Follow-up Questions & Answers
		by only 4 surveyed municipalities. No surveyed municipality has an eligibility limitation based on the applicant's income. Both the Cities of Long Beach and Pasadena use a mix of eligibility limitations including criteria for ranking or prioritizing applications, cap in current property valuation by property, and limit in total number of applications processed each year. The City of Pasadena also includes a limit in the total amount of unrealized City revenue from all new contracts and a limit in the amount of unrealized revenue to the City from a single contract. City of San Diego: "The City Manager is authorized to enter into all agreements that collectively fall within an annual threshold of \$200,000 projected reduction in property tax revenue to the City's General Fund."	Interesting to consider for recommendation: limit in the amount of unrealized revenue to the City from a single contract	San Diego: "Correct, as noted in the City Council Policy link, "the City is authorized to enter into all agreements that collectively fall within an annual threshold of \$200,000 projected reduction in property tax revenue."
6-2	If marked any of the above, please explain your answer(s).	City of Long Beach: "The program is intended to serve those who would most benefit (for example single-family homes valued under \$1.1 million) but also in terms of properties that would benefit most from restoration. This is complicated by fees imposed (even at 50% cost recovery) that make the mills act a poor choice for some lower-value homes, and then lower than expected tax savings on commercial properties. Priority is also given to applications for which the work program includes use of local labor and materials in support of economic development and a culture of preservation within the City." City of Pasadena: "The Zoning Code limits the annual number of new single-family contracts to 20 and non-single-family to 6, and also limits the amount of unrealized revenue to the City for all new contracts to \$75,000 annually and from a single contract to \$25,000. The City's administrative guidelines also limit single-family valuation to \$1.5 million (likely to increase to \$2 million this year) with exceptions and include ranking/evaluation criteria."	Consider recommendation: annual fiscal revenue loss cap.	Follow-up to Pasadena and San Diego, is there an annual fiscal revenue loss for the program or only new contracts? Pasadena: "The revenue cap is for new contracts only – we do not have an overall fiscal loss cap at this time." San Diego: "There is currently no maximum revenue loss cap for the Mills Act."

#	Question	Response Summary	Chattel Notes	Follow-up Questions & Answers
		City of Oakland: “Cap on tax loss to City is in our 2006-08 ordinance, at \$25,000/year in new contracts. Real estate inflation suggests that a cap on current property valuation might be a good idea so a few millions-dollar [sic] houses don’t eat up the whole allocation.”		
6-3	The City of Los Angeles reviews all Mills Act contract applications on the merits of 5 Priority Consideration Criteria (PCC), and applications must meet the minimum required criteria to be considered for the Mills Act Program. The 5 PCC are: Necessity, Uniqueness, Investment, Affordability, and Employment. Does the municipality’s Mills Act application similarly require priority consideration criteria to be met? Please explain?	A majority of the surveyed municipalities do not implement any kind of priority consideration criteria and only 4 do or use something similar: Cities of Saratoga, Highland, Long Beach, and Oakland. For many of the surveyed municipalities with smaller Mills Act program, such as the City of San Dimas, they receive so few applications each year that there is no necessity for priority consideration. City of Long Beach: “While Long Beach uses different criteria we aim for similar goals. Uniqueness is not necessarily a consideration in Long Beach but need, depth of the investment and work plan, relative affordability and local hire are all considerations.” City of Oakland: “Similar criteria, dating back to 2006: necessity and impact of work, catalyst potential, diversity of properties and locations, preferences for East and West Oakland [former] Redevelopment areas, historical, cultural, and architectural significance of buildings.”		
6-4	Does the municipality’s Mills Act application require priority consideration criteria that address equity? Please explain.	Only 2 of the 30 surveyed municipalities indicated that they directly or indirectly require priority consideration criteria that addresses equity. The City of Pasadena targets specific areas in the city and applicants with economic hardship are given priority consideration. The City of Oakland indirectly addresses equity with requirements for diversity of location and property type and urgency of work program. The City of Long Beach: “As part of the City’s equity and racial reconciliation efforts, all of these priorities and programs are under review. Ultimately, a challenge for achieving equity within the Mills Act program is that it rewards property	Consideration: Long Beach response - MA program is focused on property owners gaining value rather than renters and there are already other affordable housing benefits outside of the Mills Act program. How do you make the Mills Act program a competitive alternate incentive for affordable housing than the others provided?	Follow-up to Pasadena, how is applicant income or economic hardship considered? How do applicants prove? Pasadena: “Applicants provide a statement describing any economic hardship that applies and provide evidence to support. Staff considers any evidence that may be provided;

#	Question	Response Summary	Chattel Notes	Follow-up Questions & Answers
		ownership in a majority-renter City where homeownership is out of reach to most in particular people of color. Furthermore, the City supports affordable housing and adaptive-reuse of properties as affordable housing but those projects do not require a Mills Act incentive because they are already off the tax rolls through other public-benefit programs.”	Benefits in MA program: property better maintained. Ancillary benefits. Fiscal benefit to property owner.	we have not established specific requirements.”
6-5	Is any weight in the Mills Act application process given to additional consideration criteria such as: public benefit, affordable housing, heritage tourism, visibility from the street, etc.? Please list and/or explain.	Only 5 surveyed municipalities indicated some kind of weight in the Mills Act application process given to additional criteria: Cities of Long Beach, Oakland, Ontario, Pasadena, and San Diego. This list includes the 3 municipalities with largest average amount of applications each year (Cities of San Diego, Pasadena, and Long Beach). Visibility of the property is considered for the Cities of Oakland, Ontario, Pasadena, and San Diego. The City of Oakland also looks at potential as a neighborhood catalyst to provide public benefits. The City of Long Beach gives significant consideration in potential to create new local landmarks and offers a joint landmark and Mills Act application that has been well-received and effective over the last five years.	Consider recommendation: joint landmark and Mills Act application West Hollywood has concurrently processed local designation and MA contract (in sequence)	
Section 7: Program Assessment				
7-1	Has a program assessment of the Mills Act Program been conducted in the municipality?	Only 9 surveyed municipalities have conducted a program assessment of the Mills Act Program, including the Cities of San Diego, Long Beach, and West Hollywood.		
7-2	What are strengths and weaknesses of the Mills Act Program in the municipality generally?	Strengths: The Mills Act Program is consistently seen as one of the most popular incentives a municipality can offer to property owners to invest in historic resources. Some municipalities highlighted the accessibility of their information and ease of applying for the program. Property owners appear to generally comply with the program. Weaknesses: As number of Mills Act contracts continue to grow, there are limited staff and resources to manage them. Some municipalities worry about the sustainability of the program with revenue loss, especially with a lack of clear	Noted twice: Ease of application and making it more accessible helps and hurts as more applications are received but staff aren’t capable of managing all of them. How do you restrict with equity in mind? Recommendations: Staff needs to grow with contracts or contracts need to be limited to stay	

#	Question	Response Summary	Chattel Notes	Follow-up Questions & Answers
		direction and staff training. 1 municipality noted a lack of public awareness, while others described a focus on residential rather than commercial properties and lack of geographic and demographic diversity among applicants. City of San Diego: “The ease of which homeowners can apply and be granted for the Mills Act is both a strength and a weakness as we now have a very large program that is understaffed and likely not cost effective.” City of Long Beach: “Challenges with the program include lower than ideal number of applications (applications still exceed available contracts however the City’s goal of achieving fierce competition among stellar applications has never been achieved.” City of Oakland: “No benefit to offer long-time owners with low Prop 13 taxes.”	manageable by current number of staff.	
7-3	What are the strengths and weaknesses of administration of the Mills Act Program in the municipality?	Strengths: Reported strengths include support from City Council, accessible information available on website, clear documentation of the process, and a no-fee application. Weaknesses: The biggest challenge identified by nearly half of the surveyed municipalities is very limited staff time and staffing. As the number of contracts continues to grow, there are not enough people or time to devote to inspections, fee collections, and trainings. Administration of the Mills Act Program requires more resources than municipalities can provide. There can also be lack of coordination between departments. City of San Dimas: “Follow-up and administration of the Mills Act had not been a priority since there were no fees collected from the program.”	See previous comment about staff capability. Too much focus on administering the program is taking away from other preservation efforts.	

#	Question	Response Summary	Chattel Notes	Follow-up Questions & Answers
		City of Long Beach: “Resources dedicated to Mills Act have detracted from finishing surveys, context updates, and other preservation efforts, particularly as time required for compliance on legacy contracts has increased dramatically.”		
7-4	What are recommendations or suggestions for the long-term sustainability of Los Angeles’ Mills Act Program?	1 of the primary recommendations that surveyed municipalities have is to make sure that the Mills Act Program is adequately staffed to take on the responsibility of managing so many contracts. Communication with property owners is also emphasized, such as City of Orange recommending an established communication protocol and City of Claremont recommending a streamlined annual reporting form. The City of Monrovia recommends taking advantage of the latest technology in the field to build a comprehensive database for tracking contract obligations. City of Highland: “A reserve fund for the property owners to receive their money sooner that is later replenished by the county.” City of Long Beach: “Long Beach is seriously considering non-renewal of most contracts after ten years in order to be able to provide more assistance each year to new properties. In light of current property values and extreme housing challenges, a jurisdiction also has to examine providing these tax breaks more sparingly. For Long Beach and LA and a few other cities with more substantial property tax share, the impacts of the contracts are greater than in low-low property tax cities.” County of Ventura: “Establishing connection in eyes of public/elected officials between program and physical rehabilitation improvements of historic properties of value in the community.”		
Section 8: Outreach and Education				
8-1	Which of the following outreach and education materials are	Educational brochures are the most popular method of outreaching to property owners eligible for the Mills Act		

#	Question	Response Summary	Chattel Notes	Follow-up Questions & Answers
	provided to property owners eligible to apply for the Mills Act Program? Select all that apply.	Program, with 18 surveyed municipalities using them. Used much less often are targeted outreach and both on-demand and annual workshops. The Cities of Gilroy, Monrovia, and Oakland noted that they communicate with local realtors and real estate agents to inform eligible property owners. The City of Redondo Beach occasionally provides educational seminars for the public during Preservation Commission meetings. The City of Ontario sends out postcards periodically reminding eligible property owners of the incentives. Looking specifically at the 3 municipalities with the highest average Mills Act applications per year, the City of San Diego (average 50 applications per year) primarily uses its website while the City of Pasadena (average 30 applications per year) uses educational brochures and annual workshops. The City of Long Beach (average 20 applications per year) appears to have the 1 of the most substantial outreach programs of the surveyed municipalities, with educational brochures, annual workshops, on-demand workshops, and targeted outreach.		
8-2	Which of the following outreach and education materials are provided to property owners with existing Mills Act contracts? Select all that apply.	Most of the surveyed municipalities (21 of 30) do not provide any outreach and education materials to property owners with existing Mills Act contracts. Of the 9 that do, 7 use educational brochures while 3 use targeted outreach. The City of Redondo Beach works to actively provide new owners taking on an existing Mills Act property with planning records and the overall framework for maintaining a historic property. The City of Sierra Madre sends annual letters to Mills Act contract holders reminding them to submit their maintenance and rehabilitation plan. The City of Long Beach provides on-demand workshops for existing owners.		
8-3	Which of the following groups are targeted in your outreach efforts, if any? Select all that apply.	Most of the surveyed municipalities (22 of 30) do not target any specific groups in their outreach. Of the 8 that submitted a response other than “not applicable,” 5 target specific property types while 4 target preservation advocacy groups. Only the City of Oakland noted that they target a specific demographic – the oldest neighborhoods in East and West Oakland. Staff	Potential recommendation: Coordination with DCP/DBS/HCID for outreach.	

#	Question	Response Summary	Chattel Notes	Follow-up Questions & Answers
		solicits applications from likely prospects <u>when they apply for permits</u> .		

**Appendix D:
Chronology of the Mills Act Program
with Attachments**



Chattel, Inc. | Historic Preservation Consultants

MEMORANDUM

DATE February 10, 2021 DRAFT

TO Ken Bernstein, Manager, Principal City Planner
Shannon Ryan, Supervisor, Senior City Planner
Office of Historic Resources, Department of City Planning
City of Los Angeles

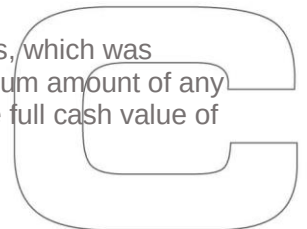
CC Lambert Giessinger, Historic Preservation Architect
Melissa Jones, City Planning Associate
Office of Historic Resources, Department of City Planning
City of Los Angeles

FROM Robert Chattel, AIA, President
Aleli Balaguer, Associate II
Narek Mkrtoumian, Intern
Chattel, Inc. | Historic Preservation Consultants

RE Los Angeles Mills Act Program Assessment
Memorandum on Mills Act Program Chronology

The Mills Act program is an economic incentive program in California that was created to encourage private property owners to restore and preserve qualified historical properties. The State of California defines qualified historical properties as a property listed on any federal, state, county, or city register. To take part in this program, it is required that a municipality create a Mills Act resolution or ordinance that describes specific protocols for administration of the program. The City of Los Angeles (City) Council created a Mills Act Ordinance in 1996. Since then, it has been periodically updated with amendments. The following is a chronology of the Mills Act program. This chronology focuses on creating a link between affordability, housing, and equity relating to historic preservation in the City. Thus, most gray points provide context but do not relate to this goal and do not include corresponding attachments.

- 1962 Los Angeles City Council (City Council) adopted City of Los Angeles Cultural Heritage Ordinance. The provisions of the Cultural Heritage Ordinance are codified in Division 22, Chapter 9, Article 1 of the Los Angeles Administrative Code, commencing with Section 22.171
- 1972 Senator James R. Mills (San Diego) introduced Senate Bill (SB) 357, the Mills Act program, was codified in California Government Code Article 12, Section 50280-50290. The Mills Act enabling legislation grants local governments (cities and counties) that adopt a policy (by ordinance or resolution) the authority to enter into contracts with owners of qualified historical properties who actively participate in preservation, restoration, and rehabilitation of their historic properties in exchange for *potential* property tax relief. See Attachment A.
- 1978 Ballot measure Proposition 13 introduced by lobbyist Howard Jarvis, which was codified in Article XIII A, Section 1-7, establishes the annual maximum amount of any ad valorem tax on real property shall not exceed one percent of the full cash value of



such property. The one percent tax to be collected by the counties and apportioned according to law to the districts within the counties.¹

- 1979 City Council adopted the Historic Preservation Overlay Zone (HPOZ) Ordinance No. 184903, codified as Section 12.20.3 of Los Angeles Municipal Code. Angelino Heights became the first HPOZ in 1983.
- 1985 The California Legislature amended the Mills Act to clarify and expand on the definition of qualified Historical Properties. Additionally, it reduced the Mills Act contract minimum period from 20 to 10 years, simplified the tax assessment and eliminated the public visitation and access requirement.
- 1993 The California Legislature amended the Mills Act strengthening the restoration and rehabilitation requirements to conform with guidelines of the State Office of Historic Preservation and the U.S. Secretary of the Interior's Standards and the State Historical Building Code.
- 1994 Historical Property Contract (Mills Act) Ordinance introduced in City Council, Council File (CF) 94-0644. See Attachment B.
- 1996 City Council adopted the initial Mills Act Ordinance, Ordinance No. 171413, codified in Los Angeles Administrative Code Division 19, Chapter 14 created with amendments, Ordinance 171413. The Mills Act program is managed by the Department of Cultural Affairs (DCA) and the Cultural Heritage Commission. See Attachment C. The initial Mills Act Ordinance established several criteria for eligibility:
- The pre-contract property valuation threshold for eligibility was \$500,000 or less for single-family dwellings, and \$1,500,000 or less for multi-family residential, commercial, or industrial buildings, unless the individual property is granted an exemption from such limits by the Cultural Heritage Commission.
 - Established five priority consideration criteria (PCC): Necessity, Uniqueness, Investment, Affordability, Employment.
 - Single-family and multi-family/commercial mixed-use properties with fewer than 20 residential rental units must meet a minimum of three PCC. All other properties must meet a minimum of four criteria.
 - Established two exemption areas: Hollywood Boulevard Commercial and Entertainment National Register Historic District, Downtown Historic Core.
 - Established annual property tax revenue loss cap of \$500,000.
- 1998 City Council adopted the Adaptive Reuse Ordinance (ARO), Ordinance No. 174315, codified under, Subdivision 26, of Subsection A, of Section 12.22, of the Los Angeles Municipal Code (LAMC). The initial ARO ordinance does not reference the Mills Act program. See Attachment D.
- 1999 Department of City Planning (DCP) recommended that City Council adopt Mills Act Ordinance amendment that would exempt ARO projects from the calculation of annual property tax revenue loss cap and to increase the cap from \$500,000 to \$1,000,000. City Council instructed the City Administrative Office (CAO) to estimate possible property tax revenue loss if Mills Act ARO projects are not calculated as part

¹ Mills Act contracts between property owners and the local authority can *potentially* save a substantial amount in annual property taxes when compared to the Proposition 13 and Fair Market value of a property.

of the property tax revenue loss cap. City Council did not exempt ARO from the property tax loss cap. See Attachment E.²

- 1999 City Council adopted the first amendment to the Mills Act Ordinance, Ordinance No. 172857, raising the property tax revenue loss cap from \$500,000 to \$1,000,000. See Attachment F.
- 2004 Mills Act program is managed by the DCP in the Office of Historic Resources (OHR) and the Cultural Heritage Commission; no longer managed by DCA.
- 2006 Office of Historic Resources (OHR), in conjunction with The Getty Conservation Institute, created a citywide survey called SurveyLA. SurveyLA covered over 880,000 legal parcels, the largest citywide historic resources survey in the nation. Identifying thousands of properties potentially eligible for designation, thus increasing the potential for more properties to apply for a Mills Act contract upon designation.
- 2007 OHR proposed amendment to the Mills Act Ordinance to increase initial property valuation threshold for eligibility limits from \$500,000 to \$1,500,000 for single-family homes and from \$1,500,000 to \$3,000,000 for multi-family, commercial and industrial properties. See Attachment G.
- 2008 OHR recommended that City Council increase pre-contract property valuation threshold of eligibility from \$500,000 to \$1,500,000 for single-family homes and from \$1,500,000 to \$3,000,000 for multi-family, commercial and industrial properties. City Council adopted the second amendment to the Mills Act Ordinance, Ordinance No. 179713. See Attachment H.
- 2011 Assemblymember Ben Hueso (San Diego) introduced Assembly Bill (AB) 654 that was passed by California legislature. This act amended the Historical Property Contract program codified as California Government Code Section 50280-50290. See Attachment I. The amendment required:
- Inspections occur before contract approval and every five years thereafter
 - Eliminated the requirement of property owner notification of the Office of Historic Preservation (OHP) that a new contract was recorded
 - Allowed for local governments with Mills Act programs to collect fees that shall not exceed the reasonable cost of providing the service of contract administration
 - Clarified the options for proceeding with or appealing contract cancellation.
- 2012 OHR recommended City Council consider a higher property tax revenue loss cap of \$3,000,000. City Council increased property tax revenue loss cap from \$1,000,000 to \$2,000,000. City Council adopted third amendment to the Mills Act Ordinance, Ordinance No. 182332. See Attachment J.
- 2013 The Housing Element of the General Plan established policy goals from 2013-2021. ARO and implementation of the Mills Act program are two programs used in the Housing Element to meet housing goals, objectives, and policies. ARO was intended to facilitate and provide incentives and expand opportunities for adaptive reuse of economically obsolete commercial buildings for housing. The Mills Act program was identified as an incentive for preservation of historic residential structures that

² January 14, 2021 inquiry to the CAO office confirmed no such report was issued.

- ensures adequate maintenance of housing stock in economically diverse neighborhoods.
- 2014 OHR staff and the City Attorney updated Mills Act historical property contract language following AB 654 for collection of fees and eliminating the requirement of property owners to notify OHP that they entered a historic property contract.
- 2017 OHR staff recommended to City Council clarification of criteria for HCM eligibility, Ordinance No. 185472.
- 2019 Senator Toni Atkins (San Diego) introduced SB 451 passed that was passed by the California Legislature and is known as California State Historic Tax Credit. Governor Gavin Newsom signed the bill into law. The California Tax Credit Allocation Committee (CTCAC) and the OHP will administer the tax credit program. OHP will be responsible for preparing regulations, requirements, and an application process. The Governor's 2021 budget does not include funding for initiating the program including drafted regulations.
- 2019 OHR staff created a Mills Act program application requirement that multi-family properties with more than 20 residential rental units must meet a minimum of four of five PCC. All other properties applying must meet a minimum of three of five criteria, consistent with initial MA ordinance. The affordability PCC was expanded to require documentation showing preservation or addition of safe and affordable dwelling units for low (50% median) and moderate (80% of median) income households, per current U.S. Department of Housing and Urban Development (HUD) criteria for affordable housing.
- 2021 The Initial Study for the Housing Element Update Environmental Impact Report (EIR) was released by DCP on January 13, 2021 (Initial Study). The proposed Housing Element Update for 2021-2029 establishes programs, policies, and actions to further the goal of meeting existing and projected housing needs of all income levels of the community. The proposed Housing Element Update would provide potential amendments to ordinances to increase incentives for alternative building typologies such as micro-units, adaptive reuse of existing structures, and low- to medium-scale multi-family housing ("missing-middle"). The Initial Study described revisions to the Housing Element Update that will largely restate and refine existing goals, objectives, policies and programs but are likely to include an added focus or emphasis on stated Housing Element Update goals stated above. It is assumed the ARO and Mills Act provisions of the 2013-2021 Housing Element will be retained, however the Initial Study does not reference ARO or Mills Act.

Attachments

- Attachment A: Mills Act Enabling Legislation
- Attachment B: Council File 94-0644
- Attachment C: 1996 Mills Act Ordinance
- Attachment D: 1998 Adaptive Reuse Ordinance
- Attachment E: 1999 ARO Exemption Recommendation
- Attachment F: 1999 Mills Act Amendment
- Attachment G: CAO Report on Amendment
- Attachment H: 2008 Mills Act Amendment
- Attachment I: 2012 Mills Act Amendment

ATTACHMENT A
MILLS ACT ENABLING LEGISLATION

California Government Code, Article 12, Sections 50280 - 50290

(Article 12 added by Stats. 1972, Ch. 1442.)

50280. Restriction of property use.

Upon the application of an owner or the agent of an owner of any qualified historical property, as defined in Section 50280.1, the legislative body of a city, county, or city and county may contract with the owner or agent to restrict the use of the property in a manner which the legislative body deems reasonable to carry out the purposes of this article and of Article 1.9 (commencing with Section 439) of Chapter 3 of Part 2 of Division 1 of the Revenue and Taxation Code. The contract shall meet the requirements of Sections 50281 and 50282.

(Amended by Stats. 1985, Ch. 965, Sec. 1.7.)

50280.1. Qualified historic property.

“Qualified historical property” for purposes of this article, means privately owned property which is not exempt from property taxation and which meets either of the following:

(a) Listed in the National Register of Historic Places or located in a registered historic district, as defined in Section 1.191-2(b) of Title 26 of the Code of Federal Regulations.

(b) Listed in any state, city, county, or city and county official register of historical or architecturally significant sites, places, or landmarks.

(Added by Stats. 1985, Ch. 965, Sec. 2.)

50281. Required contract provisions.

Any contract entered into under this article shall contain the following provisions:

(a) The term of the contract shall be for a minimum period of 10 years.

(b) Where applicable, the contract shall provide the following:

(1) For the preservation of the qualified historical property and, when necessary, to restore and rehabilitate the property to conform to the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the United States Secretary of the Interior’s Standards for Rehabilitation, and the State Historical Building Code.

(2) For an inspection of the interior and exterior of the premises by the city, county, or city and county, prior to a new agreement, and every five years thereafter, to determine the owner’s compliance with the contract.

(3) For it to be binding upon, and inure to the benefit of, all successors in interest of the owner. A successor in interest shall have the same rights and obligations under the contract as the original owner who entered into the contract.

(Amended by Stats. 2013, Ch. 210, Sec. 6.5. (SB 184) Effective January 1, 2014.)

50281.1. Fees.

The legislative body entering into a contract described in this article may require that the property owner, as a condition to entering into the contract, pay a fee that shall not exceed the reasonable cost of providing the service pursuant to this article for which the fee is charged.

(Amended by Stats. 2011, Ch. 278, Sec. 2. (AB 654) Effective January 1, 2012.)

50282. Renewal.

(a) Each contract shall provide that on the anniversary date of the contract or such other annual date as is specified in the contract, a year shall be added automatically to the initial term of the contract unless notice of nonrenewal is given as provided in this section. Each contract shall also provide that after five years, and every five years thereafter, the city, county, or city and county shall inspect the interior and exterior of the premises to determine the owner's continued compliance with the contract. If the property owner or the legislative body desires in any year not to renew the contract, that party shall serve written notice of nonrenewal of the contract on the other party in advance of the annual renewal date of the contract. Unless the notice is served by the owner at least 90 days prior to the renewal date or by the legislative body at least 60 days prior to the renewal date, one year shall automatically be added to the term of the contract.

(b) Upon receipt by the owner of a notice from the legislative body of nonrenewal, the owner may make a written protest of the notice of nonrenewal. The legislative body may, at any time prior to the renewal date, withdraw the notice of nonrenewal.

(c) If the legislative body or the owner serves notice of intent in any year not to renew the contract, the existing contract shall remain in effect for the balance of the period remaining since the original execution or the last renewal of the contract, as the case may be.

(d) The owner shall furnish the legislative body with any information the legislative body shall require in order to enable it to determine the eligibility of the property involved.

(e) No later than 20 days after a city or county enters into a contract with an owner pursuant to this article, the clerk of the legislative body shall record with the county recorder a copy of the contract, which shall describe the property subject thereto. From and after the time of the recordation, this contract shall impart a notice thereof to all persons as is afforded by the recording laws of this state.

(Amended by Stats. 2011, Ch. 278, Sec. 3. (AB 654) Effective January 1, 2012.)

50284. Cancellation.

If the legislative body determines that the owner has breached any of the conditions of the contract provided for in this article or has allowed the property to deteriorate to the point that it no longer meets the standards for a qualified historical property, the legislative body shall do one of the following:

(a) Cancel the contract by following the procedures specified in Sections 50285 and 50286.

(b) Bring any action in court necessary to enforce a contract, including, but not limited to, an action to enforce the contract by specific performance or injunction.

(Amended by Stats. 2011, Ch. 278, Sec. 4. (AB 654) Effective January 1, 2012.)

50285. Cancellation.

No contract shall be canceled under Section 50284 until after the legislative body has given notice of, and has held, a public hearing on the matter. Notice of the hearing shall be mailed to the last known address of each owner of property within the historic zone and shall be published pursuant to Section 6061.

(Added by Stats. 1972, Ch. 1442.)

50286. Cancellation.

(a) If a contract is canceled under Section 50284, the owner shall pay a cancellation fee equal to 12¹/₂ percent of the current fair market value of the property, as determined by the county assessor as though the property were free of the contractual restriction.

(b) The cancellation fee shall be paid to the county auditor, at the time and in the manner that the county auditor shall prescribe, and shall be allocated by the county auditor to each jurisdiction in the tax rate area in which the property is located in the same manner as the auditor allocates the annual tax increment in that tax rate area in that fiscal year.

(c) Notwithstanding any other law, revenue received by a school district pursuant to this section shall be considered property tax revenue for the purposes of Section 42238.02 of the Education Code, as implemented pursuant to Section 42238.03 of the Education Code, and revenue received by a county superintendent of schools pursuant to this section shall be considered property tax revenue for purposes of Article 4 (commencing with Section 2570) of Chapter 12 of Part 2 of Division 1 of Title 1 of the Education Code.

(Amended by Stats. 2013, Ch. 47, Sec. 109. (AB 97) Effective July 1, 2013.)

50287. Action to enforce contract.

As an alternative to cancellation of the contract for breach of any condition, a landowner that is a party to the contract may bring any action in court necessary to enforce a contract, including, but not limited to, an action to enforce the contract by specific performance or injunction.

(Amended by Stats. 2011, Ch. 278, Sec. 5. (AB 654) Effective January 1, 2012.)

50288. Eminent domain.

In the event that property subject to contract under this article is acquired in whole or in part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by the

legislative body to frustrate the purpose of the contract, such contract shall be canceled and no fee shall be imposed under Section 50286. Such contract shall be deemed null and void for all purposes of determining the value of the property so acquired.

(Amended by Stats. 1974, Ch. 544.)

50289. Annexation by city.

In the event that property restricted by a contract with a county under this article is annexed to a city, the city shall succeed to all rights, duties, and powers of the county under such contract.

(Added by Stats. 1972, Ch. 1442.)

50290. Consultation with state commission.

Local agencies and owners of qualified historical properties may consult with the State Historical Resources Commission for its advice and counsel on matters relevant to historical property contracts.

(Amended by Stats. 1985, Ch. 965, Sec. 8.)

hidden

ATTACHMENT B
COUNCIL FILE 94-0644

HOUSING & COMMUNITY REDEVELOPMENT
APR 15 1994

M O T I O N

The average age of the housing stock in Los Angeles is more than thirty-four years old. While the Planning Department has surveyed only four communities to date for historic structures, older communities such as South Central, Southeast, West Adams, Boyle Heights, Wilshire, Silverlake-Echo Park, and Northeast contain 70-87% of the homes and apartment buildings which were built prior to 1950.

Retaining older residential structures of real historic significance not only helps to conserve irreplaceable resources, it can also serve to maintain affordability. When older housing is replaced by new units, they are generally offered at rents which are not affordable to a majority of the City's residents.

The State Legislature enacted the Mills Act in 1976 to aid in the preservation of older buildings with historic significance. The Act allows the City to enter into contracts with the owners of such properties, allowing them to reduce their property taxes for at least ten years in return for the maintenance and preservation of their historic structure.

1985 amendments to the Mills Act, which among other changes broadened the definition of what could be considered an historic property, have made the Act increasingly attractive as a means of persuading property owners to preserve historic dwelling structures. The City should look into developing a local program implementing the Mills Act to take advantage of this tool.

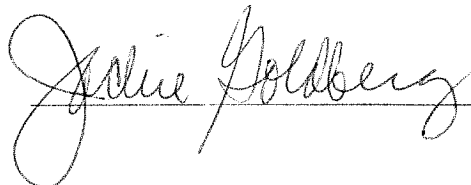
I THEREFORE MOVE that the Housing Department be instructed to work with the City Attorney, the City Administrative Officer, the County Assessor and the Cultural Affairs Department to develop rules and procedures by which the City could implement the provisions of the Mills Act; and report to the Housing and Community Redevelopment Committee within 60 days on their findings.

I FURTHER MOVE that the City Attorney be requested to review the Mills Act in order to determine whether it would be necessary for the City to adopt an ordinance to allow the Act to be implemented, and, if so, what should be included in that ordinance.

PRESENTED BY:


Mark Ridley-Thomas
Councilmember, 8th District

SECONDED BY:



LOS ANGELES CONSERVANCY

Roosevelt Building • 727 West Seventh Street • Suite 955 • Los Angeles, California 90017 • 213 /623-CITY

April 25, 1994

Honorable Mark Ridley-Thomas, Chair
City Council Housing & Community Development Committee
Los Angeles City Hall, Room 290
200 North Spring Street
Los Angeles, California 90012

Re: Mills Act Motion

Dear Councilman Ridley-Thomas:

The Los Angeles Conservancy commends you for taking the initiative to implement the Mills Act in the City of Los Angeles. It is a successful program in other California cities and it can be an important tool in helping Los Angeles maintain affordable housing.

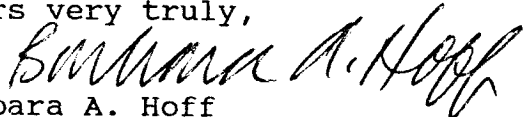
In addition to encouraging owners of multi-family buildings to reinvest the tax savings in their properties, the Mills Act will help the owners of properties in the City's seven Historic Preservation Overlay Zones ("HPOZs") and of the Historic-Cultural Monuments.

One of the common expressions of opposition to Monument designation is the lack of any incentives from the City to encourage an owner to accept the historical recognition. If a Mills Act program is established, owners of historic buildings are more likely to support Monument designation.

The Conservancy's Legal Committee began working with the City's Cultural Heritage Commission and the City Attorney's office on this issue last year. We would be pleased to assist your staff and the City agencies addressing this issue by providing the services of our Legal Committee and Conservancy staff, by sharing with you the information that we have gathered to date, by helping to draft language of any legislation, and by meeting with other members of the City Council to encourage their support of a Mills Act program.

Thank you for considering our comments.

Yours very truly,


Barbara A. Hoff
Director of Preservation Issues

Mount Washington Association

April 25, 1994

Honorable Mark Ridley-Thomas, Chair
City Council Housing & Community Development Committee
Los Angeles City Hall, Room 290
200 North Spring Street
Los Angeles, CA 90012

Re: Mills Act Motion

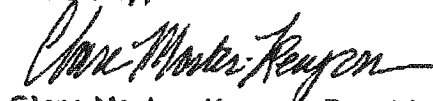
Dear Councilman Ridley-Thomas:

The Mount Washington Association enthusiastically supports your motion for the City of Los Angeles exploring the feasibility of developing a program to implement The Mills Act in the City.

Mt. Washington, in the Northeast part of Los Angeles, has with its neighbor, Highland Park worked long and hard to support, sustain and maintain the unique character and special qualities of our communities. The Highland Park HPOZ (which includes parts of Mt. Washington) has been supported by the Mount Washington Association as a mechanism that will preserve not only the historical character of the area but affordable housing as well. Clearly, the implementation of the Mills Act takes this type of effort to its logical next step: the financial incentives for owners to maintain and reinvest in these older properties thus maintaining moderately priced housing, so desperately needed in our City.

We salute you for this bold and creative initiative to bring the benefits of the Mills Act to Los Angeles.

Cordially,


Clare Marter-Kenyon, President
Mount Washington Association

ELIAS MARTINEZ
City Clerk

J. Michael Carey
Executive Officer

When making inquiries
relative to this matter
refer to File No.

94-0644

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

Office of
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

Pat Healy
Chief Legislative Assistant

April 18, 1994

HOUSING & COMMUNITY REDEVELOPMENT COMMITTEE

At the meeting of the Council held April 15, 1994 the motion
(Ridley-Thomas - Goldberg) attached to the file was referred to the
HOUSING & COMMUNITY REDEVELOPMENT COMMITTEE.

Elias Martinez

City Clerk
bs

940644





April 22, 1994

Honorable Mark Ridley-Thomas, Chair
City Council Housing & Community Development Committee
Los Angeles City Hall, Room 290
200 North Spring Street
Los Angeles, CA 90012

Subject: Mills Act Motion

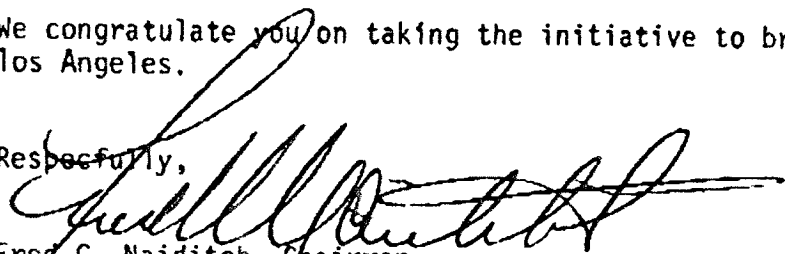
Dear Councilman Ridley-Thomas:

The South Carthay HPOZ Design Review Committee wholeheartedly supports your motion for the City of Los Angeles to "look into developing a local program implementing the "MILLS ACT". The Mills Act incentive will assist the home owners (and apartment owners, if applicable) in our neighborhood by helping them maintain their properties which in turn, will help maintain the quality and character of our historic neighborhood.

Our neighborhood was designated a HPOZ in 1984. Our HPOZ Design Review Committee has worked diligently over the past ten years with our property owners to assure a high level of maintenance and proper rehabilitation. The Mills ACT will support our efforts by offering a financial incentive for owners to reinvest in their properties, thus maintaining moderately priced housing which is so desperately needed in Los Angeles.

We congratulate you on taking the initiative to bring the Mills Act to Los Angeles.

Respectfully,


Fred C. Naiditch, Chairman
South Carthay Design Review Committee

cc: L.A. Conservancy

Spaulding Square Neighborhood Association
Post Office Box 46580
Los Angeles, California 90046

April 22, 1994

Honorable Mark Ridley-Thomas, Chair
City Council Housing & Community Development Committee
Los Angeles City Hall, Room 290
200 North Spring Street
Los Angeles, California 90012

Re: Mills Act Motion

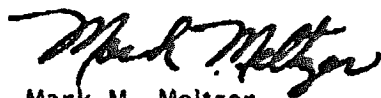
Dear Councilman Ridley-Thomas:

The Spaulding Square HPOZ Association wholeheartedly supports your motion for the City of Los Angeles to "look into developing a local program implementing the Mills Act." The Mills Act Incentive will assist the homes in our neighborhood by helping them maintain their properties which in turn, will help maintain the character and quality of our neighborhood.

Our neighborhood was designated an HPOZ in 1993. Our HPOZ association has worked diligently over the years with the property owners to assure a level of maintenance and proper rehabilitation. The Mills Act will support our efforts by offering a financial incentive for owners to reinvest in their properties, thus maintaining moderately priced housing which is so desperately needed in Los Angeles.

We congratulate you on taking the initiative to bring the Mills Act to Los Angeles.

Yours very truly,



Mark M. Meltzer
Spaulding Square Neighborhood Association

MMM/ff

WHITLEY HEIGHTS HISTORIC PRESERVATION OVERLAY ZONE ASSOCIATION

MICHAEL MEKEEL, CHAIR
TIM STREET-PORTER, VICE-CHAIR
ANNIE KELLEY
BARRY SLOANE

Honorable Mark Ridley-Thomas, Chair
City Council Housing and Community Development Committee
Los Angeles City Hall Room 290
200 North Spring Street
Los Angeles, Ca. 90012

April 25, 1994

Re: Mills Act Supported by our Organization

Dear Councilman Ridley-Thomas:

The Whitley Heights Historic Preservation Overlay Zone Association thanks you for your foresight and effort in introducing the Mills Act discussion to the Los Angeles City Council.

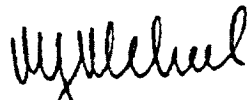
With the current situation of planning in Los Angeles, historic preservation overlay zones are one of the only tools homeowners have to protect their neighborhoods. In our neighborhood, which was designated an HPOZ in 1992 and is a National Register Historic District, we give countless volunteer hours to educate and assist our neighbors. It takes constant vigilance, money, and effort to just to stay even.

Our work, and that of significant neighborhoods like ours, would be greatly eased if we could tell our property owners that they would get a tax exemption because of their historic status. They have agreed to take on an extra burden -- in bureaucratic paperwork, review fees, hiring better architects and contractors, maintaining their properties with quality older materials rather than "Home Depot" specials, bugging the City -- in order to protect the neighborhood from gradual decay.

Your efforts in obtaining Mills Act property tax exemptions can reward us and our neighbors for the extra effort we put into keeping LA healthy.

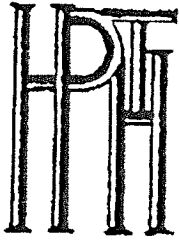
Thank you, and please let us know if we can help.

Best regards,



Michael Mekeel

1922 NORTH SYCAMORE AVENUE LOS ANGELES, CALIFORNIA 90068 TEL: 213 874 1637



Highland Park Heritage Trust

Post Office Box 42894, Los Angeles, CA 90050-0894 - Telephone: (213) 256-4326

Honorable Mark Ridley-Thomas
Chairman
Housing and Community Development Committee
City Council
200 North Spring Street
Los Angeles, Ca. 90012

April 25, 1994

Re: Mills Act Motion

Dear Councilman Ridley-Thomas:

The Highland Park Heritage Trust supports enthusiastically your motion to develop legislation to incorporate the Mills Act into Los Angeles policy. The Mills Act incentive will encourage and help the home owner and/or apartment owner to maintain their properties which will help preserve the character and quality of our older, more historic inner city neighborhoods.

Last week Highland Park was designated Los Angeles' newest and largest Historic Preservation Overlay Zone. When working with our City Councilmen-Mike Hernandez and Richard Alatorre- we have always stressed the need for incentives to assist homeowners to restore and/or rehabilitate their homes in order to retain existing affordable housing in our neighborhood. The Mills Act will provide this financial incentive to encourage owners to reinvest in not only their properties but also the community.

We applaud your insight and initiative in using this valuable preservation tool: The Mills Act.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Robert F. Ebinger, Jr.', written over a horizontal line.

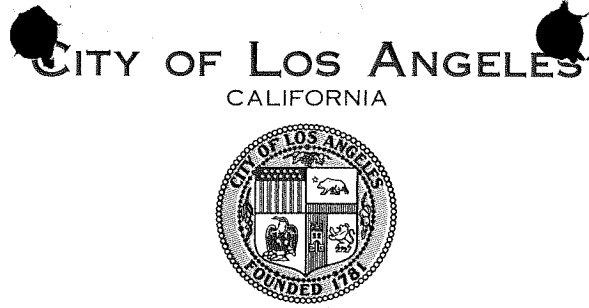
Robert F. Ebinger, Jr.

cc: Los Angeles Conservancy
Councilman Mike Hernandez
Councilman Richard Alatorre

mm
ELIAS MARTINEZ
City Clerk

J. Michael Carey
Executive Officer

When making inquiries
relative to this matter
refer to File No.



Office of
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

Pat Healy
Chief Legislative Assistant

94-0644

RICHARD J. RIORDAN
MAYOR
PLACE IN FILES
MAY 11 1994
DEPUTY

May 5, 1994

Councilmember Ridley-Thomas
City Administrative Officer
Los Angeles Housing Department
Cultural Affairs Department

Councilmember Goldberg
City Attorney
City Planning Department

RE: MOTION (RIDLEY-THOMAS - GOLDBERG) ON CITY IMPLEMENTATION OF PROVISIONS
OF STATE LAW (THE "MILLS ACT"), WHICH ALLOWS REDUCTION OF PROPERTY
TAXES ON HISTORIC STRUCTURES IN RETURN FOR PRESERVATION AND
MAINTENANCE OF SUCH STRUCTURES

At the meeting of the Council held May 3, 1994, the following
action was taken:

- Attached report adopted.....
- Attached motion adopted ().....
- Attached resolution adopted.....
- Ordinance adopted.....
- Motion adopted to approve attached report.....
- Motion adopted to approve attached communication..... X
- To the Mayor for concurrence.....
- To the Mayor FORTHWITH.....
- Mayor concurred.....
- Appointment confirmed.....
- Findings adopted.....
- Negative Declaration adopted.....
- Categorically exempt.....
- Generally exempt.....
- EIR certified.....
- Tract map approved for filing with the County Recorder.....
- Parcel map approved for filing with the County Recorder.....
- Bond approved is No. _____ of Contract.....
- Resolution of acceptance of future street to be known as

Elias Martinez
City Clerk
crm
steno\940644

F/F- *WJ3*
5/9/94

COMMUNICATION

TO: LOS ANGELES CITY COUNCIL

File No. 94-0644

FROM: COUNCIL MEMBER MARK RIDLEY-THOMAS, Chair
HOUSING AND COMMUNITY REDEVELOPMENT COMMITTEE

	<u>Yes</u>	<u>No</u>
Public Comments	___	<u>XX</u>

COMMUNICATION FROM CHAIRPERSON, HOUSING AND COMMUNITY REDEVELOPMENT COMMITTEE relative to a Council motion (Ridley-Thomas - Goldberg) on City implementation of provisions of State law (the "Mills Act"), which allows reduction of property taxes on historic structures in return for preservation and maintenance of such structures.

Recommendations for Council action:

ADOPT the Council motion (Ridley-Thomas - Goldberg), thereby issuing the following directives:

1. Instruct the Los Angeles Housing Department to work with the City Attorney, City Administrative Officer, County Assessor and the Cultural Affairs Department to develop rules and procedures by which the City could implement the provisions of the Mills Act, and report to this Committee within 60 days on their findings.
2. Request the City Attorney to review the Mills Act to determine whether it would be necessary for the City to adopt an ordinance to allow the Act to be implemented, and if so, what should be included in that ordinance.

Summary:

As stated in the Council motion (Ridley-Thomas - Goldberg), the average age of the housing stock in the City of Los Angeles exceeds 34 years, with significant concentrations of older homes in communities such as South Central, Southeast, West Adams, Boyle Heights, Wilshire, Silverlake-Echo Park and Northeast Los Angeles.

Retaining older structures with historic significance not only conserves irreplaceable resources, but can also serve to maintain affordability. When older housing is replaced by new units, the new construction is generally offered at rents which are not affordable to a majority of the City's residents.

State legislation passed in 1976, termed the Mills Act, was enacted to aid in the preservation of older buildings with historic significance. The Act allows local governments to enter into contracts with the owners of such properties, allowing them to have reduced property taxes for at least ten years in return for the preservation and maintenance of their historic structure.

Later amendments have made the Act increasingly attractive as a means of persuading property owners to preserve historic dwellings. As pointed out in testimony at the Committee hearing on this matter, one of the common expressions of opposition to Historical Monument designation is the lack of incentives from the City to encourage an owner to accept the historical recognition. If a Mills Act program is established, the owners of historic buildings are more likely to support Monument designation.

In letters made part of the Council file, the Los Angeles Conservancy and several associations of historic properties have endorsed the City's participation in such a program.

It is therefore recommended that the motion be adopted, to issue appropriate direction to City agencies to review and report back on implementation of the Mills Act in our City.

Respectfully submitted,


Councilman Mark Ridley-Thomas, Chairperson
Housing and Community Redevelopment Committee

WJS
4/28/94

#940644

ADOPTED

**MOTION ADOPTED TO APPROVE COMMUNICATION RECOMMENDATION
MAY 03 1994**

LOS ANGELES CITY COUNCIL

ATTACHMENT C
**1996 MILLS ACT ORDINANCE ADOPTED
ORDINANCE No. 171413**

ORDINANCE NO. 171413

An Ordinance of the City of Los Angeles implementing California Government Code Sections 50280, et seq., commonly known as the "Mills Act", by authorizing real property tax reductions for owners of certain qualified historic properties within the City of Los Angeles, provided the owners enter into binding agreements to preserve those properties.

THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:

Section 1. Division 19 of the Los Angeles Administrative Code is amended by adding Chapter 14 thereto, to read:

CHAPTER 14

APPROVAL OF HISTORICAL PROPERTY CONTRACTS

Sec. 19.140. Purpose.

Pursuant to California Government Code Section 50280, the City Council may contract with an owner or agent of the owner of any qualified historical property, as defined in Section 50280.1 thereof, provided the contract meets the requirements of Sections 50281 and 50282 thereof. Pursuant to Article 1.9 of the California Revenue and Taxation Code, historical properties that are "restricted" by the type of contracts referenced in the previous sentence shall be reassessed by the County Assessor in a manner that may result in lower real property taxes. The purpose of this Chapter is to implement State law permitting the approval of such Historical Property Contracts by establishing a uniform procedure for the owners of certain qualified historic properties within the City of Los Angeles to follow when applying for approval of Historical Property Contracts.

The City Council finds and determines that entering into Historical Property Contracts as hereinafter provided, will provide an incentive for the owners of the City's Historic-Cultural Monuments to preserve their properties, thereby providing a cultural benefit to the citizens of Los Angeles. It is also the intent of the Council to provide the same preservation incentive to the owners of Contributing Structures within the City's Historic Preservation Overlay Zones, established pursuant to Section 12.20.3 of the Los Angeles Municipal Code. The City Council further finds that such preservation will assist in maintaining the City's existing stock of affordable housing, thereby providing a social and economic benefit to the citizens of Los Angeles.

Sec. 19.141. Definitions.

A. For purposes of this Chapter, the following words and phrases are defined as follows:

1. "Contributing Structure" shall mean a site, building or structure located within a Historic Preservation Overlay Zone and designated as contributing in the architectural/historical survey prepared pursuant to Subdivisions 1 and 2 of Subsection E of Section 12.20.3 of the Los Angeles Municipal Code or otherwise determined by the Cultural Heritage Commission to be a contributor to the Historic Preservation Overlay Zone. A structure which is designated in the survey as noncontributing may be rehabilitated, thereby becoming eligible for designation as a Contributing Structure.

2. "Downtown Historic Core" shall mean the area in downtown Los Angeles bounded by First Street on the north, Los Angeles Street on the east, Ninth Street on the south, and Hill Street on the west.

3. "Historic-Cultural Monument" shall mean a site, building or structure, as defined in Section 22.130 of the Los Angeles Administrative Code, which has been included in the City's list of such monuments pursuant to Section 22.126 of the Los Angeles Administrative Code.

4. "Historical Property Contract" shall mean a contract between an owner(s) of a Historic-Cultural Monument or a Contributing Structure and the City of Los Angeles, meeting all requirements of California Government Code Sections 50281 and 50282 and this Chapter.

5. "Hollywood Historic District" shall mean the area defined in the Hollywood Redevelopment Plan map as the Hollywood Boulevard Commercial and Entertainment District.

Sec. 19.142. Limitations on Eligibility.

It is the intent of the City Council that unrealized City revenue from loss of property taxes not collected due to executed Historical Property Contracts not exceed \$500,000 annually. In furtherance of this policy, eligibility for Historical Property Contracts shall be limited, except within the Downtown Historic Core or the Hollywood Historic District, to sites, buildings or structures with a pre-contract assessed valuation of \$500,000 or less for single-family dwellings, and \$1,500,000 or less for multi-family residential, commercial or industrial buildings, unless the individual property is granted an exemption from such limits by the Cultural Heritage Commission.

For the purpose of this Section, "assessed valuation" does not include any

portion of the value of a mixed-use structure which is already exempt from payment of property taxes by a determination of the County Assessor pursuant to Sections 4(b) and 5 of Article XIII of the California Constitution and Sections 214, 254.5, and 259.5 of the Revenue and Taxation Code.

The Cultural Heritage Commission may grant an exemption from the limitations imposed by this Section when: (a) granting the exemption will not cause the cumulative loss of property tax revenue to the City to exceed \$500,000 annually; and (b) the site, building or structure is a particularly significant Historic-Cultural Monument or Contributing Structure; and (c) granting the exemption will assist in the preservation of a site, building or structure which would otherwise be in danger of demolition, substantial alteration or relocation.

The City Council may, by majority vote, approve Historical Property Contracts not otherwise meeting the eligibility requirements contained in this Chapter if it is found that the property meets all requirements of California Government Code Sections 50281 and 50282 and is especially deserving of a contract due to the exceptional nature of the property or other special circumstances.

Sec. 19.143. Required Provisions of Historical Property Contracts.

The required provisions of a Historical Property Contract shall be those required by California Government Code Sections 50281 and 50282, including, but not limited to: (a) a minimum term of 10 years; (b) the owner's commitment and obligation to preserve and, when necessary, restore and rehabilitate the property to conform to the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the United States Secretary of the Interior's Standards for Rehabilitation, and the State Historic Building Code; (c) permission for periodic examination of the interior and exterior of the premises by State and local officials as may be necessary to verify the owner's compliance with the agreement; (d) a provision binding all successors in interest of the owner to the benefits and burdens of the contract; (e) a requirement that the owner provide written notice of the contract to the Office of Historic Preservation within six months of entering into the contract; (f) automatic annual renewal(s) of the contract, absent timely written notice of nonrenewal by the owner or the City, as prescribed in Section 50282(a).

Additionally, the contract shall require that the owner furnish the City with any information requested to determine the eligibility of the property. The contract shall state that the City may cancel the contract if it determines that the owner has breached any of the conditions of the contract or has allowed the property to deteriorate to the point that it no longer meets the standards for a Historic-Cultural Monument or Contributing Structure, and that the City may also cancel the contract if the City determines that the owner has failed to restore or rehabilitate the property in the manner specified in the contract. The contract shall also state that if the City does cancel the contract for the above reasons the owner shall pay the State of

California a cancellation fee of twelve and one-half percent (12½%) of the full value of the property at the time of cancellation, as determined by the County Assessor without regard to any restriction on the property imposed pursuant to the Historical Property Contract.

The contract shall also provide that in the event preservation, restoration or rehabilitation becomes infeasible due to damage caused by natural disaster (e.g., fire, flood, earthquake, etc.), the City may cancel the contract without the owner being required to pay the State of California the above-referenced cancellation fee as a penalty. However, in such event, no contract shall be cancelled by the City unless the Cultural Heritage Commission determines, after consultation with the State Office of Historic Preservation pursuant to Public Resources Code Section 5028, that preservation, restoration or rehabilitation is infeasible.

The Department of Cultural Affairs ("Department") shall maintain a sample "Historical Property Contract" containing all required provisions specified by this Section. Contracts submitted on the City's form shall be deemed to contain all provisions necessary for a Historical Property Contract with the City. Additional provisions desired by the owner shall be subject to approval by the City Council and the City Attorney.

Sec. 19.144. Procedures for Application and Approval of Historical Property Contracts.

An owner of a Historic-Cultural Monument or Contributing Structure may file an application with the Department for approval of a Historical Property Contract. Each application shall be accompanied by a nonrefundable application fee of \$25 and an additional nonrefundable contract execution fee of \$243.

Each application for approval of a Historical Property Contract shall include a complete legal description of the property.

Upon receipt of an application on a form to be prescribed by the Department and payment of the fees required by this Section, eligibility of the property for a Historical Property Contract pursuant to this Chapter shall be determined. Upon verification that the property is a Historic-Cultural Monument or a Contributing Structure, the amount of revenue loss to the City from real property tax savings shall be calculated. If the amount of lost revenue from the proposed Historical Property Contract will not cause the City's lost revenues from Historical Property Contracts in the aggregate to exceed \$500,000 annually, then it shall be ascertained whether the property's current assessed valuation is \$500,000 or less for single-family dwellings, or \$1,500,000 or less for multi-family residential, commercial or industrial buildings, unless the property is located within the Downtown Historic Core or the Hollywood Historic District in which case the dollar limitations relating to assessed valuation shall not apply. If such respective valuations are exceeded, the

Cultural Heritage Commission shall make a determination for properties located outside of the Downtown Historic Core or the Hollywood Historic District, pursuant to Section 19.142, whether an exemption shall be granted.

If the property is determined eligible for a Historical Property Contract pursuant to this Section, the owner or the owner's agent shall prepare and submit to the Department a Historical Property Contract containing the required provisions as set forth in Section 19.143. If the owner submits a Historical Property Contract other than the City's standard form of Historical Property Contract, or desires modification thereof or addition(s) thereto, the agreement shall be submitted to the City Attorney for approval prior to City Council consideration. The City's standard form of Historical Property Contract or the owner's version upon approval by the City Attorney shall thereafter be submitted by the Department for consideration by the City Council. Historical Property Contracts shall be subject to City Council approval by majority vote of the entire City Council.

Sec. 19.145. Execution and Recordation of Approved
Historical Property Contract.

Upon approval by the City Council of a Historical Property Contract, the General Manager of the Department and the owner of the property shall be authorized to execute the agreement on condition that the property owner submit a check to the Department made payable to the "L.A. County Recorder" in the amount of the fee for recording the agreement. No later than 20 calendar days after execution of the agreement, the Department shall deliver the check and cause a copy of the executed Historical Property Contract to be recorded in the Office of the Los Angeles County Recorder.

Sec. 19.146. Severability.

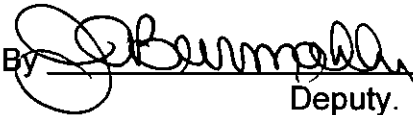
If any provision of this Chapter is held to be invalid by a court of competent jurisdiction, it is the intent of the City Council that all other provisions of this Chapter shall remain in full force and effect. The City Council hereby declares the provisions of this Chapter to be severable.

Sec. 2. The sample Historical Property Contract required by this Ordinance to be maintained by the Department shall be in a form substantially similar to the model agreement contained in Council File No. 94-0644 as "Appendix 1" to the Housing Department's report dated August 11, 1994; provided, the model agreement shall be amended by the City Attorney to include all provisions required by Section 1 of this Ordinance.

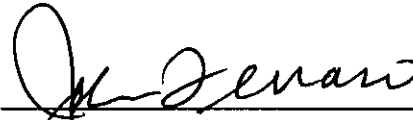
Sec. 3. The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of NOV 13 1996.

J. MICHAEL CAREY, City Clerk

By  Deputy.

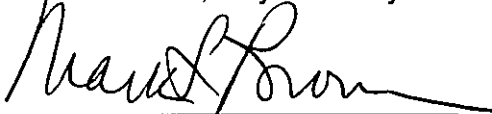
Approved NOV 22 1996


ACTING Mayor.

Approved as to Form and Legality

November 13, 1996

JAMES K. HAHN, City Attorney

By 
MARK L. BROWN
Assistant City Attorney

File No. 94-0644

ATTACHMENT D
1998 ADAPTIVE REUSE ORDINANCE (ARO)
ORDINANCE No. 174315

ORDINANCE NO. 174315

An ordinance amending Sections 12.22, 12.24 and 19.01 of the Los Angeles Municipal Code and Section 19.141 of the Los Angeles Administrative Code to encourage the adaptive reuse of buildings in the Greater Downtown Los Angeles Area.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Subdivision 26 of Subsection A of Section 12.22 of the Los Angeles Municipal Code is amended to read:

26. Downtown Adaptive Reuse Projects.

(a) Purpose. The purpose of this Subdivision is to revitalize the Greater Downtown Los Angeles Area and implement the General Plan by facilitating the conversion of older, economically distressed, or historically significant buildings to apartments, live/work units or visitor-serving facilities. This will help to reduce vacant space as well as preserve Downtown's architectural and cultural past and encourage the development of a live/work and residential community Downtown, thus creating a more balanced ratio between housing and jobs in the region's primary employment center. This revitalization will also facilitate the development of a "24-hour city" and encourage mixed commercial and residential uses in order to improve air quality and reduce vehicle trips and vehicle miles traveled by locating residents, jobs, hotels and transit services near each other.

(b) Application. If the provisions of Subparagraph (2) of Paragraph (h) and of Subparagraphs (1), (2) or (3) of Paragraph (j) of this subdivision conflict with those of any specific plan, supplemental use district, "Q" condition, "D" limitation, or citywide regulation, any of which were adopted or imposed by City action prior to the effective date of this ordinance, then this Subdivision shall prevail.

(c) Definition of Adaptive Reuse Project. Notwithstanding any other provisions of this chapter to the contrary, for the purposes of this subdivision, an Adaptive Reuse Project is any change of use to dwelling units, guest rooms, or joint living and work quarters in all or any portion of any eligible building.

(d) Eligible Buildings. The provisions of this subdivision shall apply to Adaptive Reuse Projects in all or any portion of the following buildings in the CR, C1, C1.5, C2, C4, C5, CM and R5 Zones in the Downtown Project Area:

(1) Buildings constructed in accordance with building and zoning codes in effect prior to July 1, 1974. A Certificate of Occupancy, building

permit, or other suitable documentation may be submitted as evidence to verify the date of construction.

(2) Buildings constructed in accordance with building and zoning codes in effect on or after July 1, 1974, if:

(i) Five years have elapsed since the date of issuance of final Certificates of Occupancy; and

(ii) A Zoning Administrator finds that the building is no longer economically viable as an exclusively commercial or industrial building, pursuant to Section 12.24 X 1(b).

(3) Buildings designated on the National Register of Historic Places, the California Register of Historical Resources, or the City of Los Angeles List of Historic-Cultural Monuments. Contributing Buildings in National Register Historic Districts or Contributing Structures in Historic Preservation Overlay Zones (HPOZ) established pursuant to Section 12.20.3 of this Code are also eligible buildings.

(e) **M Zones.** The Zoning Administrator may, upon application, permit Adaptive Reuse Projects in all or any portion of buildings in the MR1, MR2, M1, M2 and M3 zones in the Downtown Project Area, pursuant to Section 12.24 X 1(a).

(f) **Unified Adaptive Reuse Projects.** The Zoning Administrator may, upon application, permit floor area averaging in unified Adaptive Reuse Projects, pursuant to Section 12.24 X 1(c).

(g) **Downtown Project Area.** The Downtown Project Area includes the following areas:

(1) The Central City Community Plan Area as shown on the General Plan of the City of Los Angeles; and

(2) All that real property in the City of Los Angeles, described by the following boundary lines: Bounded northerly by the centerline of Freeway Number 10 (commonly called the Santa Monica Freeway); bounded southerly by the centerline of Vernon Avenue; bounded easterly and southeasterly by the following centerline courses: beginning at the intersection of the Santa Monica Freeway and Grand Avenue, then southerly along Grand Avenue to the most easterly line of Freeway Number 110 (commonly called the Harbor Freeway), then southerly along that right of way to the centerline of Martin Luther King, Jr. Boulevard, then easterly along Martin Luther King,

Jr. Boulevard to the centerline of Grand Avenue, then southerly along Grand Avenue to the centerline of Vernon Avenue. Bounded westerly and northwesterly by the following centerline courses: beginning at the intersection of Vermont Avenue and Vernon Avenue, then northerly along Vermont Avenue to Jefferson Boulevard, then easterly along Jefferson Boulevard to University Avenue, then northerly along University Avenue to 28th Street, then westerly along 28th Street to Severance Street, then northerly along Severance Street to Adams Boulevard, then westerly along Adams Boulevard to Scarff Street, then northerly along Scarff Street to 23rd Street, then southerly along 23rd Street to Bonsallo Avenue, then northerly along Bonsallo Avenue to Washington Boulevard, then westerly along Washington Boulevard to Oak Street, then northerly along Oak Street and its northerly prolongation to the Santa Monica Freeway.

(h) Incentives. Notwithstanding any other provisions of this chapter to the contrary, Adaptive Reuse Projects shall be entitled to the incentives set forth below. Except for the provision concerning mezzanines set forth in Subparagraph (1) below, these incentives shall not apply to any new floor area that is added to an Adaptive Reuse Project.

(1) Mezzanines. Loft spaces in joint living and work quarters, dwelling units and guest rooms which do not exceed more than 33 percent of the floor area of the space below shall not be considered new floor area. Mezzanines may be included in the calculation of floor area for the purpose of determining compliance with the standards set forth in Paragraph (i) of this subdivision.

(2) Density. Dwelling units, joint living and work quarters and guest rooms shall not be subject to the lot area requirements of the zone or height district.

(3) Off-Street Automobile Parking. The required number of parking spaces shall be the same as the number of spaces that existed on the site on June 3, 1999, and shall be maintained and not reduced. Adaptive Reuse Projects shall otherwise be exempt from the provisions of Section 12.21 A 4(m) of this Code.

(4) Mini-Shopping Center and Commercial Corner Development Regulations. Adaptive Reuse Projects shall be exempt from the mini-shopping center and commercial corner development regulations set forth in Section 12.22 A 23.

(5) Site Plan Review. Adaptive Reuse Projects shall be exempt from the requirements for Site Plan Review set forth in Section 16.05.

(6) Loading Space. Where an existing loading space is provided, the provisions of Section 12.21 C 6(h) shall apply. If no loading spaces exist, then a loading space shall not be required in conjunction with the development of an Adaptive Reuse Project.

(i) Standards. Adaptive Reuse Projects permitted pursuant to this subdivision shall be developed in compliance with the following standards:

(1) Dwelling Units and Joint Living and Work Quarters. The minimum floor area for new dwelling units and joint living and work quarters shall be 450 square feet. Floor area shall not include hallways or other common areas, or rooftops, balconies, terraces, fire escapes, or other projections or surfaces exterior to the walls of the building. The floor area of both the living space and the work space shall be combined to determine the size of joint living and work quarters.

The average floor area, as defined above, of all the dwelling units and joint living and work quarters in the building, including those that existed prior to the effective date of this ordinance, shall be at least 750 square feet. That minimum average size shall be maintained and not reduced.

(2) Guest Rooms. Guest rooms shall include a toilet and bathing facilities.

(j) Exceptions. Notwithstanding the nonconforming provisions of Section 12.23, the following exceptions shall apply to the buildings in which Adaptive Reuse Projects are located. These exceptions shall also apply to any building in which new floor area or height was added or observed yards changed on or after July 1, 1974, as evidenced by a valid Certificate of Occupancy.

(1) Floor Area. Existing floor area which exceeds that permitted by the zone, height district, specific plan, supplemental use district, or any other land use regulation shall be permitted.

(2) Height. Existing height which exceeds that permitted by the zone, height district, specific plan, supplemental use district, or any other land use regulation shall be permitted.

(3) Yards. Existing observed yards which do not meet the yards required by the zone, height district, specific plan, supplemental use district, or any other land use regulation shall be permitted.

(k) Uses. Notwithstanding the nonconforming provisions of Section 12.23,

dwelling units, guest rooms, and joint living and work quarters shall be permitted in Adaptive Reuse Projects, so long as the use is permitted by the underlying zone.

Sec. 2. Subdivision 1 of Subsection X of Section 12.24 of the Los Angeles Municipal Code is amended to read:

1. Adaptive Reuse Projects in the Downtown Project Area. Pursuant to Section 12.22 A 26, a Zoning Administrator may, upon application, permit Adaptive Reuse Projects in the M Zones, and in the R5 and C Zones in all or any portion of a building constructed on or after July 1, 1974. The Zoning Administrator may also permit floor area averaging in unified Adaptive Reuse Projects.

(a) M Zones. A Zoning Administrator may, upon application, permit Adaptive Reuse Projects in all or any portion of a building in the MR1, MR2, M1, M2 and M3 zones in the Downtown Project Area, subject to the following:

(1) Eligible Buildings. A Zoning Administrator shall only permit Adaptive Reuse Projects in the following buildings:

(i) Buildings constructed in accordance with building and zoning codes in effect prior to July 1, 1974. A Certificate of Occupancy, building permit, or other suitable documentation may be submitted as evidence to verify the date of construction; or

(ii) Buildings constructed in accordance with building and zoning codes in effect on or after July 1, 1974, if: five years have elapsed since the date of issuance of final Certificates of Occupancy; and the Zoning Administrator finds that the building is no longer economically viable as an exclusively commercial or industrial building.

The Zoning Administrator may only make this finding after reviewing information submitted by the applicant concerning vacancy rates, profit and loss statements, or other relevant data as the Zoning Administrator may require. The Zoning Administrator may require the applicant to submit an independent audit or other independently verified documentation; or

(iii) Buildings designated on the National Register of Historic Places, the California Register of Historical Resources, or the City of Los Angeles List of Historic-Cultural Monuments. Contributing Buildings in National Register Historic Districts or Contributing Structures in Historic Preservation Overlay Zones (HPOZ) established pursuant to Section 12.20.3 of this Code are also eligible buildings.

(2) Provisions. The Zoning Administrator may apply some or all of the provisions set forth in Section 12.22 A 26 to Adaptive Reuse Projects.

(3) Signs. The Zoning Administrator shall require that one or more signs or symbols of a size and design approved by the Fire Department are placed by the applicant at designated locations on the exterior of each Adaptive Reuse Project to indicate the presence of residential uses.

(4) Findings. In addition to the findings otherwise required by this Section, the Zoning Administrator shall also find:

(i) That the uses of property surrounding the proposed location of the Adaptive Reuse Project will not be detrimental to the safety and welfare of prospective residents;

(ii) That the Adaptive Reuse Project will not displace viable industrial uses; and

(iii) That the Adaptive Reuse Project complies with the standards for dwelling units, joint living and work quarters and guest rooms set forth in Section 12.22 A 26(i).

(b) Buildings constructed on or after July 1, 1974. The provisions of Section 12.22 A 26 shall apply to Adaptive Reuse Projects in all or any portion of a building constructed on or after July 1, 1974, in the CR, C1, C1.5, C2, C4, C5, CM, or R5 Zones in the Downtown Project Area, if: five years have elapsed since the date of issuance of final Certificates of Occupancy; and a Zoning Administrator finds that the building is no longer economically viable as an exclusively commercial or industrial building.

The Zoning Administrator may only make this finding after reviewing information submitted by the applicant concerning vacancy rates, profit and loss statements, or other relevant data as the Zoning Administrator may require. The Zoning Administrator may require the applicant to submit an independent audit or other independently verified documentation.

(c) Unified Adaptive Reuse Projects. The Zoning Administrator may, upon application, permit floor area averaging in the MR1, MR2, M1, M2, M3, CR, C1, C1.5, C2, C4, C5, CM, or R5 Zones in the Downtown Project Area. The averaging of floor area in unified Adaptive Reuse Projects may be permitted for purposes of determining compliance with the 750 square foot minimum average unit size standard for dwelling units and joint living and work quarters, as set forth in Section 12.22 A 26(i). For purposes of this subdivision, a unified Adaptive Reuse Project

means an Adaptive Reuse Project composed of two or more buildings, so long as the Project has all of the following characteristics: (1) functional linkages, such as pedestrian or vehicular connections; (2) common architectural and landscape features, which constitute distinctive design elements of the project; and (3) a unified appearance when viewed from adjoining streets. Unified Adaptive Reuse Projects may include lots that abut or are separated only by an alley or are located across the street from any portion of each other.

Individual buildings may fall below the minimum average unit size standard, so long as the average size of all the dwelling units and joint living and work quarters in the Unified Adaptive Reuse Project is at least 750 square feet, and no dwelling unit or joint living and work quarters is less than 450 square feet in area. The Zoning Administrator shall determine whether a project meets the definition of a unified Adaptive Reuse Project as set forth above. All owners of the property requesting floor area averaging must sign the application. A current title search shall be submitted with the application to insure that all required persons have signed the application.

If the Zoning Administrator approves the floor area averaging, then all owners of the property requesting floor area averaging and all owners of each lot contained in the unified Adaptive Reuse Project shall execute and record an affidavit. A copy of each executed and recorded affidavit shall be filed with the Office of Zoning Administration. Each affidavit shall run with the land, be approved by the Zoning Administrator prior to the issuance of any building permits and shall guarantee the following: (1) the use of any floor area converted to dwelling units or joint living and work quarters shall be maintained and not changed; and (2) the number of these units or quarters approved by the Zoning Administrator shall not be increased.

(d) Procedures. An application for permission pursuant to this subdivision shall follow the procedures for adjustments set forth in Section 12.28 C 1, 2, and 3. However, the Zoning Administrator may waive the public hearing required in that section if the owners of all properties abutting, across the street or alley from, or having a common corner with the building have expressed in writing no objections to the Adaptive Reuse Project.

Sec. 3. Paragraph (d) of Subdivision 13 of Subsection X of Section 12.24 of the Los Angeles Municipal Code is amended to read:

(d) Procedures. An application for permission pursuant to this subdivision shall follow the procedures for adjustments set forth in Section 12.28 C 1, 2, and 3. However, the Zoning Administrator may waive the public hearing required in that section if the owners of all properties abutting, across the street or alley from, or having a common corner with the buildings have expressed in writing no objections

to the quarters.

Sec. 4. Subsection E of Section 19.01 of the Los Angeles Municipal Code is amended to read:

Type of Application	Flat Fee	For First Block Or Portion Of A Block	For Each Additional Block Or Portion Of A Block	Appeal
Adaptive Reuse Projects in the M Zones; post-July, 1974 buildings in the C zones; and Unified Adaptive Reuse Projects in the M, C, or R5 zones; in the Downtown Project Area. (Section 12.24 X 1)	\$750.00	None	None	\$50.00 for applicant or non-applicant

Sec. 5. The definition of "Greater Downtown Los Angeles Area" in Los Angeles Administrative Code Section 19.141 is amended to read:

"Greater Downtown Los Angeles Area" shall mean the area in downtown Los Angeles located within the boundaries of the Central City Community Plan Area as shown on the General Plan of the City of Los Angeles and the Figueroa Economic Strategy Area, as further depicted on the map attached to the Planning Department staff report, dated October 4, 2001, and identified as Exhibit 1 in Council File No. 97-0648.

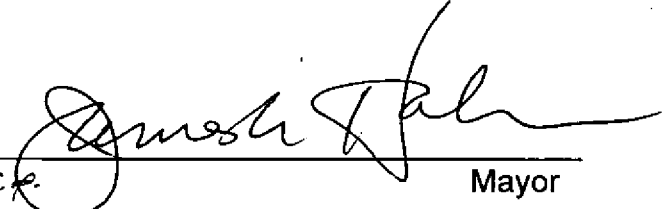
Sec. 6. The City Clerk shall certify to the passage of this ordinance and have it published in a daily newspaper printed and published in the City of Los Angeles.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of NOV 02 2001.

J. MICHAEL CAREY, City Clerk

By 
Deputy

NOV 13 2001
Approved _____


Mayor

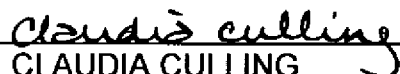
Approved as to Form and Legality

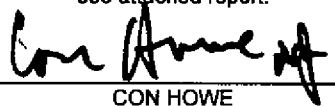
10/5/01
Rockard J. Delgadillo, City Attorney

Pursuant to Charter Section 559, I approve this ordinance and recommend its adoption on behalf of the City Planning Commission

October 4, 2001

see attached report.

By 
CLAUDIA CULLING
Assistant City Attorney


CON HOWE
Director of Planning

File No.: C.F. No. 97-0648

ATTACHMENT E
**1999 ARO EXEMPTION
RECOMMENDATION**

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

DEPARTMENT OF
CITY PLANNING
221 N. FIGUEROA STREET
LOS ANGELES, CA 90012-2601

CITY PLANNING
COMMISSION

PETER M. WEIL
PRESIDENT

ROBERT L. SCOTT
VICE-PRESIDENT

JORGE JACKSON

MARNA SCHNABEL

NICHOLAS H. STONNINGTON

GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 580-5234

EXECUTIVE OFFICES
16TH FLOOR

CON HOWE
DIRECTOR
(213) 580-1160

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR
(213) 580-1163

GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 580-1165

ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 580-1167

FAX: (213) 580-1176

INFORMATION
(213) 580-1172

June 14, 1999

C.F. No. 94-0644

The Honorable James K. Hahn
City Attorney
Room 1800, City Hall East
Stop 140

Attention: Gwendolyn Ryder Poindexter
Assistant City Attorney

RULE 38 COMMENTS ON ORDINANCE AMENDING SECTIONS 19.141, 19.142 AND 19.144 OF DIVISION 19 OF CHAPTER 14 OF THE LOS ANGELES ADMINISTRATIVE CODE TO MODIFY DEFINITIONS OF TERMS AND INCLUDE REFERENCES TO THE GREATER DOWNTOWN LOS ANGELES AREA

Dear Mr. Hahn:

In compliance with Council Rule 38, the Department of City Planning provides the following comments concerning the above referenced amendment to the City's Mills Act enabling legislation. The amendment was prepared in response to Councilmember Rita Walters' motion adopted by the Council on July 17, 1998. The City's Mills Act enabling ordinance establishes procedures for awarding property tax reduction contracts with the City of Los Angeles to owners of designated historically significant buildings. In exchange for reduced taxes, owners must agree to preserve and, when necessary, restore the property in conformance with the Secretary of the Interior's Standards for Rehabilitation and the State Historic Building Code. The Council must approve Mills Act historical property contracts.

Recommendations

The Department supports adoption of the proposed code amendment, which makes the City's Mills Act ordinance consistent with the Council's recently adopted Downtown Adaptive Reuse Ordinance (Ordinance No. 172,571). As further explained below, we also

PUBLIC COUNTER & CONSTRUCTION SERVICES CENTER
201 NORTH FIGUEROA STREET, ROOM 300 - (213) 977-6083
VAN NUYS - 6251 VAN NUYS BLVD., 1ST FLOOR, VAN NUYS 91401 - (818) 756-8596

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support the Cultural Heritage Commission's recommendation to increase the annual property tax loss cap to \$1,000,000.

We also recommend that (1) property tax contracts awarded to adaptive reuse projects not be included in the calculation of the annual property tax loss; and (2) state and federally designated historic structures, including contributing buildings in National Register Historic Districts, be eligible to apply for Mills Act contracts.

Greater Downtown Los Angeles Area

The Adaptive Reuse Ordinance became effective on June 3, 1999, and amends the planning and zoning code to provide incentives for adaptive reuse projects, defined as the conversion of older commercial or industrial buildings to residential uses such as live/work lofts, traditional apartments, or hotel guest rooms. The incentives apply to buildings constructed prior to July 1, 1974 in the "Greater Downtown Los Angeles Area," which includes the Central City Community Plan Area and the Figueroa Sports and Entertainment Corridor.

When Council adopted the Mills Act ordinance, it limited eligibility to "sites, buildings or structures with a pre-contract assessed valuation of \$500,000 or less for single-family dwellings, and \$1,500,000 or less for multi-family residential, commercial, or industrial buildings." Properties within the Downtown Historic Core or the Hollywood Historic District are automatically exempt from these valuation caps. All other properties must petition the Cultural Heritage Commission for an exemption.

The proposed ordinance substitutes the Greater Downtown Los Angeles Area for the Downtown Historic Core. Consequently, many more designated historic landmarks would be automatically exempted from the assessed valuation cap. As defined in the current Mills Act ordinance, the boundaries of the Downtown Historic Core are entirely within the boundaries of the Greater Downtown Los Angeles Area (see attached map).

These changes all further the purpose and goals of the Downtown Adaptive Reuse Ordinance, which seeks to turn Downtown into a "24-hour central city." The cost of retrofitting for residential uses and complying with applicable building and safety standards, however — particularly seismic safety — is exorbitant. Property owners will need financial incentives as well as streamlined zoning regulations to ensure the successful adaptive reuse of their historic buildings.

Annual Cap on Citywide Total Property Tax Loss

Pursuant to Council Rule 38, the Cultural Heritage Commission recommends that the citywide annual property tax loss cap be increased from \$500,000 to \$1,000,000. The Council adopted a cap to control the total amount of revenue loss. The Cultural Heritage Commission recommends doubling the cap out of concern that the proposed code

amendment "could quickly deplete the Council-restricted allowable annual property tax loss of \$500,000."

The Department of City Planning supports the Cultural Heritage Commission's recommendation. In addition, we recommend that historic property contracts awarded to adaptive reuse projects not be included in the calculation of the citywide annual property tax loss. Adaptive reuse projects represent a significant investment of private sector monies, and could substantially increase the assessed valuations of currently vacant or underutilized historic buildings which generate little or, in some cases, no property taxes (many are probably delinquent).

Given the vibrant demand for housing Downtown, we believe that adaptive reuse projects have the potential to generate substantial property tax revenues for the City of Los Angeles. There are an estimated 8,000,000 square feet of vacant commercial space in the Greater Downtown Los Angeles area eligible for conversion to residential uses. Demand for lofts in particular is a growing phenomenon across the country, and Downtown Los Angeles is no exception. Adaptive reuse projects will generally be market-rate developments that will significantly increase the number of Downtown's full-time residents and overnight visitors, which in turn will attract retail and other sales tax generating uses that will also enhance the City's fiscal base.

However, in consideration of the risks and costs involved, adaptive reuse projects require incentives. Given the potential for revitalization, it is in the City's economic interests to provide these incentives. For some adaptive reuse projects, a Mills Act tax reduction contract could make the difference between a property owner obtaining lender financing, or the building remaining vacant and a blight on Downtown. We therefore strongly recommend that historic property contracts awarded to eligible adaptive reuse projects not be included in the calculation of the annual citywide property tax loss.

Eligible Buildings

The definition of buildings eligible to receive Mills Act historical property contracts seems to be unnecessarily restrictive in that it excludes buildings that may be on the National Register or the California Register, but are not locally designated. A state or federally designated building located in the City of Los Angeles is not automatically placed on the City's List of Historic-Cultural Monuments, or may not be listed as a Contributing Structure in a locally established Historic Preservation Overlay Zone.

The Planning Department therefore recommends that all buildings that have been officially recognized by the state or federal governments as being historically significant be eligible to apply for a Mills Act contract. The definition of "Contributing Structure" should therefore be amended to include Contributing Buildings in National Register Historic Districts. The definition of "Historic-Cultural Monument" should also be amended to include buildings on the National Register of Historic Places and the California Register of Historical Resources.

These changes will make the Mills Act Ordinance consistent with the definitions contained in the Downtown Adaptive Reuse Ordinance.

If you have any questions concerning the recommendations in this letter, please call Alan Bell of my staff at (213) 580-5507.

Very truly yours,

CON HOWE
Director of Planning



Franklin P. Eberhard
Deputy Director

cc: Don Spivak, Community Redevelopment Agency
Jay Oren, Cultural Heritage Commission
Paul Smith, Chief Legislative Analyst

attachment

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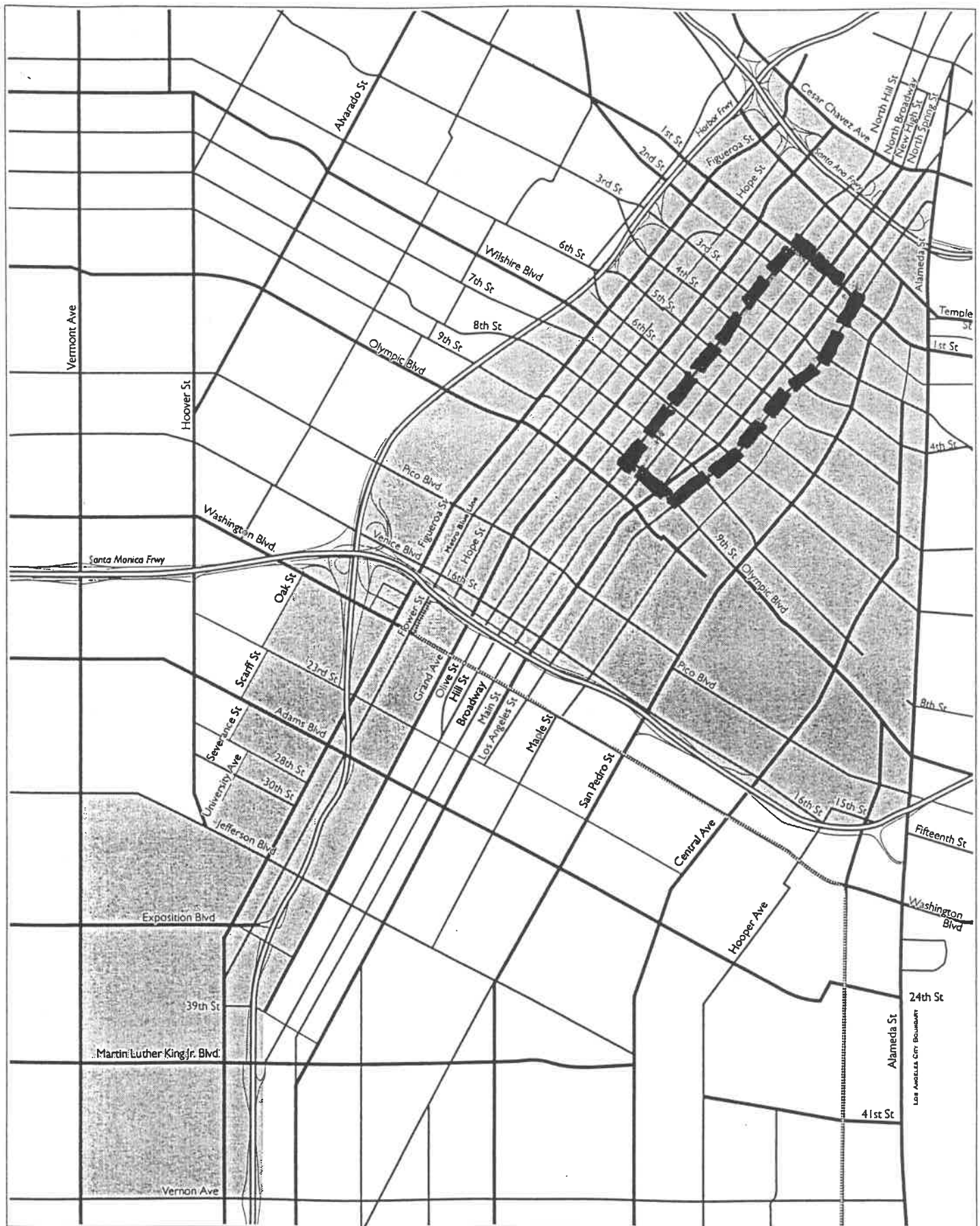


Exhibit 1

Project Area **Downtown Adaptive Reuse, Live/Work Ordinance**

Boundaries of Downtown Historic Core as described in current Mills Act ordinance.



Not to Scale

ATTACHMENT F
1999 MILLS ACT AMENDMENT
ORDINANCE No. 172857

ORDINANCE NO. 172857

An ordinance amending Sections 19.141, 19.142 and 19.144 of Division 19 of Chapter 14 of the Los Angeles Administrative Code to modify definitions of terms and include references to the "Greater Downtown Los Angeles Area".

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Section 19.141 of the Los Angeles Administrative Code is amended to read:

For purposes of this Chapter, the following words and phrases are defined as follows:

"Contributing Structure" shall mean a structure located within a Historic Preservation Overlay Zone, as defined in Section 12.20.3 A 6 of the Los Angeles Municipal Code as contributing to the historic significance of the Historic Preservation Overlay Zone, or otherwise determined by the Cultural Heritage Commission to be a contributor to the Historic Preservation Overlay Zone. A structure which is designated in a Historic Resources Survey pursuant to Section 12.20.3 E of the Los Angeles Municipal Code as Non-Contributing may be rehabilitated, thereby becoming eligible for designation as a Contributing Structure.

"Downtown Historic Core" shall mean the area in downtown Los Angeles bounded by First Street on the north, Los Angeles Street on the east, Ninth Street on the south, and Hill Street on the west.

"Greater Downtown Los Angeles Area" shall mean the area in downtown Los Angeles located within the boundaries of the Central City Community Plan Area as shown on the General Plan of the City of Los Angeles and the Figueroa Corridor Economic Strategy Area, as further depicted on the map identified as Exhibit 1 in Council File No. 94-0644.

"Historic-Cultural Monument" shall mean a site, building or structure, as defined in Section 22.130 of this Code, which has been included in the City's list of monuments pursuant to Section 22.126 of this Code.

“Historical Property Contract” shall mean a contract between an owner(s) of a Historic-Cultural Monument or a Contributing Structure and the City of Los Angeles, meeting all the requirements of California Government Code Sections 50281 and 50282 and this Chapter.

“Hollywood Historic District” shall mean the area defined in the Hollywood Redevelopment Plan map as the Hollywood Boulevard Commercial and Entertainment District.

Sec. 2. The first unnumbered paragraph of Section 19.142 of the Los Angeles Administrative Code is hereby amended to read:

It is the intent of the City Council that unrealized City revenue from loss of property taxes not collected due to executed Historical Property Contracts not exceed \$1,000,000 annually. In furtherance of this policy, eligibility for Historical Property Contracts shall be limited, except within the Downtown Historic Core, the Hollywood Historic District or the Greater Downtown Los Angeles Area, to sites, buildings or structures with a pre-contract assessed valuation of \$500,000 or less for single-family dwellings, and \$1,500,000 or less for multi-family residential, commercial, or industrial buildings, unless the individual property is granted an exemption from those limits by the Cultural Heritage Commission.

Sec 3. The third unnumbered paragraph of Section 19.142 of the Los Angeles Administrative Code is hereby amended to read:

The Cultural Heritage Commission may grant an exemption from the limitations imposed by this Section when: (a) granting the exemption will not cause the cumulative loss of property tax revenue to the City to exceed \$1,000,000 annually; and (b) the site, building or structure is a particularly significant Historic-Cultural Monument or Contributing Structure; and (c) granting the exemption will assist in the preservation of a site, building or structure which would otherwise be in danger of demolition, substantial alteration or relocation.

Sec. 4. The third unnumbered paragraph of Section 19.144 of the Los Angeles Administrative Code is hereby amended to read:

Upon receipt of an application on a form to be prescribed by the Department and payment of the fees required by this Section, eligibility of the property for a Historical Property Contract pursuant to this Chapter shall be determined. Upon verification that the property is a Historic-Cultural Monument

or a Contributing Structure, the amount of revenue loss to the City from real property tax savings shall be calculated. If the amount of lost revenue from the proposed Historical Property Contract will not cause the City's lost revenues from Historical Property Contracts in the aggregate to exceed \$1,000,000 annually, then it shall be ascertained whether the property's current assessed valuation is \$500,000 or less for single-family dwellings, or \$1,500,000 or less for multi-family residential, commercial or industrial buildings, unless the property is located within the Downtown Historic Core, the Hollywood Historic District, or the Greater Los Angeles Downtown Area in which case the dollar limitations relating to assessed valuation shall not apply. If those respective valuations are exceeded, the Cultural Heritage Commission shall make a determination for properties located outside of the Downtown Historic Core, the Hollywood Historic District or the Greater Los Angeles Downtown Area, pursuant to Section 19.142 of this Code, as to whether an exemption shall be granted.

(70814)

Sec. 5. The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles SEP 22 1999 and was passed at its meeting of SEP 29 1999.

J. MICHAEL CAREY, CITY CLERK

BY Maia Kortum
Deputy

Approved OCT 06 1999

John Zuma
ACTING Mayor

Approved as to Form and Legality

AUG 13 1999

James K. Hahn, City Attorney

By Gwendolyn Ryder Poindexter
GWENDOLYN RYDER POINDEXTER
Assistant City Attorney

File No. C.F. 94-0644

ATTACHMENT G
2008 CAO REPORT
MILLS ACT AMENDMENT

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES

CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

CLAUDIA M. DUNN
Chief, Council and Public Services Division
www.cityclerk.lacity.org

07-0146

March 20, 2008

Office of the Mayor
Councilmember Garcetti
Councilmember Reyes
City Administrative Officer
Department of Cultural Affairs

City Planning Department
Attn: Director of Planning
cc: Geographic Information Section
Attn: Fae Tsukamoto

RE: AMENDING SECTION 19.142 OF THE LOS ANGELES ADMINISTRATIVE CODE, TO INCREASE PRE-CONTRACT ASSESSED VALUATION LIMIT OF \$500,000 FOR SINGLE-FAMILY DWELLINGS TO \$1,500,000 AND TO INCREASE THE PRE-CONTRACT ASSESSED VALUATION LIMIT OF \$1,500,000 FOR MULTI-FAMILY RESIDENTIAL COMMERCIAL OR INDUSTRIAL BUILDINGS TO \$3,000,000

At the meeting of the Council held February 29, 2008, the following action was taken:

Attached report adopted	_____
Attached motion (-) adopted	_____
Attached resolution (-) adopted	_____
To the Mayor FORTHWITH	_____
Motion adopted to approve committee reports recommendation(s)	X
Motion adopted to approve communication recommendation(s)	_____
Ordinance adopted	X
Ordinance number	179713
Publication date.....	03-20-08
Effective date	04-20-08
Mayor approved	03-12-08
Mayor failed to act – deemed approved	_____
Findings adopted	X
Negative Declaration adopted	_____
Categorically exempt.....	_____
Generally exempt	_____

City Clerk
cr

**TO THE COUNCIL OF THE
CITY OF LOS ANGELES**

FILE NO. 07-0146

Your

**PLANNING AND LAND USE MANAGEMENT
AND
BUDGET AND FINANCE**

COMMITTEES

reports as follows:

EXEMPT, PLANNING AND LAND USE MANAGEMENT AND BUDGET AND FINANCE COMMITTEES' REPORT relative to amending Section 19.142 of the Los Angeles Administrative Code (LAAC) relative to increase pre-contract assessed valuation limits for single-family, multi-family residential commercial or industrial buildings.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND that the proposed Ordinance is exempt from the California Environmental Act (CEQA), pursuant to Article II, Section 2, Subsection (m) of the City's CEQA guidelines.
2. ADOPT the FINDINGS of the Cultural Heritage Commission (CHC), as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE amending Section 19.142 of the LAAC, to increase pre-contract assessed valuation limit of \$500,000 for single-family dwellings to \$1,500,000 and to increase the pre-contract assessed valuation limit of \$1,500,000 for multi-family residential commercial or industrial buildings to \$3,000,000.
4. NOTE and FILE the City Administrative Officer's (CAO) report dated June 18, 2007, inasmuch as this report was provided for analysis and fiscal impact information only.

Fiscal Impact Statement: The City Administrative Officer reported that there is no fiscal impact associated with adopting the recommendations in this report. Adoption of the proposed amendment to the Approval of Historical Property Contracts Ordinance would also have no fiscal impact. Approval of the recommendation in this report is consistent with the City's Financial Policies.

Summary:

At its meeting held on May 22, 2007, the Planning and Land Use Management (PLUM) Committee considered a report from the Cultural Heritage Commission (CHC) relative to a request for the City Attorney to prepare a draft Ordinance amending Division 19, Chapter 14, Section 19.142 of the Los Angeles Administrative Code - "Approval of Historical Property Contracts" - "Limitations on Eligibility" to increase the pre-contract assessed valuation limit of \$500,000 for single family dwellings to \$1.5 million; and increase the pre-contract assessed valuation limit of \$1.5 million for multi-family residential commercial or industrial buildings to \$3 million, pursuant to Motion (Garcetti - Reyes).

The proposed Ordinance amends the Historical Property Contract Ordinance (also known as Mills Act Ordinance), to increase the pre-contract assessed valuation limit of \$500,000 for single-family dwellings to \$1,500,000 and to increase the pre-contract assessed valuation limit of \$1,500,000 for multi-family residential commercial or industrial buildings to \$3,000,000.

On May 22, 2007, the PLUM Committee requested the City Administrative Officer (CAO) to report back to the PLUM Committee regarding the estimates noted in the CHC report, and with any information relative to potential impacts. On June 26, 2007, in consideration of the CAO's report and presentation, the PLUM Committee recommended that the CAO report be noted and filed, as it was provided for analysis and fiscal impact information only. Consideration of the CHC request was continued in the PLUM Committee until July 3, 2007.

On July 3, 2007, the PLUM Committee after consideration of staff reports, approved the CHC request and requested the City Attorney to prepare an ordinance amending Division 19, Chapter 14, Section 19.142 of the LAAC - "Approval of Historical Property Contracts" - "Limitations on Eligibility" to increase the pre-contract assessed valuation limit of \$500,000 for single-family dwellings to \$1.5 million; and increase the pre-contract assessed valuation limit of \$1.5 million for multi-family residential commercial or industrial buildings to \$3 million, pursuant to Motion (Garcetti - Reyes). The City Attorney's draft Ordinance was transmitted to the Council on July 18, 2007.

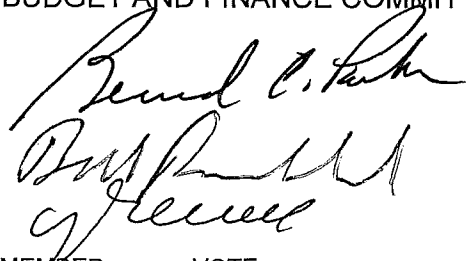
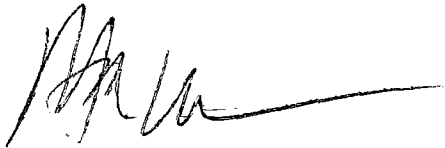
This matter was also referred to the Budget and Finance Committee. On February 11, 2008, the Budget and Finance Committee concurred with the actions of the PLUM Committee.

The matter is hereby transmitted to Council for its consideration.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

BUDGET AND FINANCE COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
REYES:	YES
HUIZAR:	YES
WEISS:	YES

<u>MEMBER</u>	<u>VOTE</u>
PARKS	YES
GREUEL	YES
SMITH	YES
ROSENDAHL	YES
HUIZAR	YES

BG
#070146
02/20/08

Findings & ORD
ADOPTED
MOTION ADOPTED TO APPROVE COMMITTEE REPORT & RECOMMENDATIONS
FEB 29 2008
LOS ANGELES CITY COUNCIL

ATTACHMENT H
**2008 MILLS ACT AMENDMENT
ORDINANCE No. 179713**

ORDINANCE NO. 179713

An ordinance amending Section 19.142 of the Los Angeles Administrative Code to increase the pre-contract assessed valuation limit of \$500,000 for single-family dwellings to \$1,500,000 and to increase the pre-contract assessed valuation limit of \$1,500,000 for multi-family residential, commercial or industrial buildings to \$3,000,000.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

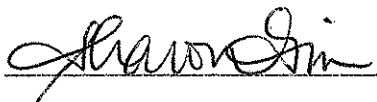
Section 1. The first unnumbered paragraph of Section 19.142 of the Los Angeles Administrative Code is amended to read:

It is the intent of the City Council that unrealized City revenue from loss of property taxes not collected due to executed Historical Property Contracts shall not exceed \$1,000,000 annually. In furtherance of this policy, eligibility for Historical Property Contracts shall be limited, except within the Downtown Historic Core, the Hollywood Historic District or the Greater Downtown Los Angeles Area, to sites, buildings or structures with pre-contract assessed valuation of \$1,500,000 or less for single-family dwellings, and \$3,000,000 or less for multi-family residential, commercial, or industrial buildings, unless the individual property is granted an exemption from these limits by the Cultural Heritage Commission.

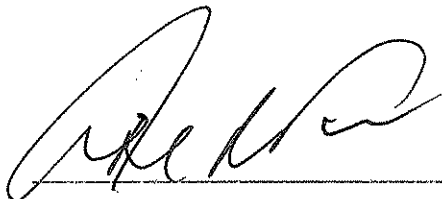
Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of FEB 29 2008.

FRANK T. MARTINEZ, City Clerk

By  Deputy

Approved MAR 12 2008

 Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

By 
TERRY KAUFMANN MACIAS
Deputy City Attorney

Date 7/18/07

File No. CF 07-0146

ATTACHMENT I
**2012 MILLS ACT AMENDMENT
ORDINANCE No. 182332**

182332
ORDINANCE NO. _____

An ordinance amending Sections 19.142 and 19.144 of the Los Angeles Administrative Code to increase the annual limit on the amount of unrealized City revenue from loss of property taxes not collected due to executed historical property contracts.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Section 19.142 of the Los Angeles Administrative Code is amended to read as follows:

Sec. 19.142. Limitations on Eligibility.

It is the intent of the City Council that unrealized City revenue from loss of property taxes not collected due to executed Historical Property Contracts shall not exceed \$2,000,000 annually. In furtherance of this policy, eligibility for Historical Property Contracts shall be limited, except within the Downtown Historic Core, the Hollywood Historic District or the Greater Downtown Los Angeles Area, to sites, buildings or structures with a pre-contract assessed valuation of \$1,500,000 or less for single-family dwellings, and \$3,000,000 or less for multi-family residential, commercial, or industrial buildings, unless the individual property is granted an exemption from those limits by the Cultural Heritage Commission.

The limitations on eligibility shall be based on the Priority Consideration Criteria as developed by the Historical Property Contracts Manager or the Cultural Heritage Commission and kept on file with the Office of Historic Resources in the Department of City Planning. The Priority Consideration Criteria are as follows:

(a) **Necessity.** The residential, commercial or industrial project will require financial incentives in addition to any mortgage financing, private capital or public loans, to help ensure the preservation of the property. This criterion shall establish that the structure is in danger of deterioration and in need of substantial rehabilitation that has significant associated costs.

(b) **Uniqueness.** The project is a unique example of a residential, commercial or industrial property. The unique characteristics of the Historic-Cultural Monument or HPOZ Contributing property are identified under this criterion.

(c) **Investment.** The residential, commercial or industrial project will result in additional private investment in the building other than for routine maintenance that may include seismic retrofitting, and substantial repair or rehabilitation work. This criterion will estimate the costs for the restoration and rehabilitation of the property that the owner is committed to undertaking.

(d) **Affordability.** (Multi-family/Commercial mixed-use properties only): The residential or mixed-use project will result in the preservation or addition of safe and affordable dwelling units for low and moderate income households. Eligible properties under this criterion shall conform to current United States Department of Housing and Urban Development (HUD) criteria for affordable housing.

(e) **Employment.** (Commercial and Industrial buildings only): The commercial or industrial project will primarily supply goods or services to residents of low and moderate income areas or provide employment of low and moderate income persons.

For the purpose of this section, “**assessed valuation**” does not include any portion of the value of a mixed-use project which is already exempt from payment of property taxes by a determination of the County Assessor pursuant to Sections 4(b) and 5 of Article XIII of the California Constitution and Sections 214, 254.5, and 259.5 of the Revenue and Taxation Code.

The Cultural Heritage Commission may grant an exemption from the limitations imposed by this section when:

- (a) granting the exemption will not cause the cumulative loss of property tax revenue to the City to exceed \$2,000,000 annually; and
- (b) the site, building or structure is a particularly significant Historic-Cultural Monument or Contributing Structure; and
- (c) granting the exemption will assist in the preservation of a site, building or structure which would otherwise be in danger of demolition, substantial alteration or relocation.

The City Council may, by majority vote, approve Historical Property Contracts not otherwise meeting the eligibility requirements contained in this chapter if it is found that the property meets all requirements of California Government Code Sections 50281 and 50282 and is especially deserving of a contract due to the exceptional nature of the property or other special circumstances.

Sec. 2. Section 19.144 of the Los Angeles Administrative Code is amended to read as follows:

An owner of a Historic-Cultural Monument or Contributing Structure may file an application with the Department for approval of a Historical Property Contract. Each application shall be accompanied by a nonrefundable application fee according to the following schedule:

- (a) Single-family residential property: \$250
- (b) Multi-family, Commercial and Industrial property: \$1,142
- (c) Valuation Exemption: \$473

An application for approval of a Historical Property Contract must include a complete legal description of the property.

Upon receipt of an application on a form to be prescribed by the Department and upon the payment of the fees required by this section, eligibility of the property for a Historical Property Contract pursuant to this chapter shall be determined. Upon verification that the property is a Historic-Cultural Monument or a Contributing Structure, the Department shall calculate the amount of revenue loss to the City from real property tax savings. If the amount of lost revenue from the proposed Historical Property Contract will not cause the City's lost revenues from Historical Property Contracts in the aggregate to exceed \$2,000,000 annually, then the Department shall ascertain whether the property's current assessed valuation is \$1,500,000 or less for single-family dwellings, or \$3,000,000 or less for multi-family residential, commercial or industrial buildings, unless the property is located within the Downtown Historic Core, the Hollywood Historic District, or the Greater Los Angeles Downtown Area, in which case the dollar limitations relating to assessed valuation are inapplicable. If those respective valuations are exceeded and the property is located outside of the Downtown Historic Core, the Hollywood Historic District or the Greater Los Angeles Downtown Area, the Cultural Heritage Commission shall determine whether an exemption should be granted, pursuant to Section 19.142 of this Code.

If the property is determined ineligible for a Historical Property Contract by the Historical Property Contracts Manager pursuant to this section, the owner or the owner's agent may appeal the Staff Determination of Ineligibility to the Cultural Heritage Commission. The appeal shall be filed on a form provided by the Department of City Planning. The fee for an appeal is \$473. The Cultural Heritage Commission shall make a determination of eligibility subsequent to the appeal.

If the property is determined eligible for a Historical Property Contract pursuant to this Section, the owner or the owner's agent shall prepare and submit to the Department a Historical Property Contract containing the required provisions as set forth in Section 19.143 and pay a Contract Execution Fee according to the following schedule:

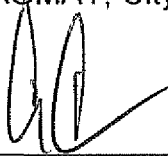
- (a) Single-family residential property: \$1.00 per every \$1,000 of assessed property valuation
- (b) Multi-family, Commercial and Industrial property: \$1,866

The City's standard Historical Property Contract or the owner's version, as approved by the City Attorney, shall then be submitted by the Department to the City Council for its consideration. Historical Property Contracts are subject to City Council approval by majority vote of the entire City Council.

Sec. 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

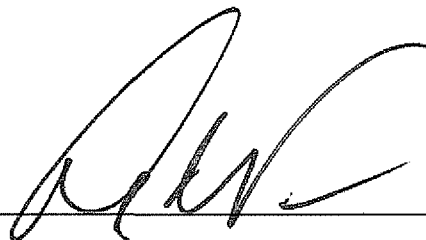
I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of NOV. 21 2012.

JUNE LAGMAY, City Clerk

By 

Deputy

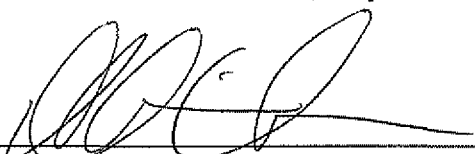
Approved DEC 06 2012



Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By 

ADRIENNE S. KHORASANEE
Deputy City Attorney

Date August 6, 2012

File No. CF 11-1778

**Appendix E:
Program Required Staffing
Hours Per Task**

SERVICE	TASK	EMPLOYEE TOTAL HOURS PER TASK						TOTAL LABOR HOURS PER YEAR	ASSUMPTIONS	
		<u>Architect</u>		<u>Planner</u>		<u>Admin</u>				
		Hours per Task	Total Hours per Year	Hours per Task	Total Hours per Year	Hours per Task	Total Hours per Year			
Contract Processing										
Application Processing	Review applications (includes consultation with HPOZ planners and current property tax status verification), creation of case numbers, and process fees collected	2	130	6	390	2	130	650	1566	Per application and 65 complete applications submitted
Application Processing	Draft and send out correspondence with staff-level determination via e-mail, includes follow-up inquiries from applicants	1	65	3	195	0.5	33	293		Per application and 65 complete applications submitted
Application Processing	For Condo Applications, Coordinate with Applicant, Applicant's Attorney, and City Attorney to develop draft contract and advise on requirements for amending CC&Rs	4	4	8	8	1	1	13		One condominium application is processed per year
Application Processing	Contract Development Submission Appointments and fee collection for Exemption cases, includes scheduling appointments and inquiries from applicants	0.5	20	3	120	1.5	60	200		Per application; 40 approved applications
Application Processing	Review Draft Contracts and Supplemental Information, includes follow-up with applicants for missing or incomplete information or incorrect forms	0.5	20	2	80	0.25	10	110		Per application; 40 approved applications
Application Processing	Update PCTS with Tax Adjustment Worksheet data to calculate estimated lost revenue for the City	0	0	0.25	10	0.25	10	20		Per application; 40 approved applications
Application Processing	Administration and organization of physical and digital files, including PCTS updates	0	0	1	40	3	120	160		Per application; 40 approved applications
Application Processing	Schedule review of conditions of approval with applicants and collect Contract Execution Fee, includes responding to inquiries and processing fee	0.5	20	2	60	1	40	120		Per application; 40 approved applications
Pre-contract Approval Inspections	Transmittal of application materials to consultant, includes organization of electronic files and compression	0	0	3	120	2	80	200	600	40 inspections
Pre-contract Approval Inspections	Pre-approval inspections – Field Work	4	160	4	160	0	0	320		40 inspections

SERVICE	TASK	EMPLOYEE TOTAL HOURS PER TASK						TOTAL LABOR HOURS PER YEAR	ASSUMPTIONS	
		Architect		Planner		Admin				
		Hours per Task	Total Hours per Year	Hours per Task	Total Hours per Year	Hours per Task	Total Hours per Year			
Pre-contract Approval Inspections	Review pre-approval inspection reports and revised Exhibit A's to include conditions of approval	1	40	1	40	0	0	80		40 inspections
Appeal to Cultural Heritage Commission	Appeals process - fee collection and case creation, staff report(s), e-mail correspondence w/ applicant, PowerPoint presentation, CHC hearing	3	15	10	50	2	10	75	75	5 appeals
Valuation Exemption	Exemption Application Process – staff report(s), correspondence with applicant, PowerPoint presentation(s), CHC hearing	8	40	16	80	2	10	130	130	5 exemptions
Contract Execution	Draft and Finalize Cover Letters and Package Contracts for Transmittal to the Mayor's Office for Review and City Council for Approval	1	1	6	6	1	1	8	256	All 25 contracts
Contract Execution	PLUM and City Council Hearings, includes presentations as necessary, pre-PLUM, and transportation to/from City Hall	2	2	3	3	0	0	5		All 25 contracts
Contract Execution	Coordinate contract signatures with Director of Planning or representative, includes e-mail correspondence, adding signature tabs to each contract, and transportation to and from City Hall	0.25	0.25	4	4	2	2	6		All 25 contracts
Contract Execution	Coordinate Contract Number Assignment by City Clerk, includes preparing and mail merging cover letters and transportation to/from City Hall	0	0	4	4	2	2	6		All 25 contracts
Contract Execution	Coordinate City Attorney contract signature, includes preparing and mail merging cover letters, transportation to/from City Hall, and e-mail correspondence	0	0	4	4	1	1	5		All 25 contracts
Contract Execution	Coordinate City Clerk signature and notary acknowledgment, includes transportation to/from City Hall and attaching cover sheet	0	0	3	3	1	1	4		All 25 contracts

SERVICE	TASK	EMPLOYEE TOTAL HOURS PER TASK						TOTAL LABOR HOURS PER YEAR	ASSUMPTIONS	
		Architect		Planner		Admin				
		Hours per Task	Total Hours per Year	Hours per Task	Total Hours per Year	Hours per Task	Total Hours per Year			
Contract Execution	Finalize Contracts (replacing Exhibit A's with revised documents as necessary), Photocopy for conformed copy, and package for County Recorder's Office	0	0	2	50	1	25	75	3322	Per contract; 25 contracts
Contract Execution	Record Contracts with County Recorder's Office, addressing any corrections as necessary	2	2	16	16	1	1	19		All 25 contracts, and at least 4 trips to Los Angeles County Registrar-Recorder/County Clerk
Contract Execution	Scan recorded contracts, file originals in hardcopy folder, send copies to applicants with cover letter (via e-mail and USPS mail)	0	0	2	50	3	75	125		Per contract; 25 contracts
Contract Execution	Electronically transmit contracts to City Clerk's Office, City Attorney, and County Assessor's Office	0	0	2	2	1	1	3		All 25 contracts
Contract Maintenance										
Periodic Inspections Field Work	Periodic inspections (consultant)	4	756	4	756	0	0	1512	1512	189 annual inspections
Periodic Inspections Management, Oversight, and Follow Up	Periodic inspections RFQ and engage qualified consultant bench	4	4	4	4	2	2	10	3322	Annually
Periodic Inspections Management, Oversight, and Follow Up	Develop property inspection list	1	1	2	2	1	1	4		Annually
Periodic Inspections Management, Oversight, and Follow Up	Scan contracts and gather photos, past inspection reports, and additional information, including correspondence with owner, project approvals, and recent building permits from OHR files	0.5	95	1	189	3	567	851		189 annual inspections
Periodic Inspections Management, Oversight, and Follow Up	Draft and send inspection notices and coordinate with property owners to confirm scheduled inspection	0.5	95	2	378	1	189	662		189 annual inspections
Periodic Inspections Management, Oversight, and Follow Up	Draft inspection reports	1	189	5	945	0	0	1134		189 annual inspections
Periodic Inspections Management, Oversight, and Follow Up	Review and finalize periodic inspection reports	0.5	95	1	189	0	0	284		189 annual inspections
Periodic Inspections Management, Oversight, and Follow Up	Send inspection reports via e-mail and hard copy to property owners	0	0	1	189	1	189	378		189 annual inspections

SERVICE	TASK	EMPLOYEE TOTAL HOURS PER TASK						TOTAL LABOR HOURS PER YEAR	ASSUMPTIONS	
		Architect		Planner		Admin				
		Hours per Task	Total Hours per Year	Hours per Task	Total Hours per Year	Hours per Task	Total Hours per Year			
Activities with No Fee										
Education and Outreach	MA Workshop, includes outreach to prospective applicant pool and correspondence with attendees pre- and post-workshop to answer inquiries, room reservation and processing payment. Prepare PowerPoint presentation and script. Coordinate logistics with venue staff and speakers. Conduct workshop. Update website with PowerPoint presentation and report to External Affairs unit on workshop.	16	16	56	56	5	5	77	476	1 annual workshop
Education and Outreach	Respond to inquiries from prospective applicants	0.5	125	0.5	125	0.25	125	375		10 inquiries per week and 50 working weeks in a year
Education and Outreach	Outreach to Council Offices and interested parties list to launch application cycle	6	6	16	16	2	2	24		Annually
Contracting and Contract Staff Administration	Prepare Request for Bids and engage consultant	2	4	8	16	1	2	22	56	Twice annually
Contracting and Contract Staff Administration	Consultant management, including coordination of deliverables providing feedback, responding to inquiries and processing invoices	8	16	8	16	0	0	32		Twice annually
Contracting and Contract Staff Administration	Prepare Request For Qualifications and engage qualified consultant bench	4	0.8	4	0.8	2	0.4	2		Once every 5 years
Contract Enforcement	Respond to non-compliant property owners and review proposed work plans	2	74	1	37	0.5	19	130	958	Per contract; 20% of inspections will be "non compliant"; estimated to be 37 if 189 annual periodic inspections are conducted
Contract Enforcement	Follow-up on correspondence with property owner	8	296	2	74	0	0	370		Per contract; 20% of inspections will be "non compliant"; estimated to be 37 if 189 annual periodic inspections are conducted
Contract Enforcement	Coordinate with Building and Safety for code enforcement	4	40	1	10	0	0	50		Per contract; 10 contracts per year
Contract Enforcement	Coordinate and Consult with Council Office, Cultural Heritage Commission, and City Attorney	6	60	2	20	0	0	80		Per contract; 10 contracts per year
Contract Enforcement	Determine course of action and follow-up with property owner	8	80	4	40	0	0	120		Per contract; 10 contracts per year

SERVICE	TASK	EMPLOYEE TOTAL HOURS PER TASK						TOTAL LABOR HOURS PER YEAR	ASSUMPTIONS	
		<u>Architect</u>		<u>Planner</u>		<u>Admin</u>				
		Hours per Task	Total Hours per Year	Hours per Task	Total Hours per Year	Hours per Task	Total Hours per Year			
Contract Enforcement	Enforcement proceedings, including staff reports and presentations for CHC, PLUM, and City Council as necessary; Regular review and consultation on MA properties	16	64	32	128	4	16	208	1889	Per contract; 4 contracts per year
General Administration	Request, review, and file update memos from property owners on work plan progress	1	12	1	12	0	0	24		Per property; 24 properties per year
General Administration	Prepare for Cultural Heritage Commission hearing(s) with property owner(s)/architect(s) to update Commission on projects, as necessary	2	24	2	24	0	0	48		Per property; 12 properties per year
General Administration	Cultural Heritage Commission hearing – Coordinate with property owners and/or representatives to address any Commission comments on proposed work	2	24	2	24	0	0	48		Per property; 12 properties per year
General Administration	Review and provide comments on proposed larger scopes of work on Mills Act properties and coordinate with HPOZ planners for Board input as necessary	8	96	8	96	0	0	192		Per contract; 24 per year
General Administration	Review and approve building permits for smaller projects on Mills Act properties	1	48	1	48	0	0	96		Per contract; 96 per year
General Administration	Respond to property owner/architect inquiries	1	48	1	48	0.25	12	108		Per contract, per inquiry; 96 per year
General Administration	Respond to inquiries from prospective buyers/agents of Mills Act properties and requests for copies of Contracts	1	48	1	48	0.5	48	144		Per contract, per inquiry; 96 per year
General Administration	Update PCTS with annual Mills Act Property Assessments to track City's lost revenue, and file in hardcopy and electronic files (processed when received from the County Assessor's Office)	0	0	0	0	0.5	474	474		948 contracts
General Administration	Administration and organization of physical and digital files	0.25	237	0.25	237	0.25	237	711		948 contracts
General Administration	Update MA application forms, instruction sheets, guidelines, and website language, as necessary	8	8	24	24	4	4	36	Annually	

1889

SERVICE	TASK	EMPLOYEE TOTAL HOURS PER TASK						TOTAL LABOR HOURS PER YEAR	ASSUMPTIONS
		<u>Architect</u>		<u>Planner</u>		<u>Admin</u>			
		Hours per Task	Total Hours per Year	Hours per Task	Total Hours per Year	Hours per Task	Total Hours per Year		
General Administration	Respond to inquiries from County Assessor's Office	1	4	1	4	0	0	8	Per contract; 4 contracts per year
TOTALS		147	3084	300	5251	57	2504	10840	
Percent of full-time employee			154%		263%		125%		

Appendix F:
AECOM Equity Analysis Memorandum
dated April 26, 2021

Memo

To: Robert Chattel, Aleli Balaguer, Nels Youngborg, Chattel

From: Rachel Lindt and Aryeh Cohen, AECOM

Date: April 26, 2021

Re: Equity Analysis for the City of Los Angeles Mills Act Program Assessment

Overview

This Equity Analysis Memo (Memo) serves as the final deliverable of *Task 2: Review and Determine Equity* as part of the City of Los Angeles Mills Act (MA) Program Assessment. The purpose of this Memo is to:

1. Assess existing MA contracts and remaining eligible parcels and their distribution among communities facing varying barriers to opportunity based on the Los Angeles Equity Index
2. Identify general focus areas and remaining MA eligible parcels across the City of Los Angeles to prioritize for placing under MA contract to advance equity in the MA Program

As described in the Equity Analysis Approach Memo (March 2021), the Los Angeles (LA) Equity Index was selected for conducting further equity analysis of the MA Program due to the focus and relevance of the scoring categories and the newness of the data sources. Developed by the Los Angeles Controller Ron Galperin's Office (Controller) for the purposes of mapping existing disparities and barriers to opportunity in the City of Los Angeles, the LA Equity Index is comprised of 13 indicators of four dimensions at the census tract level that are central to the issues of equity and opportunity: education, access to resources, environment, and socioeconomic.¹ Using the American Community Survey (ACS) 5-Year Data (2009-2019), the Controller's Office developed a composite Equity Index with scores for each of the four dimensions. The LA Equity Index is measured between 0 and 10, where a lower score indicates more (high) barriers to opportunity, and a higher score indicates less (low) barriers to opportunity, as shown in Figure 1. For the purposes of this Memo, the LA Equity Index serves as the basis for assessing equity in the City of Los Angeles for the MA Program Assessment.

This Memo is organized into the following sections:

- Section 2: Approach. Provides a summary of how existing MA contracts and eligible parcels were assessed in this Memo based on four organizational frameworks

¹ According to the Controller, dozens of additional variables were also examined, including ethnic makeup and median income, which also informed the final results. See Equity Analysis Approach Memo for additional detail on the LA Equity Index methodology.

including Community Plan Area, Council District, Historic Preservation Overlay Zone and Property Type.

- Section 3: Citywide totals by Equity Score. Outlines findings from the assessment of Citywide MA parcels by equity score to provide a baseline understanding of how existing and eligible MA parcels are distributed among communities facing varying barriers to opportunity.
- Section 4: Community Plan Area. Provides findings from the assessment of existing MA contracts and remaining eligible parcels by Community Plan Area to provide an understanding of existing MA contract distribution and opportunities for the future.
- Section 5: Council District. Provides findings from the assessment of existing MA contracts and remaining eligible parcels by Council District to provide an understanding of existing MA contract distribution and opportunities for the future.
- Section 6: Historic Preservation Overlay Zone. Provides findings from the assessment of existing MA contracts and remaining eligible parcels by Historic Preservation Overlay Zone to provide an understanding of existing MA contract distribution and opportunities for the future.
- Section 7: Advancing Equity in the MA Program. Identifies recommendations for general focus areas and remaining MA eligible parcels across the City of Los Angeles to prioritize for placing under MA contract to advance equity in the MA program.
- Appendix. Provides tables and charts as supplemental resources

Equity Index (0-10, More Barriers-Less Barriers)

- 0-4.5 (More Barriers)
- 4.5-6.0
- 6.0-7.5
- 7.5-10 (Less Barriers)
- Insufficient Data

Legend:

- City of Los Angeles Boundary
- Historic Preservation Overlay Zone (HPOZ)

Source: AECOM, 2020; Chattel, 2020; City of Los Angeles, 2020; ESRI, 2020 (imagery); US Census Bureau, 2020; ESRI, 2016 (roads)

Approach

In this analysis, existing MA contracts and eligible parcels were assessed within four organizational frameworks: Three distinct sets of City-established spatial boundaries, and one non-spatial categorization of property types. While each framework provided unique insights into patterns of MA participation, and how existing contracts and eligible parcels are distributed among communities facing various barriers to opportunity, certain frameworks emerged as more useful than others. The strengths and challenges of each organizational framework are summarized below:

Community Plan Areas

Community Plan Areas (CPAs) are the most effective spatial framework for this equity analysis, reflecting clear relationships between LA Equity Index score (equity score), MA participation rates, and remaining eligible MA parcels. As a spatial framework, CPAs are planning-focused boundaries, established to align with existing communities and land use patterns. As such, other patterns related to equity, land use, and community resources are naturally reflected in this spatial analysis. As CPAs cover the entire City of Los Angeles, both HPOZ and HCM parcels are included, allowing for a comprehensive assessment of existing and eligible MA parcels within the City.

Council Districts

While Council Districts (CDs) also cover the entire City of Los Angeles and allow for a comprehensive assessment of MA parcels, CDs are a less effective spatial framework for this equity analysis of existing MA participation, due primarily to their size and diversity. With each district's geographic area and/or population size equal to that of a large city, a comparative analysis of CDs does not provide useful insight into relationships between current MA participation and barriers to opportunity within specific communities. As political districts with varying levels of geographic cohesiveness, CDs are also less reflective of neighborhood identities, demographic enclaves, and spatial distribution of land uses and community resources.

However, as Council Offices have dedicated staff and resources for outreach and constituent services, CDs are an effective framework for assessing eligible MA parcels and implementing a prioritization strategy through outreach and efforts to identify savings and provide guidance for high-priority properties.

Historic Preservation Overlay Zones

Historic Preservation Overlay Zones (HPOZs) are most effective as a framework for assessing the relationship between MA participation and equity in concentrated areas of MA eligibility. An assessment of MA participation between HPOZs also requires consideration of HPOZ establishment dates, which help to explain MA participation rates. An HPOZ-based analysis does not provide a comprehensive assessment of MA parcels throughout the City. While limited as a framework for assessing existing MA parcels citywide, HPOZs are an effective framework for implementing a prioritization strategy, as HPOZ planners can target specific HPOZs to close participation gaps within communities facing higher barriers to opportunity.

Property Type

An assessment of MA parcels by property type provides a distinct set of insights from the spatial frameworks of the analysis outlines above. A property type analysis examines the difference between MA participation for single-family and multi-family properties, for example, and introduces important questions around distribution of MA benefits for residents versus non-resident property owners.

Property type is most effective as a framework for refining prioritization of eligible MA parcels. Under a well-regulated MA program that aims to benefit *residents* of a property under contract, multi-family properties have the potential to extend the benefit of a single MA contact to a wider potential number of residents. For example, MA benefits can help a multi-family property owner financially justify preserving and rehabilitating multi-family rental properties that provide rent-stabilized housing units to low-income residents.

Citywide Totals by Equity Score

An assessment of Citywide MA parcels by equity score provides a baseline understanding of how existing and eligible MA parcels are distributed among communities facing varying barriers to opportunity.

Key Findings:

As shown in Figure 2 of **existing** MA contracts, the vast majority fall within the medium barriers to opportunity equity score categories, with a slight skew toward the **low-medium barriers** to opportunity category. About twice as many existing contracts fall within the low barriers category than within high barriers category. Overall, this assessment suggests that existing MA contracts are more often benefitting property owners in communities that are already facing lower barriers to opportunity.

As shown in Figure 3, of remaining **eligible** parcels, the vast majority fall within the medium barriers to opportunity equity score categories, with a moderate skew toward the **medium-high barriers** to opportunity category. About twice as many eligible parcels fall within the high barriers category than within the low barriers category. Overall, this assessment suggests that the MA program should focus prioritization on communities facing higher barriers to opportunity.

Figure 2: Existing Mills Act Contracts by Equity Score

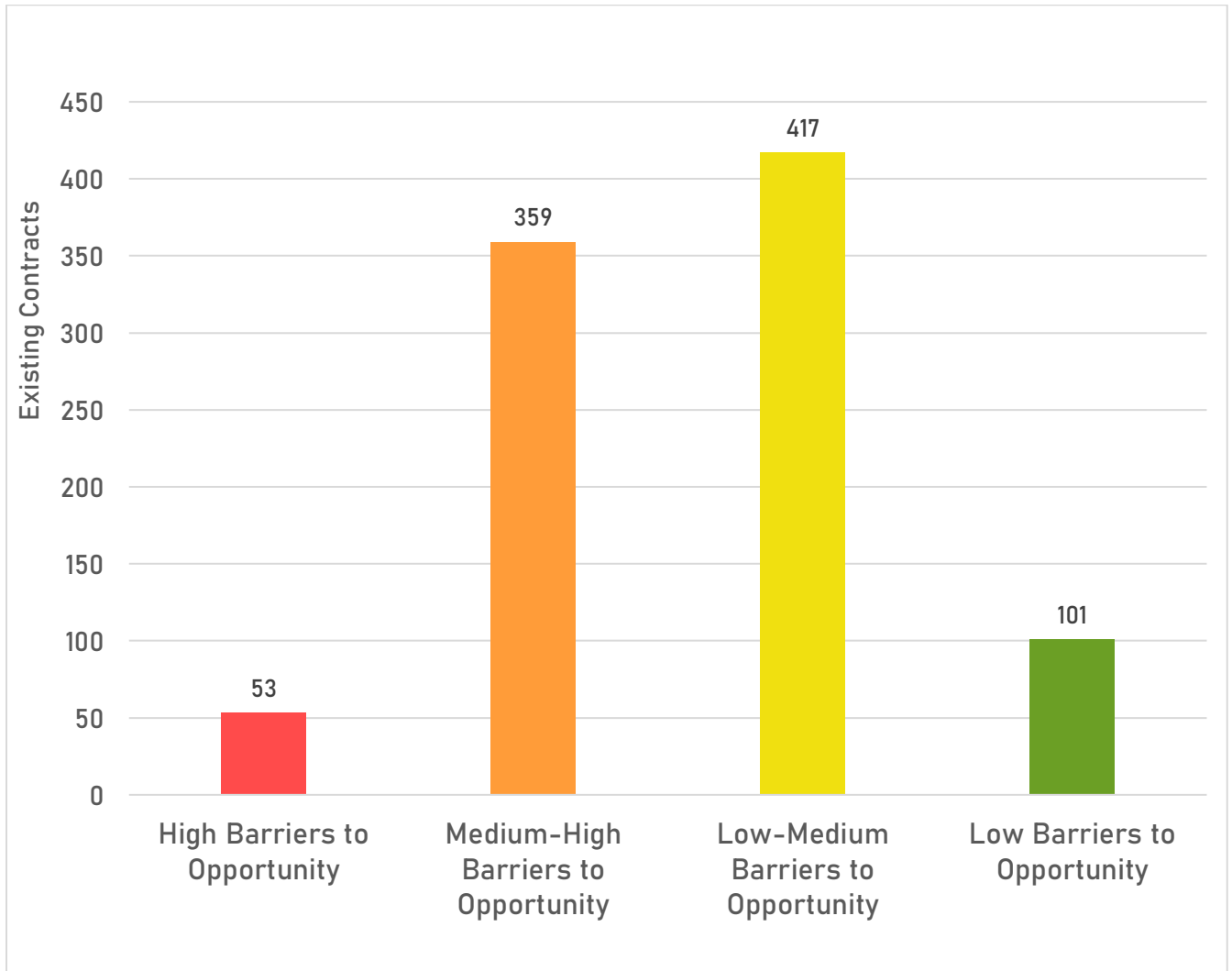
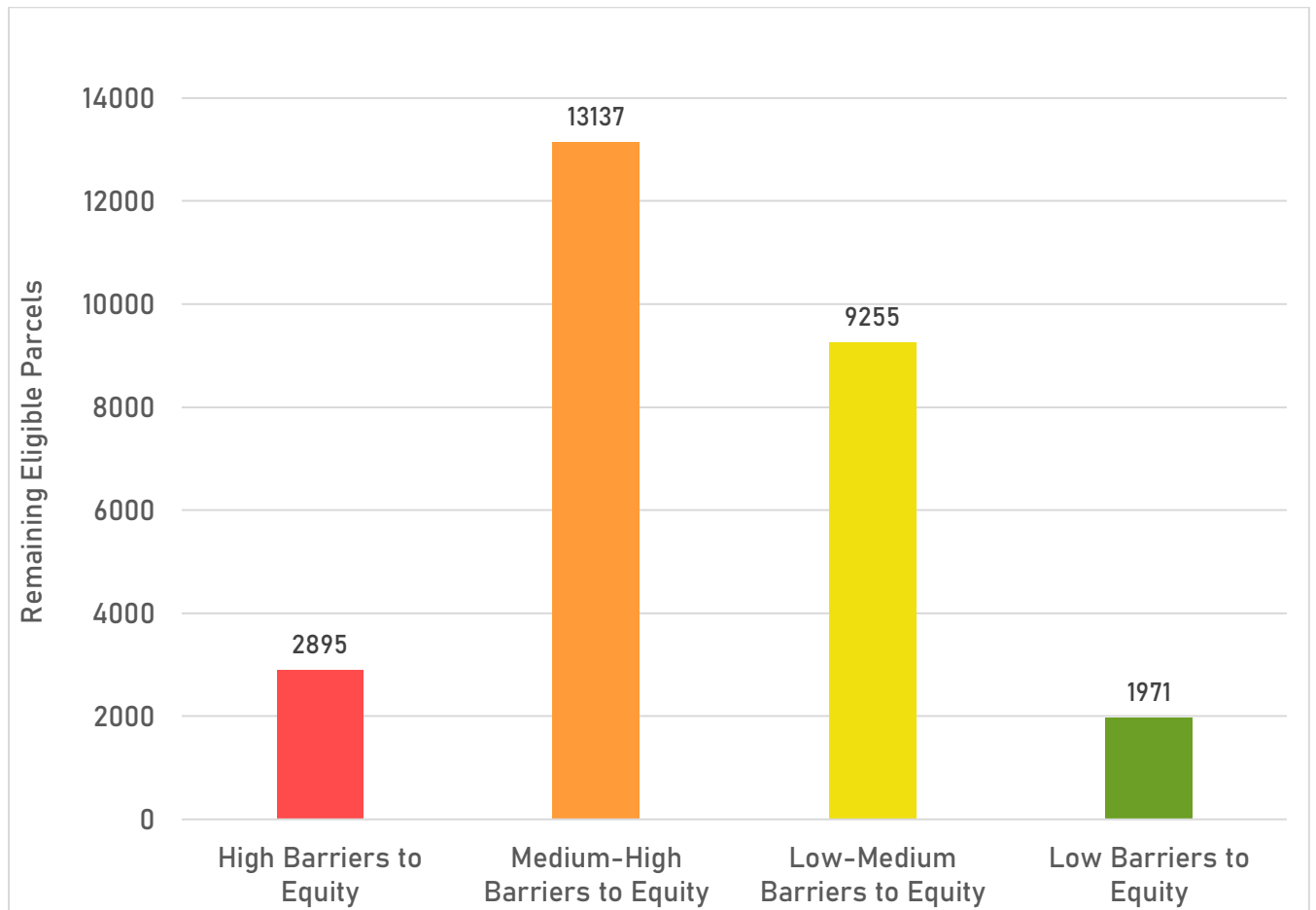


Figure 3: Remaining Eligible Mills Act Parcels by Equity Score

Community Plan Area

Program Today-Existing Contracts

An assessment of MA parcels by Community Plan Area (CPA) provides a baseline understanding of how existing MA contracts are distributed throughout the City, and what percent of eligible parcels in each CPA are under MA contract.

Key Findings:

As shown in Figure 4, CPAs with the highest number of existing contracts have relatively low participation rates. This data indicates that overall MA eligibility is disproportionately concentrated within just a few CPAs, rather than evenly distributed throughout the City.

Among these CPAs, participation rates are **higher** in Hollywood and Silver Lake, while participation rates are **lower** in Wilshire, South Los Angeles, Northeast Los Angeles, and West Adams. Central City is the only CPA with both a relatively high participation rate (20%) and high number of existing contracts (64).

Among CPAs with higher participation rates (20% or above), those with low numbers of existing contracts such as Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass, West Los Angeles, Encino–Tarzana, and Westchester–Playa Del Rey, are indicative of low MA eligibility resulting in inflated participation rates. CPAs with both low participation rates and low numbers of existing contracts may have moderate to high eligibility but low program awareness, access, or interest,

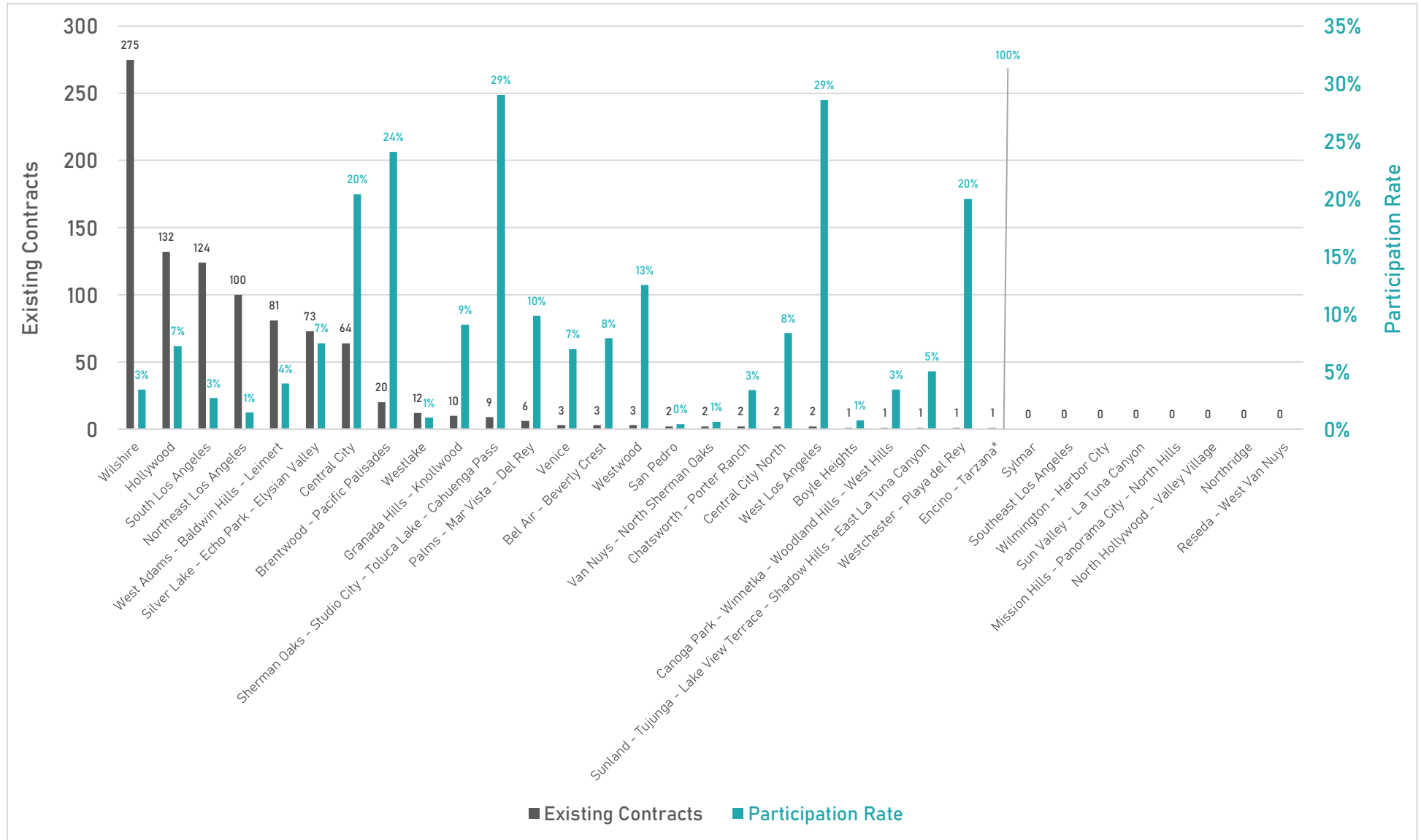
An assessment of CPA Participation Rates by Equity Score contextualizes MA program participation within citywide patterns of equity and access and seeks to understand if higher participation rates are associated with lower barriers to opportunity.

Key Findings:

As shown in Figure 5, existing MA contracts in CPAs with higher participation rates generally face lower barriers to opportunity, as exemplified by Encino–Tarzana, Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass, West Los Angeles, Brentwood–Pacific Palisades, and Westchester–Playa del Rey. An important consideration to recall from Figure 4 is that higher participation rate also typically correlates with a lower number of total existing contracts.

Figure 5 also demonstrates that equity scores of existing MA contracts are relatively consistent within CPAs. For 16 CPAs, the existing contracts within a given CPA all fall within a single equity score category, and no CPA contains existing contracts across all 4 categories. This consistency within CPAs indicates that CPAs will be useful for identifying and prioritizing focus areas for remaining eligible parcels.

Figure 4: CPA-Existing Mills Act Contracts and Participation Rate



*Encino-Tarzana's sole eligible parcel is under MA contract. 100% participation rate is not displayed to scale on bar graph to avoid skewing data visualization

Figure 5: CPA-Participation Rate by Equity Score of Existing Contracts (Proportions)



Future Program: Remaining Eligible Parcels

Count of remaining eligible parcels by HCM and HPOZ

An assessment of remaining eligible (eligible) MA parcels by CPA provides a baseline understanding of how eligible parcels are distributed throughout the City, and a comparison between HCM and HPOZ eligibility.

Key Findings:

As shown in Table 1, MA eligibility is disproportionately concentrated in the CPAs of Wilshire (7,773 eligible parcels) and Northeast Los Angeles (6,927 eligible parcels), which together account for more than half of the 27,258 eligible parcels in the City. The high eligibility in these CPAs is primarily due to a concentration of HPOZs. South Los Angeles, West Adams-Baldwin Hills-Leimert Park, Hollywood, and Westlake CPAs also contain over 1,000 eligible HPOZ parcels each. Eligible HCM parcels are more evenly distributed across CPAs, with Hollywood contributing the highest number (415) of eligible HCM parcels.

An assessment of CPA Eligibility by Equity Score contextualizes MA program eligibility within citywide patterns of equity and access and seeks to understand if higher concentrations of eligible parcels are associated with higher barriers to opportunity.

Key Findings:

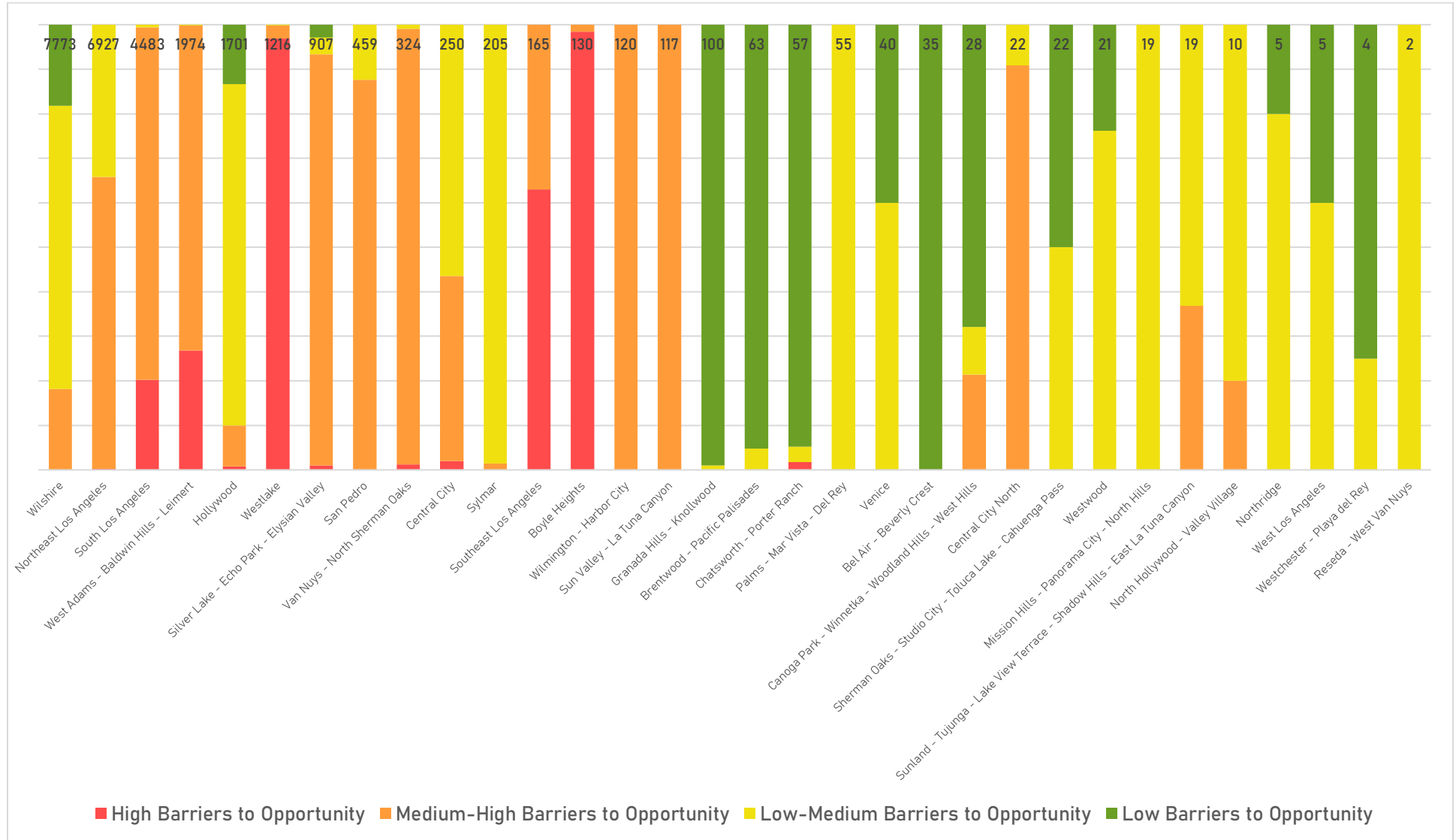
As shown in Figure 6, CPAs with higher numbers of eligible parcels generally face higher barriers to opportunity. An apparent distinction appears between equity scores in CPAs with over 100 eligible parcels (Wilshire to Sun Valley-La Tuna Canyon), and under 100 eligible parcels (Granada Hills-Knollwood to Reseda-West Van Nuys). Similar to the findings in Figure 4, Figure 6 shows relative consistency in equity scores within each CPA. Most CPAs have all eligible parcels within two adjacent score categories, or one single category. This consistency reaffirms that CPAs are a useful spatial framework for identifying and prioritizing focus areas for future MA participation.

Figure 6 suggests that CPAs with the most opportunity to advance equity as part of the MA Program include Westlake, Boyle Heights, Southeast Los Angeles, South Los Angeles, and West Adams-Baldwin Hills-Leimert Park. More broadly, if the MA Program focuses on CPAs with over 100 eligible parcels, it will de facto prioritize areas with higher barriers to opportunity.

Table 1: CPA – Count of Remaining Eligible Parcels by HCM and HPOZ

CPA	HCM	HPOZ	HPOZ – In Prog.	Grand Total
Wilshire	214	7559		7773
Northeast Los Angeles	331	6596		6927
South Los Angeles	244	4239		4483
West Adams-Baldwin Hills-Leimert	54	1920		1974
Hollywood	415	1286		1701
Westlake	101	1115		1216
Silver Lake-Echo Park-Elysian Valley	123	784		907
San Pedro	69	390		459
Van Nuys-North Sherman Oaks	43	281		324
Central City	250			250
Sylmar	205			205
Southeast Los Angeles	85	51	29	165
Boyle Heights	130			130
Wilmington-Harbor City	32	88		120
Sun Valley-La Tuna Canyon	5	112		117
Granada Hills-Knollwood	2	98		100
Brentwood-Pacific Palisades	63			63
Chatsworth-Porter Ranch	57			57
Palms-Mar Vista-Del Rey	9	46		55
Venice	40			40
Bel Air-Beverly Crest	35			35
Canoga Park-Winnetka-Woodland Hills-West Hills	28			28
Central City North	22			22
Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	22			22
Westwood	21			21
Mission Hills-Panorama City-North Hills	19			19
Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon	19			19
North Hollywood-Valley Village	10			10
Northridge	5			5
Outside Designated CPA	5			5
West Los Angeles	5			5
Westchester-Playa del Rey	4			4
Reseda-West Van Nuys	2			2

Figure 6: CPA-Remaining Eligible Parcels by Equity Score (Proportions)



Property Type

Program Today-Existing Contracts

An assessment of existing MA contracts by Property Type provides a non-spatial understanding of how contracts are currently distributed, and a basic sense of the program's key beneficiaries.

Key Findings:

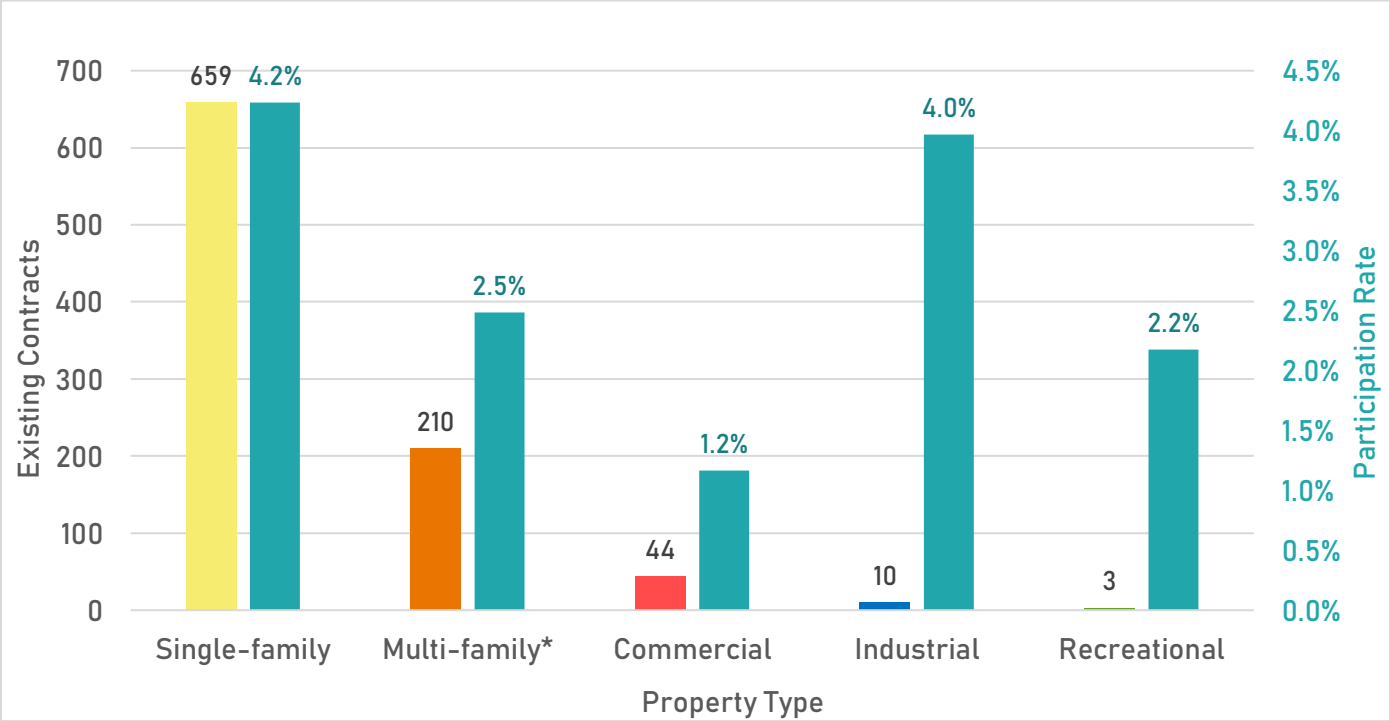
Figure 7 shows that single-family residences comprise the majority of existing contracts (659), about three times the number of multi-family residence contracts (210). It is important to note that multi-family contracts are counted by property, and do not account for the total number of dwelling units within each property. Contracts for commercial (44), industrial (10), and recreational (3) properties together comprise only 6% of existing MA contracts. Participation rate is highest among single-family (4.2%), followed by industrial (4.0%), multi-family (2.5%), recreational (2.2%), and commercial (1.2%).

An assessment of contracts by property type and equity score seeks to understand if contracts for particular property types are associated with higher or lower barriers to opportunity.

Key Findings:

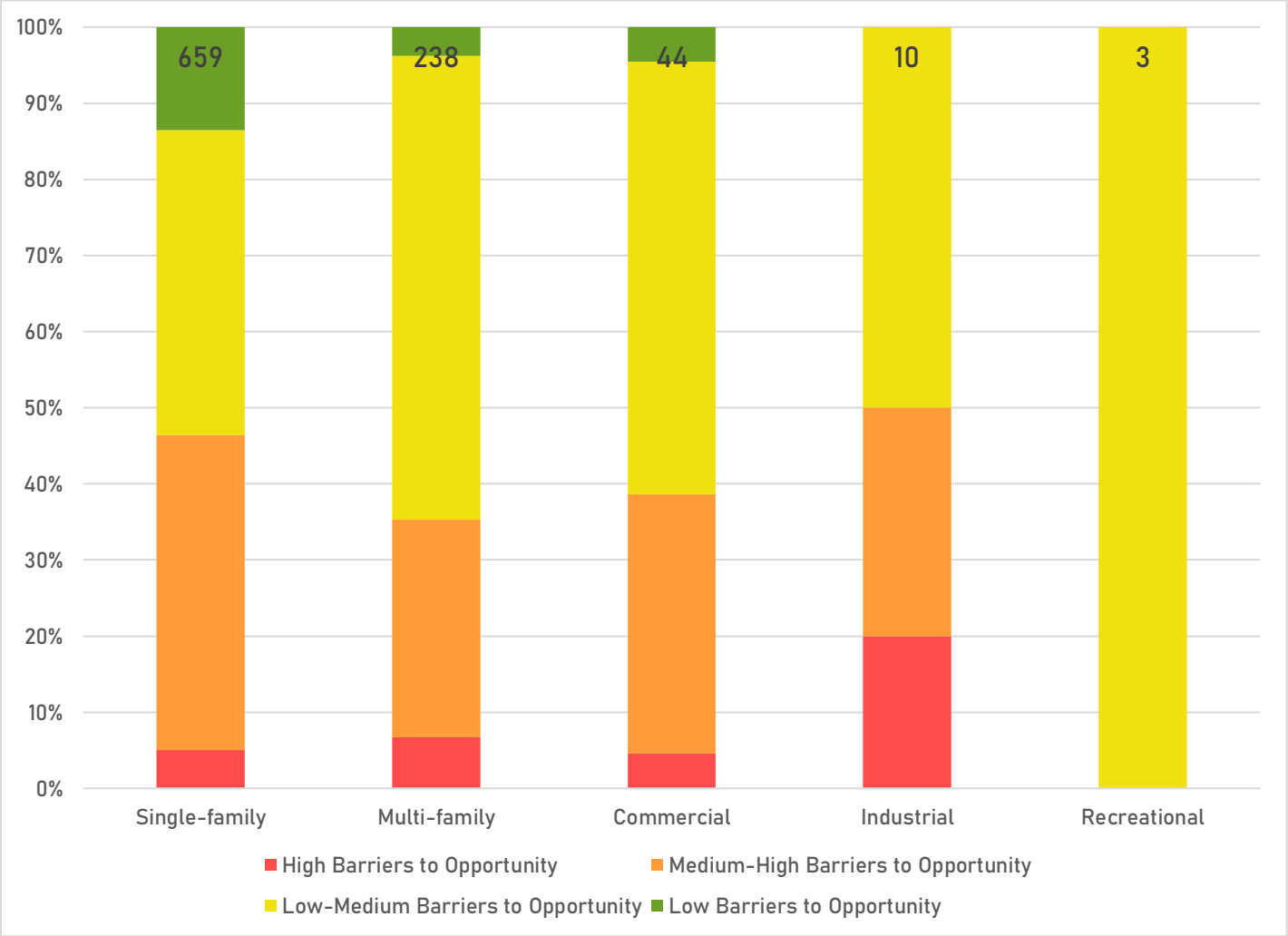
Figure 8 shows that single-family properties have the largest number (89) and proportion (14%) of existing contracts located in communities facing low barriers to opportunity. Multi-family and commercial properties share a relatively equal distribution of existing contracts across equity scores, with a slightly higher proportion of multi-family contracts located in communities experiencing high barriers to opportunity. Of the 10 industrial MA contracts, 2 are located in communities facing high barriers to opportunity (20%). The data for equity score by property type generally reflects overall equity score distribution (Figure 2), however single-family properties are clearly more closely associated with low barriers to opportunity.

City of Los Angeles Mills Act Program Assessment
Figure 7: Existing Contracts and Participation Rate by Property Type



*Includes 26 Condominium parcels totaling 2,568 individual condominium units

City of Los Angeles Mills Act Program Assessment
 Figure 8: Equity Score by Property Type - Existing Contracts (Proportions)



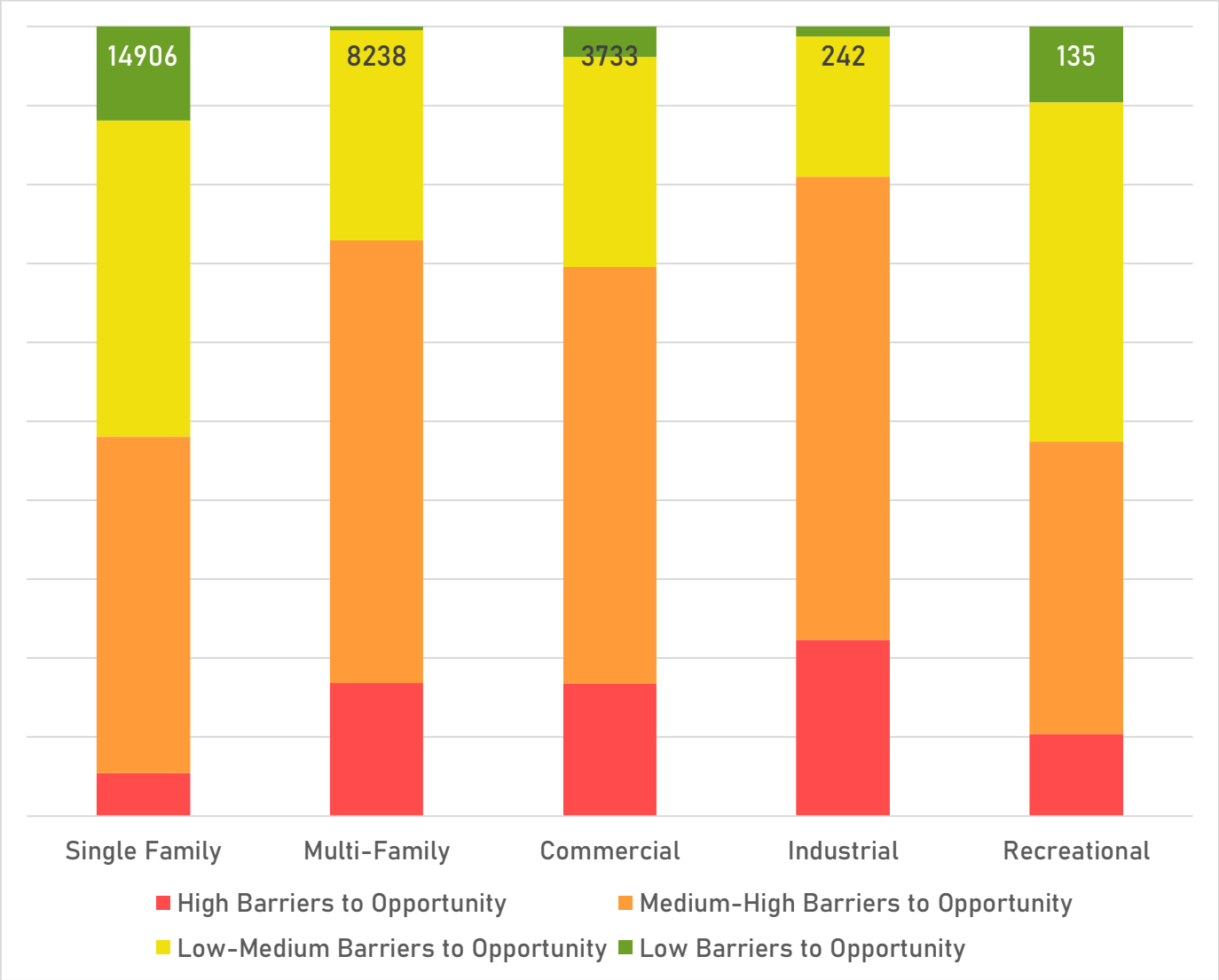
Future Program: Eligible Parcels

An assessment of remaining eligible (eligible) MA parcels by property type and equity score seeks to understand the overall distribution of eligible properties by property type, and to determine if eligible properties of particular property types are associated with higher or lower barriers to opportunity.

Key Findings:

Figure 9 shows that residential parcels (single-family and multi-family combined) account for 85% of all remaining eligible parcels. Consistent with the data for existing contracts, single-family properties have the largest number (14,906) and proportion (12%) of remaining eligible properties located in communities facing low barriers to opportunity. Multi-family properties have a minimal number (39) and proportion (<1%) of eligible properties located in communities facing low barriers to opportunity, and a relatively high number (1,390) and proportion (17%) of remaining eligible parcels (17%) located in communities facing high barriers to opportunity. This data suggests that prioritizing eligible multi-family parcels may help advance equity in the MA program. Of the 242 eligible industrial properties, a relatively high proportion are located in communities facing high barriers to opportunity (22%). The data for equity score by property type generally reflects overall equity score distribution (Figure 3), however single-family properties are clearly more closely associated with low barriers to opportunity, and multi-family properties more closely associated with high barriers to opportunity.

Figure 9: Property Type by Equity Score-Remaining Eligible Parcels (Proportions)



Council District

Program Today-Existing Contracts

An assessment of MA parcels by Council District (CD) provides a baseline understanding of how existing MA contracts are distributed between the City's 15 CD representatives, and what percent of eligible parcels in each CD are under MA contract.

Key Findings:

Figure 10 shows that the three CDs with the highest numbers of existing parcels (CDs 10, 4, and 1) have relatively low participation rates, suggesting that overall MA eligibility is disproportionately concentrated within just a few CDs, rather than evenly distributed throughout the City.

Among CDs with higher participation rates (10% or above), CD 3's low number of existing contracts (2) is indicative of low MA eligibility resulting in an inflated participation rate. CDs with both low participation rates and low numbers of existing contracts may have moderate to high eligibility but low program awareness, access, or interest.

An assessment of CD Participation Rates by Equity Score contextualizes MA program participation within citywide patterns of equity and access and seeks to understand if higher participation rates are associated with lower barriers to opportunity.

Key Findings

Figure 11 shows that contracts in CDs with the highest participation rates are predominantly located in communities facing lower barriers to opportunity. While this data echoes the findings for CPAs (Figure 5), the pattern is not as clearly defined across the CD graph, reflecting that CDs cover larger and more diverse areas than CPAs, and CD boundaries are less defined by distinct geographic areas or neighborhoods.

Figure 10: CD - Existing Contracts and Participation Rate

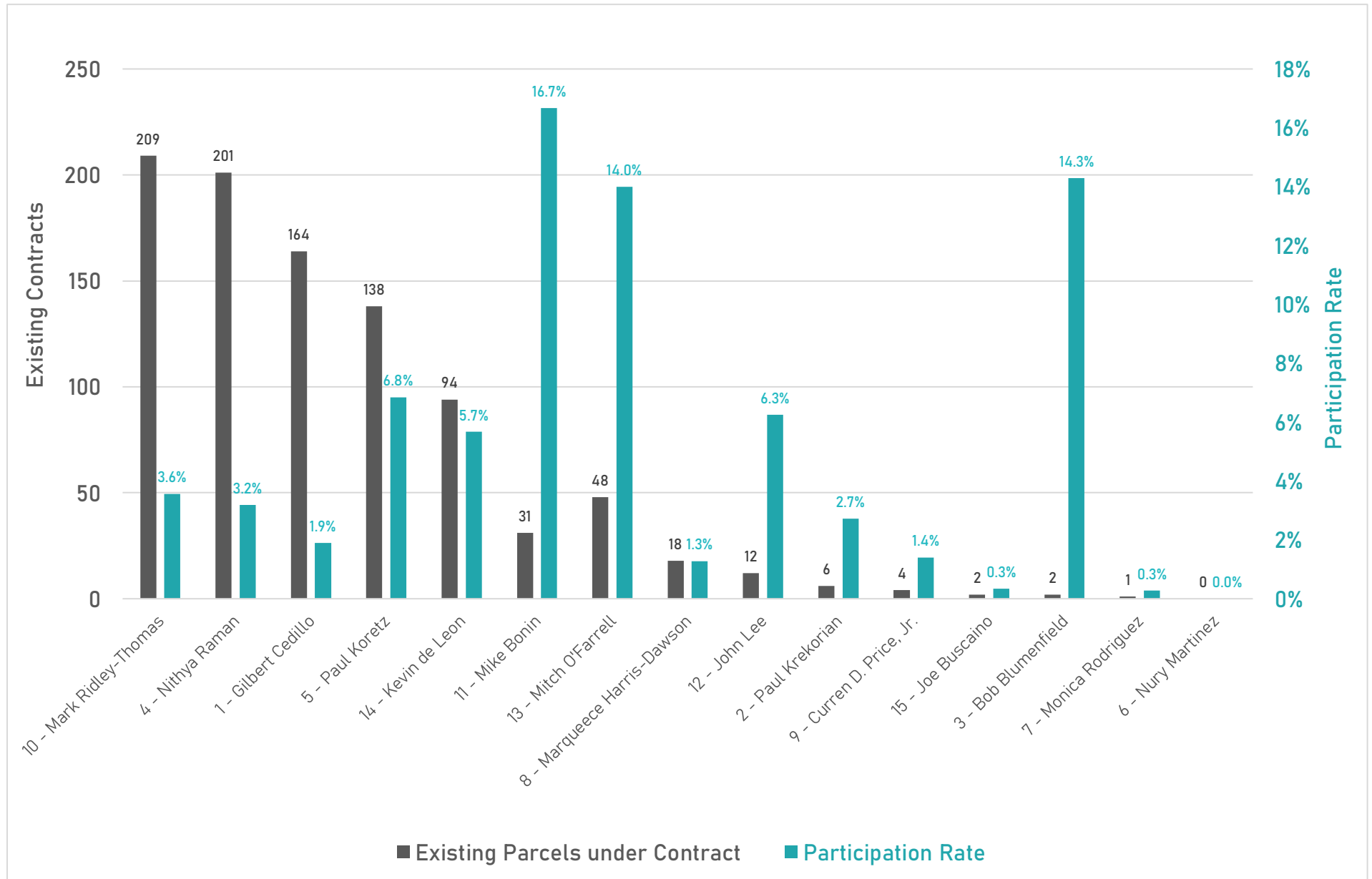
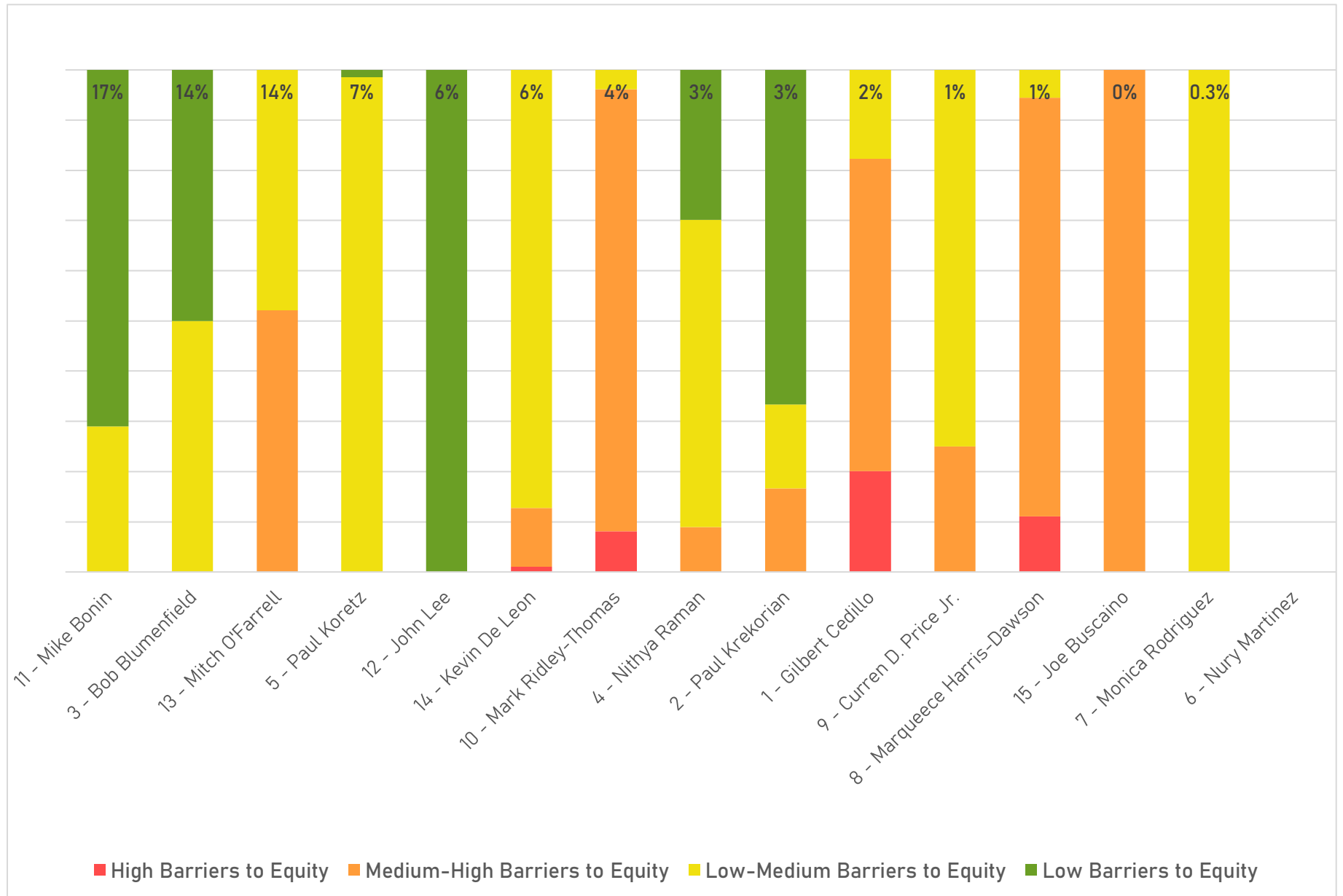


Figure 11: CD-Participation Rate by Equity Score of Existing Contracts (Proportions)



Future Program: Eligible Parcels

An assessment of remaining eligible (eligible) MA parcels by CD provides a baseline understanding of how eligible parcels are distributed between the City's 15 CD representatives, and a comparison between HCM and HPOZ eligibility.

Key Findings:

As shown in Table 2, MA eligibility is disproportionately concentrated in CD 1 (8,458 eligible parcels), CD 4 (6,105 eligible parcels) and CD 10 (5,658 eligible parcels). Collectively, these three CDs account for 75% of the City's eligible parcels, primarily due to concentrations of HPOZs. CD 5, CD 14, and CD 8 also contain over 1,000 eligible HPOZ parcels each. CD 1, CD 4, and CD 14 each have over 400 eligible HCM parcels. CD 3 is the only district without an HPOZ, and only contains 12 eligible HCM parcels.

An assessment of CD eligibility by equity score contextualizes MA program eligibility within citywide patterns of equity and access and seeks to understand if higher concentrations of eligible parcels are associated with higher barriers to opportunity.

Key Findings:

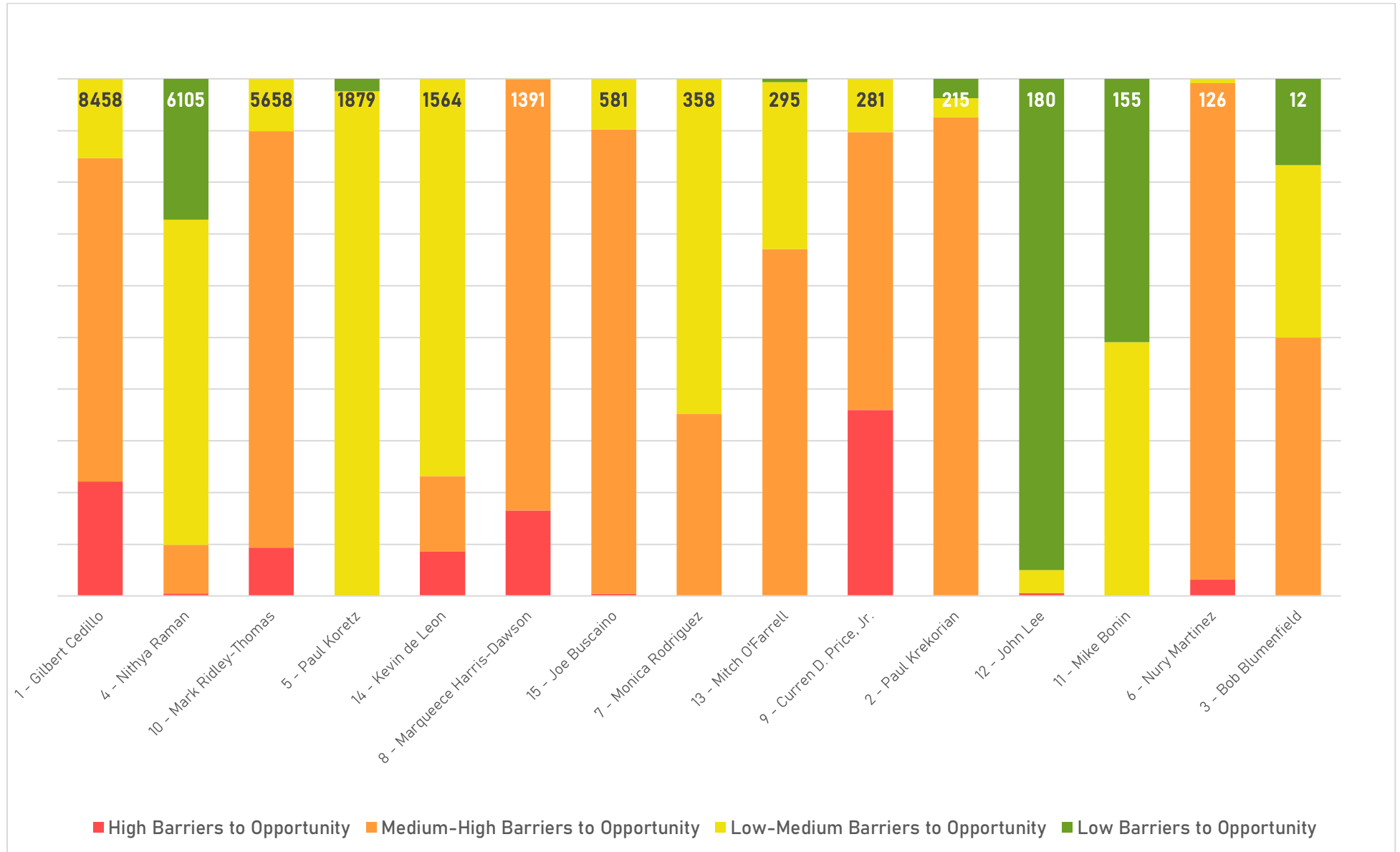
Figure 12 suggests some relationship between eligible parcels and equity scores, as eligible parcels facing high barriers to opportunity are predominantly located in CDs with 1,000+ eligible parcels. However, a more significant number of parcels in CD 4, CD 5, and CD 14 face low or low-medium barriers to opportunity. Unlike CPAs, most CDs have eligible parcels within 3 different equity score categories; no CD's eligible parcels are limited to only one equity score category.

This data suggests that while some CDs encompass communities that face more barriers to opportunity, CDs are too large and diverse as a spatial framework to use as focus areas without further criteria. CD offices can help implement equity goals of MA program by increasing awareness and access to the MA program in high priority areas. To support this effort, the appendix includes graphs of each Council District's eligible parcels by equity score and property type.

Table 2: CD- Count of Remaining Eligible Parcels by HCM and HPOZ

Council District	HCM	HPOZ	HPOZ - In Prog.	Grand Total
1 - Gilbert Cedillo	421	8037		8458
4 - Nithya Raman	407	5698		6105
10 - Mark Ridley-Thomas	180	5478		5658
5 - Paul Koretz	82	1797		1879
14 - Kevin de Leon	461	1103		1564
8 - Marqueece Harris-Dawson	41	1350		1391
15 - Joe Buscaino	103	478		581
7 - Monica Rodriguez	246	112		358
13 - Mitch O'Farrell	259	36		295
9 - Curren D. Price, Jr.	201	51	29	281
2 - Paul Krekorian	18	197		215
12 - John Lee	82	98		180
11 - Mike Bonin	109	46		155
6 - Nury Martinez	42	84		126
3 - Bob Blumenfield	12			12

Figure 12: CD-Remaining Eligible Parcels by Equity Score (Proportions)



Historic Preservation Overlay Zone (HPOZ)

Program Today-Existing Contracts

As HPOZs comprise the vast majority of MA parcels, an assessment of total contracts and participation rate by HPOZ provides a baseline understanding of the program's key clusters of contributing properties.

Key Findings:

Figure 13 shows wide variation across HPOZs for both existing contracts and participation rate, however contracts are more evenly distributed across HPOZs than they are across CPAs or CDs. Due to a disproportionately high number of total eligible parcels, the Highland Park-Garvanza HPOZ contains the highest number of existing contracts (69), despite having a 1% participation rate. Of other HPOZs with high numbers of contracts, both South Carthay (66), and LaFayette Square (48) have relatively high participation rate of 16%. Melrose Hill has the highest participation rate by far (28%), but only 14 existing contracts, suggesting a lower number of total eligible parcels, and high levels of program awareness and access. 13 HPOZs contain five or fewer existing contracts.

An important factor to assess is year of HPOZ establishment, given that properties in more recently established HPOZs have had a smaller window of opportunity to participate in the program. An assessment of HPOZ contracts by decade of HPOZ establishment seeks to understand whether year of HPOZ establishment is indeed correlated to numbers of existing contracts.

Key Findings:

As shown in Figure 14, many of the HPOZs with the highest numbers of existing parcels have been established for at least 20 years. High numbers of existing contracts in more recently established HPOZs likely reflect high initial levels of MA program awareness and interest, and high numbers of eligible parcels.

While Figure 14 focuses on number of existing contracts, Figure 15 provides a supplementary assessment of participation rate by year of HPOZ establishment.

Key Findings:

As shown in Figure 15, this assessment appears to provide a more intuitive relationship between HPOZ establishment date and program participation, as it controls for HPOZs with exceptionally high numbers of eligible parcels such as Highland Park-Garvanza. Higher participation rates in older HPOZs such as South Carthay, LaFayette Square, and Carthay Circle suggest that the communities are aware of the MA program and have been taking advantage of its benefits. Most HPOZs with low participation rates are relatively new, and participation can be expected to rise over time.

An assessment of HPOZ participation rates by equity score seeks to understand if higher participation rates are more likely to occur in HPOZs with lower barriers to equity.

Key Findings:

Figure 15 shows no discernible correlation between HPOZ participation rate and equity score of existing contracts.

Figure 13: HPOZ-Existing Contracts and Participation Rate

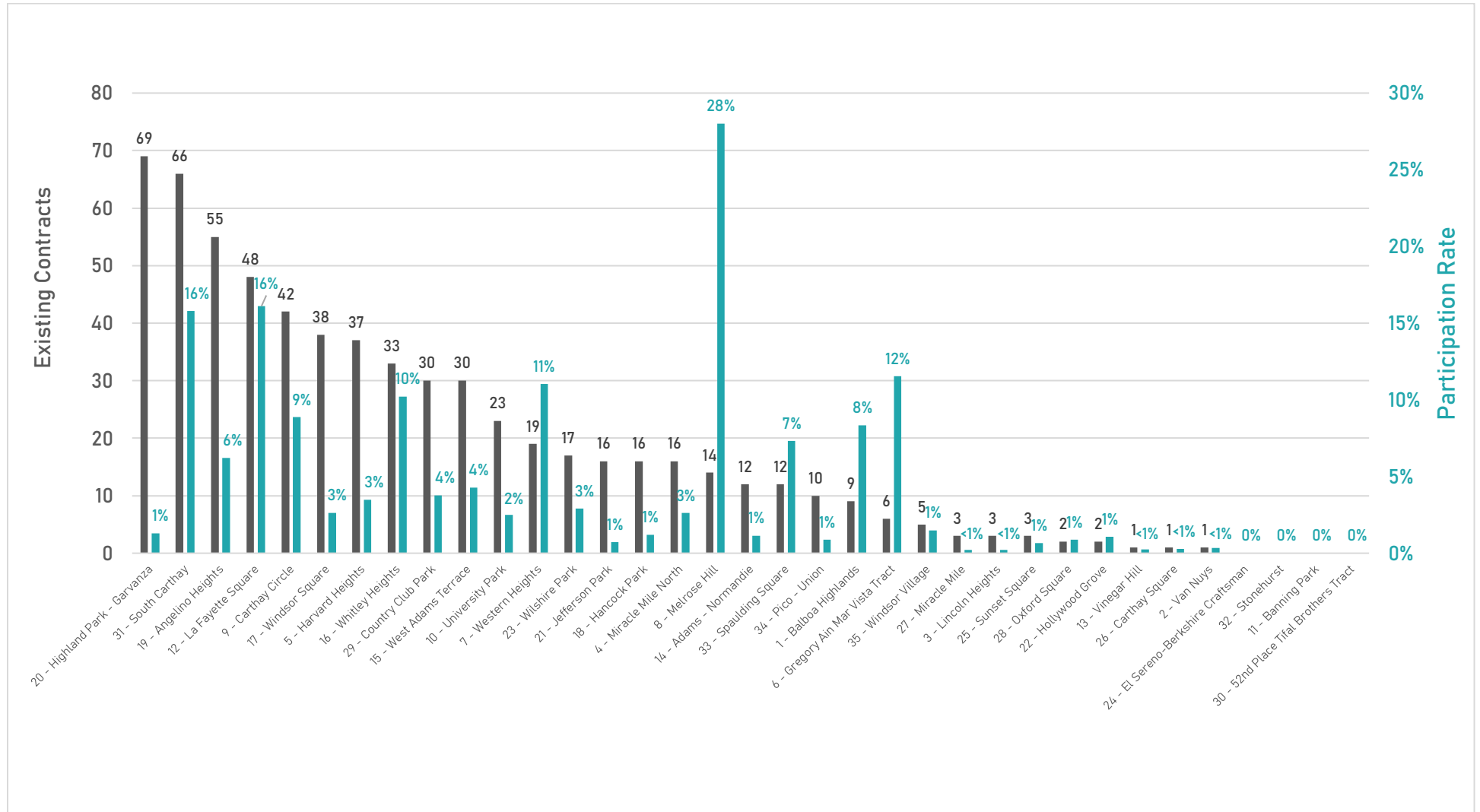


Figure 14: Existing Contracts by HPOZ and HPOZ Establishment Decade

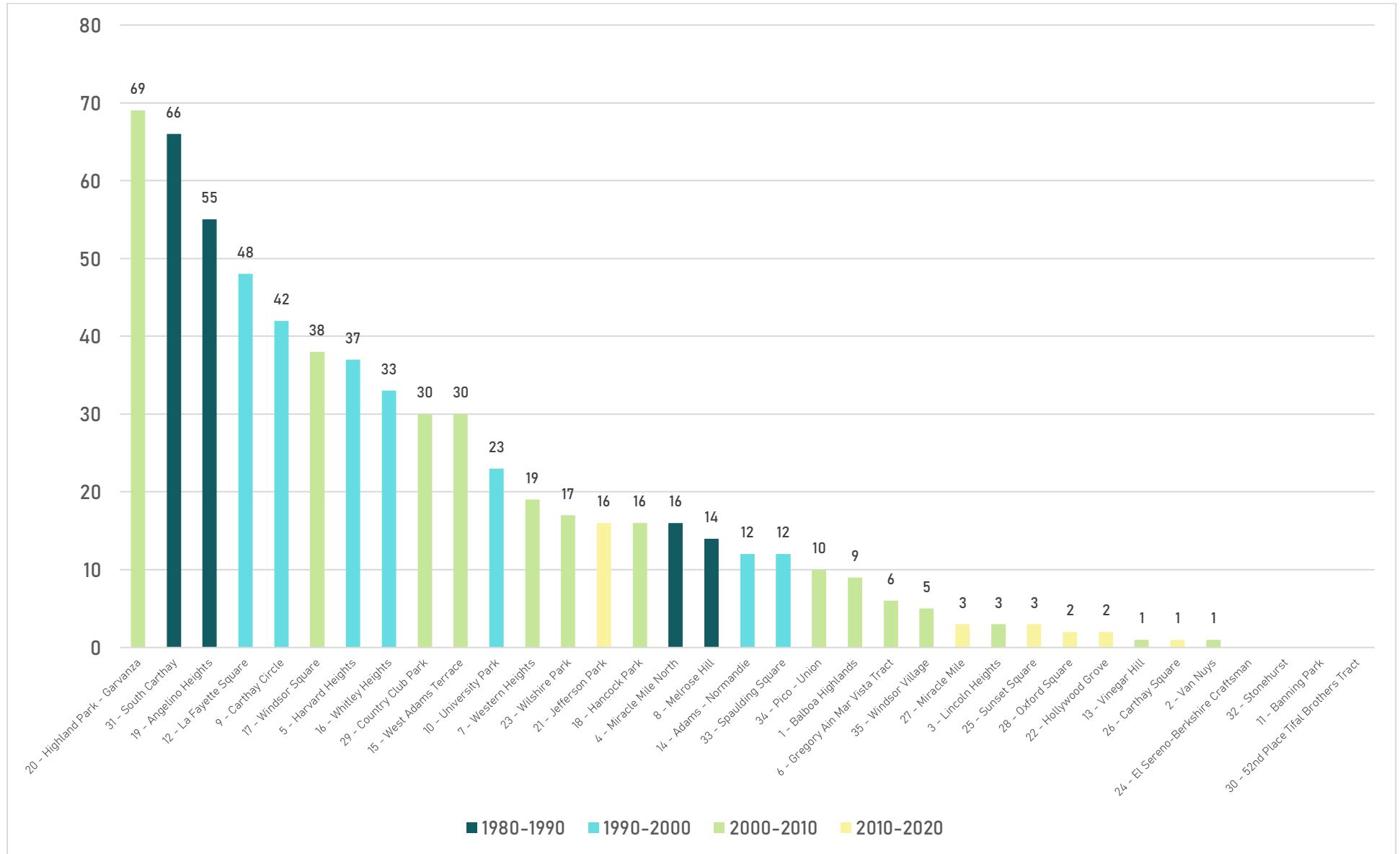


Figure 15: Participation Rate by HOZ and HPOZ Establishment Rate

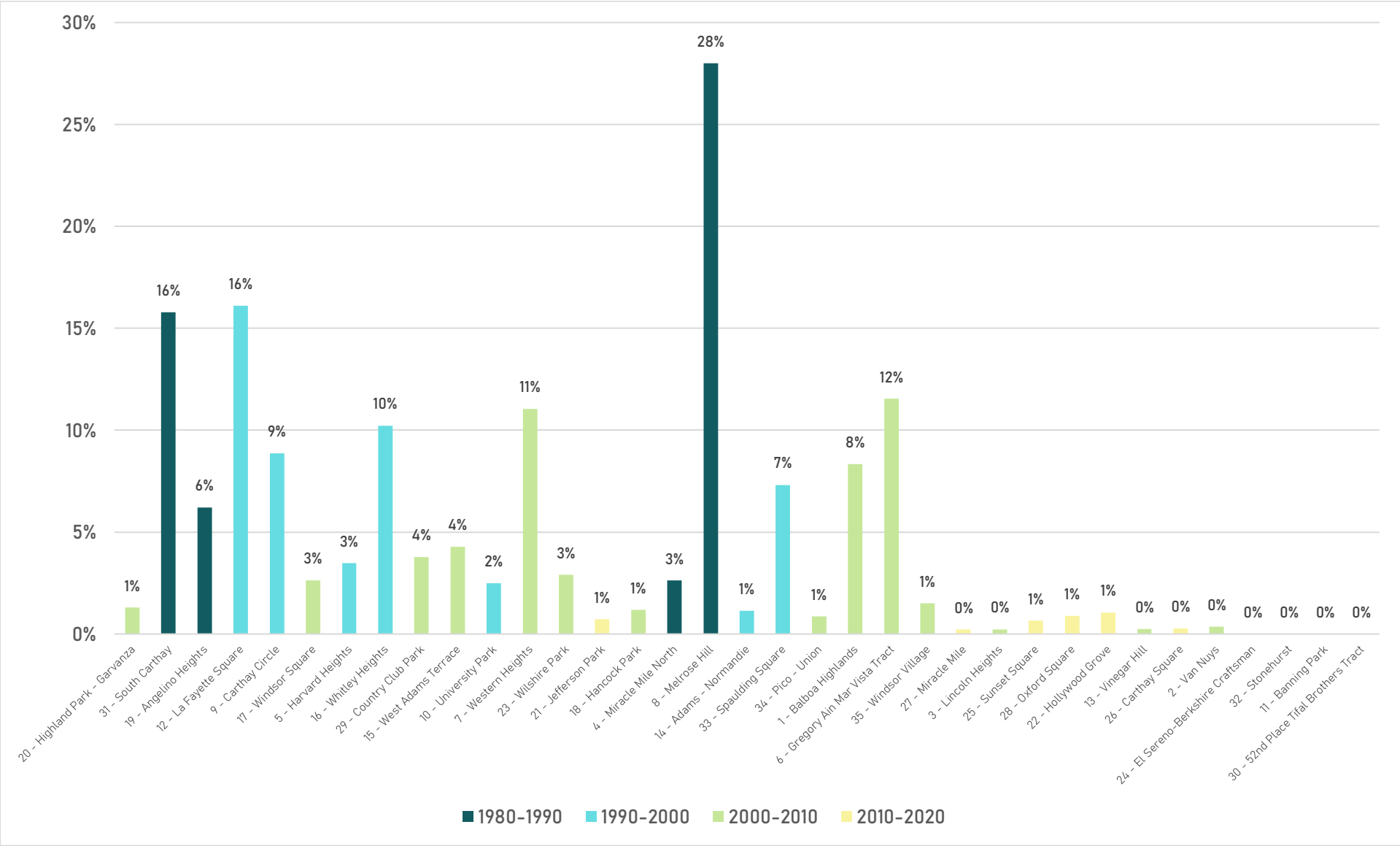
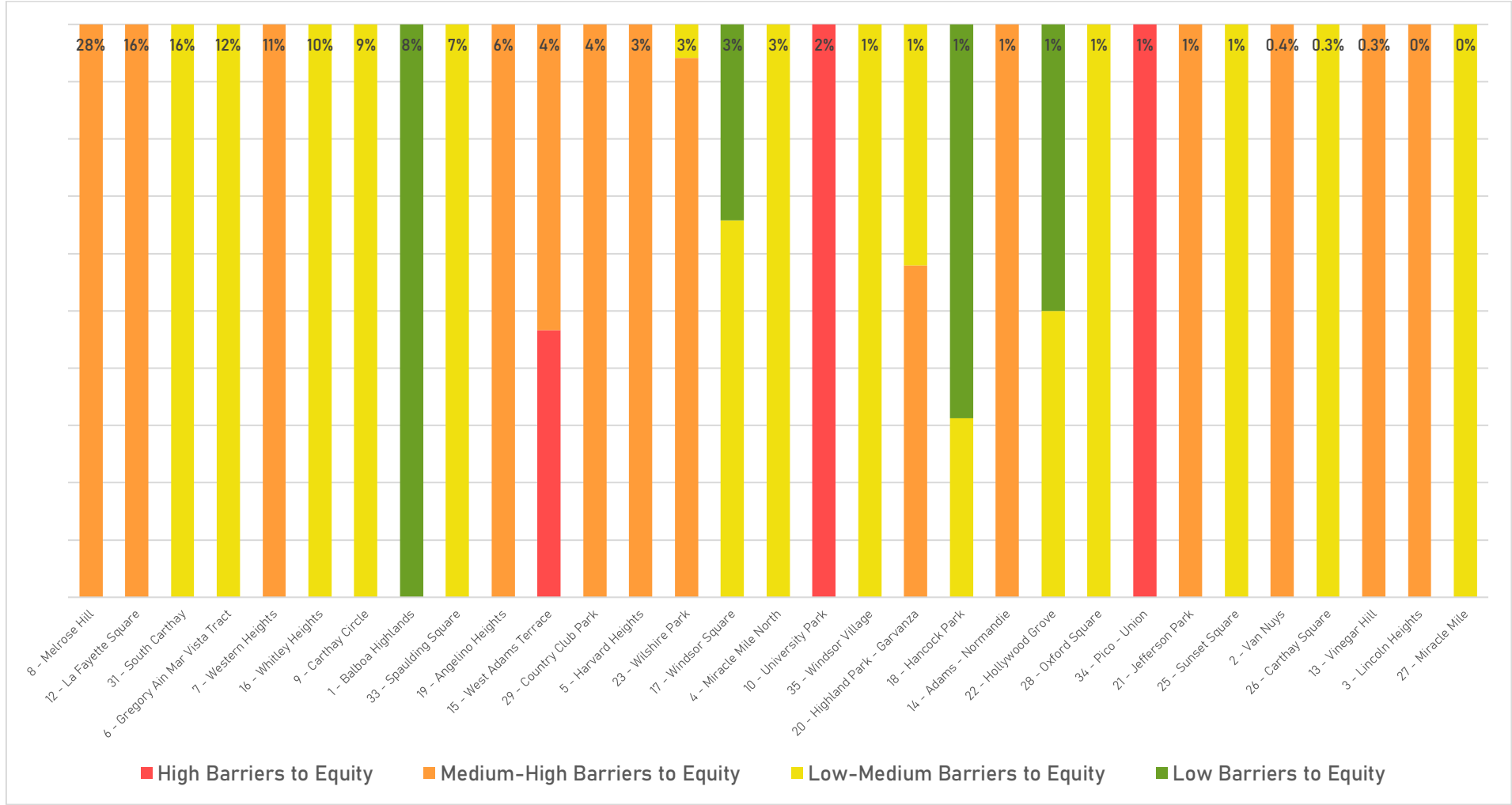


Figure 16: HPOZ-Participation Rate by Equity Score of Existing Contracts (Proportions)



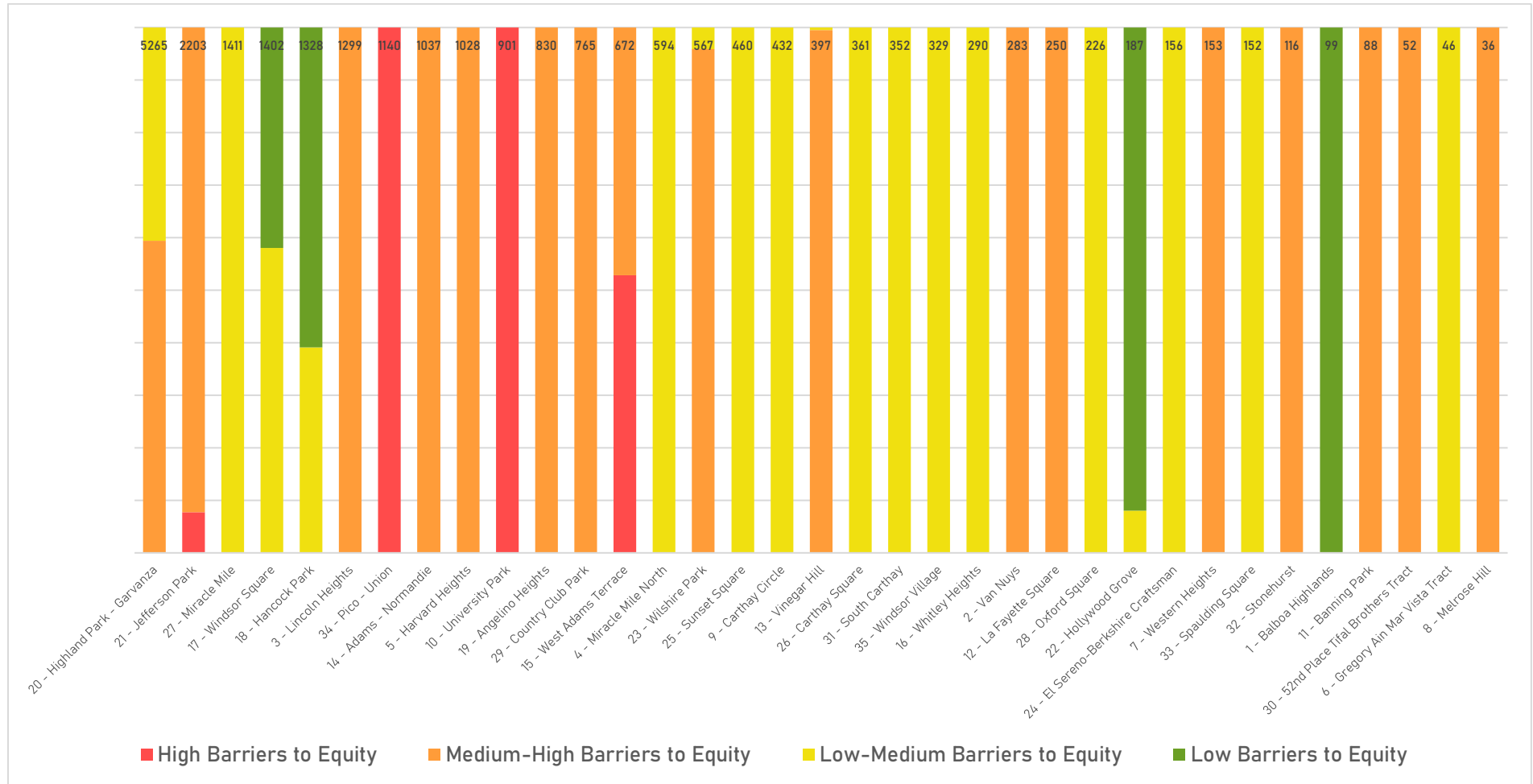
Future Program: Eligible Parcels

An assessment of HPOZ eligibility by equity score contextualizes MA program eligibility within citywide patterns of equity and access and seeks to understand if higher concentrations of eligible parcels are associated with higher barriers to opportunity.

Key Findings:

Figure 17 shows that all eligible HPOZ parcels located in communities facing high barriers to opportunity are in HPOZs with 600+ parcels. The HPOZs of Pico Union (1140 eligible parcels) and University Park (901 eligible parcels) are comprised entirely of parcels located in communities facing High Barriers to opportunity and reflect clear opportunities to advance equity through MA program. Within each HPOZ, equity scores of eligible parcels are relatively consistent; most HPOZs are comprised of parcels in a single equity score category, and no HPOZs contain eligible parcels in more than two score categories. This indicates that HPOZs may also be useful for identifying focus areas for program prioritization.

Figure 17: HPOZ Eligible Parcels by Equity Score (Proportions)



Advancing Equity in the MA Program

Prioritization Method

To encourage the advancement of equity in the MA program, this section identifies recommendations for general focus areas and remaining MA eligible parcels across the City of Los Angeles to prioritize for placing under MA contract. A GIS spatial analysis was conducted to select remaining eligible MA parcels based on the following criteria and identify general focus areas facing the highest barriers to equitable outcomes:

- High Priority
 - High or Medium-High Barriers to opportunity per the Los Angeles Equity Index AND
 - Multi-family residence property type
- Medium Priority
 - High or Medium-high Barriers to opportunity per the Los Angeles Equity Index
 - Single-family, Commercial, Industrial, Recreational and NA
- Low Priority
 - Low or Medium-low Barriers to opportunity per the Los Angeles Equity Index

Figure 17 provides an overview of the identified eligible MA parcels color-coded by High, Medium, or Low priority score for the City of Los Angeles. High priority implementation areas with the number of properties which fall within the high priority category are also listed.

Figures 18-23 provide zoomed-in maps of the eligible MA parcels color-coded by High, Medium, or Low priority score with additional boundaries and annotations overlayed for each of the three spatial assessment frameworks (CPAs, CDs, and HPOZs).

As shown in Figure 18, there are large clusters of medium- and high-priority parcels in the CPAs of Northeast Los Angeles, Silver Lake-Echo Park-Elysian Valley, Westlake, Wilshire, South Los Angeles, and West Adams-Baldwin Hills-Leimert Park. Within the San Pedro CPA, there is a moderate cluster of medium- and high-priority parcels, as shown in Figure 19.

CD1, CD10, CD8, CD4, and CD9 contain large clusters of medium- and high-priority parcels, as shown in Figure 20. Figure 21 identifies two clusters of medium- and high-priority parcels in CD15.

As shown in Figure 22, several large clusters of medium- and high-priority parcels are located within the HPOZs of Highland Park-Garvanza, Lincoln Heights, Angelino Heights, Harvard Heights, Pico Union, University Park, Adams-Normandie, Jefferson Park, West Adams Terrace, Country Club Park, La Fayette Square. This figure also highlights several clusters of medium-priority HCM properties outside of HPOZs, such as the Cesar E Chavez commercial corridor in Boyle Heights, 27th Street Historic District near Historic South Central, Lincoln Park, North Atwater Park, Barnsdall Art Park, and the USC Campus, among others. Figure 23 identifies the cluster of medium- and high-priority parcels in the Vinegar Hill HPOZ.

Recommendations for Next Steps

As the City of Los Angeles Department of City Planning's Office of Historic Resources implements recommendations as part of the comprehensive MA Program Assessment, there is opportunity to take steps to advance program-wide equity through focused equity-driven actions. As summarized in the previous section, there are several locations throughout the City of Los Angeles where placing remaining eligible MA parcels under MA contract can directly help to increase opportunity and promote equitable outcomes. While prioritizing these locations for placing remaining eligible MA parcels under MA contract can promote equity as it relates to the distribution of MA contracts citywide, there is also opportunity to take actions to promote an equitable process and program, which helps to advance broad equity objectives including:

1. Prioritize outreach by HPOZ planners within areas that include a density of medium and high priority parcels to ensure property owners are aware of the MA Program and its benefits
2. Explore opportunity to partner with CDs that include a density of medium and high priority parcels to ensure property owners are aware of the MA Program and promote participation
3. Encourage identification of dedicated equity-related funding sources, including CD budgets, to promote focused efforts to place remaining eligible parcels under MA contract within medium and high priority focus areas
4. Ensure outreach materials related to the MA Program are multi-lingual and accessible online as printed materials
5. Reduce or eliminate fees related to the application process for the MA Program for parcels within medium and/or high priority focus areas
6. Identify performance metrics for the number of medium and high priority parcels the City would like to place under MA contract annually and ensure tracking over time

High Priority Implementation Areas (number of high priority properties):

Council Districts:

- CD1: **3,337**
- CD10: **1,618**
- CD8: **630**
- CD15: **208**
- CD4: **79**
- CD9: **57**
- CD14: **50**

Community Plan Areas:

- Northeast Los Angeles: **1,886**
- South Los Angeles: **1,703**
- Westlake: **711**
- West Adams - Baldwin Hills - Leimert: **548**
- Silver Lake - Echo Park - Elysian Valley: **497**
- Wilshire: **362**
- San Pedro: **205**

HP0Zs:

- 20 - Highland Park - Garvanza: **1176**
- 3 - Lincoln Heights: **708**
- 34 - Pico - Union: **690**
- 21 - Jefferson Park: **679**
- 19 - Angelino Heights: **497**
- 14 - Adams - Normandie: **480**
- 10 - University Park: **406**
- 5 - Harvard Heights: **399**

Figure 17: Equity Prioritization of Eligible Parcels Citywide

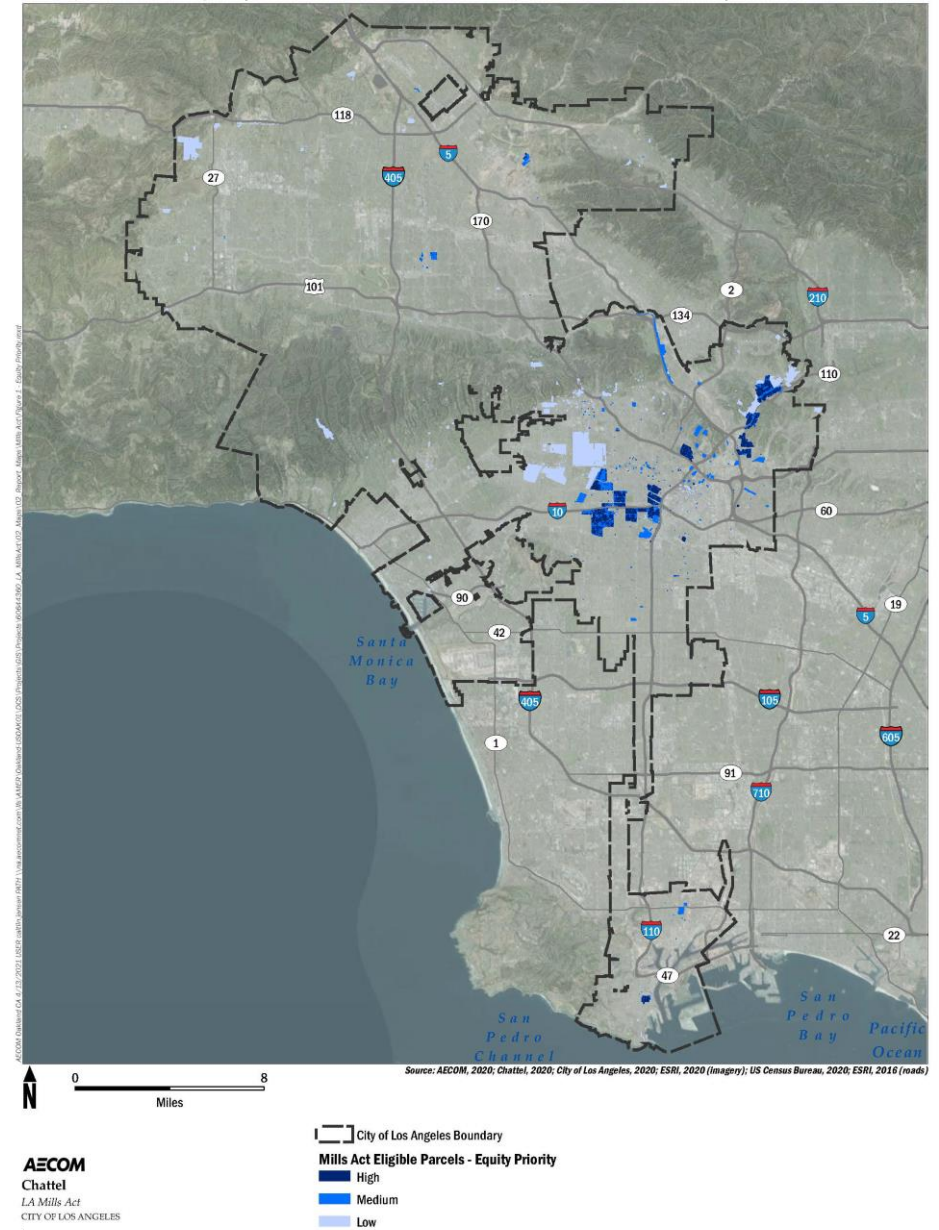


Figure 18: Equity Prioritization of Eligible Parcels Citywide – CPA (north)

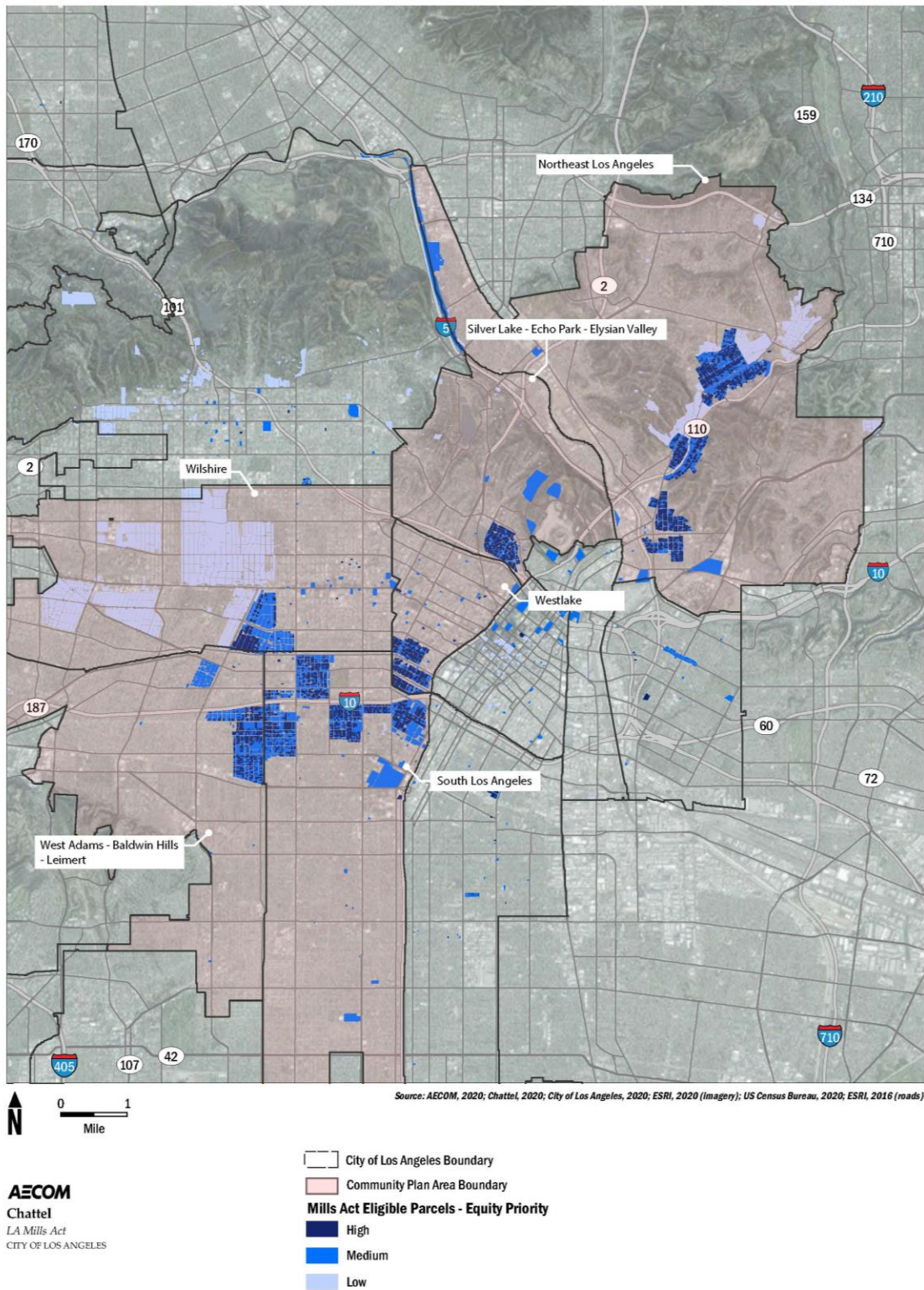


Figure 19: Equity Prioritization of Eligible Parcels Citywide – CPA (south)

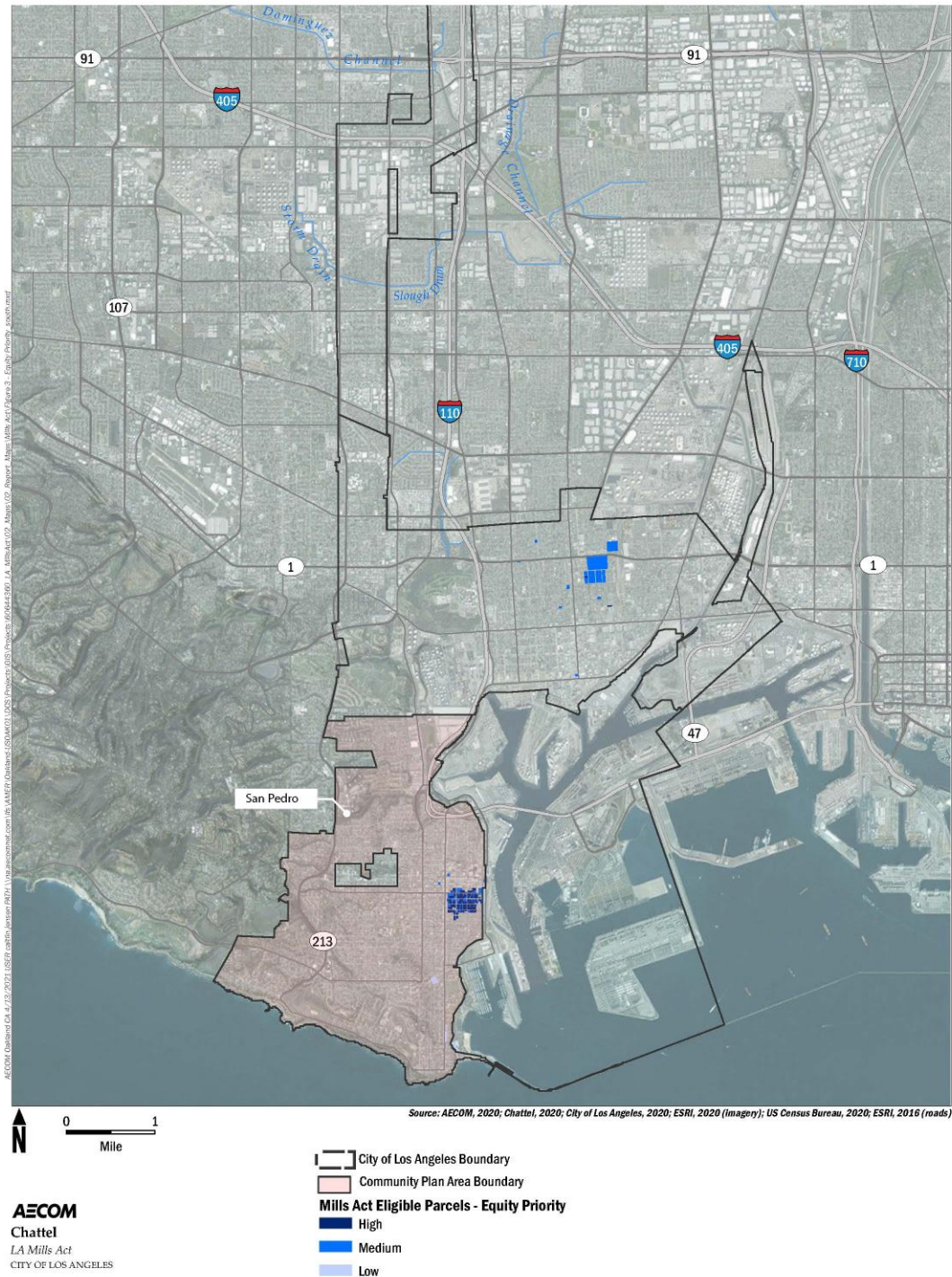


Figure 20: Equity Prioritization of Eligible Parcels Citywide – CD (north)

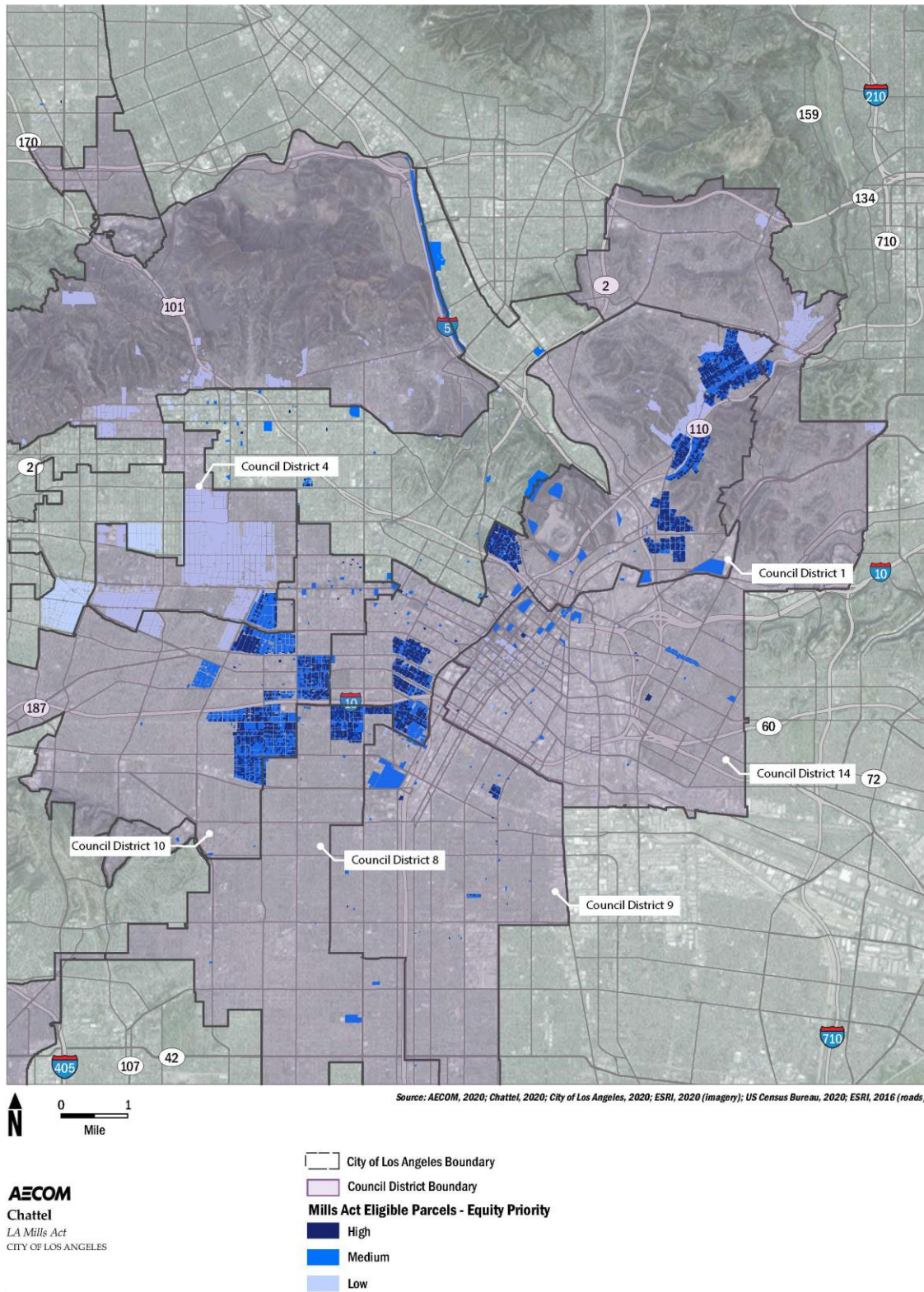


Figure 21: Equity Prioritization of Eligible Parcels Citywide – CD (south)

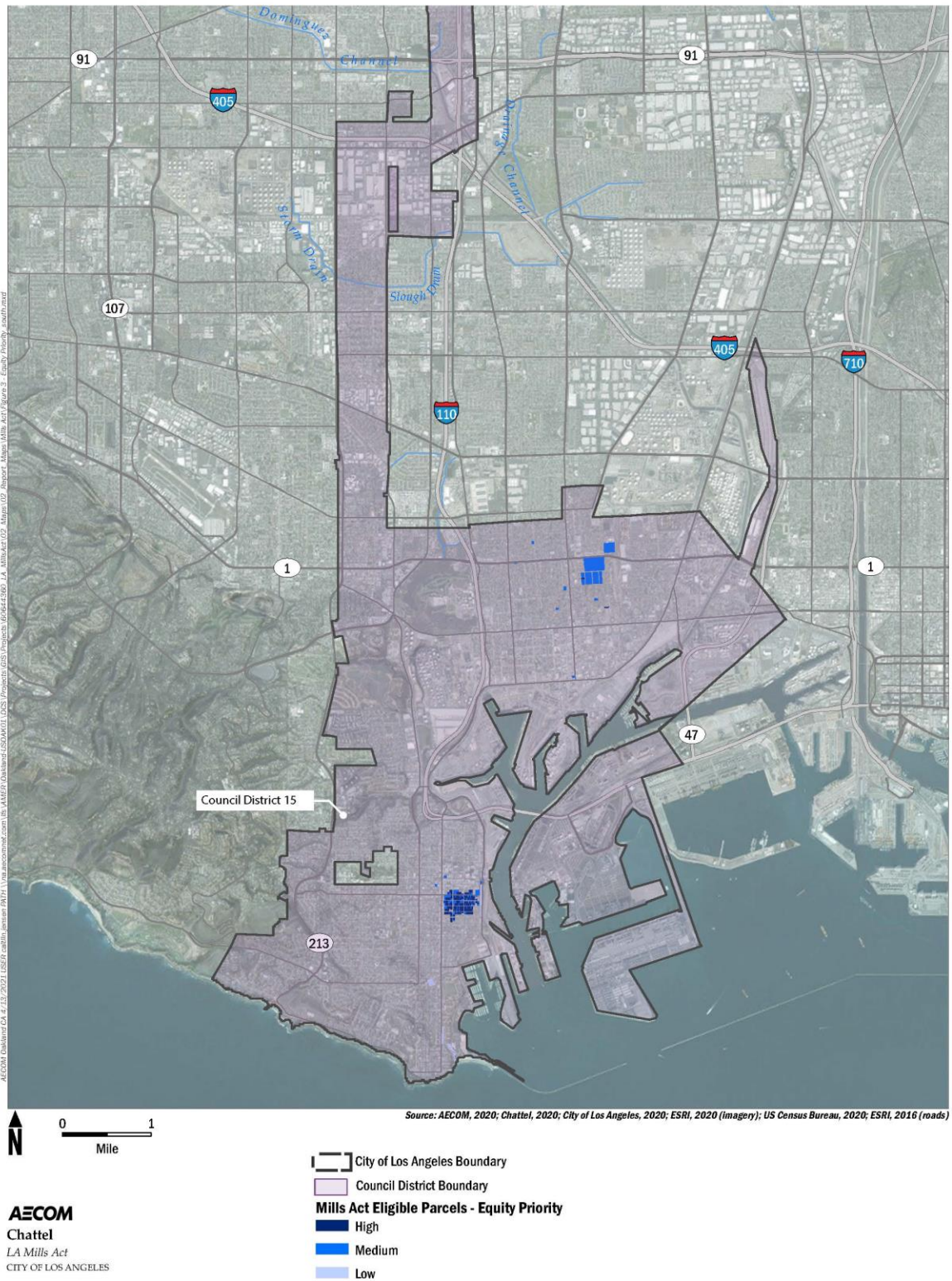


Figure 22: Equity Prioritization of Eligible Parcels Citywide – HPOZ (north)

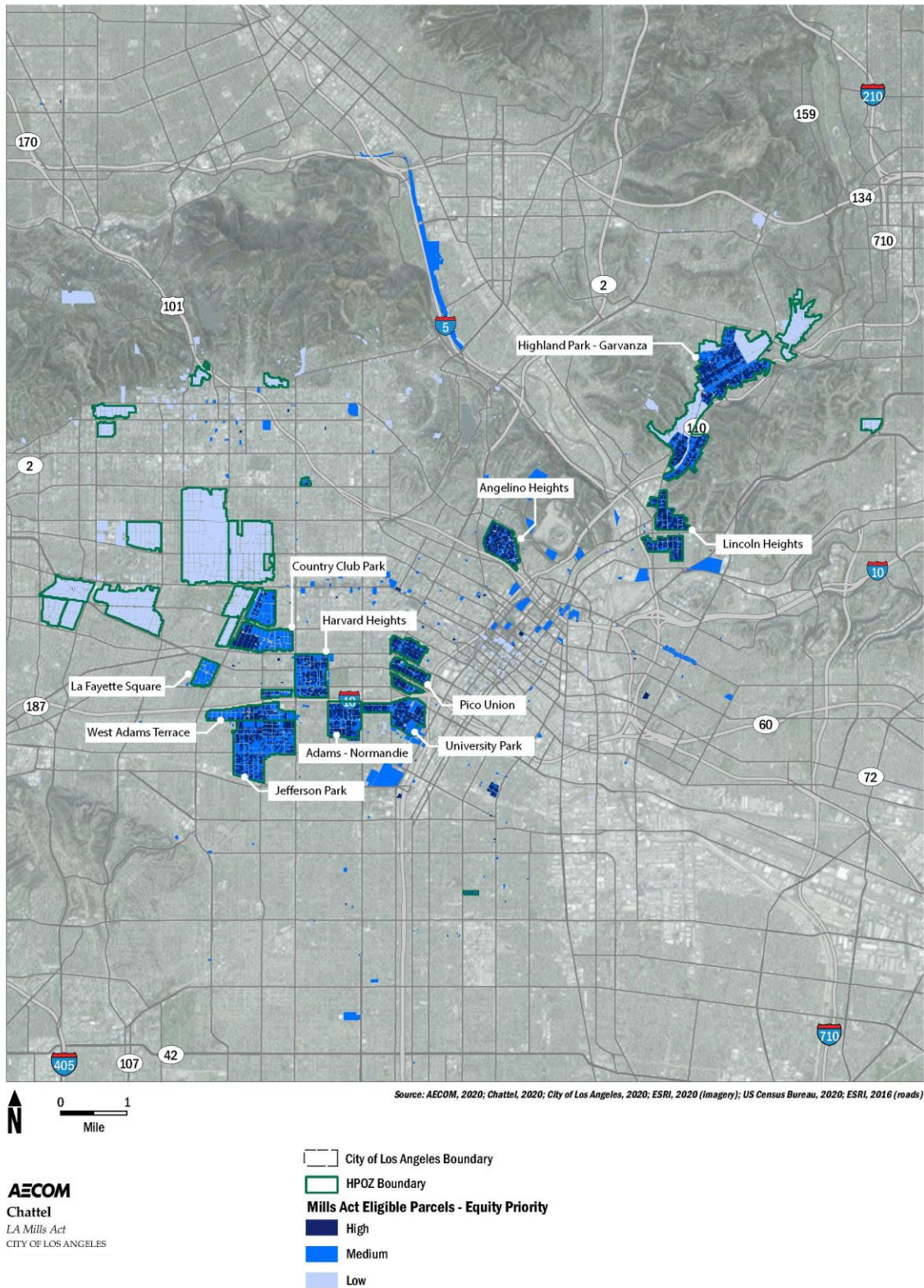
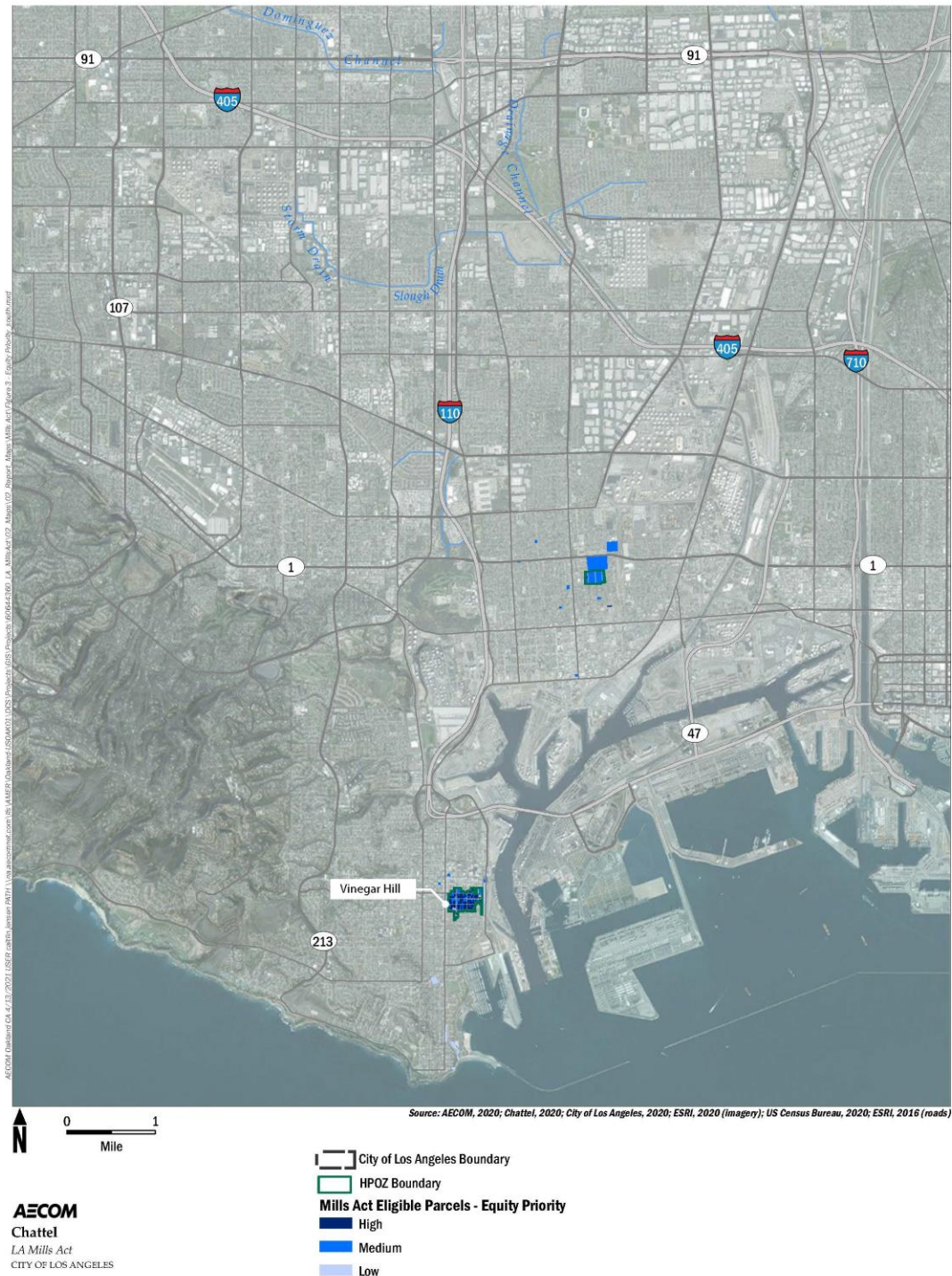


Figure 23: Equity Prioritization of Eligible Parcels Citywide – HPOZ (south)



Appendix

Table A-1: Community Plan Area (CPA) - Participation

CPA	Eligible - No MA	Existing MA	Eligible - Total	Rate	% of total
Wilshire	7773	275	8048	3.4%	28.7%
Hollywood	1701	132	1833	7.2%	13.8%
South Los Angeles	4483	124	4607	2.7%	12.9%
Northeast Los Angeles	6927	100	7027	1.4%	10.4%
West Adams - Baldwin Hills - Leimert	1974	81	2055	3.9%	8.5%
Silver Lake - Echo Park - Elysian Valley	907	73	980	7.4%	7.6%
Central City	250	64	314	20.4%	6.7%
Venice	40	3	43	7.0%	0.3%
Brentwood - Pacific Palisades	63	20	83	24.1%	2.1%
Westlake	1216	12	1228	1.0%	1.3%
Granada Hills - Knollwood	100	10	110	9.1%	1.0%
Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	22	9	31	29.0%	0.9%
Palms - Mar Vista - Del Rey	55	6	61	9.8%	0.6%
Bel Air - Beverly Crest	35	3	38	7.9%	0.3%
Westwood	21	3	24	12.5%	0.3%
San Pedro	459	2	461	0.4%	0.2%
Van Nuys - North Sherman Oaks	324	2	326	0.6%	0.2%
Chatsworth - Porter Ranch	57	2	59	3.4%	0.2%
Central City North	22	2	24	8.3%	0.2%
West Los Angeles	5	2	7	28.6%	0.2%
Boyle Heights	130	1	131	0.8%	0.1%
Canoga Park - Winnetka - Woodland Hills - West Hills	28	1	29	3.4%	0.1%
Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	19	1	20	5.0%	0.1%
Westchester - Playa del Rey	4	1	5	20.0%	0.1%
Encino - Tarzana*		1	1		0.1%
Sylmar	205		205	0.0%	0.0%
Southeast Los Angeles	165		165	0.0%	0.0%
Wilmington - Harbor City	120		120	0.0%	0.0%
Sun Valley - La Tuna Canyon	117		117	0.0%	0.0%
Mission Hills - Panorama City - North Hills	19		19	0.0%	0.0%
North Hollywood - Valley Village	10		10	0.0%	0.0%
Northridge	5		5	0.0%	0.0%
Outside Designated CPA	5		5	0.0%	0.0%
Reseda - West Van Nuys	2		2	0.0%	0.0%

Table A-2: Community Plan Area (CPA)-Existing Contracts

CPA	High Barriers to opportunity	Medium- High Barriers to opportunity	Low- Medium Barriers to opportunity	Low Barriers to opportunity	Grand Total
Wilshire	1	62	181	31	275
Hollywood		22	92	18	132
South Los Angeles	24	97	3		124
Northeast Los Angeles		46	54		100
West Adams - Baldwin Hills - Leimert	16	62	3		81
Silver Lake - Echo Park - Elysian Valley		56	12	5	73
Central City		10	54		64
Venice			2	1	3
Brentwood - Pacific Palisades				20	20
Westlake	11	1			12
Granada Hills - Knollwood				10	10
Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass				9	9
Palms - Mar Vista - Del Rey			6		6
Bel Air - Beverly Crest				3	3
Westwood			3		3
Central City North			2		2
Chatsworth - Porter Ranch				2	2
San Pedro		2			2
Van Nuys - North Sherman Oaks		1	1		2
West Los Angeles			2		2
Boyle Heights	1				1
Canoga Park - Winnetka - Woodland Hills - West Hills			1		1
Encino - Tarzana				1	1
Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon			1		1
Westchester - Playa del Rey				1	1
	53	359	417	101	930

Table A-3: Community Plan Area (CPA)-Eligible Contracts by Equity Score

CPA	High Barriers to opportunity	Medium-High Barriers to opportunity	Low-Medium Barriers to opportunity	Low Barriers to opportunity	Grand Total
Wilshire		1412	4948	1413	7773
Northeast Los Angeles	15	4547	2365		6927
South Los Angeles	907	3547	29		4483
West Adams - Baldwin Hills - Leimert	530	1440	4		1974
Hollywood	13	157	1304	227	1701
Westlake	1179	35	2		1216
Silver Lake - Echo Park - Elysian Valley	9	838	34	26	907
San Pedro		402	57		459
Van Nuys - North Sherman Oaks	4	317	3		324
Central City	5	104	141		250
Sylmar		3	202		205
Southeast Los Angeles	104	61			165
Boyle Heights	128	2			130
Wilmington - Harbor City		120			120
Sun Valley - La Tuna Canyon		117			117
Granada Hills - Knollwood			1	99	100
Brentwood - Pacific Palisades			3	60	63
Chatsworth - Porter Ranch	1		2	54	57
Palms - Mar Vista - Del Rey			55		55
Venice			24	16	40
Bel Air - Beverly Crest				35	35
Canoga Park - Winnetka - Woodland Hills - West Hills		6	3	19	28
Central City North		20	2		22
Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass			11	11	22
Westwood			16	5	21
Mission Hills - Panorama City - North Hills			19		19
Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon		7	12		19
North Hollywood - Valley Village		2	8		10
Northridge			4	1	5
West Los Angeles			3	2	5
Westchester - Playa del Rey			1	3	4
Reseda - West Van Nuys			2		2
	2895	13137	9255	1971	27258

Table A-4: Council District (CD) Participation

Council District	Eligible - No MA	Existing MA	Eligible - Total	Rate	% of total
10 - Mark Ridley-Thomas	5658	209	5867	3.6%	22.5%
4 - Nithya Raman	6105	201	6306	3.2%	21.6%
1 - Gilbert Cedillo	8458	164	8622	1.9%	17.6%
5 - Paul Koretz	1879	138	2017	6.8%	14.8%
14 - Kevin de Leon	1564	94	1658	5.7%	10.1%
11 - Mike Bonin	155	31	186	16.7%	3.3%
13 - Mitch O'Farrell	295	48	343	14.0%	5.2%
8 - Marqueece Harris-Dawson	1391	18	1409	1.3%	1.9%
12 - John Lee	180	12	192	6.3%	1.3%
2 - Paul Krekorian	215	6	221	2.7%	0.6%
9 - Curren D. Price, Jr.	281	4	285	1.4%	0.4%
15 - Joe Buscaino	581	2	583	0.3%	0.2%
3 - Bob Blumenfield	12	2	14	14.3%	0.2%
7 - Monica Rodriguez	358	1	359	0.3%	0.1%
6 - Nury Martinez	126	0	126	0.0%	0.0%
		958	28216	3.4%	100.0%

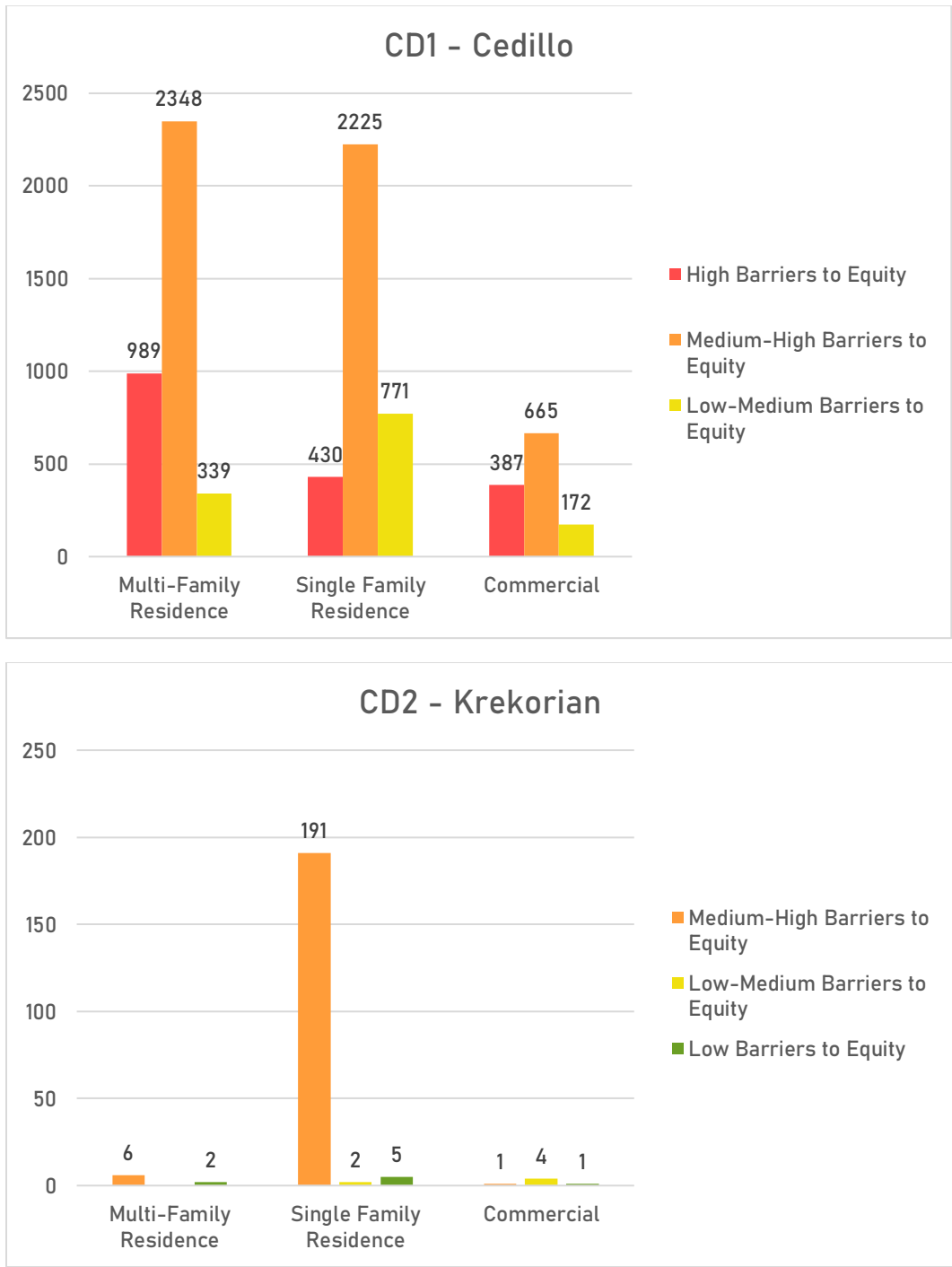
Table A-5: Council District (CD)-Existing Contracts

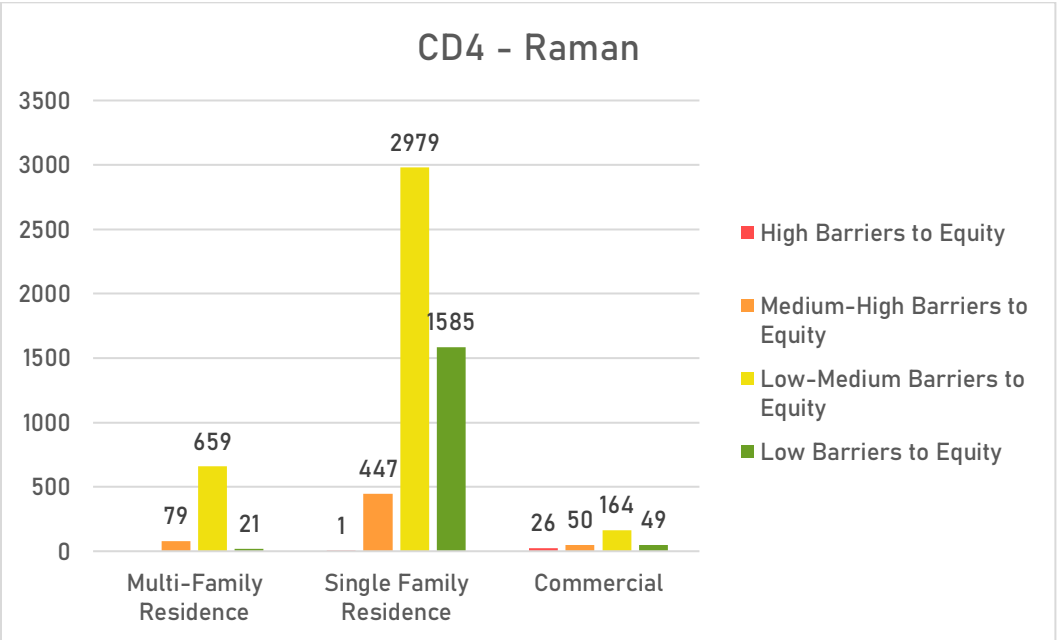
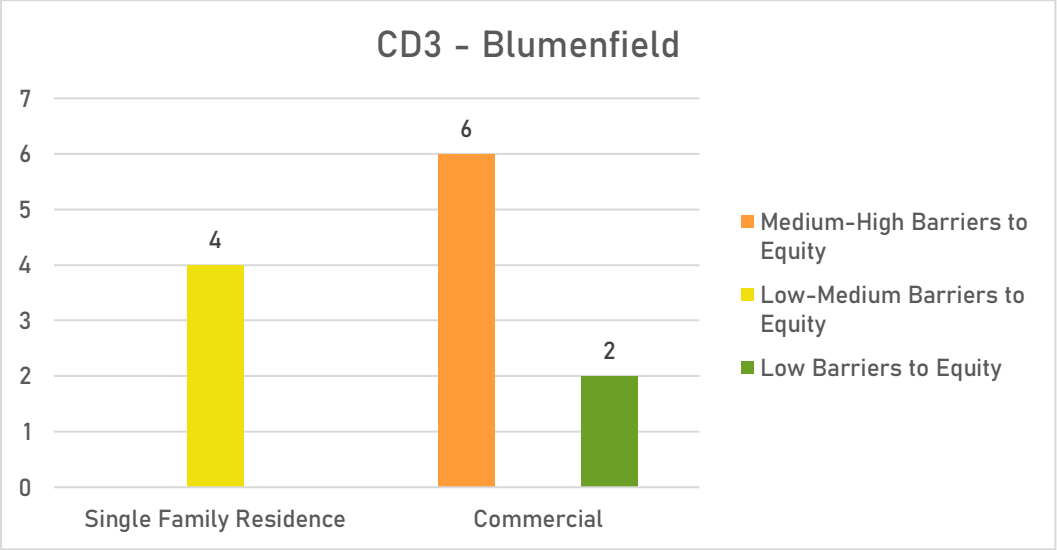
Council District	CD #	High Barriers to opportunity	Medium-High Barriers to opportunity	Low-Medium Barriers to opportunity	Low Barriers to opportunity	Grand Total
10 - Mark Ridley-Thomas	10	17	184	8		209
4 - Nithya Raman	4		18	123	60	201
1 - Gilbert Cedillo	1	33	102	29		164
5 - Paul Koretz	5			136	2	138
14 - Kevin De Leon	14	1	11	82		94
11 - Mike Bonin	11			9	22	31
13 - Mitch O'Farrell	13		25	23		48
8 - Marqueece Harris-Dawson	8	2	15	1		18
12 - John Lee	12				12	12
2 - Paul Krekorian	2		1	1	4	6
9 - Curren D. Price Jr.	9		1	3		4
15 - Joe Buscaino	15		2			2
3 - Bob Blumenfield	3			1	1	2
7 - Monica Rodriguez	7			1		1
6 - Nury Martinez	6					0
		53	359	417	101	930

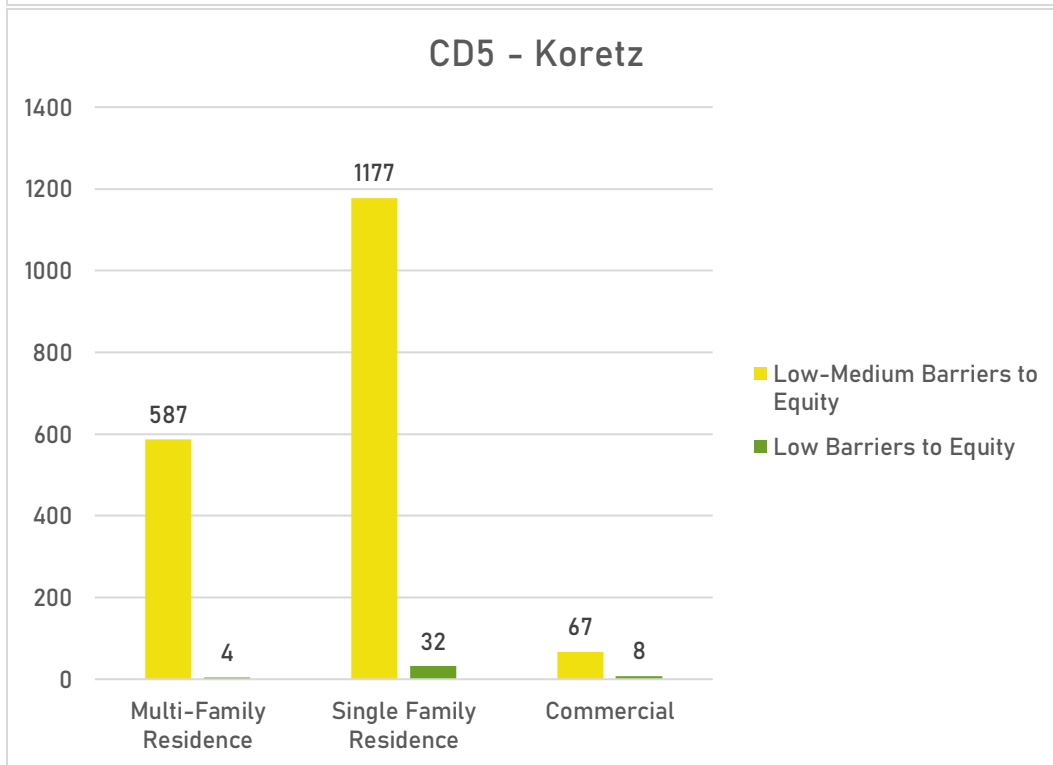
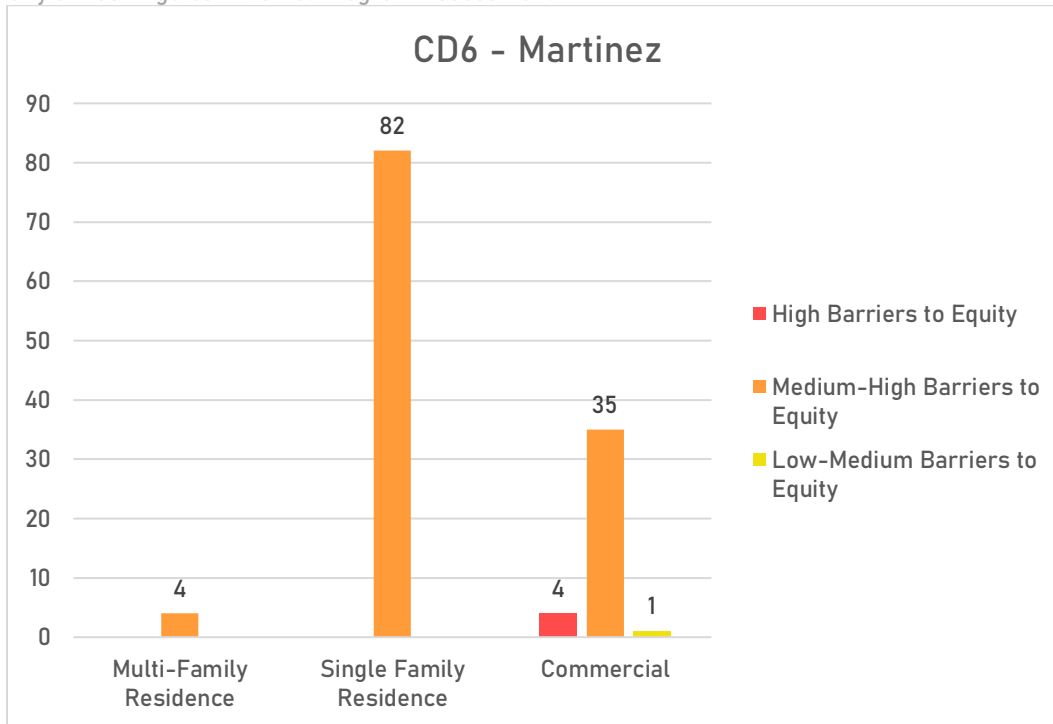
Table A-6: Council District (CD)-Eligible Contracts by Equity Score

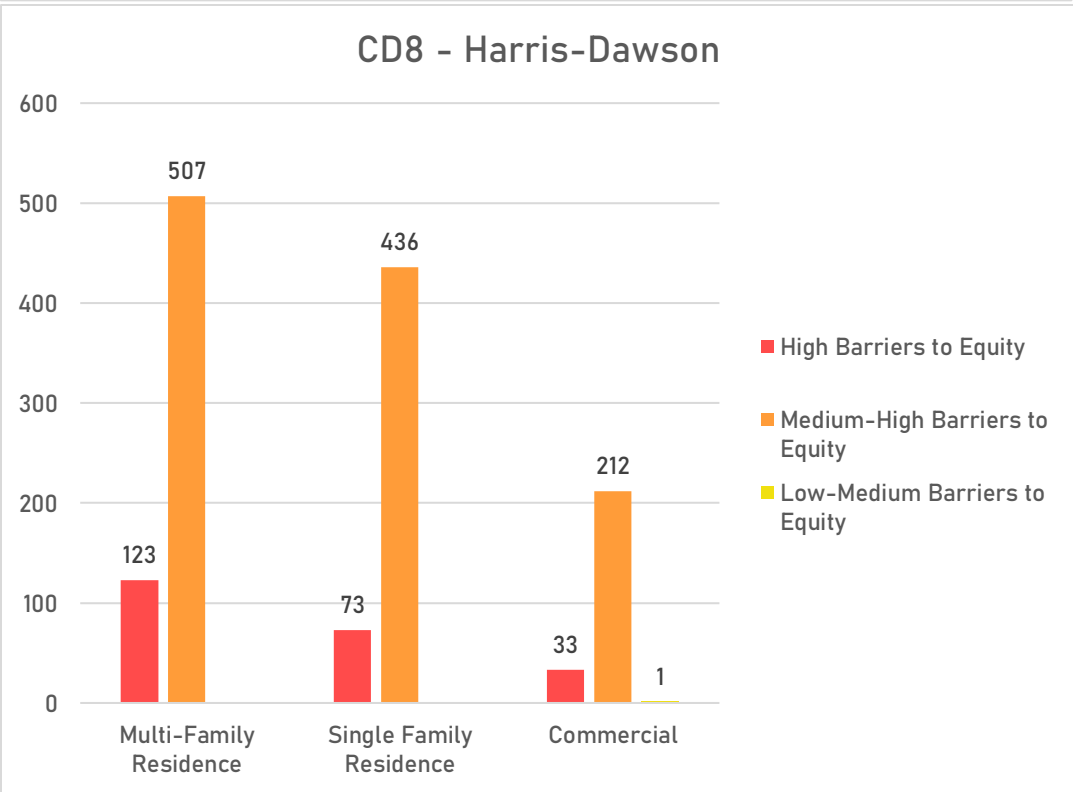
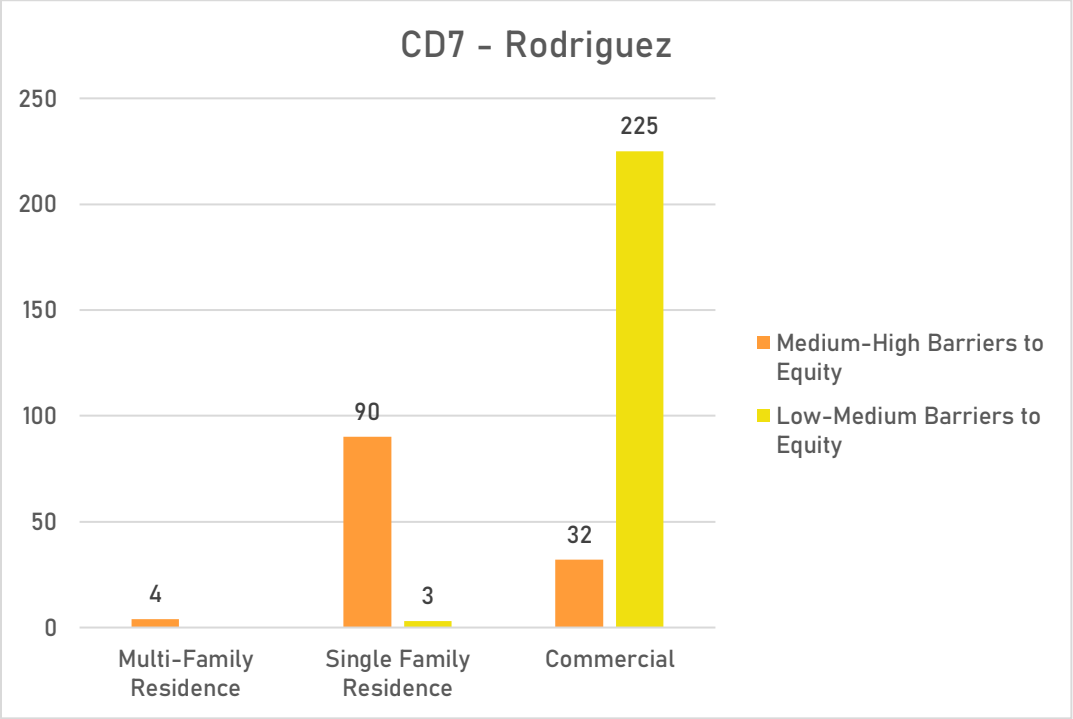
Council District	CD#	High Barriers to opportunity	Medium- High Barriers to opportunity	Low- Medium Barriers to opportunity	Low Barriers to opportunity	Grand Total
1-G. Cedillo	1	1868	5293	1297		8458
4-N. Raman	4	28	577	3836	1664	6105
10-M. Ridley-Thomas	10	528	4555	575		5658
5-P. Koretz	5			1834	45	1879
14-K. De Leon	14	133	229	1202		1564
8-M. Harris-Dawson	8	230	1160	1		1391
15-J. Buscaino	15	2	522	57		581
7-M. Rodriguez	7		126	232		358
13-M. O'Farrell	13		198	95	2	295
9-C.D. Price, Jr.	9	101	151	29		281
2-P. Krekorian	2		199	8	8	215
12-J. Lee	12	1		8	171	180
11-M. Bonin	11			76	79	155
6-N. Martinez	6	4	121	1		126
3-B. Blumenfield	3		6	4	2	12
		2895	13137	9255	1971	27258

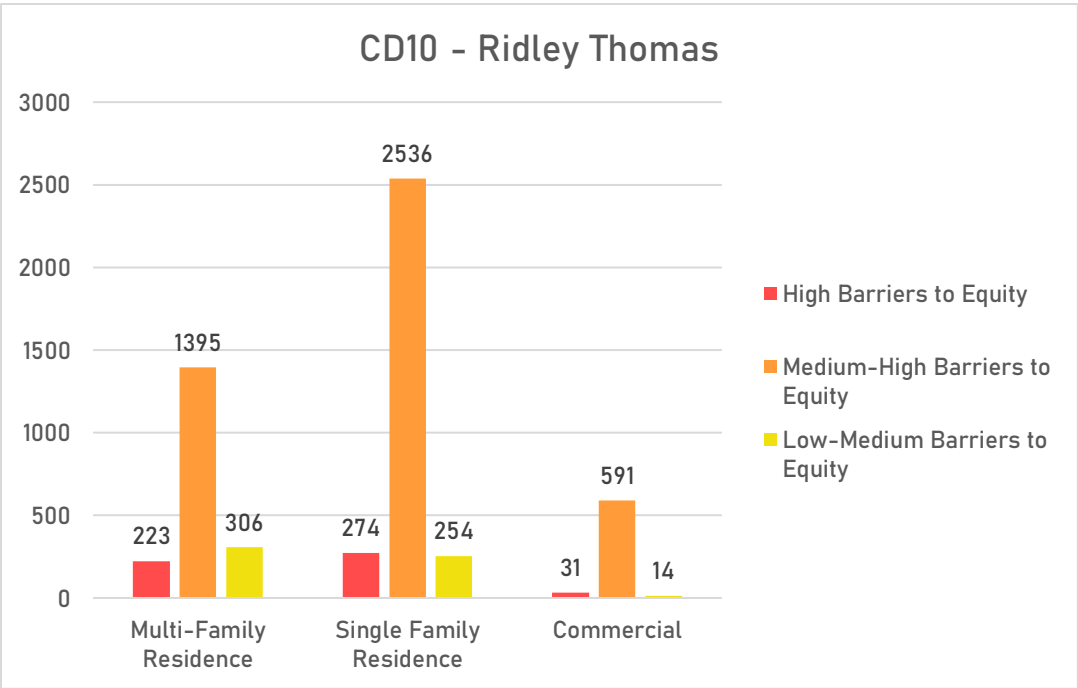
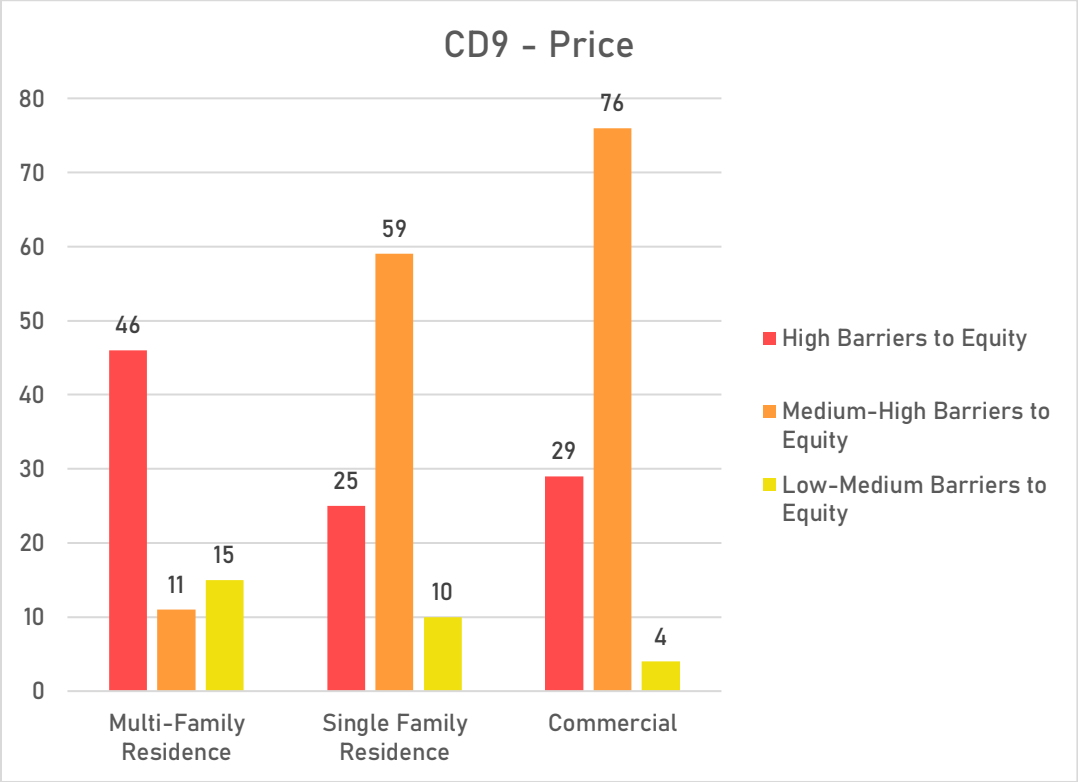
Figure A-1: Council District Eligible Parcels by Equity Score and Property Type

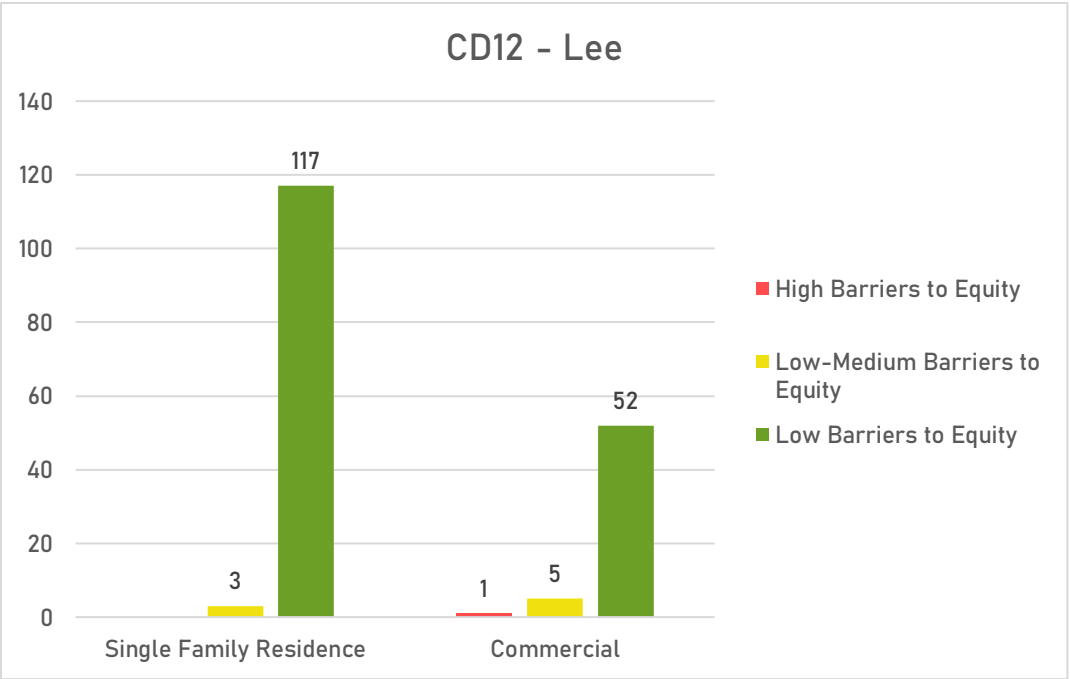
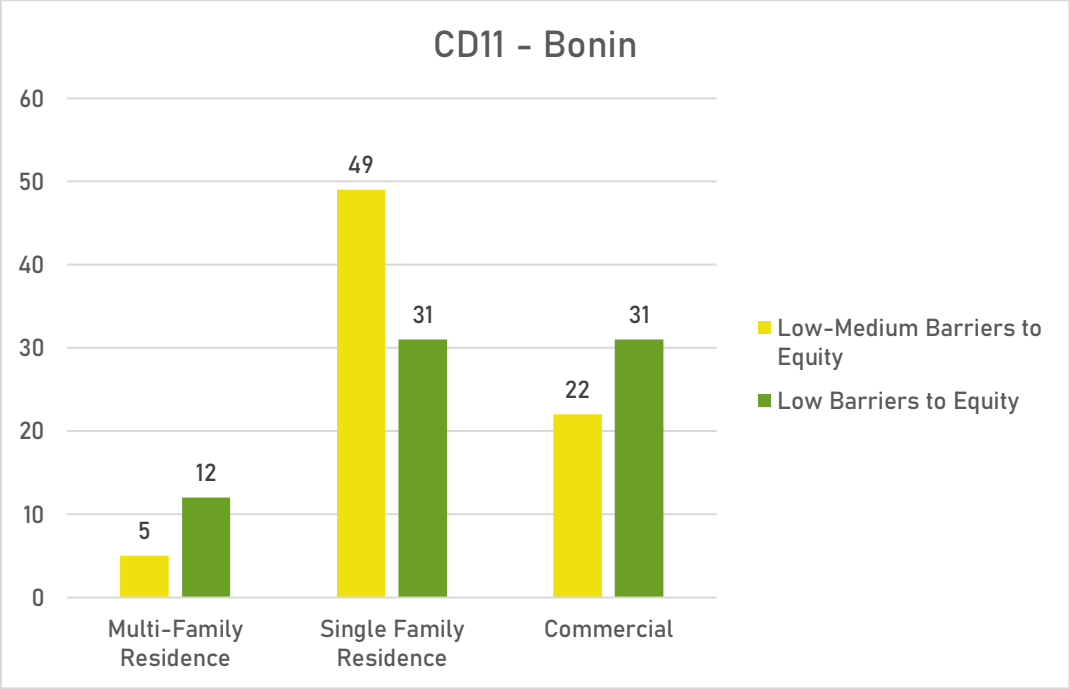


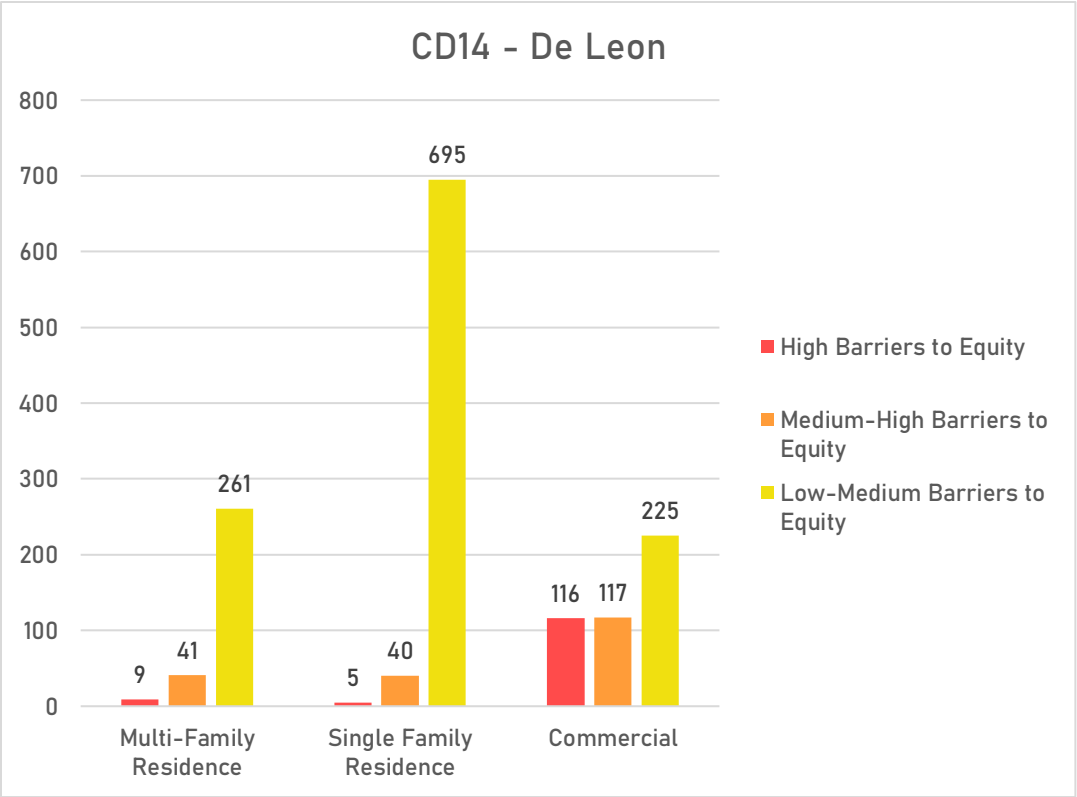
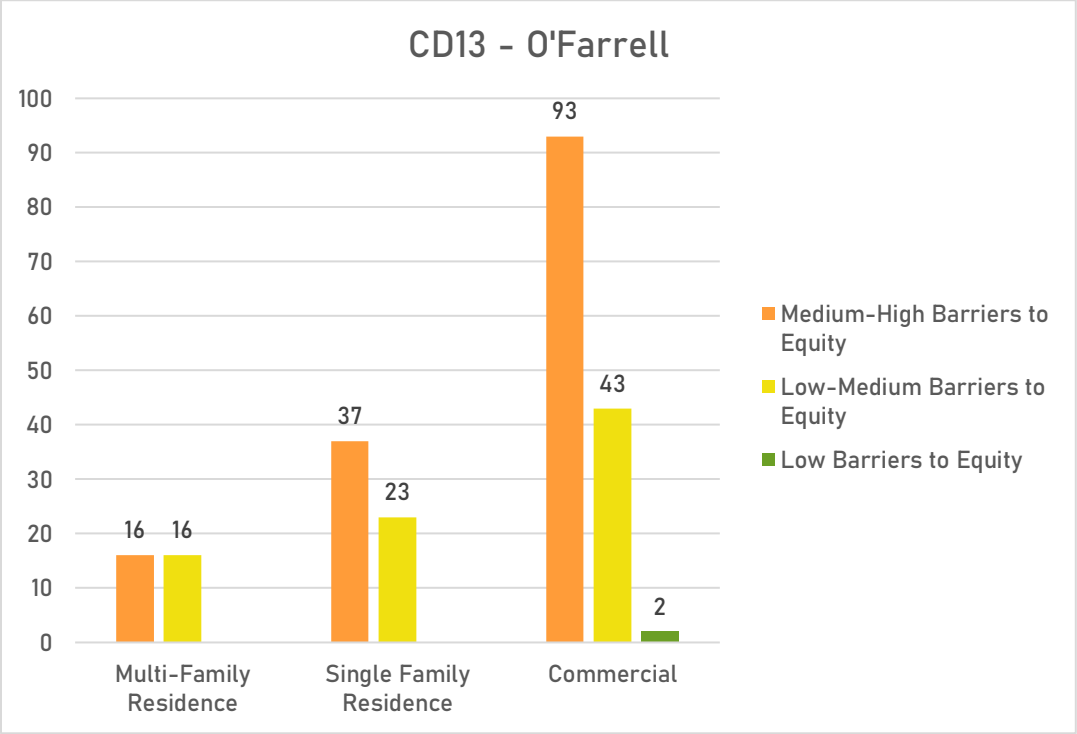












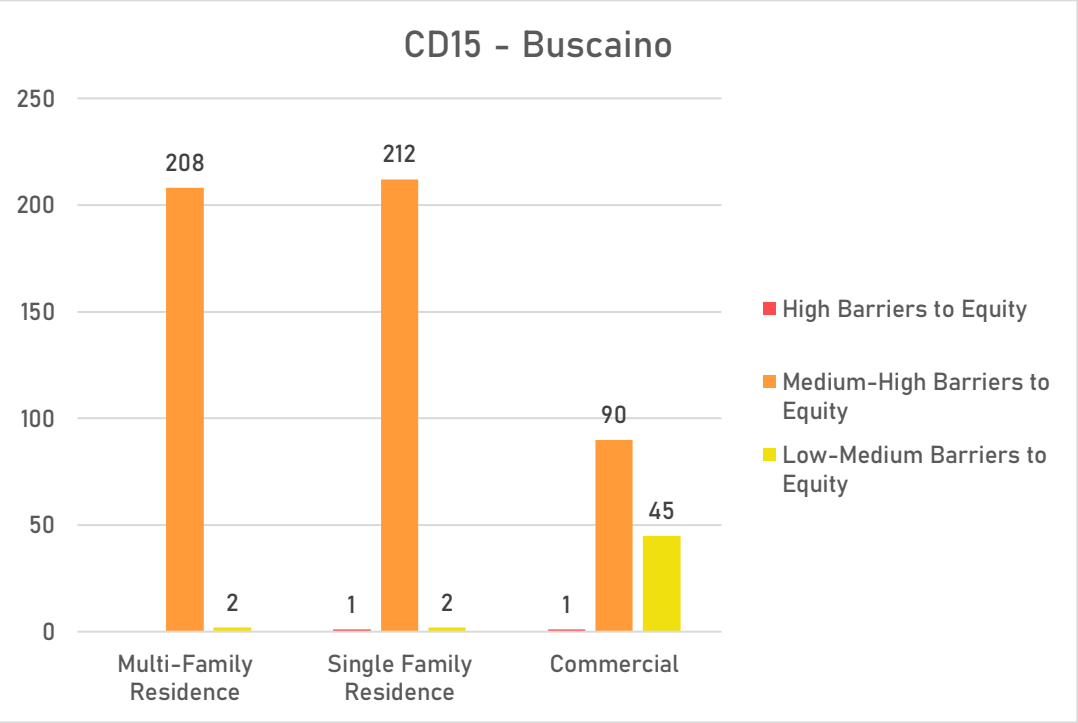


Table A- 7: HPOZ Participation

HPOZ	Eligible - No MA	Existing MA	Eligible - Total	Rate	% of total
20 - Highland Park - Garvanza	5265	69	5334	1.3%	7.2%
31 - South Carthay	352	66	418	15.8%	6.9%
19 - Angelino Heights	830	55	885	6.2%	5.7%
12 - La Fayette Square	250	48	298	16.1%	5.0%
9 - Carthay Circle	432	42	474	8.9%	4.4%
17 - Windsor Square	1402	38	1440	2.6%	4.0%
5 - Harvard Heights	1028	37	1065	3.5%	3.9%
16 - Whitley Heights	290	33	323	10.2%	3.4%
29 - Country Club Park	765	30	795	3.8%	3.1%
15 - West Adams Terrace	672	30	702	4.3%	3.1%
10 - University Park	901	23	924	2.5%	2.4%
7 - Western Heights	153	19	172	11.0%	2.0%
23 - Wilshire Park	567	17	584	2.9%	1.8%
21 - Jefferson Park	2203	16	2219	0.7%	1.7%
18 - Hancock Park	1328	16	1344	1.2%	1.7%
4 - Miracle Mile North	594	16	610	2.6%	1.7%
8 - Melrose Hill	36	14	50	28.0%	1.5%
14 - Adams - Normandie	1037	12	1049	1.1%	1.3%
33 - Spaulding Square	152	12	164	7.3%	1.3%
34 - Pico - Union	1140	10	1150	0.9%	1.0%
1 - Balboa Highlands	99	9	108	8.3%	0.9%
6 - Gregory Ain Mar Vista Tract	46	6	52	11.5%	0.6%
35 - Windsor Village	329	5	334	1.5%	0.5%
27 - Miracle Mile	1411	3	1414	0.2%	0.3%
3 - Lincoln Heights	1299	3	1302	0.2%	0.3%
25 - Sunset Square	460	3	463	0.6%	0.3%
28 - Oxford Square	226	2	228	0.9%	0.2%
22 - Hollywood Grove	187	2	189	1.1%	0.2%
13 - Vinegar Hill	397	1	398	0.3%	0.1%
26 - Carthay Square	361	1	362	0.3%	0.1%
2 - Van Nuys	283	1	284	0.4%	0.1%
24 - El Sereno-Berkshire Craftsman	156		156	0.0%	0.0%
32 - Stonehurst	116		116	0.0%	0.0%
11 - Banning Park	88		88	0.0%	0.0%
30 - 52nd Place Tifal Brothers Tract	52		52	0.0%	0.0%

Table A-8: HPOZ-Eligible Parcels by Equity Score

HPOZ	High Barriers to opportunity	Medium-High Barriers to opportunity	Low-Medium Barriers to opportunity	Low Barriers to opportunity	Grand Total
20 - Highland Park - Garvanza		3126	2139		5265
21 - Jefferson Park	171	2032			2203
27 - Miracle Mile			1411		1411
17 - Windsor Square			814	588	1402
18 - Hancock Park			519	809	1328
3 - Lincoln Heights		1299			1299
34 - Pico - Union	1140				1140
14 - Adams - Normandie		1037			1037
5 - Harvard Heights		1028			1028
10 - University Park	901				901
19 - Angelino Heights		830			830
29 - Country Club Park		765			765
15 - West Adams Terrace	355	317			672
4 - Miracle Mile North			594		594
23 - Wilshire Park		544	23		567
25 - Sunset Square			460		460
9 - Carthay Circle			432		432
13 - Vinegar Hill		395	2		397
26 - Carthay Square			361		361
31 - South Carthay			352		352
35 - Windsor Village			329		329
16 - Whitley Heights			290		290
2 - Van Nuys		283			283
12 - La Fayette Square		250			250
28 - Oxford Square			226		226
22 - Hollywood Grove			15	172	187
24 - El Sereno-Berkshire Craftsman			156		156
7 - Western Heights		153			153
33 - Spaulding Square			152		152
32 - Stonehurst		116			116
1 - Balboa Highlands				99	99
11 - Banning Park		88			88
30 - 52nd Place Tifal Brothers Tract		52			52
6 - Gregory Ain Mar Vista Tract			46		46
8 - Melrose Hill		36			36
	2567	12351	8321	1668	24907

Appendix G:
Expanded Savings Analysis and Figures

Appendix G

EXPANDED SAVINGS ANALYSIS AND FIGURES

Overview

This Expanded Savings Analysis Findings and Figures section (Section) is meant to describe the analysis and findings associated with property value data provided by the Los Angeles County (County) Assessor and the City of Los Angeles (City) for 2019. The purpose of this Section is to:

1. Provide analysis of the 2019 tax savings for all existing Mills Act (MA) contracts within distribution frameworks.
2. Compare total savings of existing MA contracts within each of the four Equity Index categories using distribution frameworks.
3. Provide findings on increasing equity within the Program.

The Program for the City in 2019 included 930 MA contracts. Our research sought to determine how the contracts are distributed throughout the City, the Equity Index score for the area that each existing MA contract is within, and analyzed the tax savings realized within each Equity Index category. Through analysis, it was determined that 74% of tax savings in 2019 (\$14,766,516) went to MA contracts located within areas of low to medium barriers to opportunity within the City, even though all MA contracts within this category only make up 45% of the total Program (415 contracts). The Equity Index category with the largest difference between percentage of savings realized in 2019 and existing MA contracts was the medium to high barriers to opportunity category. With only 16% of total tax savings in 2019 and accounting for 39% (359 contracts) of the Program, this category experienced the largest disparity.

In order to increase total amount of savings within areas of higher barriers to opportunity, more MA contracts in these areas with larger property value would need to be recorded and added to the Program.

The purpose of this Section is to:

- Demonstrate how MA savings is distributed throughout the City using specific frameworks.
- Analyze correlation between total savings and Equity Index categories.
- Prove or disprove that communities facing lower barriers to opportunity experience higher MA savings in the City.
- To supplement equity analysis and findings with further evidence supporting a priority implementation approach for new MA contracts.

Approach

In order to demonstrate trends in savings throughout the City, the approach for evaluation was to apply distribution frameworks for comparison purposes. The following includes different frameworks used:

- Community Plan Area (CPA)
- Property Type
- Historic Preservation Overlay Zone (HPOZ)
- Council District (CD)

Citywide Findings

Figure 1: Total MA Contracts Citywide for Equity Index Categories

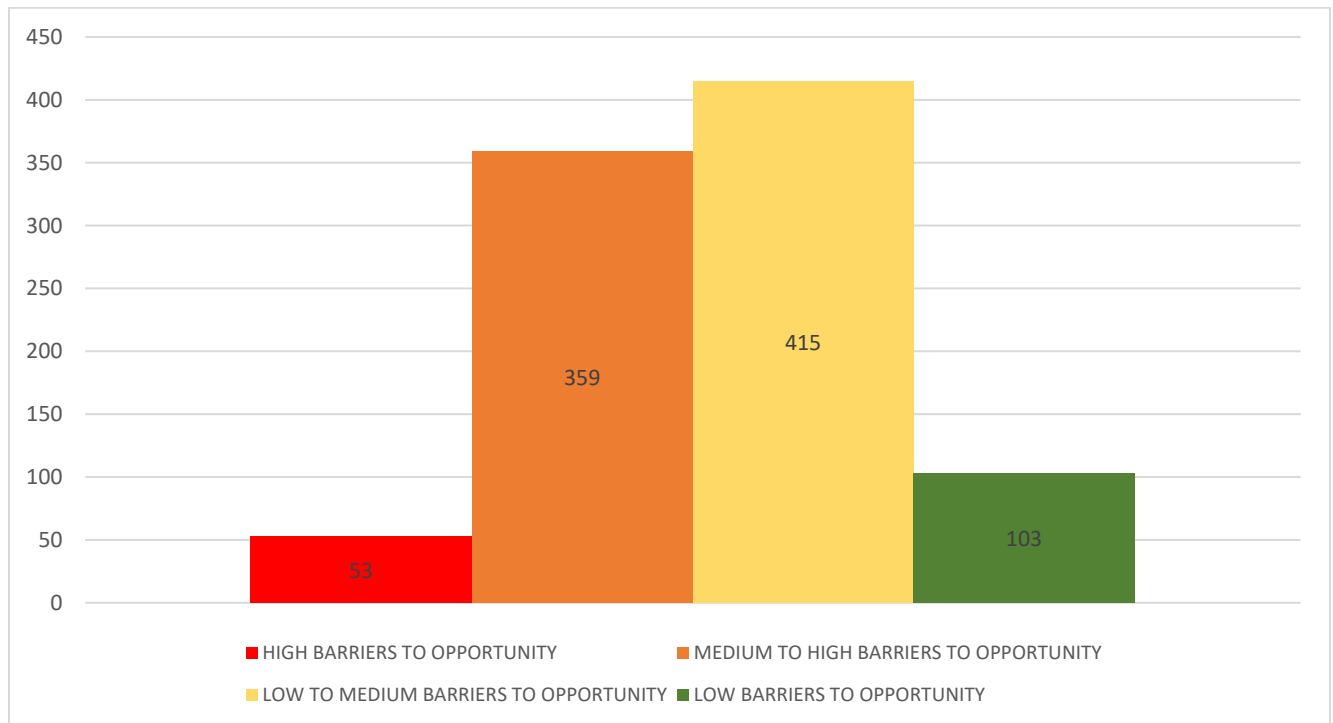


Figure 2: Percentage of Total MA Contracts Citywide for Equity Index Categories

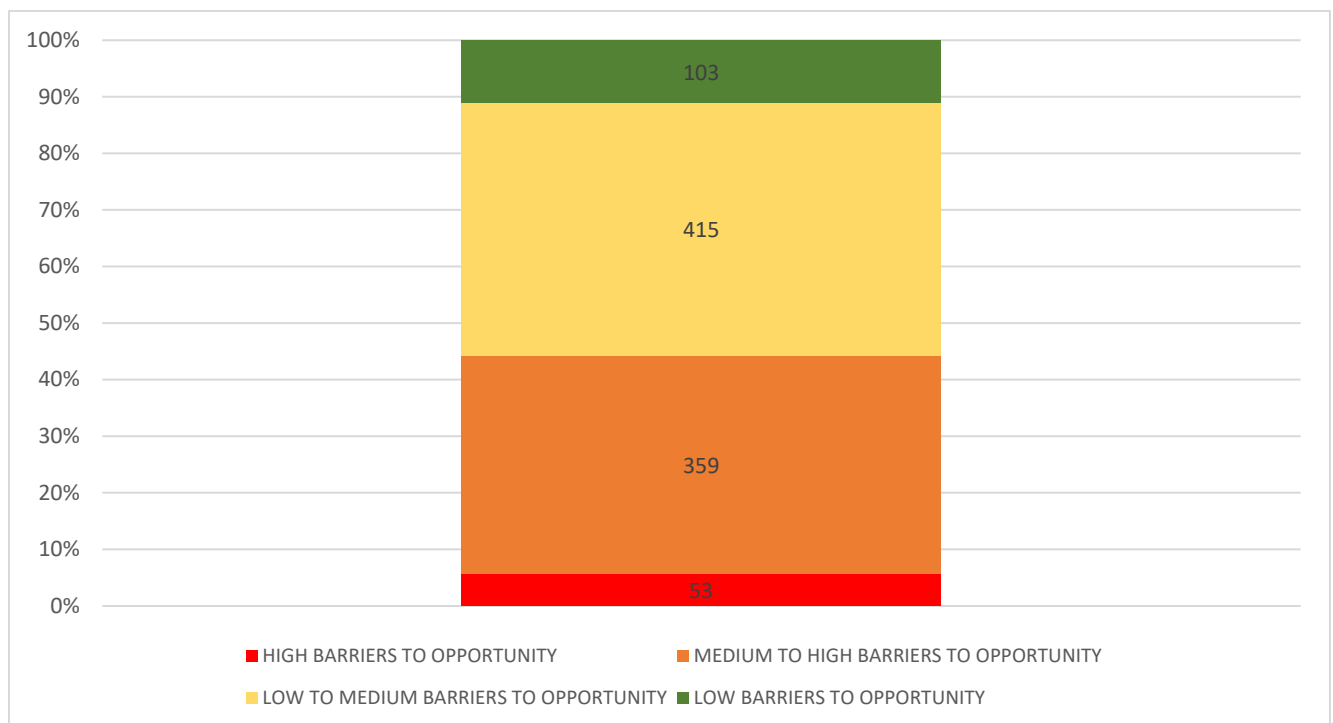


Figure 3: Total Savings Citywide for Equity Index Categories

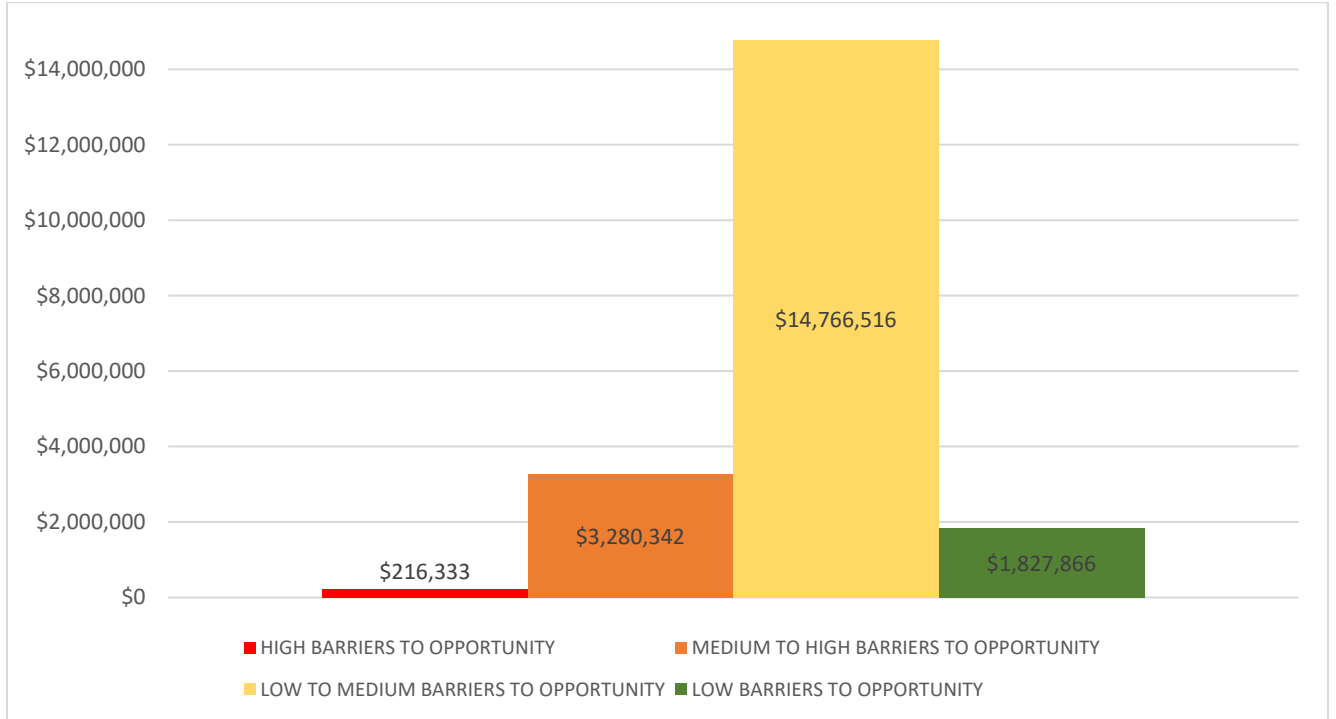
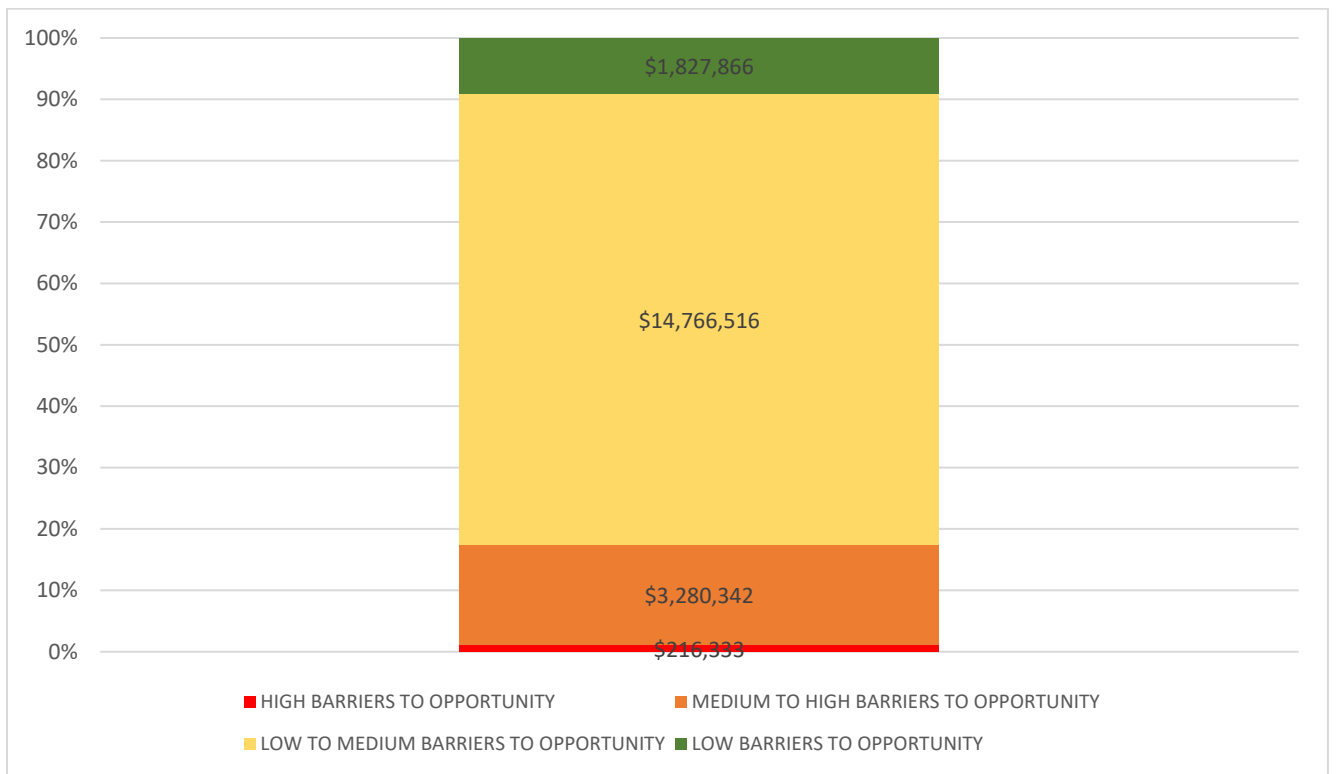


Figure 4: Percentage of Total Savings Citywide for Equity Index Categories



Key Findings:

- The distribution of MA contracts between Equity Index score was skewed with 55.7% of total MA contracts going to communities with low or low to medium barriers to opportunity, and 44.3% to communities with high or medium to high barriers to opportunity. The distribution of savings between Equity Index scores was also skewed, with 82.6% of total savings going to communities with low or low to medium barriers to opportunity, and 17.4% to communities with high or high to medium barriers to opportunity.
- MA contracts located within areas of low to medium barriers to opportunity account for 44.5% of the Program, yet experience 73.5% of all savings in 2019.
- In 2019, the City total unrealized property tax revenue from the Program was \$2,091,057; thus, the City has exceeded the \$2,000,000 annual threshold.
- Conservative analysis of Adaptive Reuse Ordinance (ARO) contribution to total unrealized property tax revenue represents approximately \$747,051 of the annual threshold
 - AROs within exemption areas received \$432,578 and non-exemption areas received \$314,993.¹

Properties with No Savings

- 50% of the properties that received less than \$415 in savings in 2019 were MA contracts recorded before 2002.
- There are MA contracts as recent as 2018 that received no savings in 2019.
 - Of MA contracts recorded in the past 10 years (recent MA contracts), total of 21 MA contracts did not receive savings.
 - Majority of the 21 recent MA contracts that received no savings in 2019 were commercial properties.
- 51% of all commercial properties in Program experienced no savings in 2019.
- 36% of commercial properties with recent MA contracts received no savings in 2019.

¹ This assumes MA contracts in ARO areas per ZIMAS are benefitting from the ARO because they have done substantial work under MA.

Community Plan Area

Figure 5: Graph of CPA Data by Equity Score Category

CPA	HIGH BARRIERS TO OPPORTUNITY		MEDIUM - HIGH BARRIERS TO OPPORTUNITY		LOW - MEDIUM BARRIERS TO OPPORTUNITY		LOW BARRIERS TO OPPORTUNITY		TOTALS	
	Count of Contracts	Total Savings in 2019	Count of Contracts	Total Savings in 2019	Count of Contracts	Total Savings in 2019	Count of Contracts	Total Savings in 2019	Count of Contracts	Total Savings in 2019
Wilshire	1	\$22,324	62	\$511,319	181	\$1,595,479	31	\$816,305	275	\$2,945,427
Hollywood	0	\$0	22	\$194,312	92	\$2,431,196	18	\$375,512	132	\$3,001,019
South Los Angeles	24	\$104,645	96	\$354,261	3	\$12,062	0	\$0	123	\$470,969
Northeast Los Angeles	0	\$0	46	\$140,235	54	\$201,296	0	\$0	100	\$341,530
West Adams - Baldwin Hills - Leimert	16	\$81,484	62	\$408,579	3	\$662,186	0	\$0	81	\$1,152,249
Silver Lake - Echo Park - Elysian Valley	0	\$0	56	\$236,896	12	\$135,009	5	\$61,414	73	\$433,319
Central City	0	\$0	11	\$1,313,074	54	\$8,018,775	0	\$0	65	\$9,331,848
Brentwood - Pacific Palisades	0	\$0	0	\$0	0	\$0	20	\$322,133	20	\$322,133
Westlake	11	\$7,880	1	\$57,759	0	\$0	0	\$0	12	\$65,639
Granada Hills - Knollwood	0	\$0	0	\$0	0	\$0	10	\$44,416	10	\$44,416
Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	0	\$0	0	\$0	0	\$0	9	\$102,230	9	\$102,230
Palms - Mar Vista - Del Rey	0	\$0	0	\$0	6	\$45,108	0	\$0	6	\$45,108
Venice	0	\$0	0	\$0	2	\$797,907	1	\$7,743	3	\$805,650
Westwood	0	\$0	0	\$0	3	\$37,741	0	\$0	3	\$37,741
Bel Air - Beverly Crest	0	\$0	0	\$0	0	\$0	3	\$68,857	3	\$68,857
Central City North	0	\$0	0	\$0	2	\$599,853	0	\$0	2	\$599,853
Van Nuys - North Sherman Oaks	0	\$0	1	\$2,755	1	\$222,577	0	\$0	2	\$225,332
Chatsworth - Porter Ranch	0	\$0	0	\$0	0	\$0	2	\$2,780	2	\$2,780
West Los Angeles	0	\$0	0	\$0	2	\$16,801	0	\$0	2	\$16,801
San Pedro	0	\$0	2	\$61,152	0	\$0	0	\$0	2	\$61,152

Appendix G – Expanded Savings Analysis and Figures

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Canoga Park - Winnetka - Woodland Hills - West Hills	0	\$0	0	\$0	1	\$2,694	0	\$0	1	\$2,694
Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	0	\$0	0	\$0	1	\$4,634	0	\$0	1	\$4,634
Boyle Heights	1	\$0	0	\$0	0	\$0	0	\$0	1	\$0
Westchester - Playa del Rey	0	\$0	0	\$0	0	\$0	1	\$0	1	\$0
Encino - Tarzana	0	\$0	0	\$0	0	\$0	1	\$9,675	1	\$9,675
Grand Total	53	\$216,333	359	\$3,280,342	415	\$14,783,317	103	\$1,811,065	930	\$20,091,057

Figure 6: MA Contracts by CPA by Equity Index Category

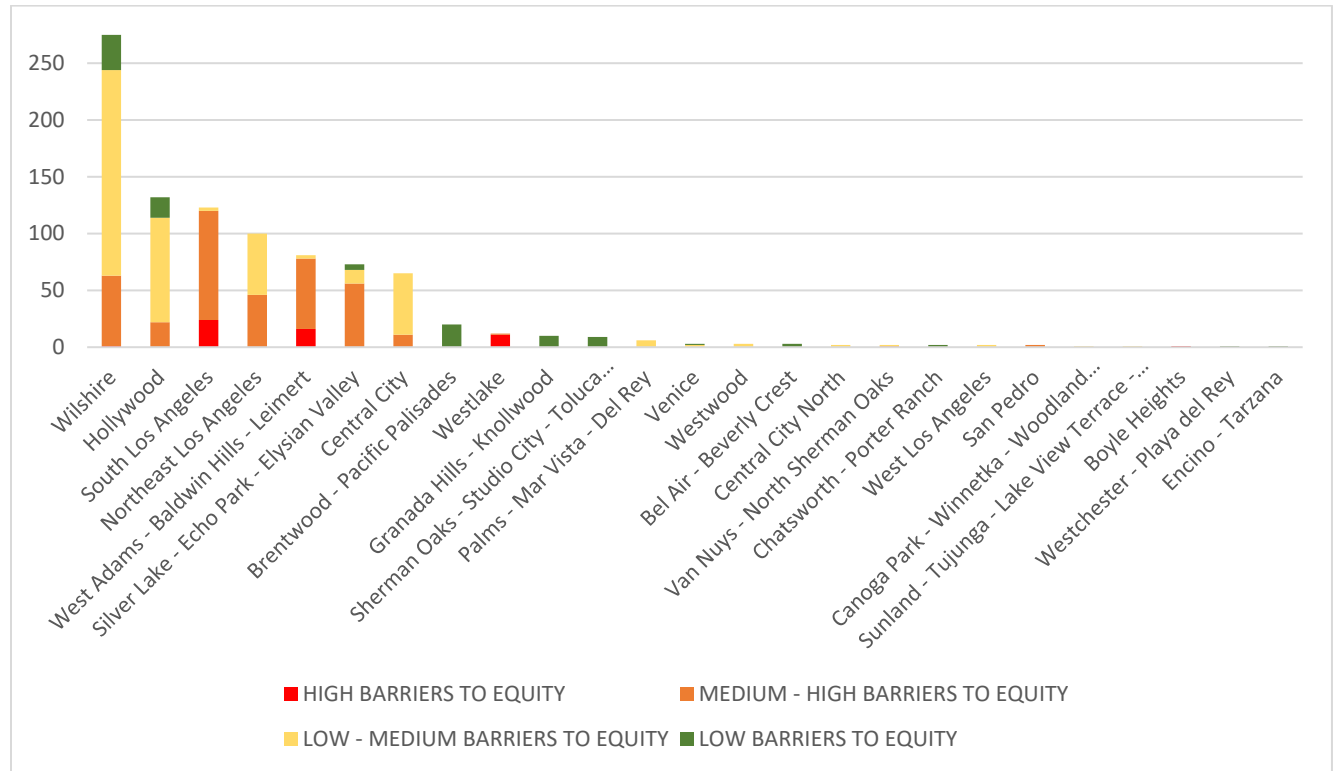


Figure 7: Percentage of MA Contracts by CPA by Equity Index Category

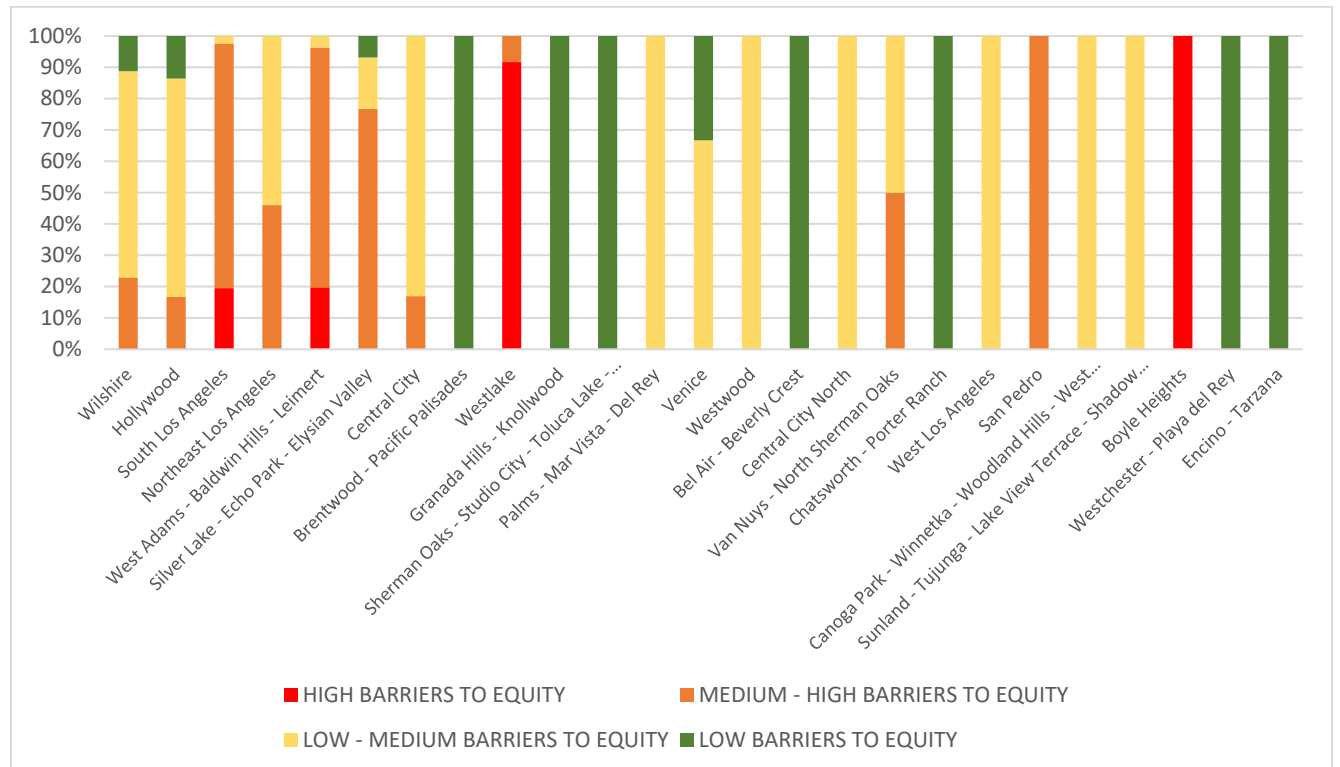


Figure 8: Savings by CPA by Equity Index Category

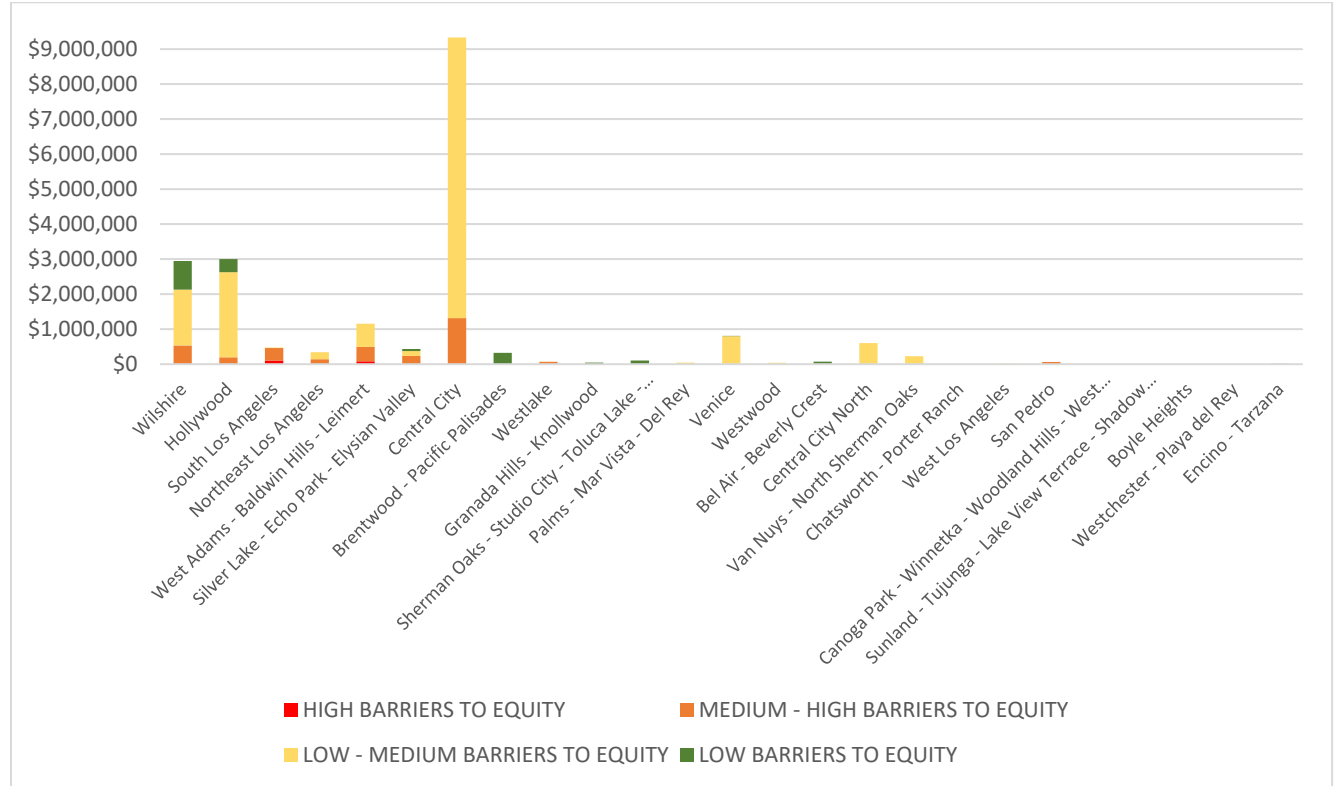
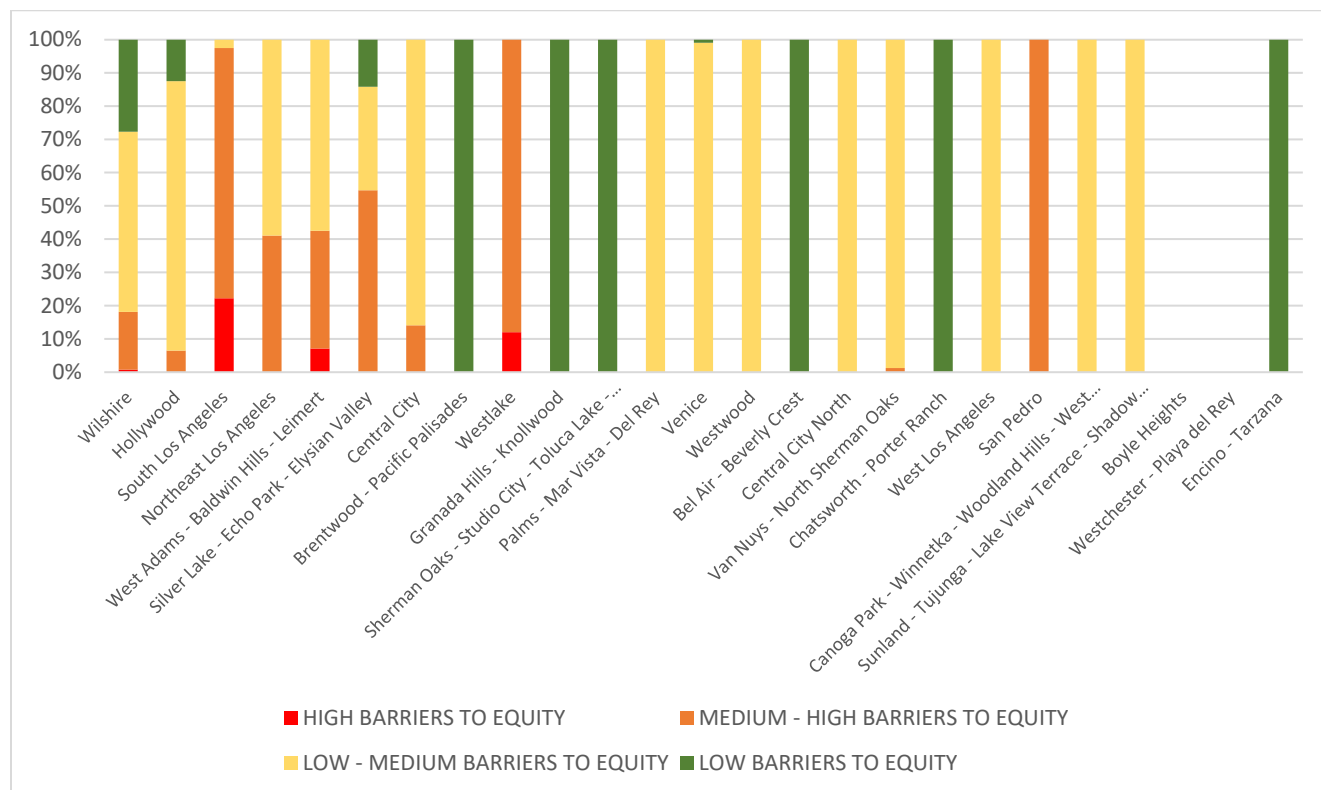


Figure 9: Percentage of Savings by CPA by Equity Index Category



Key Findings:

- The Central City CPA experienced 46% of all savings in 2019 (\$\$9,331,848); however, it contains only 7% of the Program (65 MA contracts). Also, a majority (83.1%) of all MA contracts in this CPA are located within communities facing low to medium barriers to opportunity.
- The Wilshire CPA contains the highest number of MA contracts, with 275 (30% of the Program); however, it only experienced 15% of the total savings in 2019.
- Areas that have high concentrations of properties with higher property value experience more savings, which is one reason why Central City CPA experienced almost half of all savings in 2019.
- CPAs that have existing MA contracts located in communities facing high barriers to opportunity include South Los Angeles, West Adams-Baldwin Hills-Leimert, Westlake, and Boyle Heights.
- In most cases, MA contracts located in communities facing high barriers to opportunity receive less savings than MA contracts within communities facing lower barriers, which supports our hypotheses.

Property Type

Figure 10: Graph of Property Type Data by Equity Index Category

Property Type	HIGH BARRIERS TO OPPORTUNITY		MEDIUM TO HIGH BARRIERS TO OPPORTUNITY		LOW TO MEDIUM BARRIERS TO OPPORTUNITY		LOW BARRIERS TO OPPORTUNITY		TOTALS	
	Count of Contracts	Total Savings in 2019	Count of Contracts	Total Savings in 2019	Count of Contracts	Total Savings in 2019	Count of Contracts	Total Savings in 2019	Count of Contracts	Total Savings in 2019
Condominium	1	\$18,813	7	\$708,270	17	\$5,846,592	1	\$60,737	26	\$6,634,413
Single-family	33	\$126,458	273	\$1,340,234	262	2162277.988	91	\$1,412,638	659	\$5,041,608
Multi-family	15	\$48,739	61	\$614,300	100	4009613.064	9	\$336,539	185	\$5,009,190
Commercial	2	\$22,324	15	\$539,521	28	\$2,665,881	2	\$17,952	47	\$3,245,678
Industrial	2	\$0	3	\$78,016	5	\$65,077	0	\$0	10	\$143,093
Recreational	0	\$0	0	\$0	3	\$17,075	0	\$0	3	\$17,075
Grand Total	53	\$216,333	359	\$3,280,342	415	\$14,766,516	103	\$1,827,866	930	\$20,091,057

Figure 11: MA Contracts by Property Type by Equity Index Category

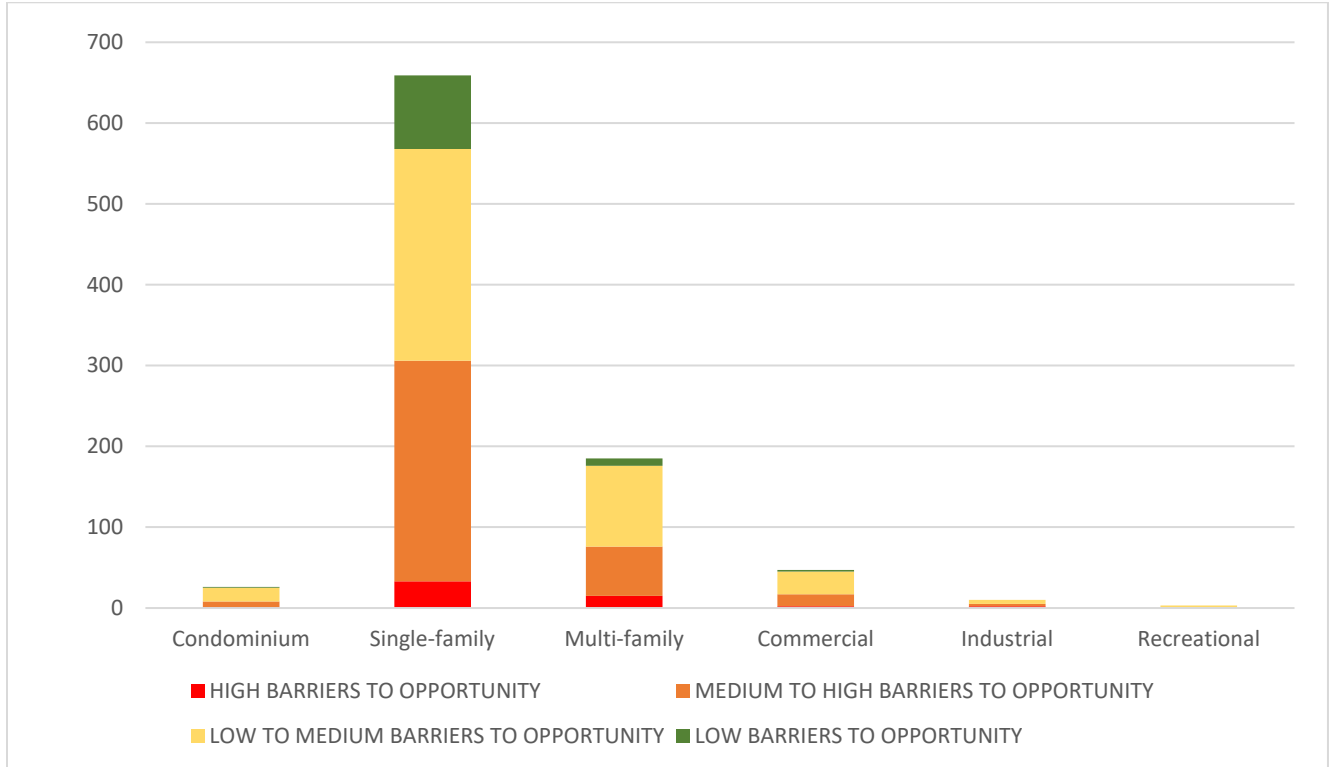


Figure 12: Percentage of MA Contracts by Property Type by Equity Index Category

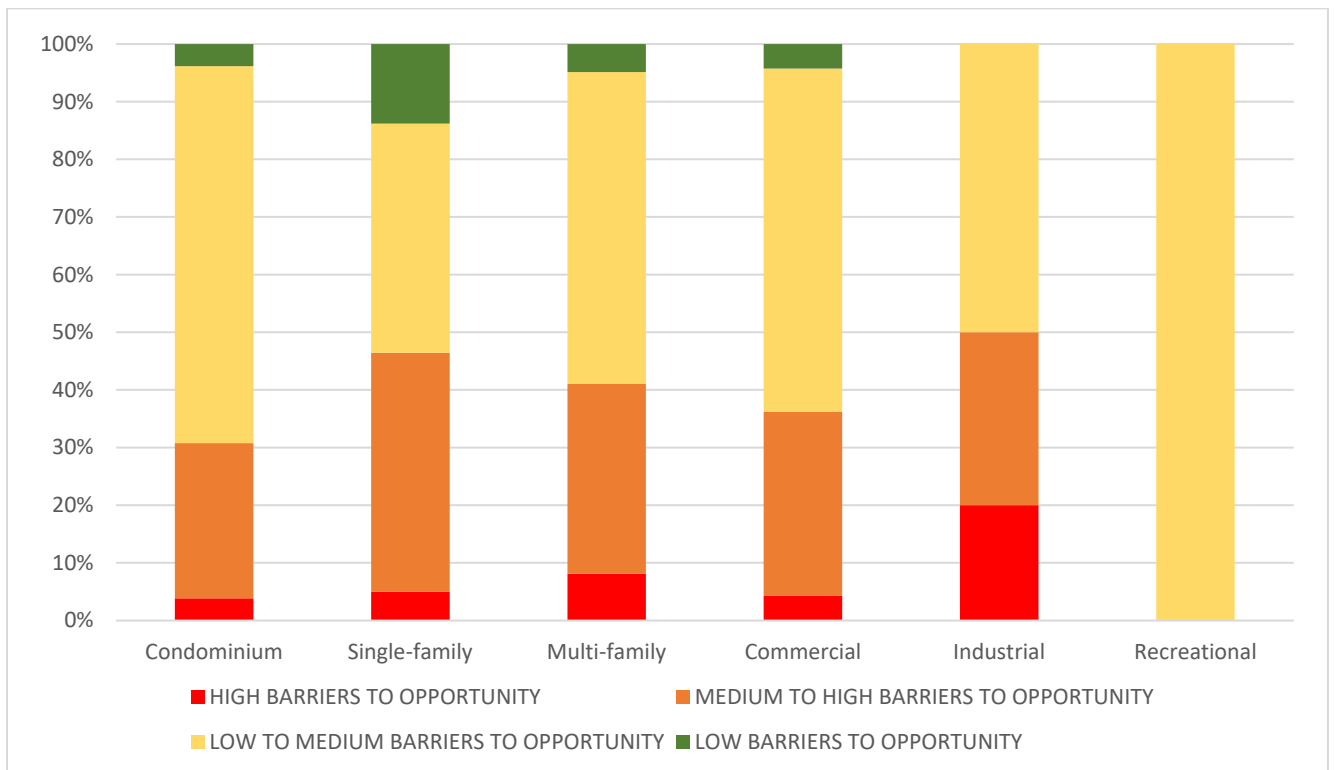


Figure 13: Savings by Property Type by Equity Index Category

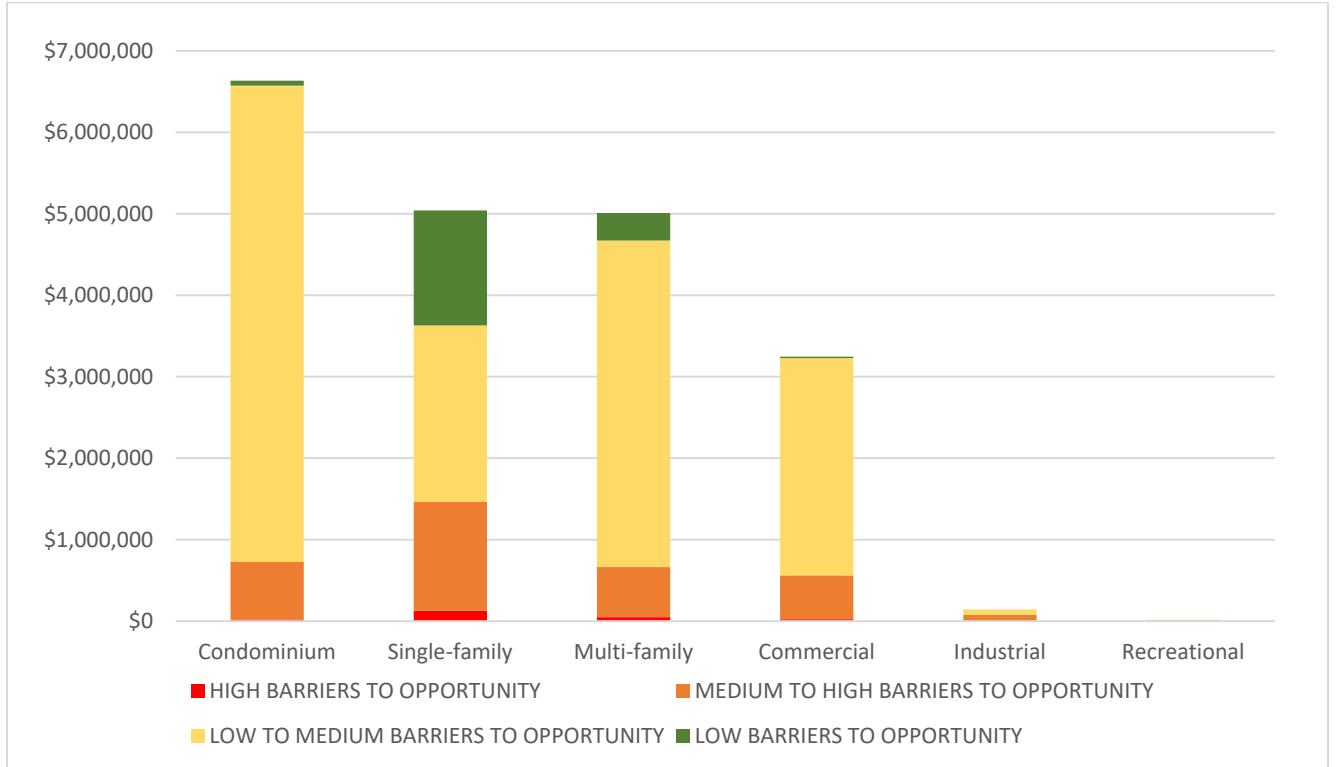
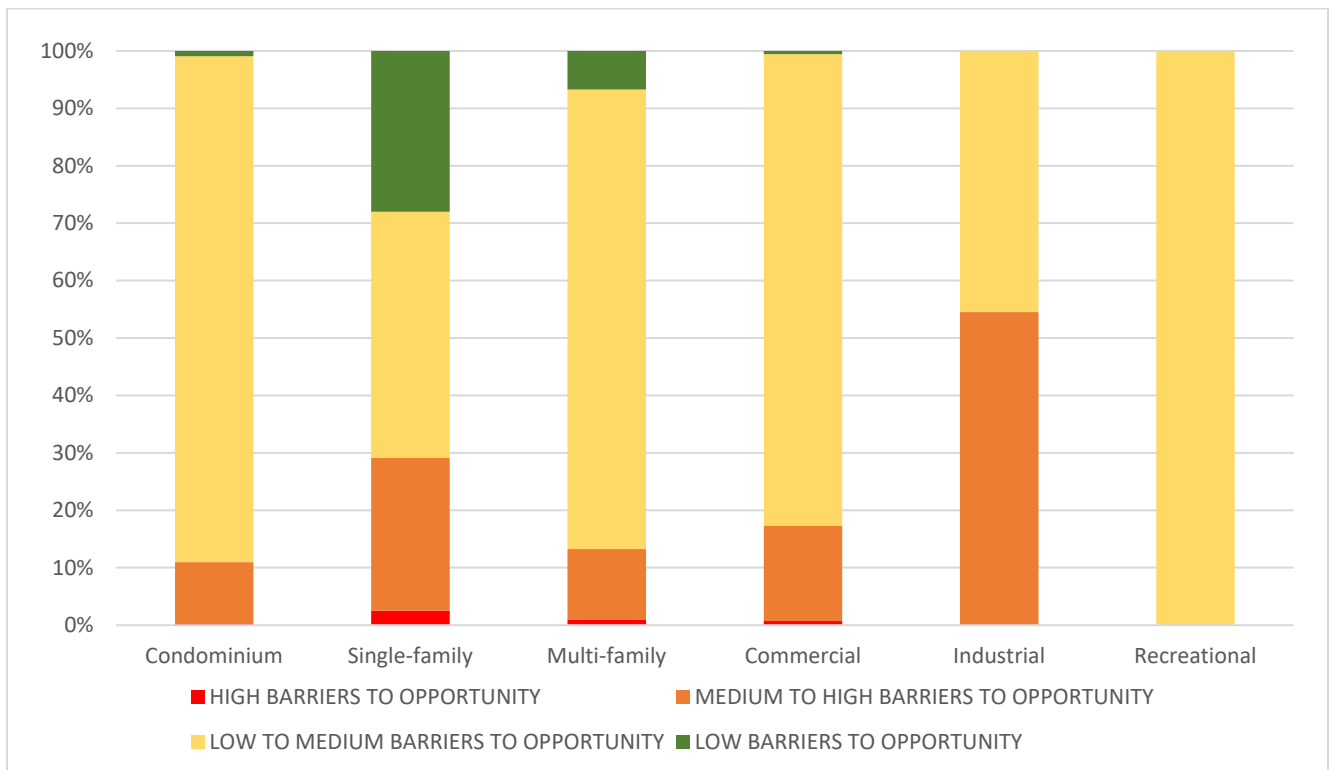


Figure 14: Percentage of Savings by Property Type by Equity Index Category



Key Findings:

- Though there are more single-family residences with MA contracts, with 659 (71%), this property type receives \$5,041,608 (25%) of savings.
- Condominiums account for a third of the total savings, with \$6,634,413 (33%), even though there are only 26 of this property type (3%).
- Multi-family residential (MFR) and commercial property types experience larger savings due to property value.
- Top 10 MA contracts with the most savings consisted mostly of Condominiums, including 1 commercial property, and 1 MFR.
- Although there are many more single-family residences with MA contracts, this property type received less savings in total than condominium properties.
- A majority of existing MA contracts that are condominium, single-family residential, multi-family, commercial, and recreational properties are located in communities of low or low-medium barriers to opportunity; whereas half of the industrial properties are located in areas of medium-high or high barriers to opportunity.
- Similarly, only industrial type properties experience more tax savings in areas of higher barriers to opportunity; however, they only make up a small percentave of total savings.
- 90% of total savings for condominiums occured in areas of low barriers to opportunity.

Historic Preservation Overlay Zone

Figure 15: Graph of HPOZ Data by Equity Index Category

HPOZ	HIGH BARRIERS TO OPPORTUNITY		MEDIUM TO HIGH BARRIERS TO OPPORTUNITY		LOW TO MEDIUM BARRIERS TO OPPORTUNITY		LOW BARRIERS TO OPPORTUNITY		Totals	
	Count of Contracts	Total Savings in 2019	Count of Contracts	Total Savings in 2019	Count of Contracts	Total Savings in 2019	Count of Contracts	Total Savings in 2019	Count of Contracts	Total Savings in 2019
Windsor Square (2007)	0	\$0	0	\$0	26	\$465,846	13	\$241,067	39	\$706,913
South Carthay (1985)	0	\$0	0	\$0	66	\$483,957	0	\$0	66	\$483,957
Hancock Park (2006)	0	\$0	0	\$0	5	\$38,269	12	\$441,843	17	\$480,111
La Fayette Square (2000)	0	\$0	48	\$353,302	1	\$9,799	0	\$0	49	\$363,101
Carthay Circle (1998)	0	\$0	0	\$0	42	\$269,243	0	\$0	42	\$269,243
Highland Park - Garvanza (2010)	0	\$0	40	\$127,216	31	\$119,411	0	\$0	71	\$246,627
Angelino Heights (1983, 2008 Expansion)	0	\$0	55	\$236,896	0	\$0	0	\$0	55	\$236,896
Country Club Park (2010)	0	\$0	30	\$216,694	0	\$0	0	\$0	30	\$216,694
Whitley Heights (1992)	0	\$0	0	\$0	34	\$191,597	0	\$0	34	\$191,597
West Adams Terrace (2003)	14	\$81,484	17	\$104,647	0	\$0	0	\$0	31	\$186,131
Miracle Mile North (1990)	0	\$0	0	\$0	18	\$150,688	0	\$0	18	\$150,688
Harvard Heights (2000)	0	\$0	36	\$131,292	0	\$0	0	\$0	36	\$131,292
Wilshire Park (2010)	0	\$0	16	\$103,318	2	\$16,018	0	\$0	18	\$119,336
University Park (2000)	23	\$99,073	0	\$0	1	\$3,358	0	\$0	24	\$102,431
Spaulding Square (1993)	0	\$0	0	\$0	12	\$95,683	0	\$0	12	\$95,683
Melrose Hill (1988)	0	\$0	14	\$79,054	0	\$0	0	\$0	14	\$79,054
Western Heights (2001)	0	\$0	19	\$66,881	0	\$0	0	\$0	19	\$66,881
Vinegar Hill (2001, 2015 Expansion)	0	\$0	1	\$57,273	0	\$0	0	\$0	1	\$57,273
Gregory Ain Mar Vista Tract (2003)	0	\$0	0	\$0	6	\$45,108	0	\$0	6	\$45,108
Balboa Highlands (2010)	0	\$0	0	\$0	0	\$0	9	\$38,345	9	\$38,345
Adams - Normandie (2000)	0	\$0	12	\$34,827	0	\$0	0	\$0	12	\$34,827
Jefferson Park (2011)	0	\$0	16	\$32,065	0	\$0	0	\$0	16	\$32,065

MILLS ACT PROGRAM ASSESSMENT AND EQUITY ANALYSIS
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Windsor Village (2010)	0	\$0	0	\$0	4	\$25,772	0	\$0	4	\$25,772
Sunset Square (2017)	0	\$0	0	\$0	2	\$23,486	0	\$0	2	\$23,486
Miracle Mile (2017)	0	\$0	0	\$0	3	\$20,066	0	\$0	3	\$20,066
Hollywood Grove (2011)	0	\$0	0	\$0	1	\$8,839	1	\$4,691	2	\$13,530
Oxford Square (2017)	0	\$0	0	\$0	2	\$10,859	0	\$0	2	\$10,859
Pico - Union (2004)	10	\$7,880	0	\$0	0	\$0	0	\$0	10	\$7,880
Carthay Square (2017)	0	\$0	0	\$0	1	\$5,914	0	\$0	1	\$5,914
Lincoln Heights (2004)	0	\$0	3	\$2,855	0	\$0	0	\$0	3	\$2,855
Van Nuys (2005)	0	\$0	1	\$2,755	0	\$0	0	\$0	1	\$2,755
<i>HPOZ Sub-total</i>	<i>47</i>	<i>\$188,437</i>	<i>308</i>	<i>\$1,549,075</i>	<i>257</i>	<i>\$1,983,912</i>	<i>35</i>	<i>\$725,946</i>	<i>647</i>	<i>\$4,447,371</i>
<i>Non-HPOZ Subtotal</i>	<i>6</i>	<i>\$27,895</i>	<i>51</i>	<i>\$1,731,266</i>	<i>158</i>	<i>\$12,782,604</i>	<i>68</i>	<i>\$1,101,920</i>	<i>283</i>	<i>\$15,643,686</i>
Grand Total	53	\$216,333	359	\$9,291,479	415	\$9,359,022	103	\$772,431	930	\$20,091,057

Figure 16: MA Contracts by HPOZ by Equity Index Category

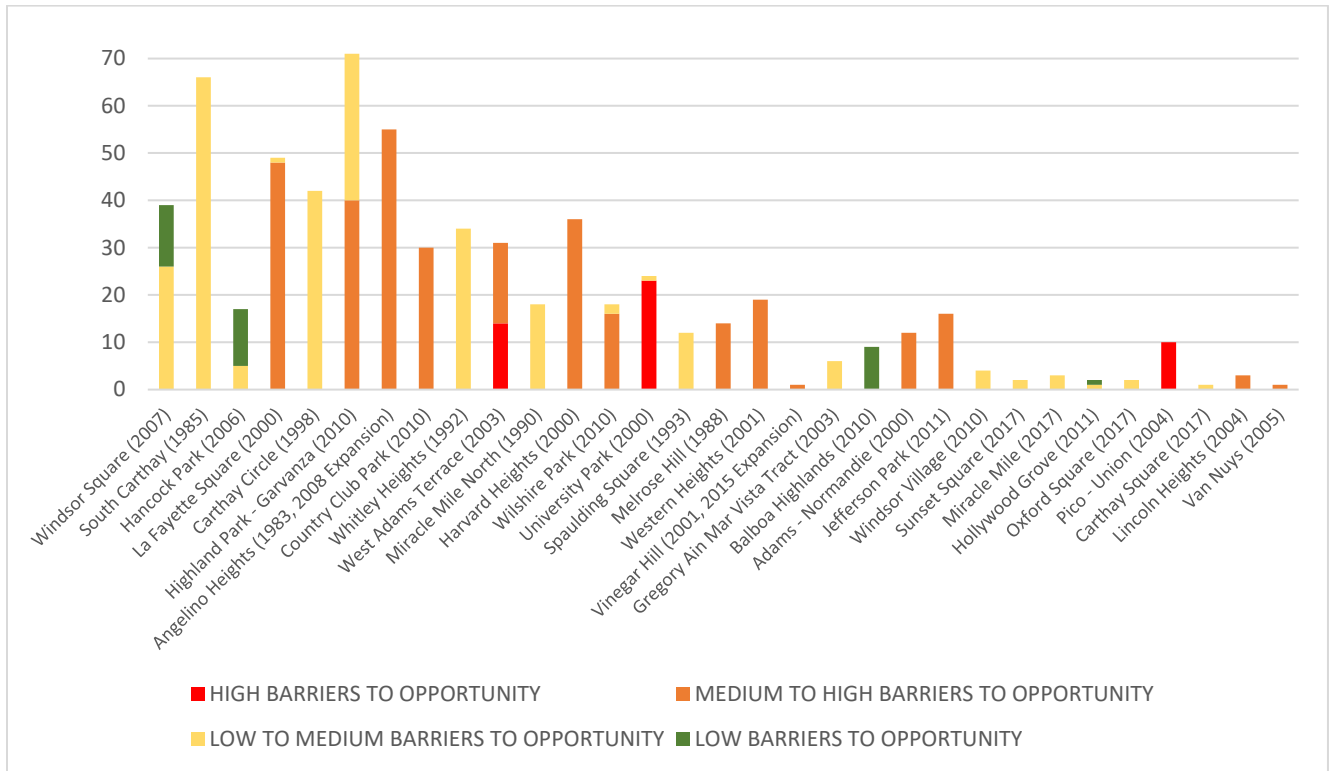


Figure 17: Percentage of MA Contracts by HPOZ by Equity Index Category

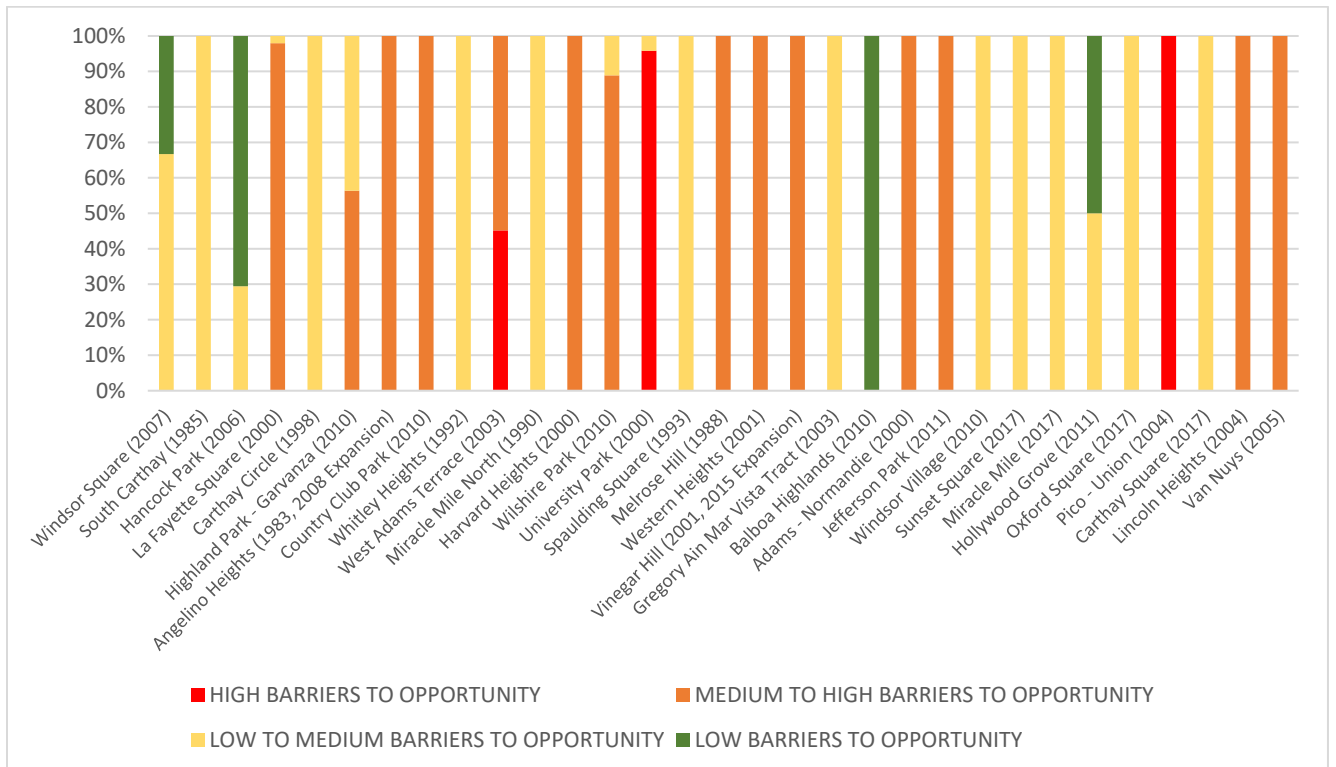


Figure 18: Savings by HPOZ by Equity Index Category

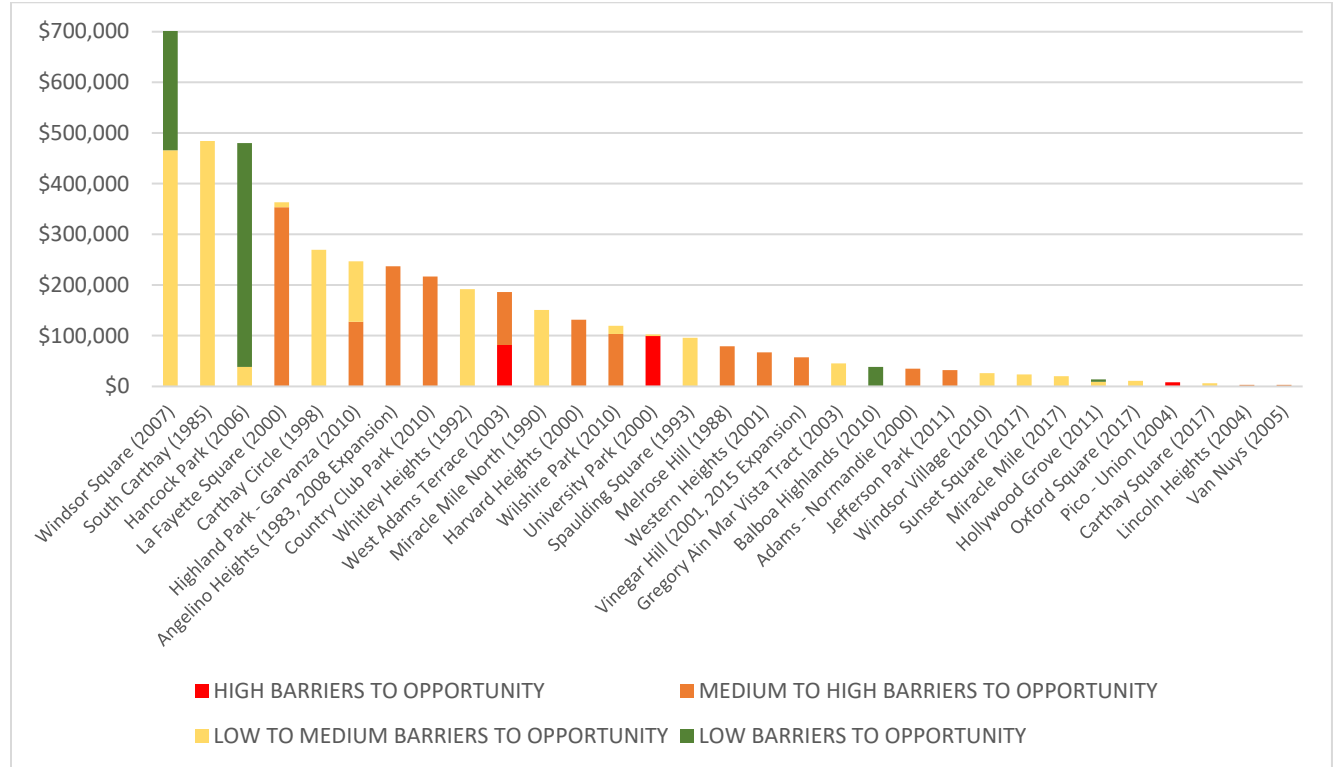


Figure 19: Percentage of MA Contracts by HPOZ by Equity Index Category



Figure 20: MA Contracts by Designation Type by Equity Index Category

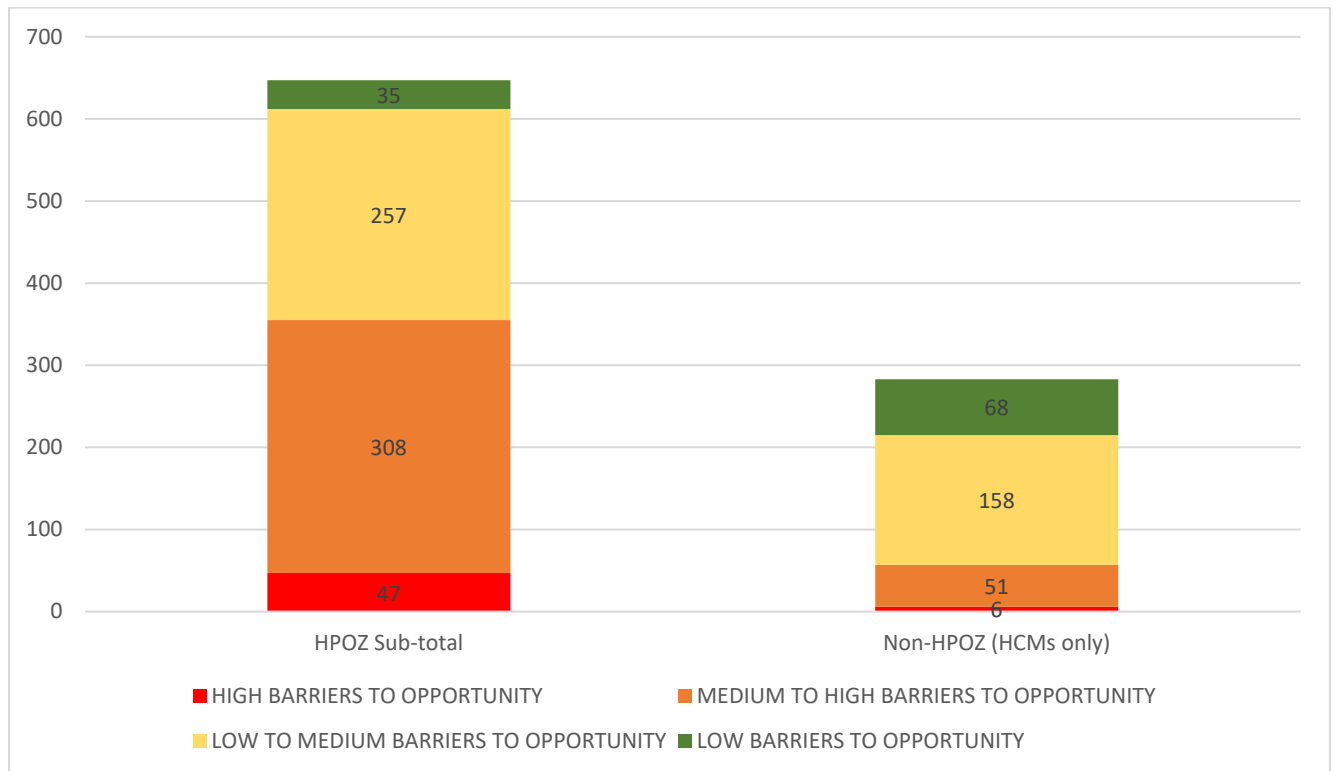


Figure 21: Percentage of MA Contracts by Designation Type by Equity Index Category



Figure 22: Savings by Designation Type by Equity Index Category

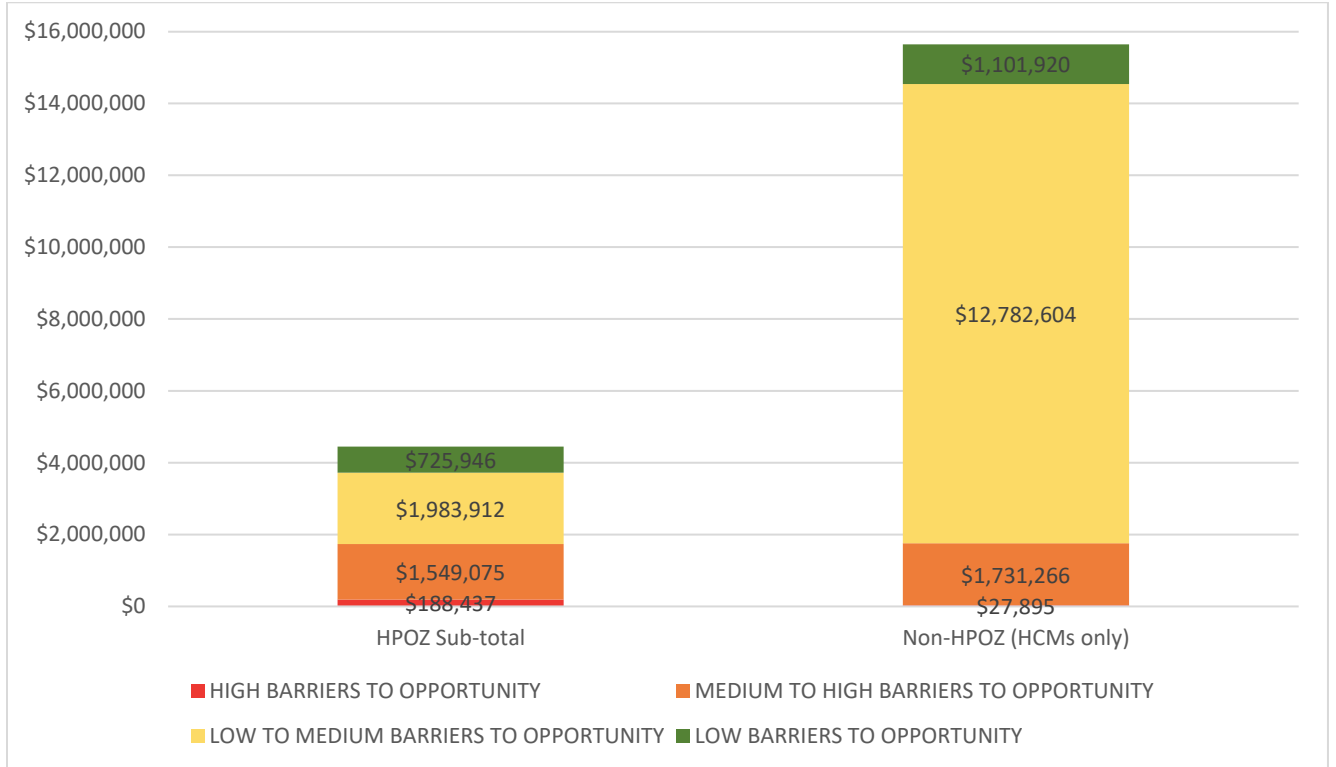
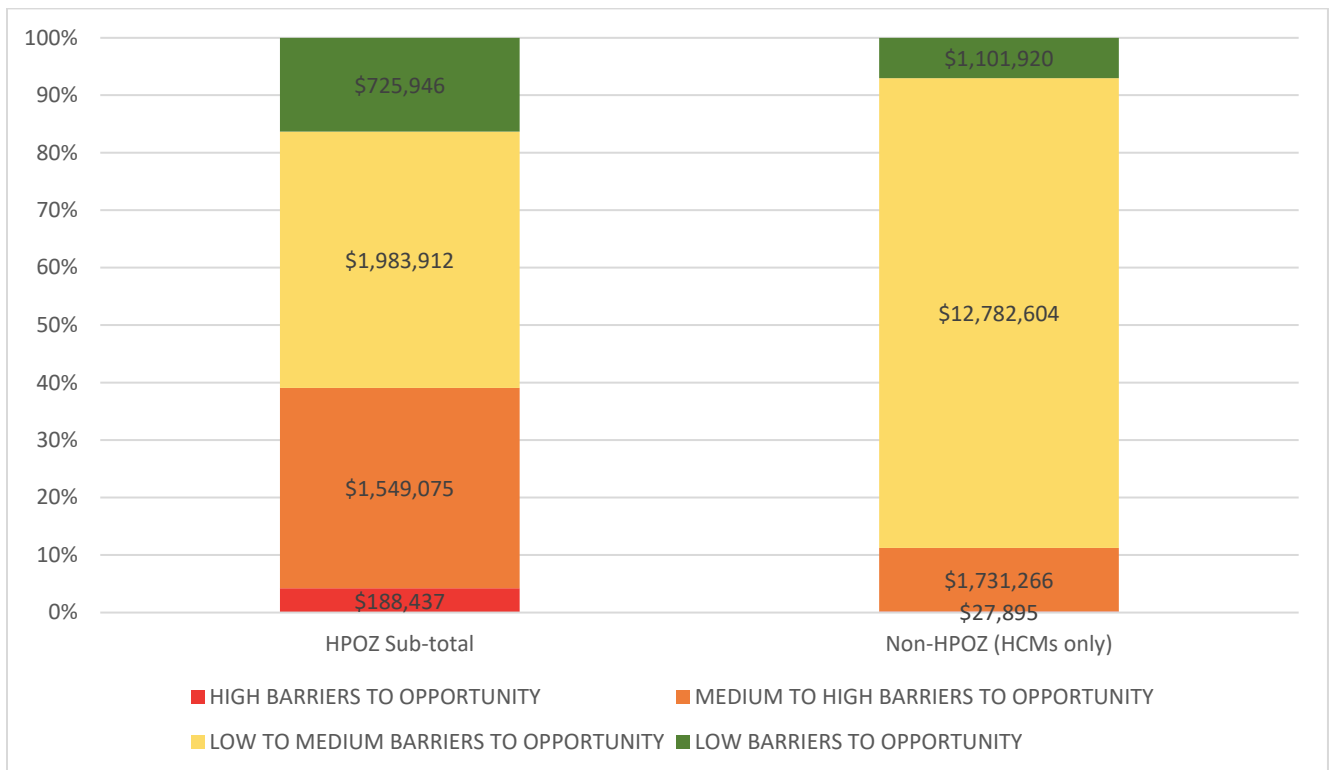


Figure 23: Percentage of Savings by Designation Type by Equity Index Category



Key Findings:

- MA contracts within HPOZs only include single-family, multi-family, and commercial property types.
- The HPOZs that experienced the most savings were typically HPOZs that had the most contracts located in areas of lower barriers to opportunity. The exception being Lafayette Square HPOZ, which has the fourth most amount of savings of all HPOZs, and nearly all MA contracts are within medium to high barriers to opportunity areas.
- The top three HPOZs in terms of total savings experienced 39% of all savings, which are Windsor Square, South Carthay and Hancock Park. None of these HPOZs contain MA contracts within areas of higher barriers to opportunity.
- Although MA contracts within HPOZs account for 70% of all MA contracts within the Program (647 properties), in 2019 only received 22% of total MA savings (\$4,447,371).
- 55% of all HPOZ MA contracts are within communities facing higher barriers to opportunity (355 properties) and receive 39% of HPOZ total savings (\$1,737,512 of \$4,447,371), whereas 20% of all MA contracts outside of HPOZs are within communities facing higher barriers to opportunity (57 properties) and receive 11% of total savings outside of HPOZs (\$1,759,162 of \$15,643,686). This implies that:
 - MA contracts within HPOZs currently include properties in areas within higher barriers to opportunity that neither have high property value or substantial difference between the enrolled and trended base value.
 - MA contracts outside of HPOZs have a higher rate of high property value or substantial difference between the enrolled and trended base value in areas of higher barriers to opportunity.

Council District

Figure 24: Graph of Council District Data by Equity Index Category

Council District	HIGH BARRIERS TO OPPORTUNITY		MEDIUM TO HIGH BARRIERS TO OPPORTUNITY		LOW TO MEDIUM BARRIERS TO OPPORTUNITY		LOW BARRIERS TO OPPORTUNITY		TOTALS	
	Count of Contracts	Total Savings in 2019	Count of Contracts	Total Savings in 2019	Count of Contracts	Total Savings in 2019	Count of Contracts	Total Savings in 2019	Count of Contracts	Total Savings in 2019
14 - Kevin de Leon	1	\$0	11	\$1,310,086	82	\$8,726,365	0	\$0	94	\$10,036,450
4 - Nithya Raman	0	\$0	18	\$116,528	123	\$1,433,592	60	\$1,344,180	201	\$2,894,300
10 - Mark Ridley-Thomas	17	\$103,808	184	\$1,099,526	8	\$703,827	0	\$0	209	\$1,907,161
13 - Mitch O'Farrell	0	\$0	25	\$210,635	23	\$1,686,749	0	\$0	48	\$1,897,384
11 - Mike Bonin	0	\$0	0	\$0	9	\$855,606	22	\$329,876	31	\$1,185,482
5 - Paul Koretz	0	\$0	0	\$0	134	\$994,440	4	\$50,130	138	\$1,044,570
1 - Gilbert Cedillo	33	\$106,205	102	\$437,724	29	\$123,596	0	\$0	164	\$667,525
2 - Paul Krekorian	0	\$0	1	\$2,755	1	\$222,577	4	\$46,809	6	\$272,141
15 - Joe Buscaino	0	\$0	2	\$61,152	0	\$0	0	\$0	2	\$61,152
8 - Marqueece Harris-Dawson	2	\$6,320	15	\$41,936	1	\$374	0	\$0	18	\$48,630
12 - John Lee	0	\$0	0	\$0	0	\$0	12	\$47,196	12	\$47,196
3 - Bob Blumenfield	0	\$0	0	\$0	1	\$2,694	1	\$9,675	2	\$12,369
9 - Curren D. Price, Jr.	0	\$0	1	\$0	3	\$12,062	0	\$0	4	\$12,062
7 - Monica Rodriguez	0	\$0	0	\$0	1	\$4,634	0	\$0	1	\$4,634
6 - Nury Martinez	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Grand Total	53	\$216,333	359	\$3,280,342	415	\$14,766,516	103	\$1,827,866	930	\$20,091,057

Figure 25: MA Contracts by Council District by Equity Index Category

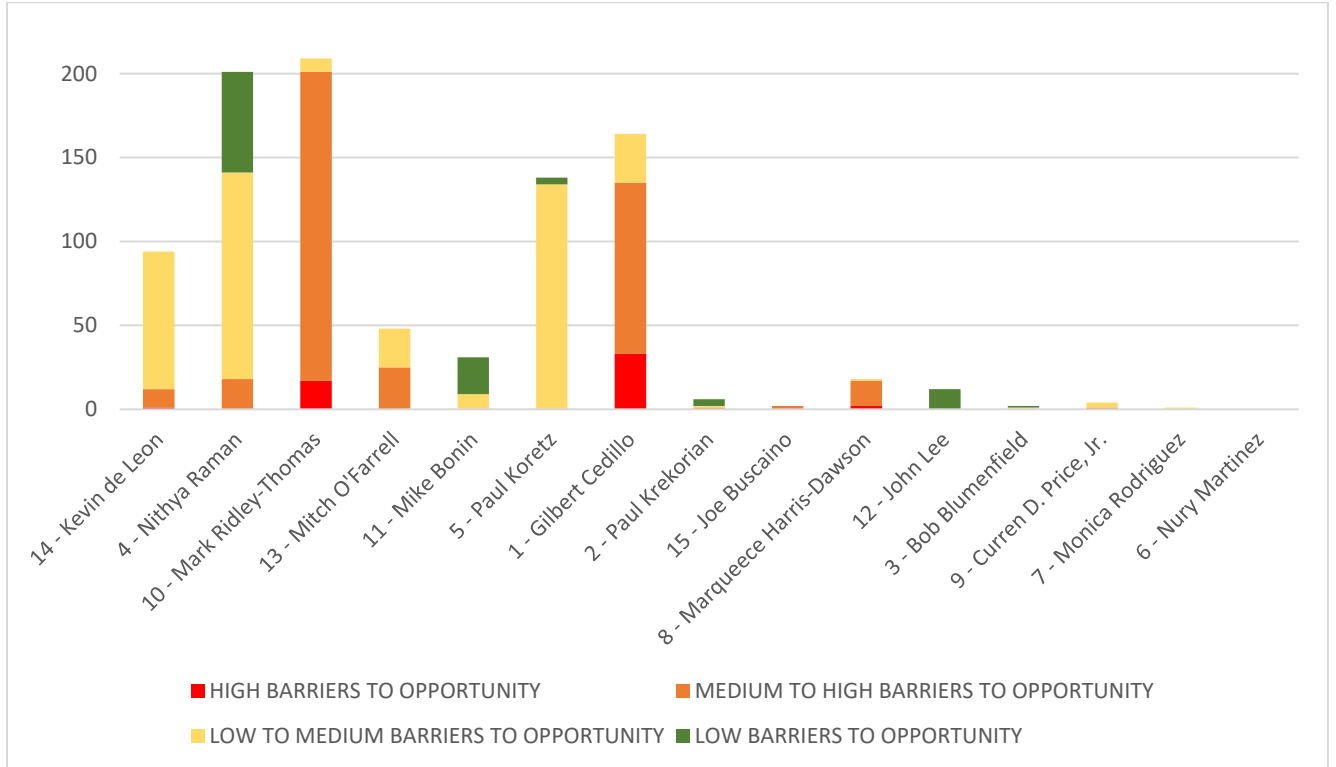


Figure 26: Percentage of MA Contracts by Council District by Equity Index Category



Figure 27: Savings by Council District by Equity Index Category

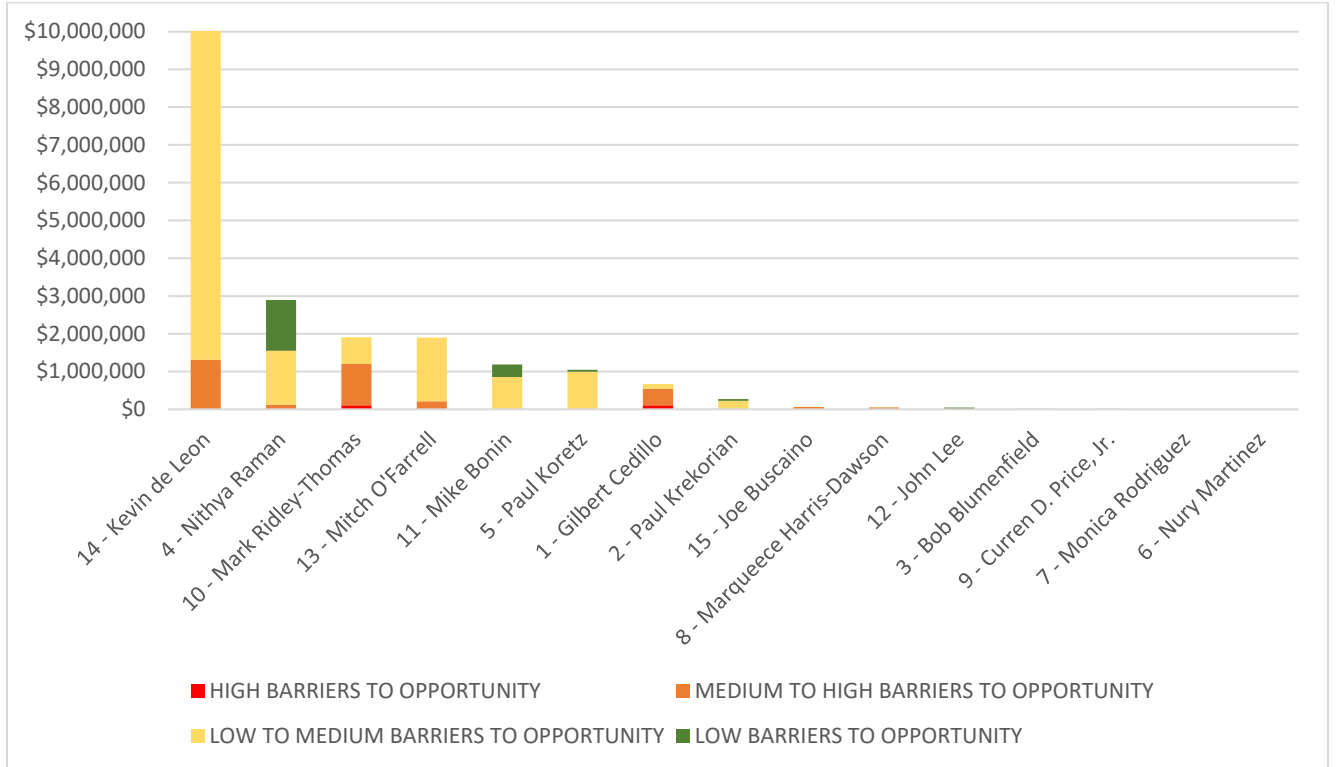
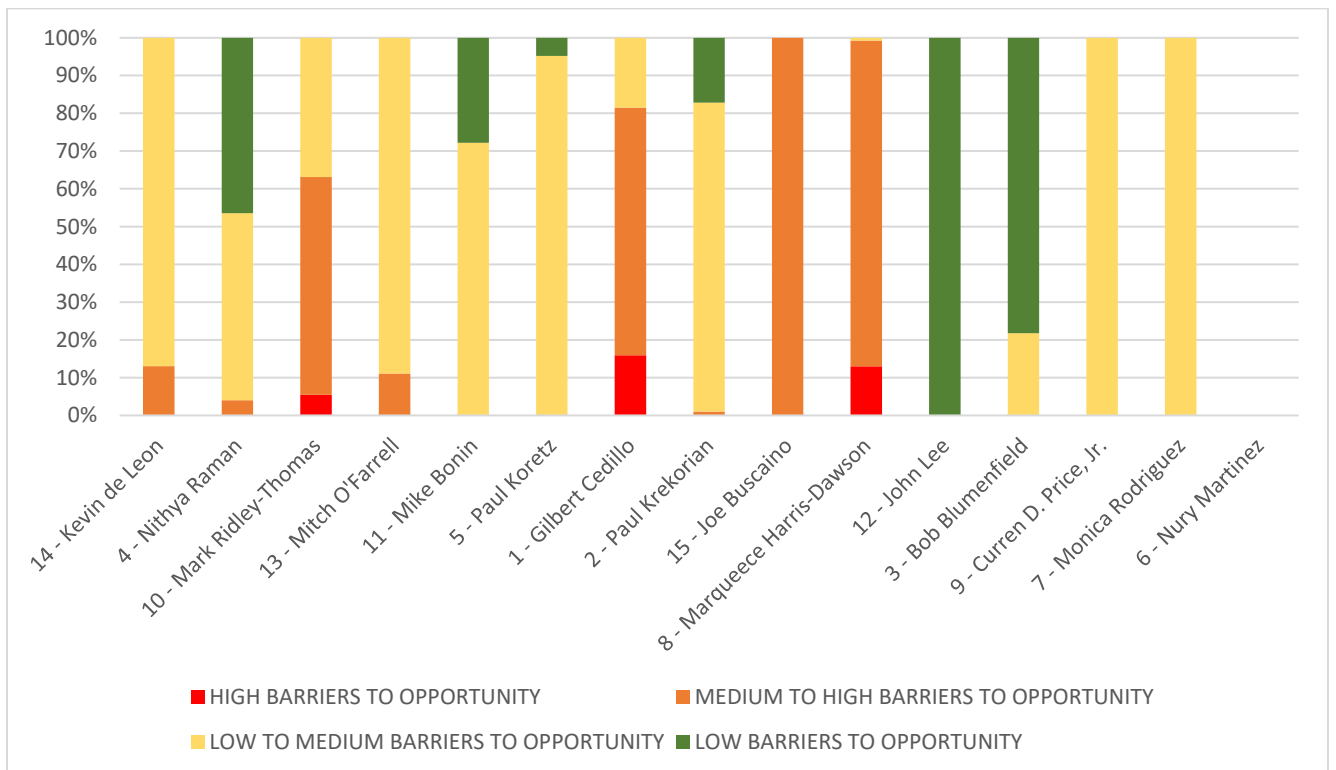


Figure 28: Percentage of Savings by Council District by Equity Index Category



Key Findings:

- The Council District (CD) with the most MA contracts is CD 10 with 209, while CD 6 does not have any.
- Of the 209 MA contracts in CD 10, 201 MA contracts are located within communities facing high and medium to high barriers to opportunity. Similarly, of the 164 MA contracts in CD 1, 135 are located within communities facing high and medium to high barriers to opportunity. However, these MA contracts did not experience a large amount of savings in 2019 as compared to other CDs.
- CD 14 contains 94 MA contracts, yet experienced \$10,036,450 total savings in 2019. Only 11 of these MA contracts were located within communities facing medium to high barriers to opportunity. The remainder are located in communities facing low to medium barriers to opportunity.
- CD 14 experienced 50% of the total Program savings in 2019. This was primarily due to the large property values and condominium property types within this district.
- CDs that have a majority of MA contracts in communities facing high or medium to high barriers to opportunity are (in order of amount of MA contracts) CD 10, 1, 13, 8, and 15.

Conclusion

Analysis of savings data demonstrated that the current Program would require more MA contracts from communities facing higher barriers to opportunity in order to ensure equity in the future. Additional MA contracts within these communities that with higher property values would increase the amount of savings within these communities. Since MFR property types have higher value, exist in abundance in HPOZs, and provide housing to people who live within the community, it is reasonable to prioritize adding more of this property type to the Program. In order to increase equity within the distribution of MA contracts and savings throughout the City, prioritizing new MA contracts within communities facing higher barriers to opportunity that are MFR property types is necessary.