



June 3, 2022

Re: Notice of Availability to Sell/Lease Surplus Property- Introductory Information

To All Interested Parties:

Please find attached to this letter a Notice of Availability ("Notice") per Government Code 54220 of the South Tahoe Redevelopment Successor Agency's (Agency) intent to dispose of surplus properties at 3900 and 3908 Lake Tahoe Blvd (APNs: 029-170-01 and 029-170-02). The purpose of this letter is to supplement the HCD form documents and to provide a summary of the Agency's process for evaluating responses, per the HCD Surplus Land Act Guidelines (the "Guidelines").

Land Use Considerations

The subject properties are within the regulatory jurisdiction of the Tahoe Regional Planning Agency (TRPA) and the City of South Lake Tahoe (City). TRPA and the City have mutually adopted the Tourist Core Area Plan which addresses land use regulations, development and design standards, transportation, recreation, public services, and environmental improvements for the area. Development of the parcels is subject to conformity with the Tourist Core Area Plan, City General Plan and TRPA Regional Plan.

Economic Considerations

The Dissolution Acts of 2011 require the Redevelopment Successor Agency to dispose of all real property owned and acquired by the Redevelopment Agency and to sell property at fair market value. An appraisal of the property has been conducted for the subject parcels and is available on the Surplus Land page of the City website.

Environmental Considerations

More information and background information on the environmental considerations for the surplus sites is provided on the Surplus Land page of the City website. The Agency recommends carefully reviewing the documentation.

- Development of the parcels is subject to compliance with the California Environmental Quality Act, TRPA environmental regulations contained in the TRPA Regional Plan and the National Environmental Policy Act, if applicable.
- A Phase 1 Environmental Site Assessment has been conducted for the subject parcels and is available on the Surplus Land page of the City website.

Selection Criteria

The Agency will evaluate responses to the Notice based on the criteria and procedures in the HCD Surplus Land Act Guidelines published April 2021 (the "Guidelines"). Key criteria include:

- Proposed payment of Fair Market Value (Guidelines 202 (a) (2) (C)). Please see the note above on the expected price of the parcels.
- No less than 25% of the total units proposed units are affordable housing (Guidelines 300 (a))
- Proposed term of affordability of at least 55 years for rental housing (Guidelines 300 (a)(1)) or 45 years for ownership units (Guidelines 300 (a) (2)).
- Greatest possible number of affordable units at the lowest average level of affordability (Guidelines 202 (b) (4) (B))
- Compliance with all applicable property restrictions as described in the Notice (Guidelines 202 (b) (4) (C))

Next Steps

Interested parties have 60 days to respond to the Notice. Notice of your interest in acquiring the property shall be delivered electronically to housing@cityofslt.us.

Sincerely,

 6/3/2022

Joseph Irvin
Executive Director of the Successor Agency



Notice of Availability/Offer to Sell Surplus Property

As required by Government Code Section 54220 of the State of California, South Tahoe Redevelopment Successor Agency is providing notification that the South Tahoe Redevelopment Successor Agency intends to sell/lease the surplus property listed in the accompanying table.

In accordance with Government Code Section 54222, you have sixty (60) days from the date this offer was sent via certified mail or electronic mail to notify the South Tahoe Redevelopment Successor Agency of your interest in acquiring the property. However, this offer shall not obligate the South Tahoe Redevelopment Successor Agency to sell the property to you. Instead, the South Tahoe Redevelopment Successor Agency would enter into at least ninety (90) days of negotiations with you pursuant to Government Code Section 54223. If no agreement is reached on sales price and terms, or lease terms, the South Tahoe Redevelopment Successor Agency may market the property to the general public.

As required by Government Code Section 54227, if the South Tahoe Redevelopment Successor Agency receives more than one letter of interest during this 60 day period, it will give first priority to entities proposing to develop housing where at least 25 percent of the units will be affordable to lower income households. If more than one such proposal is received, priority will be given to the proposal with the greatest number of affordable units. If more than one proposal specifies the same number of affordable units, priority will be given to the proposal that has the lowest average affordability level.

In the event your agency or company is interested in purchasing the property, you must notify the South Tahoe Redevelopment Successor Agency in writing within sixty (60) days of the date this notice was sent via certified mail or electronic mail. Notice of your interest in acquiring the property shall be delivered electronically to housing@cityofslt.us.

You may direct questions to Hilary Roverud, Director of Development Services at hroverud@cityofslt.us or by calling (530) 542-6024. However, letters of interest in acquiring the property shall be delivered electronically to housing@cityofslt.us within 60 days of this notice.

Entities proposing to submit a letter of interest are advised to review the requirements set forth in the Surplus Land Act (Government Code Section 54220-54234).

Notice of Availability/Offer to Sell Surplus Property

3900 and 3908 Lake Tahoe Blvd (APNs: 029-170-01 and 029-170-02)



Jurisdiction Name	Jurisdiction Type	Site Address/Intersection	City	Fee Digit ZIP Code	County	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Minimum Sales Price	Last Appraised Value	Last Appraised Date
City of South Lake Tahoe City		3500 Lake Tahoe Blvd	South Lake Tahoe	96150	El Dorado	029-170-001	A	Tourist Center	Tourist Core Area Plan (TCAP)	Tourist Center- 31.25 units/acre		0.34	vacant	1,000,000	1,000,000	4/13/2022
City of South Lake Tahoe City		3508 Lake Tahoe Blvd	South Lake Tahoe	96150	El Dorado	029-170-002	A	Tourist Center	Tourist Core Area Plan (TCAP)	Tourist Center- 31.25 units/acre		0.82	vacant	1,000,000	1,000,000	4/13/2022

