

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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November 14, 2022

Robert Fabela, City Attorney
City of Anaheim
200 S. Anaheim Blvd., Suite 356
Anaheim, CA 92805

Dear Robert Fabela:

RE: HCD's Review of the City of Anaheim's Resolution No. 2022-110 Declaring Certain Real Property Described as APNs 253-521-34, 232-072-06, and 232-072-07 as "Exempt Surplus Land"

Thank you for notifying the California Department of Housing and Community Development (HCD) of the City of Anaheim's (City) determination of certain real property described as APNs 253-521-34, 232-072-06 and 232-072-07 (collectively, City Property) as "exempt surplus land." HCD reviewed Resolution No. 2022-110 (Resolution) pursuant to Section 400(e) of the Surplus Land Act Guidelines. As explained below, HCD finds that the Property qualifies as "exempt surplus land" under Government Code section 54221, subdivision (f)(1)(C).

Analysis

According to the Resolution, the City owns the City Property, which is approximately 109,050 square feet in area. The Resolution further provides that Anaheim Real Estate Partners, LLC owns certain real property described as APNs 253-521-33 and 253-521-35, which is approximately 119,960 square feet in area (AREP Property). The City intends to exchange portions of the City Property for portions of the AREP Property. After the City acquires portions of the AREP Property, it intends to use the acquired property for a City-owned public parking deck, which is necessary for the operation of the City owned Honda Center and other facilities and to facilitate the developments that furthers the City's Platinum Triangle Master Land Use Plan (PTMLUP)¹. The Resolution further provides that the portions of the AREP Property would allow the City to make key improvements identified in the PTMLUP and the City would be unable to achieve the PTMLUP objectives without the portions of the AREP Property.

¹[Platinum Triangle | Anaheim, CA - Official Website](http://www.anaheimca.gov)

Conclusion

HCD finds that the City Property qualifies as “exempt surplus land” under Government Code section 54221, subdivision (f)(1)(C). The City is permitted to proceed with the exchange of the City Property as described in the Resolution.

If you have any questions or need additional technical assistance, please contact Public Lands, at Publiclands@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "Laura Nunn". The signature is written in a cursive, flowing style.

Laura Nunn
Senior Manager, Housing Accountability Unit
Housing Policy Development