

**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 PowerPoint

2

3

4

5

**PUBLIC DOCUMENTS (Alphabetical)**

No.	Presented by:	Description:
A	N/A	

B

C

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**

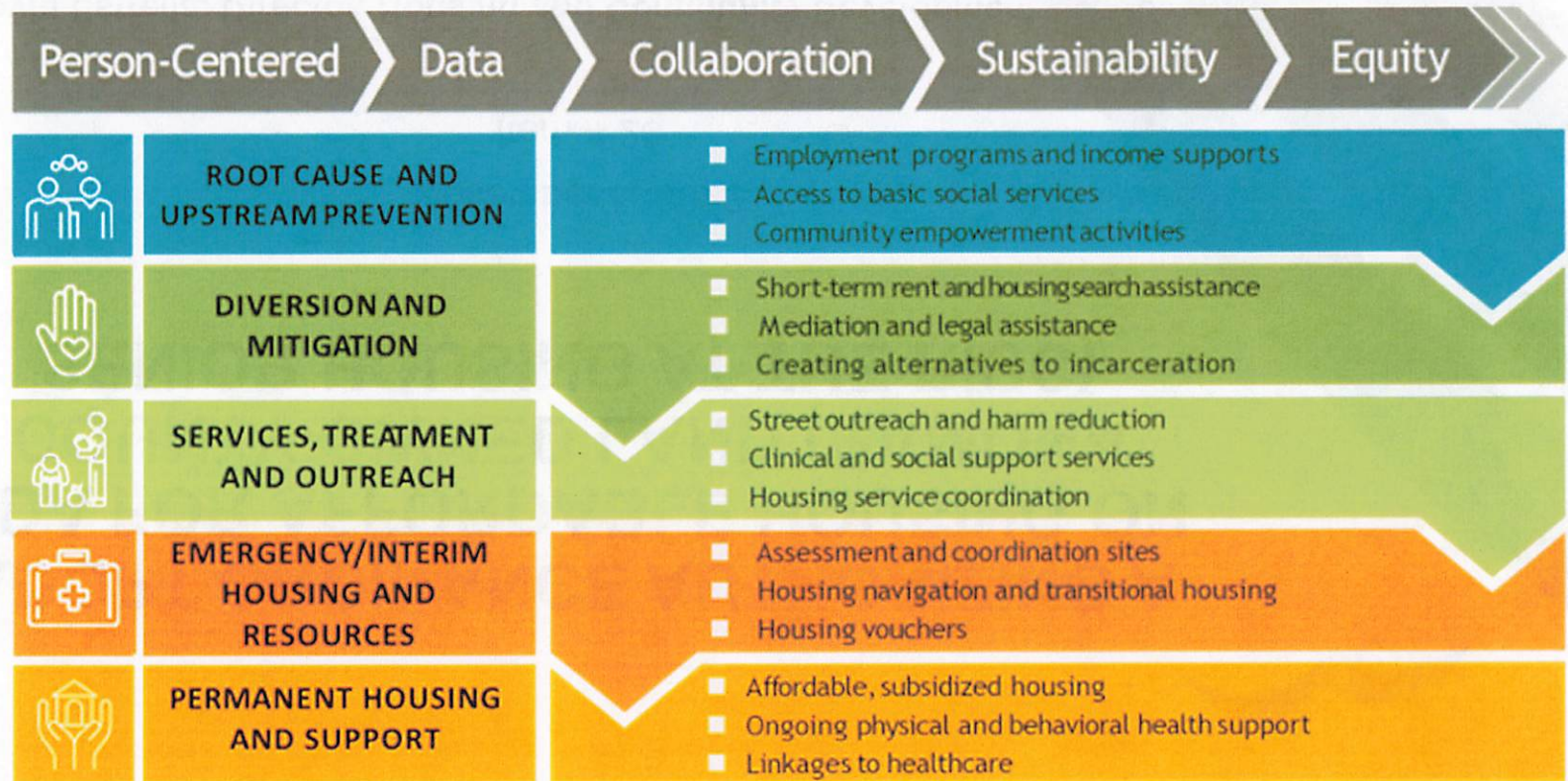




# Framework for Ending Homelessness

## KEY DRIVERS

### STRATEGIC DOMAINS





# The Ramona Intergenerational Community Campus (RICC)

- Ramona Library
- Ramona Community Resource 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.





# PASEO NORTE

- 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

<b>PURCHASE PRICE</b>	\$1.00
<b>CONVEYANCE OF PROPERTY</b>	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.
<b>DEED RESTRICTION</b>	Restricted to affordable housing in perpetuity.
<b>CLOSE OF ESCROW</b>	No later than 24 months following the Effective Date of the DDA, subject to up to two 12-month extensions.
<b>CONSTRUCTION COMPLETION</b>	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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