

**Galvan, Olivia**

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**From:** Cesar C <cesarc@kennedycommission.org>  
**Sent:** Monday, August 08, 2022 3:14 PM  
**To:** COB\_Response  
**Cc:** PublicLands@hcd.ca.gov  
**Subject:** Item 26 Request to postpone RFP and Comply with CA Surplus Lands Act for Negotiations, Lease, or Disposal of Public Lands at 1725 W. 17th St. Santa Ana, CA.  
**Attachments:** County SLA Land 1725W.17th.doc

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

The Kennedy Commission is submitting comments and requesting that the County of Orange not take action on Item 26 on the August 9, 2022 County of Orange Supervisors agenda:

Item 26

Select primary and secondary proposer in response to Request for Proposals for redevelopment of County's property located at 1725 West 17th Street, Santa Ana; and authorize Chief Real Estate Officer or designee to negotiate Option and Lease agreement and return for Board approval - District 2 (Continued from 6/28/22, Item 52; 7/19/22, Item 18)

The Commission requests that the County postpone the RFP and comply with CA Surplus Lands Act in any potential negotiations, lease, or disposal of Public Lands at 1725 W. 17th St. Santa Ana, CA.

We look forward to further conversations on this matter.

Cesar Covarrubias  
Executive Director

August 8, 2022



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Chairman Doug Chaffee  
County of Orange  
333 W. Santa Ana Blvd.  
10 Civic Center Plaza  
Santa Ana, CA 92701

**Re: Item 26.** DECLARING CERTAIN PROPERTY LOCATED AT 1725 West 17<sup>th</sup> Street,  
SANTA ANA, CA SURPLUS LAND

Chairman Doug Chaffee and OC Supervisors:

The Kennedy Commission (the Commission) is a broad coalition of residents and community organizations that advocates for the production of homes affordable for families earning less than \$27,000 annually in Orange County. Formed in 2001, the Commission has been successful in partnering and working with jurisdictions in Orange County to create effective policies that have led to the production of new homes affordable to low income working families.

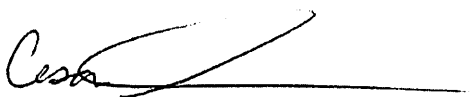
We submit public comments to request that the County of Orange not continue with the RFP for 1725 West 17<sup>th</sup> St. Santa Ana (County of Orange/Agency owned property) and instead declare the proposed site as surplus land and dispose or lease the land in a manner that complies with the California Surplus Land Act by prioritizing it to increase affordable housing in the County of Orange. The County of Orange must be declared either “surplus land” or “exempt surplus land”, as supported by written findings, before a local agency may take any action to dispose of or lease it consistent with an agencies policies or procedures.

In adopting the Surplus Land Act, the California Legislature declared, “housing is of vital statewide importance to the health, safety, and welfare of the residents of this state and . . . provision of a decent home and a suitable living environment for every Californian is a priority of the highest order,” and thus “surplus government land, prior to disposition, should be made available for that purpose.” Cal. Gov. Code, § 54220(a).

As the agency and county move forward with exploring leases or disposal of land they need to prioritize publicly owned land to create much needed affordable housing. The current RFP does not comply with the CA Surplus Lands Act priorities or process. In addition, as reflected by the potential responses, affordable housing is not being prioritized in the proposals or by the County of Orange. As highlighted in the County of Orange's latest Housing Element Annual Progress Report that was submitted to the California Housing and Community Development<sup>1</sup>, the county has a deficit of affordable housing production. The report points out that the county has approved and permitted over 4,841 housing units during 2014-21 Housing Element period and only 232 have been in the affordability level of low and very low households (remaining RHNA for lower income is 1,887). The vast majority of the housing units, 4,609 have been approved at moderate and above moderate-income levels (RHNA in above moderate has been exceeded by over 200%). With the County lacking site capacity for affordable housing sites it is imperative that the County of Orange prioritize affordable housing on this public land leases or dispositions consistent with the CA Surplus Lands Act.

Thank you for your consideration. We look forward to further conversations regarding the use of county/agency owned to increase affordable housing opportunities for the lower income families in Orange County on this site at 1725 W. 17<sup>th</sup> Street, Santa Ana, CA.

Very truly yours,



Cesar Covarrubias  
Executive Director

CC: California Department of Housing and Community Development. Division of Housing Policy Development

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<sup>1</sup> County Of Orange, Housing Element Annual Progress Report, April 2021