

CITY OF HIGHLAND REGULAR MEETING OF THE HOUSING AUTHORITY AGENDA

REGULAR MEETING

December 14, 2021

6:00 p.m.

City Hall

Donahue Council Chambers

27215 Base Line

Highland, California

HOUSING AUTHORITY MEMBERS

PENNY LILBURN, CHAIR

LARRY McCALLON, VICE CHAIR

JESSE CHAVEZ, MEMBER

ANAELI SOLANO, MEMBER

JOHN P. TIMMER, MEMBER

STAFF

Joseph A. Hughes - City Manager/Executive Director

Chuck Dantuono - Director of Administrative Services/City Treasurer

Betty Hughes - City Clerk/RDA Secretary

Lawrence Mainez - Community Development Director/Asst. Executive Director

Carlos Zamano - Public Works Director/City Engineer

Maricela Marroquin - City Attorney/RDA General Counsel

Mark Huebsch - RDA Special Counsel

MISSION STATEMENT

Highland is dedicated to the betterment of the individual, the family, the neighborhood and the community. The City Council and the staff of Highland are dedicated to providing the quality of public facilities and services that its citizens are willing to fund and will do so as efficiently as possible.

Visit the City's Website at: www.cityofhighland.org

The City of Highland complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the City Clerk's Department at (909) 864-6861, ext. 226, at least 72 hours prior to the meeting.

Any writings or documents provided to a majority of the Housing Authority regarding any item on this agenda will be made available for public inspection at the City Clerk's counter at City Hall located at 27215 Base Line, Highland, CA 92346, during normal business hours.

SPECIAL NOTICE REGARDING COVID-19

This meeting is being held in person. Please be advised, facial coverings or masks are required to be worn in the Council Chambers regardless of a person's vaccination status. If you do not have a facial covering or mask, one will be provided to you.

Submission of Public Comments: To limit the number of persons in the Council Chambers, the public is encouraged to make public comments by email rather than in person. For those wishing to make public comments by email, please submit your comments by email to be read aloud at the meeting. Email comments must be submitted by 5:00 p.m. on December 14, 2021, to the City Clerk at publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the December 14, 2021 agenda, please identify the agenda item number in the subject line.

Members of the public will be permitted to make public comments in person.

**REGULAR MEETING OF THE HIGHLAND HOUSING AUTHORITY
DECEMBER 14, 2021 – 6:00 p.m. (or soon thereafter)**

AGENDA

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT (ITEMS NOT ON THE AGENDA)

To address the Housing Authority, please complete a speaker form located at the entrance and give it to the City Clerk prior to the beginning of the meeting. Your name will be called when it is your turn to speak. State Law prohibits the Housing Authority from taking action on any item not on the agenda. Individual speakers are limited to three minutes each.

Comments received via email by December 14, 2021, 5:00 p.m., will be read into the record, provided that the reading shall not exceed three (3) minutes. Email comments submitted by a speaker that also appears in person to address the same matter will not be read into the record.

BUSINESS ITEM

1. Minutes – June 8, 2021 Special Meeting
RECOMMENDATION: Approve the Minutes as submitted.
2. Minutes – August 24, 2021 Special Meeting
RECOMMENDATION: Approve the Minutes as submitted.
3. Resolution Declaring Pursuant to California Government Code § 54221 that the Real Property (APNs 1192-431-04 and -05) Owned by the Authority Located Along the East Side of Central Avenue, South of Base Line, is Designated as Surplus Land and Not Necessary for the Authority's Use at this Time, Finding that such Declaration is Exempt from Environmental Review under the California Environmental Quality Act and Taking Related Actions.
RECOMMENDATION: That the Housing Authority:
 1. Adopt Resolution No. HA2021-_____ declaring that pursuant to California Government Code § 54221 that the real property (APNs 1192-431-04 and -05) located along the east side of Central Avenue, south of Base Line, is designated as surplus land and not necessary for the Authority's use at this time, finding that such declaration is exempt from environmental review under the California Environmental Quality Act, and taking related actions; and
 2. Direct the Housing Authority Secretary to file a notice of exemption with the San Bernardino County Clerk of the Board of Supervisors.

ADJOURN

I, Betty Hughes, City Clerk, certify I caused to be posted this Agenda on the 9th day of December, 2021, by 5:30 p.m., on our website at www.cityofhighland.org and in the following designated areas:

Highland Branch Library
7863 Central Avenue

Fire Station No. 1
26974 Base Line

City Hall Offices
27215 Base Line

Date: December 9, 2021



Betty Hughes, MMC
City Clerk



STAFF REPORT

TO THE HOUSING AUTHORITY

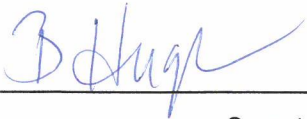
DATE: December 14, 2021

FROM: Joseph A. Hughes, Executive Director

PREPARED BY: Betty Hughes, MMC, Secretary

SUBJECT: Minutes – June 8, 2021 Special Meeting

RECOMMENDATION: Approve the minutes as submitted.

Approved _____	Motion _____	Second _____	Agenda Item No. <u>1</u>
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		
			
Secretary		Executive Director	

**MINUTES
SPECIAL MEETING OF THE HIGHLAND HOUSING AUTHORITY
JUNE 8, 2021**

CALL TO ORDER

The special meeting of the Highland Housing Authority was called to order at 7:52 p.m. by Chair Lilburn.

ROLL CALL

Present: Lilburn, McCallon, Solano, Timmer
Absent: Chavez

PUBLIC COMMENT

None

BUSINESS ITEM

1. Minutes – December 8, 2020 Regular Meeting

A MOTION was made by Authority Member Timmer, seconded by Authority Member Solano, to approve the Minutes as submitted. Motion carried, 4-0, with Authority Member Chavez being absent.

2. Minutes – January 12, 2021 Special Meeting

A MOTION was made by Authority Member Solano, seconded by Vice Chair McCallon, to approve the Minutes as submitted. Motion carried, 4-0, with Authority Member Chavez being absent.

3. Resolution No. HA2021-001 adopting a Biennial Budget for Fiscal Years 2021-2023

A MOTION was made by Authority Member Solano, seconded by Vice Chair McCallon, to adopt Resolution No. HA2021-001 adopting a Biennial Budget for fiscal years 2021-2023. Motion carried, 4-0, with Authority Member Chavez being absent.

RESOLUTION NO. HA2021-001
A RESOLUTION OF THE HIGHLAND HOUSING AUTHORITY OF THE
CITY OF HIGHLAND, CALIFORNIA, ADOPTING A BIENNIAL BUDGET
FOR FISCAL YEARS 2021-2023

ADJOURN

There being no further business, Chair Lilburn adjourned the meeting at 7:53 p.m.

Submitted By:

Approved By:

Betty Hughes, MMC
City Clerk

Penny Lilburn
Chair



STAFF REPORT

TO THE HOUSING AUTHORITY

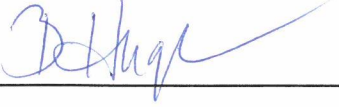
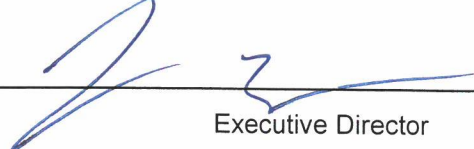
DATE: December 14, 2021

FROM: Joseph A. Hughes, Executive Director

PREPARED BY: Betty Hughes, MMC, Secretary

SUBJECT: Minutes – August 24, 2021 Special Meeting

RECOMMENDATION: Approve the minutes as submitted.

Approved _____	Motion _____	Second _____	Agenda Item No. <u>2</u>
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		
			
Secretary		Executive Director	

**MINUTES
SPECIAL MEETING OF THE HIGHLAND HOUSING AUTHORITY
AUGUST 24, 2021**

CALL TO ORDER

The special meeting of the Highland Housing Authority of the City of Highland was called to order at 5:15 p.m. by Chair Lilburn.

PUBLIC COMMENT

None

ROLL CALL

Present: Chavez, Lilburn, McCallon, Solano, Timmer
Absent: None

CLOSED SESSION

At 5:15 p.m., City Manager Hughes read the Highland Housing Authority into closed session regarding the following:

CONFERENCE WITH REAL PROPERTIES NEGOTIATORS

Pursuant to Government Code Section 54956.8:

Property Locations:

1. 7433 Central Avenue (APN: 1192-431-04)
2. Vacant adjacent parcel (APN: 1192-431-05)
3. Thirteen (13) vacant lots along Lillian Lane east of Community Park (APNs: 1192-257-40 thru 46, and 1192-591-04 thru 09)

Negotiators: Joseph Hughes, City Manager/Executive Director
Wakeland Housing & Development Corporation

Under Negotiation: Price and terms of purchase.

ADJOURN

There being no further business, Chair Lilburn adjourned the meeting at 5:49 p.m.

Submitted By:

Approved By:

Betty Hughes, MMC
City Clerk

Penny Lilburn
Chair



STAFF REPORT

TO THE HOUSING AUTHORITY

DATE: December 14, 2021

FROM: Joseph A. Hughes, City Manager/Executive Director

REVIEWED BY: Lawrence A. Mainez, Community Development Director / *Lawm*
Assistant Executive Director
Mark J. Huebsch, Housing Authority Special Counsel (SYCR)

PREPARED BY: Kim Stater, Assistant Community Development Director *KS*
Steve Dukett, Managing Director (TKE) (Authority Consultant)

SUBJECT: Resolution declaring pursuant to California Government Code § 54221 that the real property (APNs 1192-431-04 and -05) owned by the authority located along the east side of Central Avenue, south of Base Line Road is designated as surplus land and not necessary for the Authority's use at this time, finding that such declaration is exempt from environmental review under the California Environmental Quality Act, and taking related actions.

LOCATION: Two parcels consisting of Approximately 3.73 acres, is located along the east side of Central Avenue, south of Base Line Road.

RECOMMENDATION: Staff recommends the Housing Authority:

1. Adopt Resolution No. 2021 - ____, declaring that pursuant to California Government Code § 54221 that the real property (APNs 1192-431-04 and -05) located along the east side of Central Avenue, south of Base Line Road is designated as surplus land and not necessary for the Authority's use at this time, finding that such declaration is exempt from environmental review under the California Environmental Quality Act, and taking related actions; and
2. Direct the Housing Authority Secretary to file a notice of exemption with the San Bernardino County Clerk of the Board of Supervisors.

Approved _____	Motion _____	Second _____	Agenda Item No. <u>3</u>
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		

JB Hughes

Housing Authority Secretary

[Signature]

Executive Director

FISCAL IMPACT: There is no fiscal impact related to the declaration other than the staff time to prepare this report.

PUBLIC NOTICE: The Housing Authority Agenda was posted at three locations per City Council Resolution and on the City's website.

SITE DESCRIPTION: The site consists of two adjoining parcels (APNs 1192-431-04 & -05) that together equal approximately 3.73 acres located along the east side of Central Avenue, south of Base Line Road, as more particularly described within Exhibit "A" to the attached Resolution ("Authority Land"). APN 1192-431-04 is primarily vacant, except for one unoccupied dilapidated single-family residential unit slated for demolition by the Housing Authority, and APN 1192-431-05 is vacant.

PREVIOUS ACTION: Parcel 1192-431-05 was purchased by the Redevelopment Agency in December 2000 for \$97,500 utilizing Redevelopment Low- and Moderate-Income funds, and Parcel -04 was purchased in January 2014 by the Housing Authority for \$300,000 using unencumbered bond proceeds. The Authority holds several financial and land assets to be used for the development and maintenance of low- and moderate-income housing within the City. These two parcels in particular were purchased for the anticipated development of affordable rental housing. The Redevelopment Agency/Housing Authority negotiated for several years with the developer of Jeffrey Court (property located at the north of the subject parcel); however, an agreement could not be made to expand the existing facilities. Since that time, the Authority has been actively seeking a partner with which to develop a stand-alone project to meet the needs of the community.

BACKGROUND: The attached Resolution Authority Land owned in fee by the Highland Housing Authority (the "Authority"). Pursuant to the California Surplus Land Act, Government Code (the "GC") §§ 54220-54333 (the "Act"), as amended by AB 1486 (Chapter 664, Statutes of 2019; "AB 1486") and Guidelines promulgated thereunder by the California Department of Housing and Community Development (the "HCD") dated as of April 2021 (the "Guidelines"), in order for the Authority Land to be disposed of, whether for the development of affordable housing or otherwise, such land must first be made available under a process set forth in the Act and expounded upon by the Guidelines. The Act requires that a notice be given calling for written notices of interest after the public entity owner has designated such land as surplus by the taking of a formal action at a public meeting of such public agency.

Pursuant to the Act, land is necessary for the Authority's use if the land is being used, or is planned to be used pursuant to a written plan adopted by the Authority, for Authority work or operations, but ignores other traditional core purposes (e.g., creating affordable housing). Therefore, the Act does not exempt affordable housing-designated land held by housing authorities from the Act's very narrow definition of surplus land, which results in requiring the designation of real property held by housing authorities for the purpose of creating affordable housing as surplus land for the purposes of the Act only. The Authority Land was acquired for the purpose of creating affordable housing and is therefore necessary and essential for the Authority's core uses and purposes. While the goals of the Authority related to creating affordable housing have not changed since the Land was acquired, the Act

together with the Guidelines nevertheless require the conduct of a process calling for written notices of interest.

If the Authority adopts the attached Resolution, it will confirm the Authority's declaration that the Authority Land is surplus (only so far as defined within the Act) and authorize the initiation of the notification process to local public agencies and to housing sponsors as required by the Act and the Guidelines. Failure to follow the procedure described in the Act and expounded upon by the Guidelines for providing a notice of availability of surplus land and related actions, may subject the Authority to financial and other penalties and measures and may frustrate the ability of the Authority to further its achievement of creating affordable housing.

Per Highland Municipal Code, Title 16, Land Use and Development, Chapter 16.16, Residential Districts, the Authority Land is zoned R-4 (Multi-Family Residential with a minimum density of 20 dwelling units per acre and a maximum density of 30 dwelling units per acre). The Act, as expounded upon by the Guidelines, provides that such land shall be declared either surplus land or exempt surplus land before the Authority may take action to dispose of it does not impose any mandates or timeframes with respect to the disposition of real property.

GC § 54222, requires the Authority, if it declares land it owns to be surplus to provide written notice thereof to certain local public agencies and housing sponsors (the "Designated Parties"). The form of such notification is included within Exhibit "B" to the attached Resolution (the "Notification Process"). The Notification Process concerns only the Designated Parties, and no other party may receive a notice and no other party may participate in the Notification Process. The Notification Process provides the Designated Parties a 60-day opportunity to request to negotiate for the disposition of the Authority Land consistent with parameters for such negotiations provided by the Act.

The Notification Process is not a request for proposals, does not bind the Authority to any Authority Land disposition and does not supersede the applicable provisions of the Highland Municipal Code. As a previous asset of the former Highland Redevelopment Agency, the sale or lease of APN 1192-431-05 is subject to certain housing affordability requirements, as more particularly described within the applicable provisions of the Health and Safety Code. In addition to the foregoing, the HCD has certain oversight authority over negotiations with Designated Parties, if any, for the purpose of confirming that such negotiations were conducted within the parameters described in the Act.

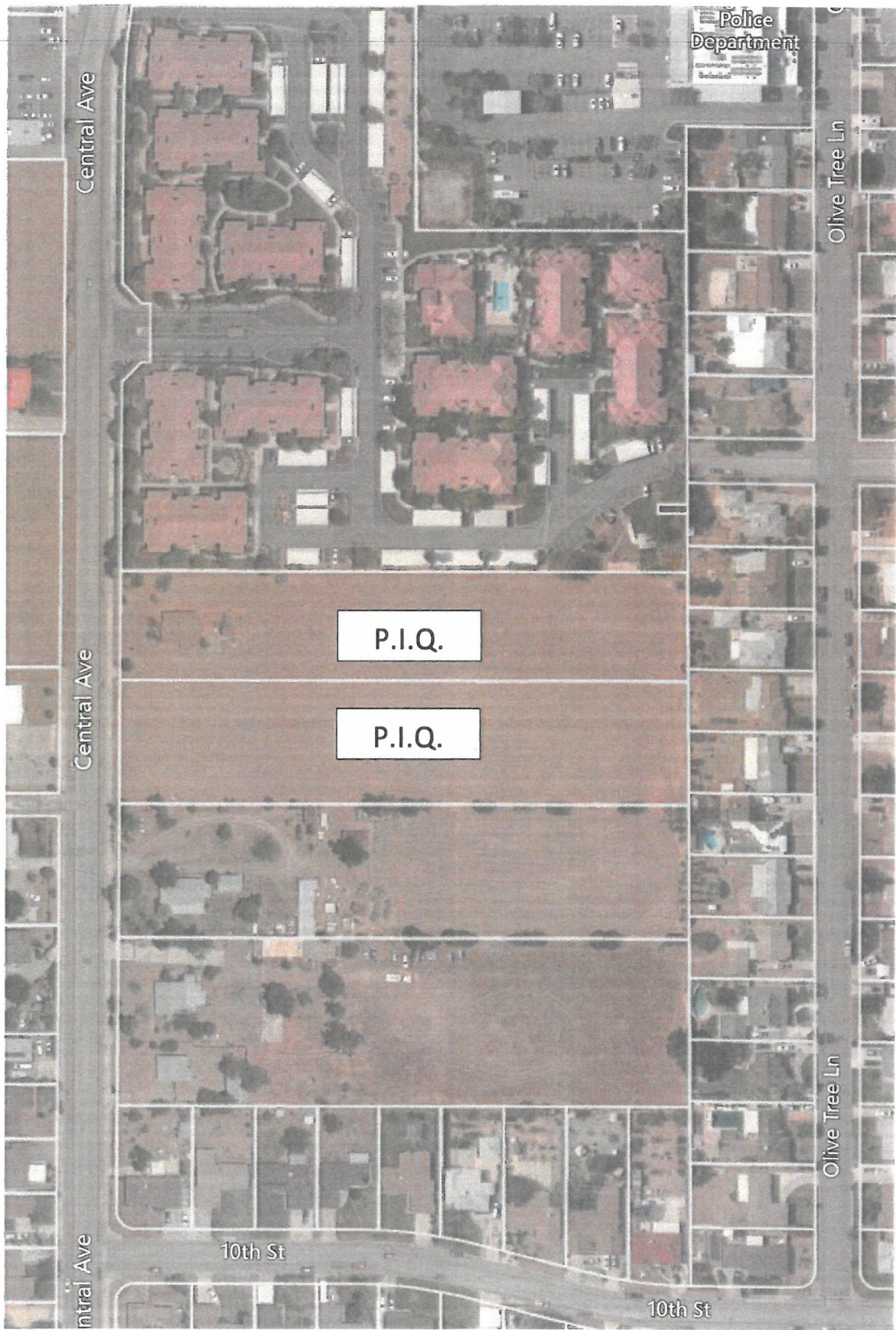
Staff recommends that the Authority declare the Authority Land to be surplus and not necessary for the Authority's use.

Pursuant to § 15060 (c) (3) of the California Environmental Quality Act (the "CEQA") Guidelines (i.e., California Code of Regulations, Title 14, Division 6, Chapter 3, §§ 15000-15387), approval of this Resolution is exempt from CEQA because the actions described herein will not result in a direct or indirect physical change in the environment and the actions described herein are not a "Project", as defined within § 15378 of the CEQA Guidelines.

Attachment: 1) Location Map
 2) Resolution No. 2021 - _____, with its exhibits (a property
 description [Exhibit "A"] and the notice of availability of surplus land
 [Exhibit "B"])

Attachment 1

Aerial and APN Map



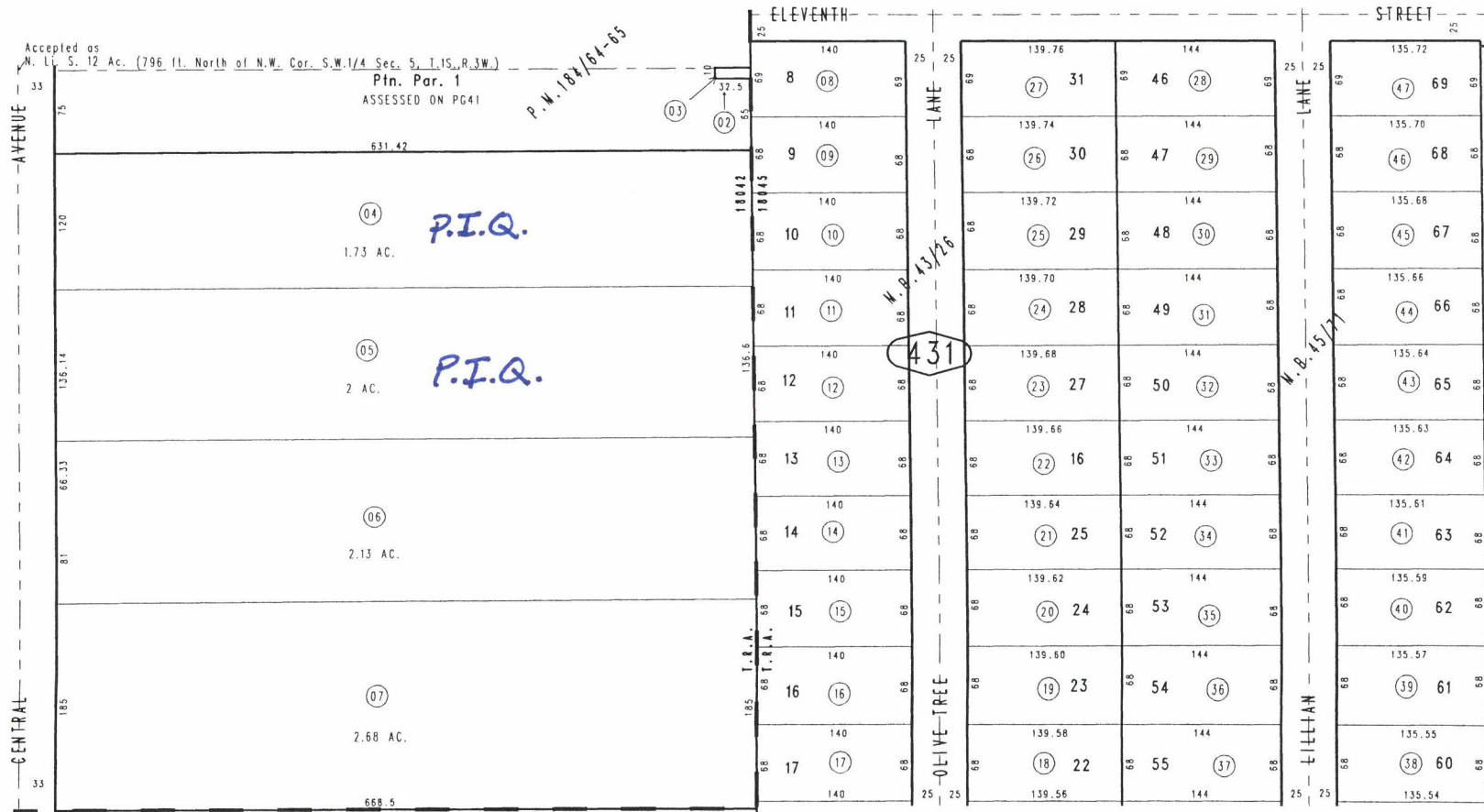
THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



Ptn. S.1/2, N.W.1/4, N.E.1/4 Sec. 5,
T.1 S., R.3 W., S.B.M.

City of Highland
Tax Rate Area
18042,18045

1192 - 43



36

44

45

Ptn. Parcel Map No. 15119, P.M. 184/64-65
Ptn. Tract No. 3460, Gimble Subdivision, Unit No. 2, M.B. 45/71
Ptn. Tract No. 3135, Gimble Subdivision, Unit No. 1, M.B. 43/26

JULY 1997

Assessor's Map
Book 1192 Page 43
San Bernardino County

REVISED
04/09/09 KA
02/25/10 LH

Attachment 2

Resolution with Notice of Availability

RESOLUTION NO. 2021-__

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE HIGHLAND HOUSING AUTHORITY DECLARING PURSUANT TO CALIFORNIA GOVERNMENT CODE § 54221 THAT THE REAL PROPERTY (APNS 1192-431-04 and -05) LOCATED ALONG THE EAST SIDE OF CENTRAL AVENUE, SOUTH OF BASE LINE ROAD IS DESIGNATED AS SURPLUS LAND AND NOT NECESSARY FOR THE AUTHORITY'S USE AT THIS TIME, FINDING THAT SUCH DECLARATION IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING RELATED ACTIONS

WHEREAS, this Resolution concerns that certain real property owned in fee by the Highland Housing Authority (the "Authority") designated as APNs 1192-431-04 & -05 consisting of approximately 3.73 acres located along the east side of Central Avenue, south of Base Line Road, as more particularly described in Exhibit "A" to this Resolution (the "Authority Land"); and

WHEREAS, concerning the two parcels constituting the Authority Land, APN 1192-431-04 is primarily vacant, except for one unoccupied dilapidated single-family residential unit to be demolished by the Authority, and APN 1192-431-05 is vacant; and

WHEREAS, pursuant to the California Surplus Land Act, Government Code (the "GC") §§ 54220-54333 (the "Act"), as amended by AB 1486 (Chapter 664, Statutes of 2019; "AB 1486") and Guidelines promulgated thereunder by the California Department of Housing and Community Development (the "HCD") dated as of April 2021 (the "Guidelines"), in order for the Authority Land to be disposed of, whether for the development of affordable housing or otherwise, such land must first be made available under a process set forth in the Act and expounded upon by the Guidelines; that process requires that a notice be given calling for written notices of interest after the public entity owner has designated such land as surplus by the taking of a formal action at a public meeting of such public agency; and

WHEREAS, pursuant to the Act, land is necessary for the Authority's use if the land is being used, or is planned to be used pursuant to a written plan adopted by the Authority, for Authority work or operations, but ignores other traditional core purposes (e.g., creating affordable housing); and

WHEREAS, the Act does not exempt affordable housing-designated land held by housing authorities from the Act's very narrow definition of surplus land, which results in requiring the designation of real property held by housing authorities for the purpose of creating affordable housing as surplus land for the purposes of the Act only; and

WHEREAS, the Authority Land was acquired for the purpose of creating affordable housing and is therefore necessary and essential for the Authority's core uses and purposes and while the goals of the Authority related to creating affordable housing have not changed since the Land was acquired, the Act together with the Guidelines nevertheless require the conduct of a process calling for written notices of interest; and

WHEREAS, if approved, this Resolution will confirm the Authority's declaration that the Authority Land is surplus (only so far as defined within the Act) and authorize the initiation of the notification process to local public agencies as prescribed by the Act and to housing sponsors as promulgated by HCD pursuant to the Act and the Guidelines; and

WHEREAS, failure to follow the procedure described in the Act and expounded upon by the Guidelines for providing a notice of availability of surplus land and related actions, may subject the Authority to financial and other penalties and measures and may frustrate the ability of the Authority to further its achievement of creating affordable housing; and

WHEREAS, per Highland Municipal Code, Title 16, Land Use and Development, Chapter 16.16, Residential Districts, the Authority Land is zoned R-4 (Multi-Family Residential with a minimum density of 20 dwelling units per acre and a maximum density of 30 dwelling units per acre); and

WHEREAS, the Act, as expounded upon by the Guidelines, provides that such land shall be declared either surplus land or exempt surplus land before the Authority may take action to dispose of it consistent with the Authority's policies or procedures, even if such disposition is for the Authority's core purpose of creating affordable housing; and

WHEREAS, the Act does not impose any mandates or timeframes with respect to the disposition of real property; and

WHEREAS, GC § 54222, requires the Authority, if it declares land it owns to be surplus and not necessary for the Authority's use (only so far as defined within the Act), to provide written notice thereof to certain local public agencies and housing sponsors (the "Designated Parties"), the form of such notification is included as Exhibit "B" to this Resolution (the "Notification Process"); and

WHEREAS, the Notification Process concerns only the Designated Parties and no other party may receive a notice and no other party may participate in the Notification Process; and

WHEREAS, the Notification Process provides the Designated Parties a 60-day opportunity to request to negotiate for the disposition of the Authority Land consistent with parameters for such negotiations provided by the Act; and

WHEREAS, the Notification Process is not a request for proposals, does not bind the Authority to any Authority Land disposition and does not supersede the applicable provisions of the Highland Municipal Code; and

WHEREAS, as a previous asset of the former Highland Redevelopment Agency, the sale or lease of APN 1192-431-05 is subject to certain housing affordability requirements, as more particularly described within the applicable provisions of the Health and Safety Code; and

WHEREAS, in addition to the foregoing, the HCD has certain oversight authority over negotiations with Designated Parties, if any, for the purpose of confirming that such negotiations were conducted within the parameters described in the Act; and

WHEREAS, consistent with the foregoing, City Staff recommends that the Authority declare the Authority Land to be surplus and not necessary for the Authority's use (only so far as defined within the Act); and

WHEREAS, approval of this Resolution will confirm the Authority's declaration that the Authority Land is surplus and not necessary for the Authority's use (only so far as defined within the Act) at this time and authorize the initiation of the Notification Process as prescribed by the Act; and

WHEREAS, pursuant to § 15060 (c) (3) of the California Environmental Quality Act (the “CEQA”) Guidelines (i.e., California Code of Regulations, Title 14, Division 6, Chapter 3, §§ 15000-15387), approval of this Resolution is exempt from CEQA because the actions described herein will not result in a direct or indirect physical change in the environment and the actions described herein are not a “Project”, as defined within § 15378 of the CEQA Guidelines; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

THEREFORE, BE IT RESOLVED, by the Governing Board of the Highland Housing Authority, as follows:

1. The above recitals are true and correct and are a substantive part of this Resolution.

2. The Authority hereby declares that the Authority Land is surplus land and not necessary for the Authority’s use (only so far as defined within the Act) at this time and authorize the initiation of the Notification Process as prescribed by the Act and as further expounded upon by the Guidelines.

2. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code § 21000 *et seq.*) (the “CEQA”). City staff has determined that the designation of the Authority Land as surplus (only so far as defined within the Act) does not have the potential for creating a significant effect on the environment and is therefore exempt from further review under CEQA pursuant to State CEQA Guidelines § 15060(c)(3) because it is not a project as defined by the CEQA Guidelines § 15378. Adoption of the Resolution does not have the potential for resulting in either a direct or indirect physical change in the environment. If and when the Authority Land is sold or leased and that lessee or new owner proposes a use for the Authority Land that requires a discretionary permit and CEQA review, that future use and project will be analyzed at the appropriate time in accordance with CEQA.

4. The Housing Authority Secretary is directed to file a Notice of Exemption pursuant to CEQA Guidelines § 15062.

5. City Staff, through the Executive Director, or designee, are hereby authorized, jointly and severally, to do all things which they may deem necessary or proper to effectuate the purposes of this Resolution, and any such actions previously taken are hereby ratified and confirmed. Such actions include negotiating in good faith in accordance with the requirements of the Act and the Guidelines with any of the Designated Parties that submit a written notice of interest as to the disposition of the Authority Land in compliance with the Act.

5. This Resolution shall take effect upon the date of its adoption.

PASSED, ADOPTED AND APPROVED this 14th day of December, 2021 by the following vote:

AYES:	BOARD MEMBERS:
NOES:	BOARD MEMBERS:
ABSTAIN:	BOARD MEMBERS:
ABSENT:	BOARD MEMBERS:

Penny Lilburn,
Chair of the Highland Housing Authority

ATTEST:

Betty Hughes, MMC, Housing Authority Secretary

I, Betty Hughes, MMC, Secretary of the Highland Housing Authority, certify the foregoing is the full and true Resolution No. 2021-__ passed and adopted by the Governing Board of the Highland Housing Authority at a regular meeting held on December 14, 2021, by the above noted vote.

Betty Hughes, MMC, Housing Authority Secretary

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The real property in the City of Highland, County of San Bernardino, State of California, described as follows:

Parcel A:

ALL THAT PORTION OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF THE NORTHEAST ¼ OF SECTION 5, WHICH IS SOUTH 0° 05' WEST 116.1 FEET FROM THE NORTHWEST ¼ CORNER OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 5;

THENCE SOUTH 0° 05' WEST ALONG THE WEST LINE OF SAID NORTHEAST ¼ OF SAID SECTION, 120 FEET;

THEN SOUTH 89° 59' 30" EAST 660.5 FEET, MORE OR LESS, TO THE EAST LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION;

THENCE NORTH 0° 02' 30" EAST ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 120 FEET TO A POINT WHICH IS SOUTH 89° 59' 30" EAST FROM THE POINT OF BEGINNING;

THENCE NORTH 89° 59' 30" WEST 660.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAVING AND EXCEPTING THEREFROM THE WEST 1 ½ RODS THEREOF INCLUDED IN CENTRAL AVENUE.

APN 1192-431-04-0000

Parcel B:

THAT PORTION OF THE WEST HALF OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE NORTHEAST ¼ OF SECTION 5, WHICH POINT IS SOUTH 0° 05' WEST 236.79 FEET FROM THE NORTHWEST CORNER OF SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 5, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL NO. 1 DESCRIBED IN DEED TO A.L. ABBOTT, ET UX, RECORDED IN BOOK 2193 PAGE 325, OFFICIAL RECORDS AND BEING MARKED BY SURVEYOR'S STAKE L.S. 2345;

THENCE CONTINUING SOUTH 0° 05' WEST 136.14 FEET TO THE NORTH LINE OF PARCEL NO. 2 DESCRIBED IN DEED TO LAWRENCE B. NELSON, ET UX, RECORDED IN BOOK 2656 PAGE 193 OFFICIAL RECORDS;

THENCE EAST ALONG THE NORTH LINE OF THE NELSON PROPERTY TO A POINT IN THE EAST LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 5, WHICH POINT IS SOUTH 136.6 FEET FROM THE SOUTHEAST CORNER OF THE A.L. ABBOTT PARCEL ABOVE REFERRED TO;

THENCE NORTH ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼, 136.6 FEET TO A SURVEYOR'S STAKE L.S. 2345, SAID STAKE MARKING THE SOUTHEAST CORNER OF SAID A.L. ABBOTT PROPERTY;

THENCE NORTH 89° 59' 30" WEST 660.5 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THE WEST 1 ½ RODS THEREOF INCLUDED IN CENTRAL AVENUE.

APN 1192-431-05-0000

EXHIBIT "B"

NOTICE OF AVAILABILITY OF SURPLUS LAND
(Via Email)

Date: December 15, 2021

TO: Interested Local Agencies and Housing Sponsors

RE: Notice of Availability of Surplus Land in the City of Highland Pursuant to California Government Code § 54220, *et seq.*

Pursuant to the provisions of California Government Code § 54220, *et seq.*, the City of Highland ("City"), Highland Housing Authority ("Authority") hereby notifies interested local agencies and housing sponsors ("Designated Parties") of the availability for lease or purchase of the following surplus Authority-owned land ("Property"):

Property Addresses:	7433 Central Ave.: located along the east side of Central Ave., approx. 800 ft. south of Base Line Rd.
Assessor's Parcel Nos.:	APNs 1192-431-04 ("Authority Land")
Zoning:	Multi-Family Residential (R-4)
General Plan Designation:	High Density Special (HDS)
Current Use:	1 vacant dilapidated single family residential unit

Property Addresses:	None: located along the east side of Central Ave., approx. 920 ft. south of Base Line Rd.
Assessor's Parcel Nos.:	APNs 1192-431-05 ("Authority Land")
Zoning:	Multi-Family Residential (R-4)
General Plan Designation:	High Density Special (HDS)
Current Use:	1 vacant lot

Copies of the aerial image and assessor map showing and depicting the Property are attached. Per the Highland Municipal Code, Title 16, Land Use and Development, Chapter 16, Residential Districts, the Authority Land is zoned R-4 (Multi-Family Residential with a minimum density of 20 DUs per acre and a maximum density of 30 DUs per acre). As a previous asset of the former Highland Redevelopment Agency, the sale or lease of APN 019-431-05 is subject to certain additional requirements, as more particularly described within the applicable provisions of the Health and Safety Code. In addition, the Designated Parties are also notified that the Property is subject to certain disposition procedures and affordability requirements of the Authority together with those associated with the funding sources used to acquire the parcels comprising the Property.

The Authority plans to utilize a ground lease for an affordable senior housing project. All past attempts during the last two decades to finance such a project by affordable housing developers primarily failed due to multimillion-dollar gap financing shortfalls. It is recommended that all Designated Parties considering submission of a written notice of interest should be cognizant of the foregoing matters and consider whether they are prepared to infuse sufficient funding in order for an affordable housing project to be accomplished.

A Designated Party desiring to purchase or lease the Property for any of the purposes authorized by Government Code § 54222, must file a written notice of interest with the representative

designated below by the Designated Parties within **60 days** from the date of this Notice of Availability as confirmed by the date set forth below (since the 60th day falls on a weekend, the submission date has been extended to the following Monday). Designated Parties proposing to submit a notice of interest are advised to review the requirements set forth in the Surplus Land Act (Government Code §§ 54220-54234).

Please send written notices of interest to:

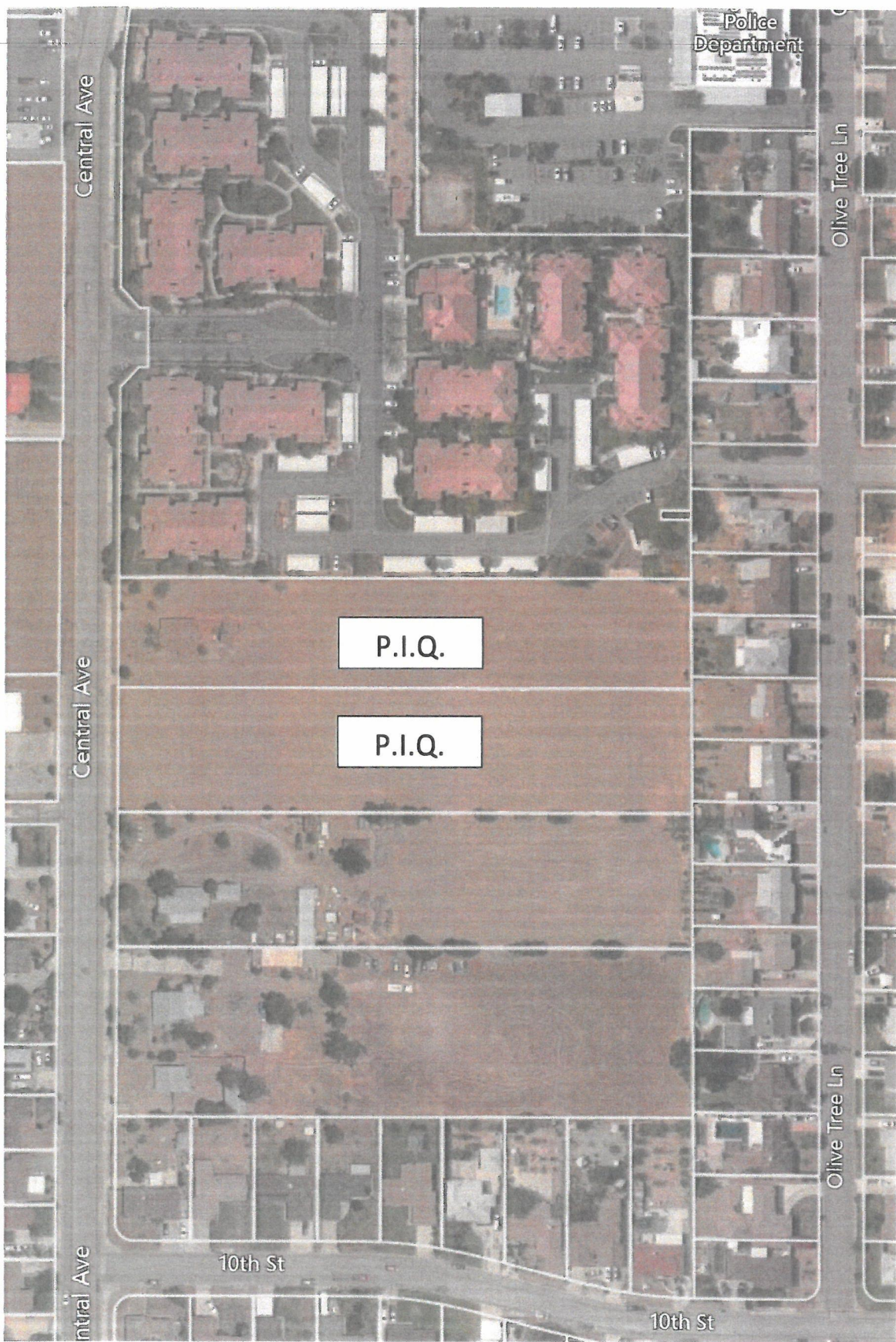
City of Highland

Attn: Mr. Lawrence A. Mainez, Community Development Director/Assistant Executive Director
27215 Base Line Road
Highland, California 92346

For further information, please contact Mr. Steven H. Dukett, Managing Director of Development Services, TKE Engineering, Inc. (development consultant to Authority), at (909) 967-8205 or sdukett@TKEengineering.com.

Consistent with the foregoing, the final day to submit a written statement of interest to either lease or purchase the Property is **Monday, February 14, 2022 by 5:00 PM**.

Attachments (Aerial Image and Assessor Maps)



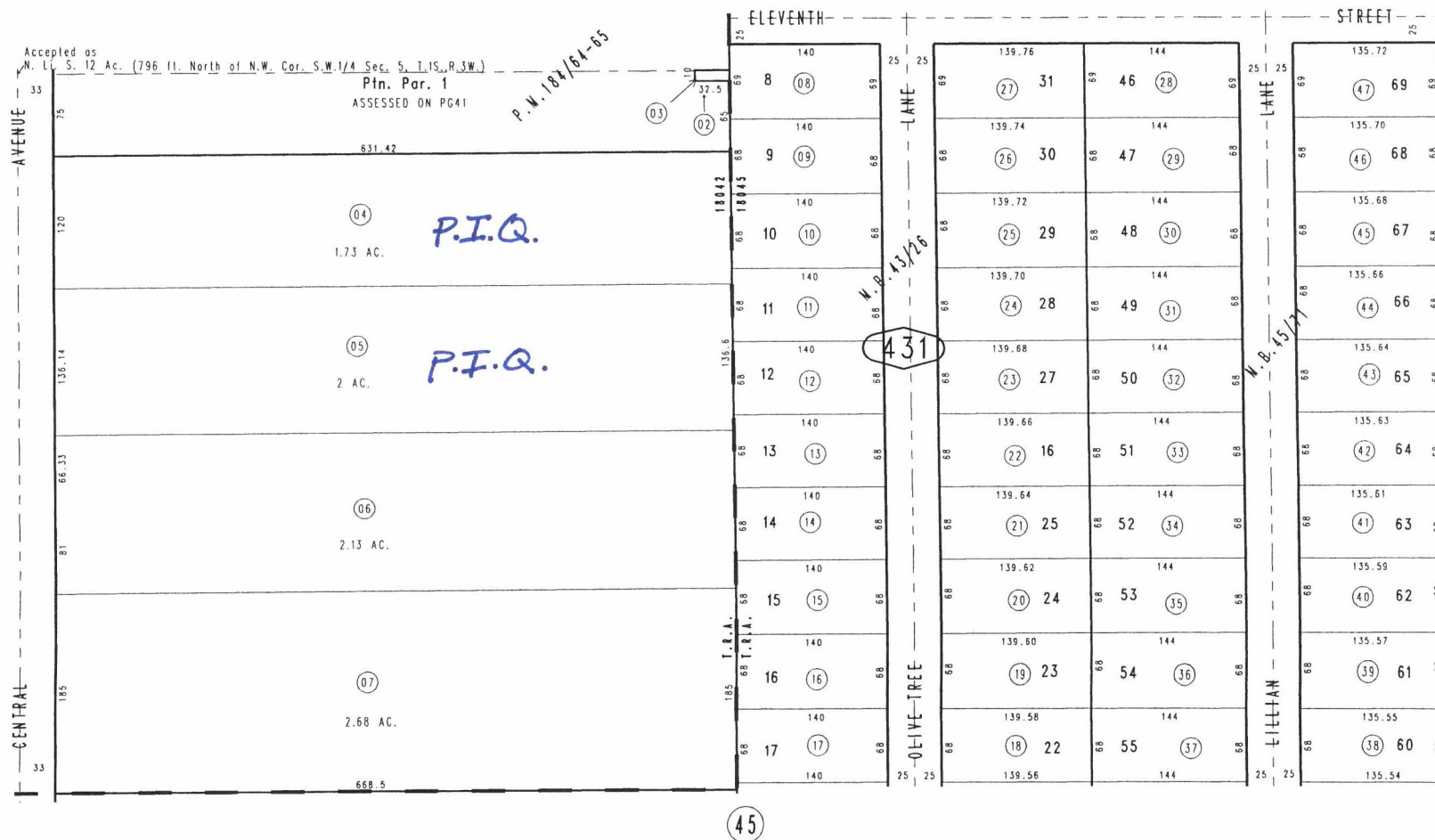
THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



Ptn. S.1/2, N.W.1/4, N.E.1/4 Sec. 5,
T.1 S., R.3 W., S.B.M.

City of Highland
Tax Rate Area
18042,18045

1192 - 43



Ptn. Parcel Map No. 15119, P.M. 184/64-65
Ptn. Tract No. 3460, Gimble Subdivision, Unit No. 2, M.B. 45/71
Ptn. Tract No. 3135, Gimble Subdivision, Unit No. 1, M.B. 43/26

JULY 1997

Assessor's Map
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San Bernardino County

REVISED
04/09/09 KA
02/25/10 LH