



Date: January 9, 2023

Honorable Mayor and Council Members:

Author and title: Riley Powers, Engineering Technician

Title: **Notice of Property Availability Through the Surplus Lands Act (APN 018-580-052-000)**

Jen Callaway, Town Manager

Recommended Action: Adopt Resolution 2024-02 approving the filing of a Notice of Availability with the California Department of Housing and Community Development to make Town-owned property located on Edmunds Drive (Assessor Parcel Number 018-580-052-000), available for lease or sale through the Surplus Lands Act.

Discussion: On April 17, 2018, the Town of Truckee Planning Commission approved the High Altitude Fitness Development Permit and Sign Plan (Planning Commission Resolution 2018-07). A subsequent project amendment was approved by the Planning Commission on July 17, 2018 (Planning Commission Resolution 2018-13). To satisfy the affordable housing requirements of the project, Condition of Approval 54 of Resolution 2018-13 required the applicant to dedicate a 0.32-acre portion of the project site (Assessor Parcel Number, APN, 018-580-052-000) to the Town of Truckee for future development of affordable housing units. The location of this parcel is shown in Exhibit A and B of Attachment A.

The Surplus Lands Act, modified in 2020, regulates how the Town can dispose of (i.e. sell or long-term lease) Town-owned property. The Town cannot simply identify a buyer and sell property to that buyer without first complying with the Surplus Land Act. The Surplus Lands Act is intended to encourage surplus public property to be sold for the development of affordable housing as well as open space, parks, and schools. Prior to disposition of Town-owned property, the Town must send a notice of availability of the Town's property to housing sponsors (for the purpose of developing affordable housing), to the Truckee Donner Recreation and Park District and State Resources Agency (for open space purposes), and to the Tahoe Truckee Unified School District (for school construction or open space purposes). The Town is required to give each recipient of the notice of availability 60 days to respond. After that, the Town would engage in good faith negotiations with any respondents.

Staff recommends initiating the notice of availability process, required under the Surplus Lands Act, for the 0.32 acre parcel located on Edmunds Drive (APN 018-580-052-000, 0.32-acres) to assess interest in the property for housing, open space, or school district needs. Pursuing the notice of availability process does not obligate Council to enter into a sale agreement or long-term lease to any party but it does require good faith negotiation. If no respondent replies with interest in the property, or if good faith negotiations are unsuccessful, the Town may explore alternative development opportunities for the parcel, which may include sale of the property to a private entity/developer, request for expression of interest from developers for workforce housing development, or other means to utilize this parcel for local housing needs.

Priority:

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| <input type="checkbox"/> Enhanced Communication | <input type="checkbox"/> Climate and Greenhouse Gas Reduction | <input checked="" type="checkbox"/> Housing |
| <input type="checkbox"/> Infrastructure Investment | <input type="checkbox"/> Emergency and Wildfire Preparedness | <input type="checkbox"/> Core Service |

Fiscal Impact: There are no substantial fiscal impacts associated with this action aside from the staff time required for the processing and management of the Notice of Availability. Decisions regarding sale or lease of the property for any future land deal would return to Council for direction at a later date.

Public Communication: None other than this staff report.

Attachments:

Attachment A: Resolution 2024-02 approving the filing of a Notice of Availability with the California Department Housing and Community Development to make Town-owned property located on Edmunds Drive (APN 018-580-052-000)