

City of Los Angeles

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Karen Bass, Mayor

March 17, 2026

Council File: 24-1309  
Council Districts: CDs 3, 6, 13, 14  
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The Honorable Karen Bass  
Mayor, City of Los Angeles  
Room 300, City Hall  
200 North Spring Street  
Los Angeles, CA 90012

Attention: Legislative Coordinator

Honorable Members of the City Council  
City of Los Angeles, c/o the City Clerk  
Room 395, City Hall  
200 North Spring Street  
Los Angeles, CA 90012

Attention: Legislative Assistant

**COUNCIL TRANSMITTAL: LOS ANGELES HOUSING DEPARTMENT REQUEST FOR AUTHORITY TO EXECUTE SUBRECIPIENT AGREEMENTS WITH THE PROPERTY OWNERS AND OBLIGATE FEDERAL ECONOMIC DEVELOPMENT INITIATIVE/COMMUNITY PROJECT FUNDING GRANTS TO SUBRECIPIENTS**

**SUMMARY**

The General Manager of the Los Angeles Housing Department (LAHD) respectfully requests that your office review and approve this transmittal and forward it to the City Council for further consideration. Through this transmittal, LAHD seeks approval, and requests authority to execute subrecipient agreements with the property owners of four 2025 grant-funded affordable housing site improvement projects assigned to LAHD.

The City's Federal Fiscal Year 2024 (FY2024) Community Project Funding (CPF) earmark grant awards included in the Consolidated Appropriations Act, 2024 are administered by the U.S. Department of Housing and Urban Development (HUD). Four of these projects were assigned to LAHD (C.F. No. 24-1309): The Saticoy Gardens Permanent Supportive Housing Renovation, The Prentice Permanent Supportive Housing Improvements, Gower Street Apartments Improvements, and Alabama Court Renovations. All grant funding will be obligated to the property owners, who currently have active regulatory agreements with LAHD for the noted properties.

**RECOMMENDATIONS**

- I. That the Mayor review this transmittal and forward to the City Council for further action;
- II. That the City Council, subject to the approval of the Mayor:
  - A. AUTHORIZE the General Manager of LAHD, or designee, subject to review and approval of the City Attorney as to form, to negotiate and execute subrecipient agreements with the legal owners of the projects identified in Table 1, which received Community Project Funding earmark grants, subject to the satisfaction of all requirements contained in the 2024 EDI CPF Grant Guide;
  - B. AUTHORIZE the General Manager of LAHD, or designee, to obligate and disburse funds for the projects as follows:

| <b>TABLE 1 – CPF Grant Subrecipients</b>                    |   |                |                |                       |
|---|---|----------------|----------------|-----------------------|
| <b>Project Name</b>   | <b>Subrecipient Name</b>                  | <b>Fund No</b> | <b>Account</b> | <b>Amount</b>         |
|   |   | <b>EDI CPF</b> |                |                       |
| The Saticoy Gardens Permanent Supportive Housing Renovation | 14649 Saticoy Partners, L.P.              | 67B            | 43CD54         | \$500,000.00          |
| The Prentice Permanent Supportive Housing Improvements      | Single Room Occupancy Housing Corporation | 67B            | 43AD46         | \$1,840,000.00        |
| Gower Street Apartments Improvements                        | A Community of Friends                    | 67B            | 43AD45         | \$3,000,000.00        |
| Alabama Court Renovations                                   | Alabama Court, L.P.                       | 67B            | 43CD55         | \$500,000.00          |
| <b>TOTAL</b>  |   |                |                | <b>\$5,840,000.00</b> |

- C. AUTHORIZE the General Manager of LAHD, or designee, to prepare Controller instructions and any necessary technical adjustments consistent with Mayor and City Council actions, subject to the approval of the City Administrative Officer (CAO), and instruct the Controller to implement the instructions.

**BACKGROUND**

The Consolidated Appropriations Act, 2024 included over \$14 billion in earmarks, which accounted for about 0.9 percent of federal discretionary spending. These member-directed funds, referred to as earmarks, are known as Community Project Funding (CPF) in the House and Congressionally Directed Spending (CDS) in the Senate. The Mayor and several Councilmembers submitted requests to various Congressional Members resulting in CPF grant awards totaling \$18.6 million to support project priorities in the City (Attachment). As these funds are awarded on a non-competitive basis, the grant award process includes formal award notification along with a consolidated grant application and award package.

Four of the 2024 grants totaling \$5.84 million were assigned to LAHD for administration. The City executed grant agreements with HUD for these four grants between May and July 2025. However, because the 2024 EDI CPF Grant Guide and the grant agreements hold the City (as the recipient of the grants) responsible for the completion of the project in compliance with all federal requirements, the City must execute subrecipient agreements with the legal owners of the noted properties in order to disburse the funds.

- The Saticoy Gardens Permanent Supportive Housing Renovation - Saticoy Gardens is a twenty-year-old property with a number of immediate and capital improvement needs. The EDI CPF grant will fund the

entire work for the property. The property will replace perimeter fencing (including pedestrian gates and vehicle gates), replace and repair plumbing throughout the building, installing mechanical ventilation to the laundry room, installation of security cameras and roof replacement.

- 14649 Saticoy Partners, L.P. is a limited partnership of the nonprofit developer, LA Family Housing Corporation.
- The Prentice Permanent Supportive Housing Improvements - The EDI CPF grant will fund the entire work for the property. Limited renovation activities at the site will include construction activities for 46 SRO Units, including rehabbing the community kitchen and bathrooms with new fixtures, flooring, exhaust fans, appliances, new paint, new cabinetry; new common area flooring and paint; new electrical light fixtures; new roofing; new storefront with new windows and signage; new entry storefront doors and hardware. The interior of the building will have full ADA upgrades to all the bathrooms. New entry doors and hardware will be installed for all the units. New room furnishings will be purchased for all 46 SRO units.
- Gower Street Apartments Improvements - Gower Street Apartments is a 55-unit affordable building providing 54 units of permanent supportive housing for formerly homeless individuals living with a mental illness. The building's last major rehabilitation was in 1997. The building is in need of several major component replacements or modernizations, including the roof and the elevator. Because of the subsidy source for the building, the building does not have sufficient cash flow or reserves to cover the needed repairs and upgrades, therefore the EDI CPF grant will be funding the entire project. The project includes modernization of the sole elevator, roofing replacement, common and unit repairs and upgrades, and installation of energy efficient windows.
- Alabama Court Renovations - The site of the Alabama Court Renovations project is a thirty-year-old property with a lot of immediate and capital improvement needs. These efforts are not part of a larger project, and the EDI CPF grant will fund the entire work for the property. The goal of the work is to better the living conditions and help reduce operation expenses at the property. Once all work has been completed the property will have updated fire life and safety systems. The project will focus on upgrading and improving the infrastructure and safety systems across the building by addressing critical systems such as plumbing, gas safety, security and access control.
  - Alabama Court, L.P. is a limited partnership of the nonprofit developer, LA Family Housing Corporation.

## **FISCAL IMPACT**

There is no impact to the General Fund. The sole funding source for the noted improvements are the CPF grants.