



# **EXEMPT SURPLUS LAND DECLARATION – 854 EAST 7<sup>TH</sup> STREET**

City Council Meeting—October 5, 2021



CITY OF  
**LONG BEACH**

# Surplus Land Act

## Government Code Section 54220 et seq.

- **Purpose**: Intended to prioritize reuse of surplus land for affordable housing, parks, and schools.
- **Application**: All public land declared surplus.
- **Notable AB2135 Amendments (effective January 1, 2020)**:
  - ✓ Expands definition of a local agency to include agencies not previously subject to the SLA.
  - ✓ Clarifies disposition to include leasing and not just sales.
  - ✓ Clarifies local agency use does not include commercial or industrial uses, including nongovernmental retail, entertainment, or office development.
  - ✓ No longer allows exceptions but expands exemptions available (i.e. size, affordability).
  - ✓ Requires City Council action to declare a property “surplus” or “exempt surplus” prior to disposition.
  - ✓ Requires written notice of availability to State of California Department of Housing and Community Development as well as housing sponsors.
  - ✓ Requires local agency to submit process to HCD for compliance verification, does include a 60-day cure period if noticed of violation.
  - ✓ Imposes penalties if property disposition found in violation of SLA.

# Long Beach Armory

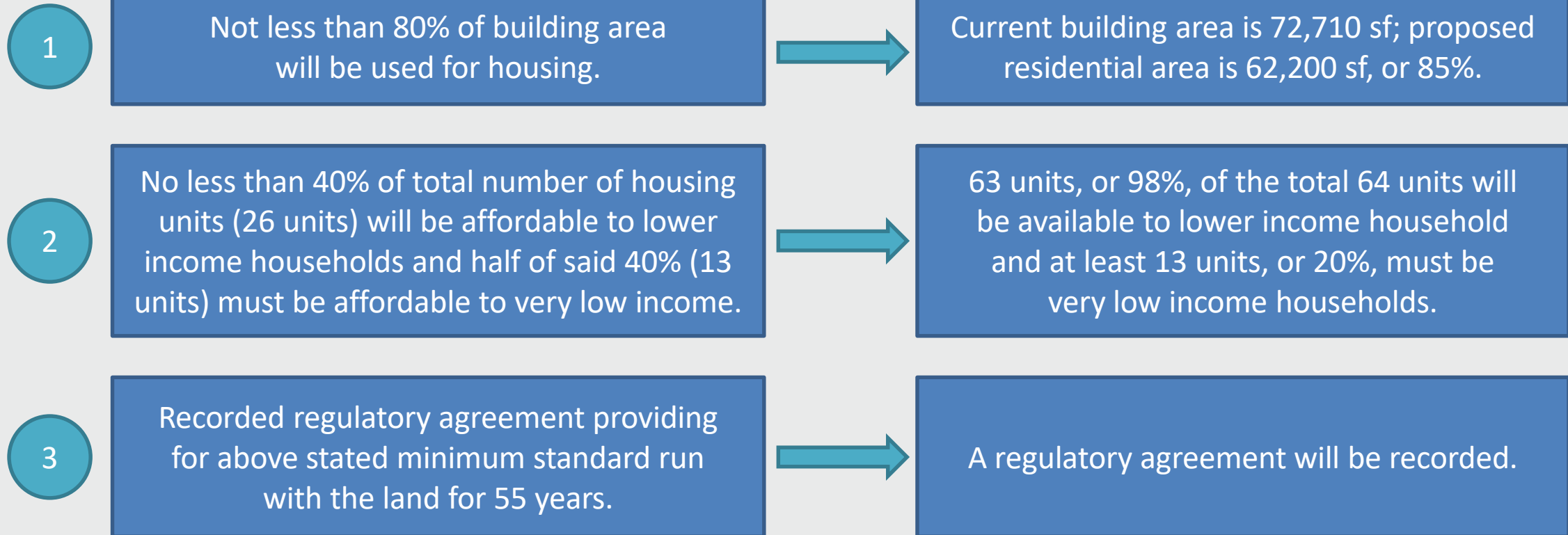
## Project History

- **Location**: 854 East 7<sup>th</sup> Street.
- **Ownership**: City gained ownership through deed reversion once California Army National Guard ceased use as the Long Beach Armory.
- **Request for Proposal**: Released for long-term lease and selected sole respondent, Gundry Partners, LP dba Howard CDM.
- **Proposed Development**: 100% affordable housing development, adaptive reuse of the Armory building and improvements to Gumbiner Park. Contemplates sale instead of lease.
- **Negotiations**: Paused until City could confirm process and exemption available with HCD.



# Surplus Land Act Exemption

- Government Code Section 54221(f)(1)(A) allows the property to be declared “exempt surplus” if the project meets certain requirements:



# Next Steps

Adopt resolution  
declaring 854 E. 7<sup>th</sup>  
Street “Exempt  
Surplus” Property.

Submit resolution  
and regulatory  
agreement to HCD  
for compliance  
verification.

Restart  
negotiations.

Bring agreement  
to City Council  
for consideration.



# Recommendation

## Recommend the City Council:

- Adopt a Resolution declaring City-owned property located at 854 East 7<sup>th</sup> Street (APN 7274-019-900) (Subject Property) as "exempt surplus land" as defined in Government Code Section 54221(f)(1)(A); and, authorize the City Manager, or designee, to take any actions and execute any documents necessary to ensure compliance with the Surplus Land Act and State regulations relating thereto.