

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

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December 18, 2024

Dr. James Morris, County Administrator  
Inglewood Unified School District  
401 S. Inglewood Ave  
Inglewood, CA 90301

SENT VIA EMAIL TO: [james.morris@inglewoodusd.com](mailto:james.morris@inglewoodusd.com)

Dear Dr. James Morris:

**RE: HCD's Review of Inglewood Unified School District Resolution No. 17/2024-2025 Declaring Property Located at 11101 South Yukon Ave, Inglewood (APN 4033-013-908) as "Exempt Surplus Land"**

Thank you for notifying the California Department of Housing and Community Development (HCD) of Inglewood Unified School District's (District) determination of property located at 11101 South Yukon Avenue, Inglewood (APN 4033-013-908) (Property) as "exempt surplus land." Your complete documentation was received on December 9, 2024.

HCD reviewed Resolution No. 17/2024-2025 (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)(L), formerly known as Government Code section 54221(f)(1)(I).

### **Analysis**

According to Government Code section 54221, subdivision (f)(1)(L), "exempt surplus land" means:

Land that is subject to either of the following unless compliance with this article is expressly required:

- i. Sections 17388, 17515, 17536, 81192, 81397, 81399, 81420, or 81422 of the Education Code.
- ii. Part 14 (commencing with Section 53570) of Division 31 of the Health and Safety Code.  
(*Emphasis added.*)

According to the Resolution, The Property is subject to Education Code section 17388 and is improved with educational school buildings which formerly housed an elementary

school. In 2022, the County Administrator formed an asset management advisory committee (Advisory Committee) to review, assess, and make recommendations regarding District property. The Advisory Committee recommended that the County Administrator deem the property surplus, which would require a Public Offering of the Property at market value for sale or lease to specified public entities, and if no public entity expresses an interest in purchasing or leasing the Property, the Property can then be offered for sale or lease to the public through an Open Bidding process. In lieu of the Public Offering and Open Bidding process, the District sought a waiver from the State Board of Education to pursue an alternative disposition option as exempt surplus land, since the Property is subject to Education Code section 17388.

On December 12, 2024, the District confirmed that none of the characteristics listed in Government Code section 54221(f)(2) apply to the Property.

### **Conclusion**

If the submitted documentation and assertions by the Inglewood Unified School District are complete and accurate, HCD finds that the Property qualifies as exempt surplus land under Government Code section 54221, subdivision (f)(1)(L).

If you have any questions or need additional technical assistance, please contact Stephanie Chan, Senior Housing Policy Specialist at [Stephanie.Chan@hcd.ca.gov](mailto:Stephanie.Chan@hcd.ca.gov).

Sincerely,



Laura Nunn  
Senior Manager, Housing Accountability Unit  
Housing Policy Development

cc: Tempestt Garland, Orbach Huff & Henderson LLP