CLERK OF THE BOARD OF SUPERVISORS EXHIBIT/DOCUMENT LOG

MEETING DATE & AGENDA NO. 12/05/2023 #28

STAFF DOCUMENTS (Numerical)

No.	Presented by:	Description:
1	Staff	9-page PowerPoin
2		
3		
4	•	
5		
	PUBLIC DO	OCUMENTS (Alphabetical)
No.	Presented by:	Description:
A	N/A	
В		
С		
D		
E		
F		

ADOPT ORDINANCE AUTHORIZING A DDA FOR AFFORDABLE HOUSING ON COUNTY-OWNED LAND (RAMONA SENIOR HOUSING AT THE RICC)

December 5, 2023 Item # 28

David Estrella, Director, Housing and Community Development Services

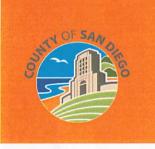
Marko Medved, Director, Department of General Services



Framework for Ending Homelessness

KEY DRIVERS

Equity Person-Centered Collaboration Sustainability Data STRATEGIC DOMAINS Employment programs and income supports **ROOT CAUSE AND** Access to basic social services **UPSTREAM PREVENTION** Community empowerment activities Short-term rent and housing search assistance **DIVERSION AND** Mediation and legal assistance MITIGATION Creating alternatives to incarceration Street outreach and harm reduction SERVICES, TREATMENT Clinical and social support services AND OUTREACH Housing service coordination Assessment and coordination sites **EMERGENCY/INTERIM** Housing navigation and transitional housing HOUSING AND Housing vouchers RESOURCES Affordable, subsidized housing PERMANENT HOUSING Ongoing physical and behavioral health support AND SUPPORT Linkages to healthcare

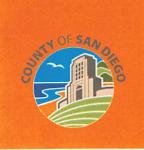


The Ramona Intergenerational Community Campus (RICC)

Ramona Library

Ramona CommunityResource Center

- Senior Center
- PACE Medical Clinic
- Senior Housing Community
- Active Park and Open Space

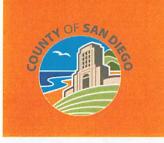




Affordable Homes for Seniors

PASEO NORTE





Overview

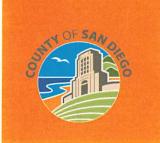
- County purchased ~7.8 acres in 2020.
- Approximately 4.6 acres for housing.
- 10/20/20 Board authorized RFSQ/RFP for Affordable Housing.
- 3/2/21 Board authorized developer selection and negotiation of a DDA.
- Wakeland Housing Corporation was the selected Developer.







- Senior Center open to the public
- PACE Medical Clinic
- Community room
- ~3.5 acres of active and passive recreation
 - Pedestrian connection to the RICC
 - Pickleball
 - Walking trails





DDA – Key Terms

PURCHASE PRICE	\$1.00
CONVEYANCE OF PROPERTY	Upon Wakeland's receipt of all permits, approvals and financing commitments necessary for the construction of the project, as well as successful completion of CEQA review.
DEED RESTRICTION	Restricted to affordable housing in perpetuity.
CLOSE OF ESCROW	No later than 24 months following the Effective Date of the DDA, subject to up to two 12-month extensions.
CONSTRUCTION COMPLETION	No later than 24 months following the Close of Escrow, subject to a 6-month extension.



Recommendations

- 1. Find that the proposed approval of the DDA is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15004(b) and section 15004(b)(2)(A).
- 2. Adopt an Ordinance as required by California Government Code and authorize the Clerk of the Board to publish said Ordinance.
- 3. Adopt a Resolution finding that the Property is Exempt Surplus.
- 4. Authorize the Director, DGS, to execute the DDA with Wakeland Housing Corporation 30 days after adoption of the Ordinance.
- 5. Authorize the Agency Director, HHSA to execute the Regulatory Agreement and any amendments to the Regulatory Agreement.



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