

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

651 Bannon Street, Suite 400, Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



May 28, 2025

Richard Sanders, Facilities and Property Superintendent
City of Sacramento
915 I Street, 2nd Floor
Sacramento, CA 95814

SENT VIA EMAIL TO: rsanders@cityofsacramento.org

Dear Richard Sanders:

**RE: HCD's Review of the City of Sacramento's Resolution No. 2025-0044 and
Supporting Documentation Declaring the Property Located at 1900 Club
Center Drive as "Exempt Surplus Land"**

Thank you for notifying the California Department of Housing and Community Development (HCD) of the City of Sacramento's (City) determination of 1900 Club Center Drive with APN 225-1730-002-000 (Property), as "exempt surplus land." Your original submittal was received on March 26, 2025, and the complete documentation was received on April 29, 2025.

HCD reviewed Resolution No. 2025-0044 (Resolution) and supporting documentation pursuant to Section 400 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)(F)(i).

Analysis

According to the Resolution, the Property is owned by the City and not necessary for the City's use. The Resolution indicates that the Property is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate- income housing purposes. The supporting documentation indicates that the Property will be developed as a 100 percent affordable housing development with approximately 140 units restricted to persons and families of low or moderate income consistent with the requirements of Government Code section 54221, subdivision (f)(1)(F)(i).

The supporting documentation indicates that the City entered into an exclusive right to negotiation agreement with EAH inc. (EAH) on February 28, 2025, and since that time EAH has been working on its preliminary due diligence on the Property.

Furthermore, the City's supporting documentation indicates that none of the characteristics identified in Government Code section 54221, subdivision (f)(2), apply to the Property.

Conclusion

If the submitted documentation and assertions by the City are complete and accurate, HCD finds that the Property qualifies as "exempt surplus land" under Government Code section 54221, subdivision (f)(1)(F)(i).

If you have any questions or need additional technical assistance, please contact Gabriel Pena-Lora, Senior Housing Policy Specialist, at gabriel.pena-lora@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