

The City-owned property at 9402 S. Broadway is an approximately two-acre property that is the site of the former Broadway Hospital. It has been vacant since 1993. In 2013, the Site was acquired by the City through its Housing and Community Investment Department (now the Los Angeles Housing Department (LAHD)) as part of a State-sanctioned Housing Asset transfer from the CRA/LA as part of a larger portfolio of properties. Over the past two decades, three affordable housing projects have been built on the original site. The remaining two acres (Site) are envisioned to incorporate a full-service grocery store on the commercial corner and 180 units of housing, including 27 affordable homes (Proposed Project).

In May 2015, the Economic and Workforce Development Department (EWDD, was originally designated as lead for the project. Now, pursuant to Departmental Consolidation (C.F. 25-0600-S43), the Community Investment Department (CID)) has been designated as lead department for the Proposed Project. EWDD (now CID) is the signatory to the Exclusive Negotiating Agreement (ENA) with the selected development entity, 94B, LLC. EWDD (now CID) is also the department that oversees the budget and directs the management and maintenance of the Site.

At this time, despite the designation of EWDD (now CID) as lead department for the Proposed Project, formal jurisdiction of the Site remains with the LAHD. In order to access Community Development Block Grant (CDBG) funds awarded in the Consolidated Plan Program Year 51 for environmental mitigation, EWDD (now CID) must demonstrate site control, or otherwise have permission from LAHD to perform the mitigation as funded by the CDBG allocation.

I THEREFORE MOVE that the City Council:

1. AUTHORIZE the General Manager, Community Investment Department (CID), or designee, to execute an extension of the Exclusive Negotiating Agreement for City-owned property located at 9402 S. Broadway (Site), subject to the approval of the City Attorney as to form;
2. AUTHORIZE the General Manager, CID, or designee, to approve access to Community Development Block Grant (CDBG) grant funding and other funding sources, as necessary, for environmental mitigation and related Site improvements, subject to applicable City requirements; and
3. INSTRUCT the Los Angeles Sanitation Department (LASAN), in coordination with CID, to procure a contractor to perform environmental mitigation of the Site, pursuant to the allocation of CDBG funding in Program Year 51 to the 94B project for this purpose.

PRESENTED BY: _____

MARQUEECE HARRIS-DAWSON
Councilmember, 8th District

SECONDED BY: _____

Katle Hull

MD
JUL 01 2026

ORIGINAL