

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

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June 23, 2023

Jessica Ehrlich, Attorney  
Fagen Friedman & Fulfrost LLP  
6300 Wilshire Boulevard, Suite 1700  
Los Angeles, CA 90048

Dear Jessica Ehrlich:

**RE: HCD's Review of the New Haven Unified School District's Resolution No. 029-2223 Declaring APN 483-20-17-5, Commonly Known as the Itliong-Vera Cruz Middle School Property, and APN 87-21-14-6, Commonly Known as the Shorty Garcia Parking Lot and Blacktop Property, as "Exempt Surplus Land"**

Thank you for notifying the California Department of Housing and Community Development (HCD) of the New Haven Unified School District's (District) determination of 2.01 acres of APN 483-20-17-5, commonly known as the Itliong-Vera Cruz Middle School Property, and 0.128 acres of APN 87-21-14-6, commonly known as the Shorty Garcia Parking Lot and Blacktop Property as "exempt surplus land."

HCD reviewed Resolution No. 029-2223 (Resolution) pursuant to Section 400 of the Surplus Land Act Guidelines. As explained below, HCD finds that the Itliong-Vera Cruz Middle School Property and the Shorty Garcia Parking Lot and Blacktop Property qualifies as "exempt surplus land" under Government Code section 54221, subdivision (f)(1)(D).

### **Analysis**

According to the Resolution, the District desires to transfer that the Itliong-Vera Cruz Middle School Property and the Shorty Garcia Parking Lot and Blacktop Property (collectively, District Property) to the City of Union City. The City intends to acquire and use the District Property for its agency's use.

### **Conclusion**

HCD finds that the transfer of the District Property to the City qualifies as "exempt surplus land" under Government Code section 54221, subdivision (f)(1)(D). The District is permitted to proceed with the transfer of the District Property as described in the Resolution.

Jessica Ehrlich, Attorney  
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If you have any questions or need additional technical assistance, please contact Sandra Mukasa, Housing Policy Specialist, at [Sandra.Mukasa@hcd.ca.gov](mailto:Sandra.Mukasa@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