Hi All,

I'm checking in to provide exciting news from Monday night's Council meeting about the old Kaiser site at Lake and Villa (434-470 North Lake Avenue) – we have engaged in an exclusive negotiation agreement with the affordable housing developers Holos, Inc. and Heritage Housing Partners.

What does that mean and why is it happening now?

That means we will negotiate exclusively with Holos and HHP to attempt to reach an agreement on development of the site for the next six months.

A state law (the Surplus Land Act) required us to make the site available to affordable housing developers to submit proposals. We did so back in July 2024 and received 12 proposals, which we have been evaluating. During that time, we also held a community meeting in March 2025 to hear directly from you. Residents strongly supported focusing on housing at the site, especially affordable housing, as well as space for health and mental health services.

You can read more about the details of the process, the other proposals, and Holos and HHP's proposal in the staff report available here.

Why is this a big deal?

As you know, the site has been abandoned for years and has become a blight on our neighborhood. It is also an incredible opportunity to build much needed affordable housing. The City was able to purchase the site in October 2023 and has been working hard since then to get to this point.

What happens next?

If we come to an agreement with Holos and HHP, we will be yet another step closer to redeveloping the site. However, during this negotiating period, if we are not satisfied that the developer or their proposal will be successful or live up to our high standards for our neighborhood, we can issue another RFP, but this time to all developers and not limited to only affordable housing developers.

What happened at the City Council Meeting?

We had a robust discussion that you can watch here starting at 1:29:10 that primarily consisted of Councilmember Madison's concerns and responses to them. As I explained in the clip you can view below, I was sympathetic to his concerns and share them to some degree, but ultimately am excited to take the next step to see if this proposal is right for our neighborhood and City.

Link: https://www.instagram.com/reel/DThR7WKjqFw/

Please follow me on social media (Instagram, Facebook, and YouTube) if you haven't already. It's an easy way to stay up to date on what's going on in our neighborhoods and throughout the city.

Finally, as always, please don't hesitate to reach out to me directly at JeRivas@CityOfPasadena.net. I truly value your opinion and look forward to hearing from you.

-Jess

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