



City Manager – Economic Development Division

**CITY OF PASADENA
SPECIAL JOINT MEETING
OF THE PASADENA CITY COUNCIL AND
LOS ANGELES COUNTY SUPERVISOR KATHRYN BARGER
Item #3**

Project Update: 434-470 North Lake Avenue

April 16, 2025





Background

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- Located at the southeast corner of North Lake Avenue and Villa Street.
- Consists of three, one-story medical/office buildings with a combined area of 24,871 SF on approximately 2.38 acres.





Property Subject to Surplus Land Act

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Reason for Acquisition

- To provide affordable housing and mental health outpatient services within a community-focused mixed-use Transit Oriented Development.

State Surplus Land Act (SLA)

- Disposition of this property is subject to the State Surplus Land Act (SLA). The SLA requires local agencies to engage in a process to solicit interest for affordable housing when selling or leasing publicly owned land, ensuring community benefits from surplus properties.



Timeline of Key Events

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- **November 7, 2023:** City took formal ownership of the property.
- **March 19, 2024:** Request for Information (RFI) released, seeking responses from qualified firms to gauge interest from developers.
- **July 8, 2024:** City Council passed a resolution declaring the Property as Surplus Land.
- **July 24, 2024:** Notice of Availability (NOA) was released to affordable housing developers in accordance with the SLA.
- **September 23, 2024:** The sixty (60) day period under the SLA for entities to respond to the NOA closed; thirteen (13) groups responded.
- **September 24, 2024:** Good-faith negotiation period of no less than ninety (90) days under the SLA commenced; City required per SLA to negotiate on price and terms.
- **December 16, 2024:** Staff updated the City Council and was directed to conduct a community meeting to solicit community feedback.



March 27 Community Meeting

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LASADENA



Proposing Firms (in alphabetical order)

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Proposing Firms

1. BRIDGE Housing Corporation

San Francisco

2. City Ventures & Mercy Housing

Los Angeles

3. Community Builders Group

Pasadena

4. Cypress Equity Investments LLC

Los Angeles

5. Fidelis Advisors

Carlsbad

6. Holos Communities & Heritage Housing

North Hollywood & Pasadena

7. LAFHBUILDS

North Hollywood

8. Mercy Housing California

Los Angeles

9. The Olson Company

Seal Beach

10. The Urban Coalition

Desert Hot Springs

11. USA Properties and Waterford Company

Roseville & Newport Beach

12. West Hollywood Community Housing Co.

West Hollywood



Community Meeting Themes

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Community Meeting Themes

1. Affordable Housing Focus

- Prioritize affordable housing for seniors, working-class families, and vulnerable groups.
- 60-80% of units should be affordable, with a focus on low-income and workforce housing.

2. Features and Key Amenities

- **Community spaces:** Community rooms, art & music spaces, green areas, and playgrounds.
- **Mixed-use spaces:** Neighborhood-serving retail (cafes, small businesses).
- **Sustainable design:** Native landscaping, green building practices, and water-efficient features.
- **Public amenities:** Gym, community garden, dog park, and co-working spaces.
- **Parking:** Safe, accessible parking with subterranean or podium options.



Community Meeting Themes_(cont'd.)

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Community Meeting Themes

3. Essential Neighborhood Services

- **Supportive services:** Mental health, job training, education programs, and case management.
- **Health services:** Medical clinic and wellness center.
- **Food access:** Food bank and community kitchen space.

4. Public Right of Way Improvements

- **Wider sidewalks** with bike lanes and tree-lined walkways.
- **Pedestrian-friendly design:** Benches, well-lit areas, and shade.
- **Improved bus stops** with covered shelters and accessibility.

5. Design & Economic Impact

- **Architectural design:** Complement Pasadena's style (e.g., craftsman, Spanish Colonial).
- **Public spaces:** Open spaces, parks, and community gathering areas.
- **Economic catalyst:** Local businesses, retail incubators, and job creation.



SLA Evaluation Criteria and Next Steps

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Affordable Housing Requirement

- Not less than **25%** of the total number of units developed shall be affordable housing.

Priority Evaluation items, per SLA

- Priority is given to the entity that proposes to provide the greatest number of affordable units.
- If an equal number of units are proposed, priority shall be given to the entity that proposes the deepest average level of affordability for the affordable units.

Next Steps

- Continue with good faith negotiations with firms that submitted proposals with due consideration given to community feedback, ensuring a project aligned with community input and return to City Council with a recommendation to select a developer.



Good Faith Negotiations (SLA)

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Good faith negotiation activities include, but are not limited to:

- Make a serious effort to meet at reasonable times and attempt to reach an agreement.
- Respond to letters of interest.
- Respond to and consider reasonable offers to purchase or lease.
- Not require that development proposals significantly deviate from the NOA.
- Do not arbitrarily end active negotiations after 90 days.



End of Presentation

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