



Update on City and County Projects

**434-470 North Lake Avenue
and
280 Ramona Street**





- Kaiser Site
 - > 2.38 acres
 - > Zoned for mixed-use
 - > High density housing
 - > Mental health outpatient services
 - > City-owned site acquired with \$12M in General Fund
 - > July 8 City Council declared “Surplus Land” pursuant to the State Surplus Land Act



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Chris and Frank
Accident Attorneys

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434

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Disposition per Surplus Land Act (SLA)

- Issuance of a Notice of Availability (60 days) and,
- Negotiate with respondents in good faith in an attempt to reach an agreement on price and terms (90 days)
- City is not obligated to sell if an agreement is not reached on price and terms
- If a subsequent development agreement is reached outside of the SLA process, then, a 15% affordability covenant is triggered if 10 or more residential units are built



280 Ramona Street

- Ramona Senior Housing
 - > 100 units at 45% AMI (avg)
 - > City-owned land
 - > City funds committed: \$7.5M
- \$8.19M recommended for award under LA County “No Place Like Home” NOFA 30
- Developer request to LA County for 48 project-based vouchers under consideration



Ramona Seniors

