



City of Arts & Innovation

Housing Authority Memorandum

**TO: HONORABLE MAYOR AND HOUSING
AUTHORITY MEMBERS**

DATE: JUNE 2, 2020

FROM: OFFICE OF HOMELESS SOLUTIONS

WARD: 1, 2, 6, AND 7

**SUBJECT: DETERMINATION OF CERTAIN HOUSING AUTHORITY OWNED PROPERTIES
LOCATED AT 2719-2743 ELEVENTH STREET (APN 211-213-010 and 211-213-
012); 10370 GOULD STREET (APN 150-101-005); 3337 FIFTH STREET (APN
213-720-0047); 3943 TENTH STREET (APN 215-021-003); 1791 NORTH
ORANGE (APN 209-033-032); 2550 FOURTEENTH STREET (APN 221-084-015);
3344 FOURTH STREET (APN 213-172-008); 2656 AND 2666 FOURTEENTH
STREET (APN 221-084-004 and 221-084-005); 3478 LIME STREET (APN 213-
172-005); AND 3490 LIME STREET (APN 213-172-006) AS EXEMPT SURPLUS
PROPERTY**

ISSUE:

Declaration of certain Housing Authority properties located at 2719-2743 Eleventh Street (APN 211-213-010 and 211-213-012); 10370 Gould Street (APN 150-101-005); 3337 Fifth Street (APN 213-720-0047); 3943 Tenth Street (APN 215-021-003); 1791 North Orange (APN 209-033-032); 2550 Fourteenth Street (APN 221-084-015); 3344 Fourth Street (APN # 213-172-008); 2656 and 2666 Fourteenth Street (APN 221-084-004 and 221-084-005); 3478 Lime Street (APN 213-172-005); and 3490 Lime Street (APN 213-172-006) as Exempt Surplus Property.

RECOMMENDATIONS:

That the Housing Authority find the following Housing Authority owned properties are no longer needed for Authority use and declare as Exempt Surplus Property:

- a. 2719-2743 Eleventh Street (APN 211-213-010 and 211-213-012);
- b. 10370 Gould Street (APN 150-101-005);
- c. 3337 Fifth Street (APN 213-720-0047);
- d. 3943 Tenth Street (APN 215-021-003);
- e. 1791 North Orange (APN 209-033-032);
- f. 2550 Fourteenth Street (APN 221-084-015);
- g. 3344 Fourth Street (APN 213-172-008);
- h. 2656 and 2666 Fourteenth Street (APN 221-084-004 and 221-084-005);
- i. 3478 Lime Street (APN 213-172-005); and
- j. 3490 Lime Street (APN 213-172-006)

BACKGROUND:

State Assembly Bill 1486 (AB 1486) was adopted on October 9, 2019 and requires all public agencies to follow Government Code 54220 *et. seq.*, for disposing of surplus property (Surplus Property Law). Housing Authorities were specifically included in the definition of a public agency. In connection with any disposition of a public agency's surplus property, AB 1486 requires a public agency to not only notify the original entities (parks, housing and schools) listed in the Surplus Property Law, but now they must also notify affordable housing developers from a list provided by the State Department of Housing and Community Development (HCD). Property may be deemed exempt surplus property if it complies with specific requirements, one of which is applicable to the properties herein.

Specifically, once a legislative body determines that specific property is no longer necessary for its use, a property can be determined to be surplus property or exempt surplus property. One situation in which property to be determined to be exempt surplus property is if it is put out to open, competitive bid, with notice going to the HCD listed housing entities, for either a housing development that restricts 100 percent of the residential units to persons and families of low or moderate income, with at least 75 percent of the residential units restricted to lower income households, or a mixed-use development that is more than one acre in area, that includes not less than 300 housing units, and that restricts at least 25 percent of the residential units to lower income households.

DISCUSSION:

On March 11, 2020 the Housing Authority issued a Notice of Availability (Attachment 1) for its excess housing land inventory consisting of the 12 properties listed above. This Notice did not include properties currently held under existing Disposition and Development Agreements or Option to Purchase Agreements. The Notice of Availability was emailed to approximately 430 interested parties statewide, which are identified in Attachment 2. Interest in the Housing Authority's properties was required by April 13, 2020.

The Housing Authority received four proposals (Attachment 3) pursuant to the Notice. Those proposals are specifically for the following properties: 1791 N. Orange, 2719-2743 Eleventh Street, 10370 Gould, 2550 and 2666 Fourteenth Street, 3344 Fourth Street, 3478 and 3490 Lime Street, 3337 Fifth Street, 2656-2666 Fourteenth Street, and 3943 Tenth Street. Staff will return to the Housing Authority Board in the future if discussions regarding potential projects interest yield viable projects.

Because the Notice and the proposals are for 100% affordable housing properties, pursuant to government Code section 54221(f)(1)(F), these properties are deemed exempt surplus property. However, even though these properties are determined to be exempt surplus property, because they are Housing Authority properties, prior to final disposition, Housing Law will need to be followed requiring a public hearing and final approval by the Housing Authority Board.

FISCAL IMPACT:

There is no immediate fiscal impact associated with this report.

Prepared by:	Michelle Davis, Housing Authority Manager
Certified as to availability of funds:	Edward Enriquez, Chief Finance Officer/City Treasurer
Approved by:	Moises Lopez, Deputy City Manager
Approved as to form:	Gary G. Geuss, City Attorney

Attachments:

1. Notice of Property Availability
2. HCD Notification List
3. Response List