

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

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August 8, 2025

Angela Karst, Senior Deputy City Attorney
City of Fresno
2600 Fresno Street, Room 2031
Fresno, CA 93721

SENT VIA EMAIL TO: angela.karst@fresno.gov

Dear Angela Kurst:

RE: HCD's Review of the City of Fresno's Draft Resolution Declaring 1247 North Wishon and 777 East Olive Avenue as "Exempt Surplus Land"

Thank you for notifying the California Department of Housing and Community Development (HCD) of the City of Fresno's (City) determination of 247 North Wishon and 777 East Olive Avenue (Assessor's Parcel Numbers 451-265-02 and 451-265-03) (Property), as "exempt surplus land."

HCD reviewed the City's Public Notice (Notice) pursuant to Section 400 of the Surplus Land Act Guidelines. As explained below, HCD finds that the Property qualifies as "exempt surplus land" under Government Code section 54221, subdivision (f)(1)(B).

Analysis

According to the Notice, the City acquired the Property in July 2022 pursuant to a grant deed. The City's acquisition included an Assignment and Assumption of Leases (Lease). The tenant of the Lease has an option to purchase the Property, which is less than one-half acre in area and is not contiguous to land owned by a state or local agency that is used for open-space or low-moderate-income housing purposes. The City has determined that the Property is no longer needed by the City for the City's use and the City wishes to dispose of the Property to the existing tenant in accordance with the Lease and Government Code section 54221, subdivision (f)(1)(B). The City confirmed via email on July 29, 2025, that none of the characteristics listed under Government Code Section 54221(f)(2) apply to the Property.

Angela Karst, Senior Deputy City Attorney
Page 2

The City had previously submitted a draft resolution under case SLA000797, this letter supersedes HCD's previous findings letter issued on July 17, 2024.

Conclusion

Based on the documentation provided, HCD finds that the Property qualifies as "exempt surplus land" under Government Code section 54221, subdivision (f)(1)(B).

If you have any questions or need additional technical assistance, please contact Melissa Vasquez, Senior Housing Policy Specialist, at melissa.vasquez@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
Housing Accountability Unit Chief
Housing Policy Development