

Updates and Potential Policy Options for Vacant Properties

SB 381 Implementation Ad Hoc Committee

January 26, 2023

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Overview

- **Updates on inspections and repair cost estimates**
- **Discuss potential policy options**
- **Updates on sales program for tenant-occupied homes**
- **Next steps**
- **Open house topics**

Updates on Inspections and Repair Costs Estimates

- General, sewer, chimney, and termite inspection reports completed.
- SPPF's evaluations of historic properties completed.
- Geotech/foundation and lead & asbestos inspection reports expected within the next week.
- Final inspection reports with cost estimates for all unoccupied properties expected within 2-3 weeks.

The background of the slide is a photograph of a street lined with trees. In the upper right, a sign for 'TREE CITY USA Arbor Day Foundation 15 Years' is visible. The main title is centered over the image.

City Council's *Potential* Policy Options for the Unoccupied Properties

Will the City acquire any/all of the 20 properties?

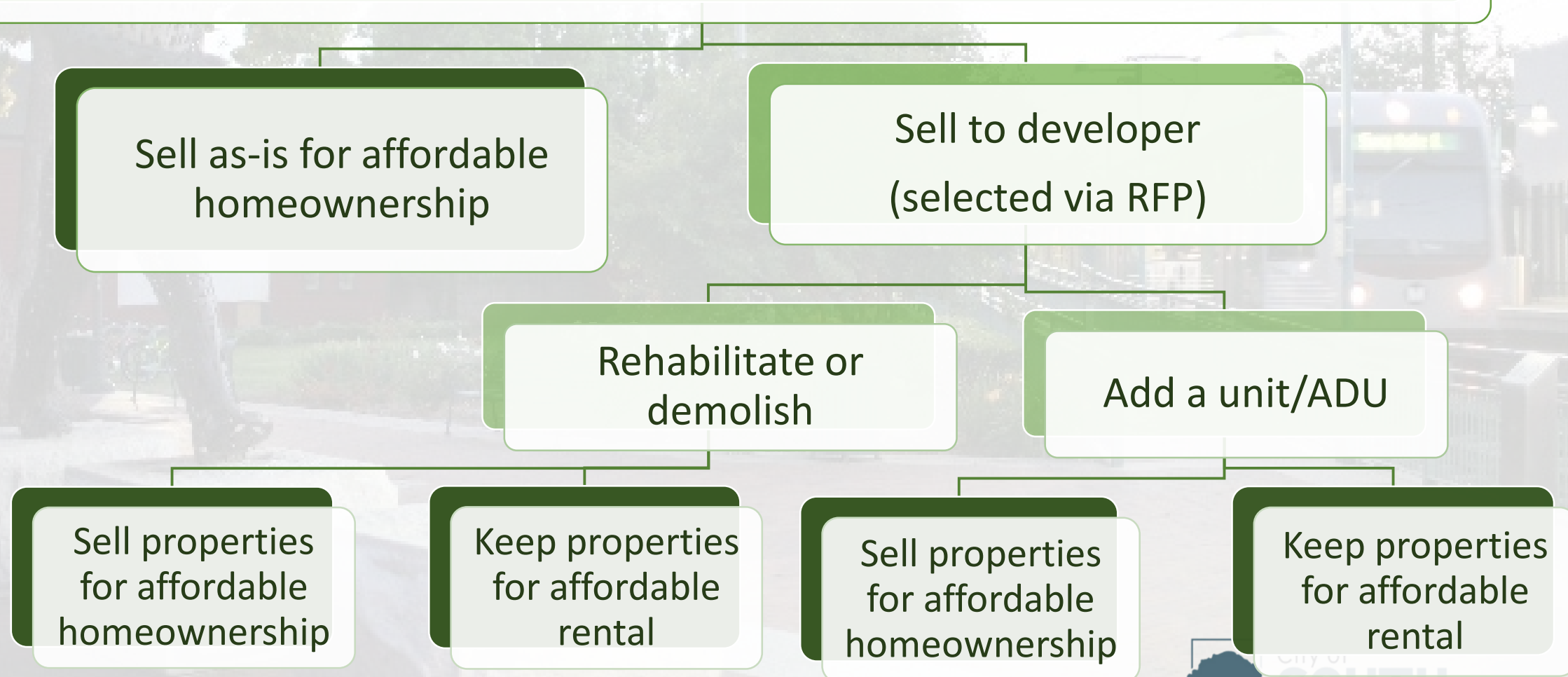
No:

Caltrans offers properties to LA County (and then to another HRE).

Yes:

City Council decides what the City will do with the properties.

City's potential options for 13 non-historic properties



City's potential options for 7 historic properties

Sell as-is at FMV
(3:1 ratio with proceeds)

Sell to developer
(selected via RFP)

Rehabilitate

Add a unit/ADU

Sell properties for
affordable
homeownership

Keep properties
for affordable
rental

Sell properties for
affordable
homeownership

Keep properties
for affordable
rental

Updates on Sales Program for Tenant-Occupied Homes

- Since September 2022, Caltrans has mailed 16 Notices of Solicitation to tenants in South Pasadena.
- Residents with less than 25 years' tenancy will likely receive notices 9-12 months following September 2022.

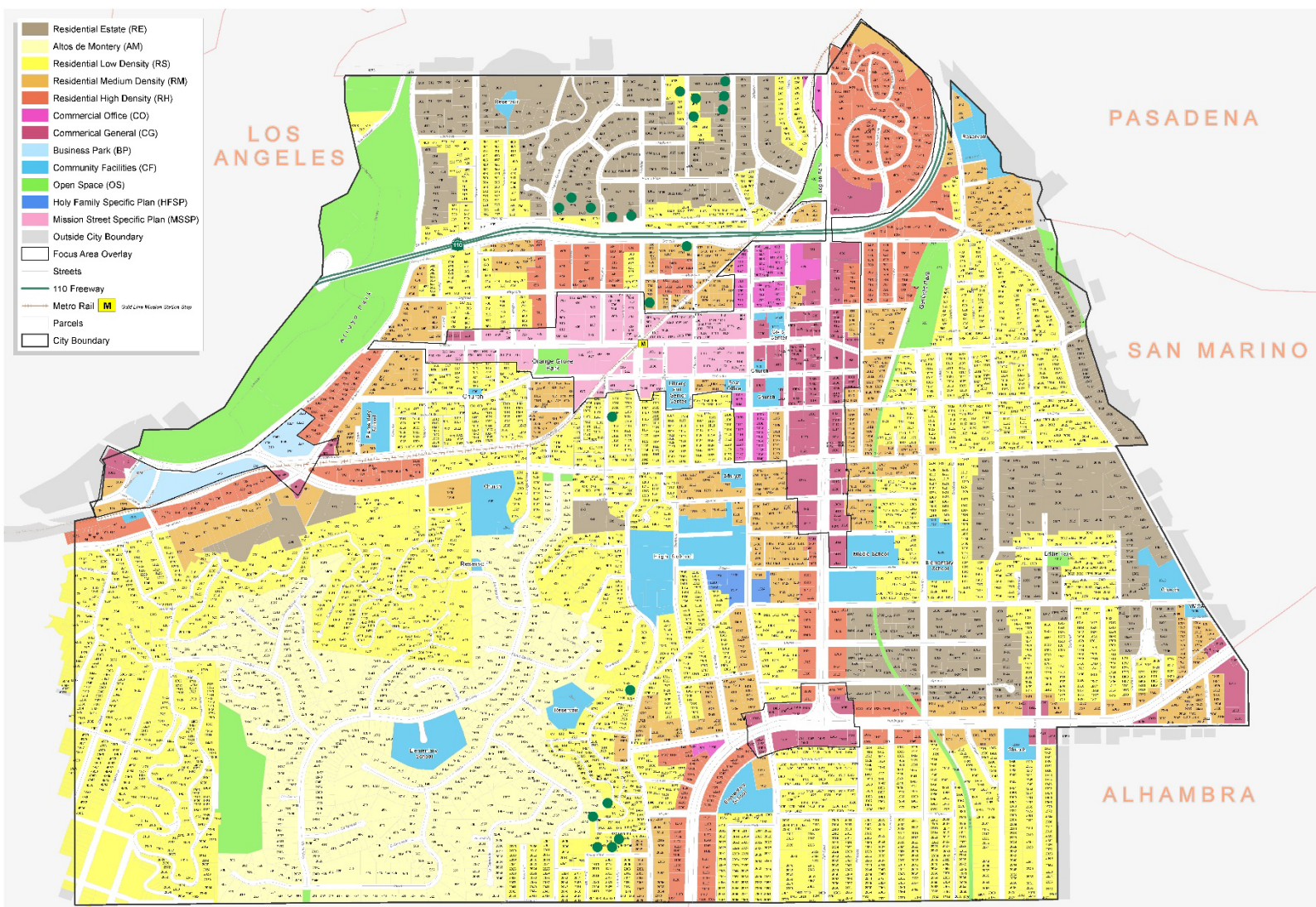
Next Steps

- City will host a community meeting in the evening in early February.
- Ad Hoc Committee/City Council meetings in late February/early March to discuss policy options.

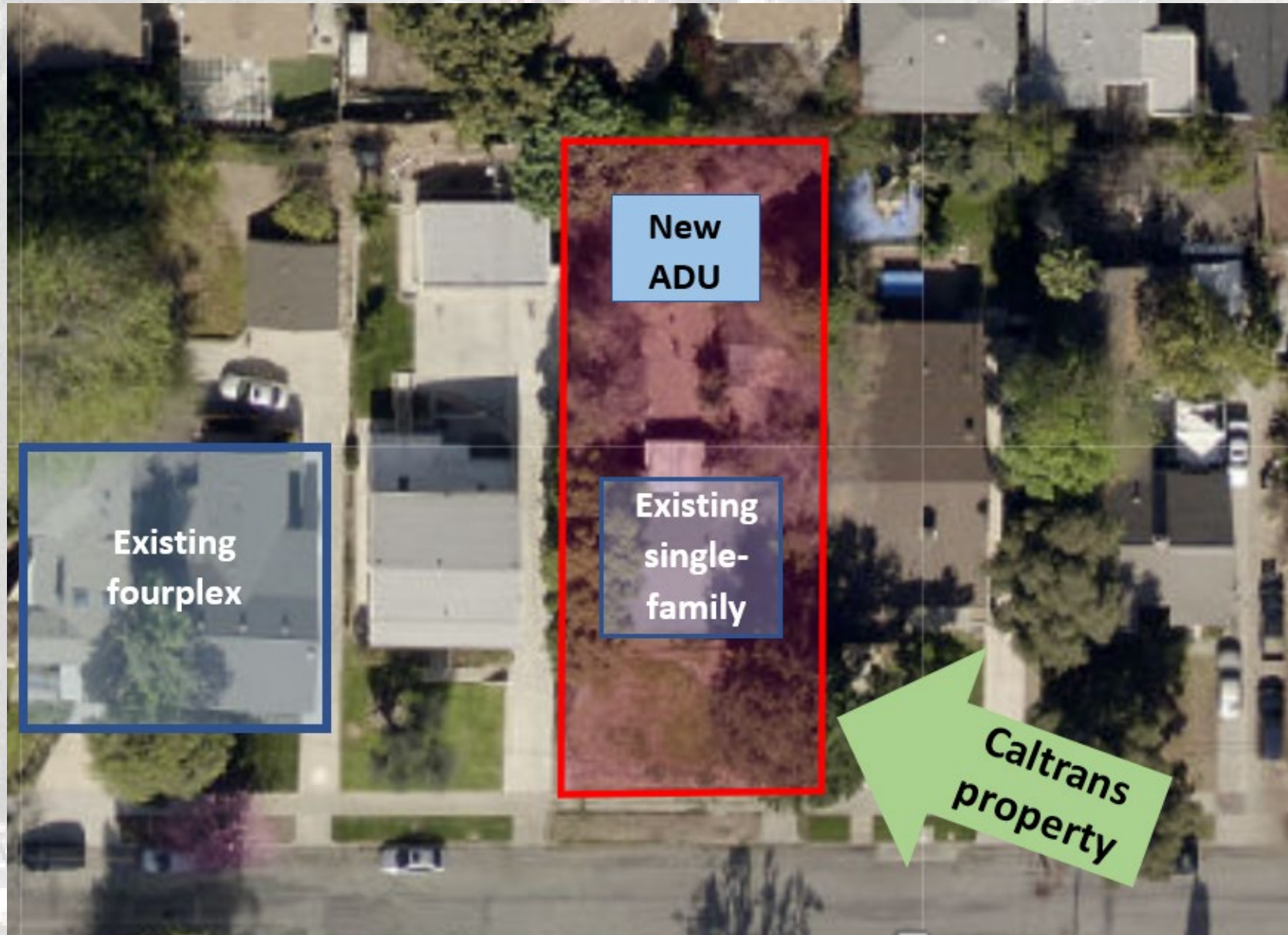
Open House Topics



Unoccupied Properties



Example of Adding an ADU



Missing Middle Housing in South Pasadena



City's options for 13 non-historic properties

Sell as-is for affordable homeownership

Sell to developer
(selected via RFP)

Rehabilitate or demolish

Add a unit/ADU

Sell properties for
affordable
homeownership

Keep properties
for affordable
rental

Sell properties for
affordable
homeownership

Keep properties for
affordable rental

City's options for 7 historic properties

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