

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

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



June 21, 2022

Stephen Sotomayor, Housing Director
City of Healdsburg—Housing Department
401 Grove Street
Healdsburg, CA 95448

Dear Stephen Sotomayor:

RE: HCD's Review of the City of Healdsburg's Resolution No. 41-2023 Declaring the Parcel Located at 450 Parkland Farms Boulevard (APNs 091-310-005 and 091-310-006) as "Exempt Surplus Land."

Thank you for notifying the California Department of Housing and Community Development (HCD) of the City of Healdsburg's (City) determination of the parcel located in the City at 450 Parkland Farms Boulevard (Assessor's Parcel Numbers 091-310-005 and 091-310-006) (Property), as "exempt surplus land." HCD reviewed the Resolution No. 41-2023 (Resolution) pursuant to Section 400(e) of the Surplus Land Act (SLA) Guidelines. HCD also considered the City's claim that the Property qualifies as "exempt surplus land" pursuant to Government Code section 54221, subdivision (f)(1)(A).

According to the Resolution, the City intends to sell the Property to the Freebird Development Company, LLC for the purposes of a 118-unit, 100% affordable housing development. Supporting documentation confirms that at least 80% of the Property will be used for housing and at least 20% of the housing will be available to households at 50% of AMI and at least 20% of the housing will be available to households at 60% of AMI. Based on this information, HCD finds that the Property qualifies as "exempt surplus land" pursuant to Government Code section 54221, subdivision (f)(1)(A). The City may proceed with the disposition of the Property as described in the Resolution.

If you have any questions or need additional technical assistance, please contact Mathew Manweller, Senior Housing Policy Specialist, at Mathew.Manweller@hcd.ca.gov.

Sincerely,

A handwritten signature in cursive script that reads "Laura Nunn".

Laura Nunn
Senior Manager
Housing Accountability Unit