

RESOLUTION NO. 2024-089

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE CORONA HOUSING AUTHORITY DECLARING
THAT THE APPROXIMATELY 5.00 ACRES OF
PROPERTY LOCATED AT THE SOUTHWEST AND
SOUTHEAST CORNERS OF SECOND STREET AND
BUENA VISTA AVENUE IS EXEMPT SURPLUS LAND
UNDER THE SURPLUS LAND ACT**

WHEREAS, Assembly Bill 1486 went into effect on January 1, 2020 and expanded the Surplus Land Act (Government Code section 54220 *et seq.*) requirements for local agencies prior to the disposition and disposal of any surplus land (collectively, the “Surplus Land Act”); and

WHEREAS, the Corona Housing Authority (“Authority”) owns certain real property located at the southwest and southeast corners of 2nd Street and Buena Vista Avenue, Corona, Riverside County, California, designated as Assessor Parcel Numbers 118-270-053, 118-270-055 and 118-302-030, which are zoned for high-density residential use and consists of approximately 5.00 acres (“Subject Property”); and

WHEREAS, concurrent with the adoption of this Resolution, the Authority and the City of Corona (“City”) have entered into that certain Affordable Housing Disposition and Development Agreement (Corona 2nd Street Family Apartments) dated August 21, 2024, (“Family Units DDA”) with Second Street Family LP, a California limited partnership (“Developer”), a copy of which is on file with the City Clerk, whereby the Developer will acquire an approximate four (4) acre portion of the Subject Property and will construct thereon one hundred fifteen (115) (including one manager's unit) multifamily residential units, all of which will be restricted in perpetuity to persons and families of low or moderate income households, with at least 75% of the units restricted for rental housing to lower income households as defined in Section 50079.5 of the Health and Safety Code, with an affordable sales price or an affordable rent, as defined in Section 50052.5 or 50053 of the Health and Safety Code; and

WHEREAS, concurrent with the adoption of this Resolution, the Authority and the City also entered into that certain Affordable Housing Disposition and Development Agreement (2nd Street Permanent Supportive Housing) dated August 21, 2024, (“PSH Units DDA”) with Second Street Housing LP, a California limited partnership (“Developer”), a copy of which is on file with the City Clerk, whereby the Developer will acquire the remaining one (1) acre portion of the Subject Property and will construct thereon twenty-five (25) (including one manager's unit) multifamily residential units, all of which will be restricted in perpetuity for permanent supportive housing for persons and families of low or moderate income households, with at least 75% of the units restricted for rental housing to lower income households as defined in Section 50079.5 of the Health and Safety Code, with an affordable sales price or an affordable rent, as defined in Section 50052.5 or 50053 of the Health and Safety Code; and

WHEREAS, pursuant to the terms and conditions of the Family Units DDA and the PSH Units DDA, regulatory agreements shall be recorded against the Subject Property at the time Developer acquires the Subject Property, which shall run with the land and shall be enforceable against any owner or successor in interest of the Subject Property, ensuring that the units will be restricted in perpetuity for housing for persons and families of low or moderate income households, with at least 75% of the units restricted for rental housing to lower income households as defined in Section 50079.5 of the Health and Safety Code, with an affordable sales price or an affordable rent, as defined in Section 50052.5 or 50053 of the Health and Safety Code; and

WHEREAS, pursuant to Government Code Section 54221(f)(1)(F), exempt surplus land includes surplus land that is to be developed for 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, as defined in Section 50079.5 of the Health and Safety Code, with an affordable sales price or an affordable rent, as defined in Section 50052.5 or 50053 of the Health and Safety Code, for a minimum of 55 years for rental housing; and

WHEREAS, pursuant to Government Code Section 54221(f)(1)(F), the disposal of exempt surplus land is not subject to the requirements or procedures of the Surplus Land Act; and

WHEREAS, pursuant to Government Code Section 54221(f)(1)(F), the Subject Property meets the definition of “exempt surplus land,” because it is surplus land that, pursuant to the Family Units DDA and the PSH Units DDA, will be developed for a housing development where 100 percent (100%) of the residential units are restricted to persons and families of low or moderate income in perpetuity, with at least 75 percent of the residential units restricted to lower income households, as defined in Section 50079.5 of the Health and Safety Code, with an affordable sales price or an affordable rent, as defined in Section 50052.5 or 50053 of the Health and Safety Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CORONA HOUSING AUTHORITY, AS FOLLOWS:

SECTION 1. Findings. The a Authority hereby finds and determines that the above stated recitals are true and correct.

SECTION 2. Exempt Surplus Property Declaration. The Authority hereby finds and declares that the Subject Property is no longer necessary for the Authority’s use and is exempt surplus land, as defined in Government Code Section 54221(f)(1)(F), based on the evidence in the record and the true and correct written findings found in this Resolution and incorporated herein by reference.

SECTION 3. CEQA. The declaration of the Subject Property as exempt surplus land is exempt from environmental review under the California Environmental Quality Act

(“CEQA”) pursuant to CEQA Guidelines section 15312 (Surplus Government Property Sales). However, any subsequent development of the Subject Property would be reviewed further under CEQA and other applicable laws.

SECTION 4. Effective Date. This Resolution shall take effect immediately upon its adoption by the City Council, and the Clerk of the City shall attest to and certify the vote adopting this Resolution.

PASSED, APPROVED AND ADOPTED this ___ day of _____ 2024.

Chairperson

ATTEST:

Authority Secretary

CERTIFICATION

I, Sylvia Edwards, Authority Secretary of the Corona Housing Authority, do hereby certify that the foregoing Resolution was regularly passed and adopted by the Board of Commissioners of the Corona Housing Authority, at a regular meeting thereof held on the ___ day of _____ 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Corona Housing Authority, this ___ day of _____ 2024.

Authority Secretary

[SEAL]