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**RE: Notice of Availability of Surplus Parcels // CCF Interest**

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**From :** Steve Hernandez <steveh@chavezfoundation.org>  
**Subject :** RE: Notice of Availability of Surplus Parcels // CCF Interest  
**To :** Grace Lee <gracel@ggcity.org>

Tue, Jun 30, 2020 05:52 PM

 9 attachments

Hello Ms. Lee,

CCF would like to 1) purchase property and City issue a loan DDA for the site or 2) long term land lease with affordable rental restrictions.

Because both these sites are parking lots, CCF would like to keep the existing parking uses and build affordable apartment housing above the sites.

Depending on the need of the City, CCF can develop family and senior housing, which can also include a preference for veterans and/or victims of domestic violence.

If given the opportunity the projected timeline would be:

Oct-Dec 2020: Site control

Jan-Dec 2021: Secure Subordinate Funding

Jan-Jul 2021: Obtain Entitlements

Jan-Jul 2022: Secure Primary Financing

Sep 2022-Dec 2024: Construction

Attached is our marketing brochure for your review.

Very Respectfully,



**Steve Hernandez**  
*Director of Business Development*  
316 W. 2nd Street, Suite 600 | Los Angeles, CA, 90012  
C: 562.743.5121  
[www.chavezfoundation.org](http://www.chavezfoundation.org)

   

**CESAR CHAVEZ  
FOUNDATION**

**INSPIRING & TRANSFORMING COMMUNITIES**

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**From:** Grace Lee <gracel@ggcity.org>  
**Sent:** Thursday, June 18, 2020 7:34 AM  
**To:** Steve Hernandez <steveh@chavezfoundation.org>  
**Subject:** Re: Notice of Availability of Surplus Parcels // CCF Interest

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Dear Mr. Hernandez,

Thank you for your interest in the City's properties. The City is interested in developing the properties. The City does not have any specific requirements for applicants. If you

wish to further respond to the notice of availability, the City would appreciate term sheets summarizing your proposal for each property.

Thank you.

**Grace E. Lee**  
Sr. Economic Development Specialist  
City of Garden Grove - Community & Economic Development Department  
Tel. (714) 741-5130

**Census  
2020**

**GARDEN GROVE  
BE COUNTED!**

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**From:** "steveh" <[steveh@chavezfoundation.org](mailto:steveh@chavezfoundation.org)>  
**To:** "Grace Lee" <[gracel@ggcity.org](mailto:gracel@ggcity.org)>  
**Sent:** Wednesday, June 17, 2020 10:06:26 PM  
**Subject:** Notice of Availability of Surplus Parcels // CCF Interest

Hello Ms. Lee,

The Cesar Chavez Foundation (CCF) would like to notify the City of its interest in purchasing or leasing the following parcels in compliance with the 60 day notice as stated under California Government Code Section 54220.

The interest parcels are:

- 1) 12261 and 12263 Chapman Avenue, Garden Grove, CA 92840 (Longsdon Pit/ Sierra Park Landfill)
- 2) 3017 W. 5th Street, Santa Ana, CA 92703 (Willowick Golf Course)

It is our intention to develop affordable housing on these sites, while maintaining the designated parking for the surrounding uses.

CCF was founded in 1966 by César E. Chávez who envisioned an organization that would provide social services, alongside the work being done by the United Farm Workers, for the farm workers laboring in the fields. Since its inception, the Foundation's emphasis on housing coupled with social services has been crucial to the enrichment of our communities. Providing clean and safe communities for individuals, families and seniors has long been a mission of CCF and with every new development and each community we serve, we further understand the importance of services for our residents and future generations. With the above mission in mind, CCF would like to develop a high quality and service rich community in the City of Garden Grove.

We look forward to working with the City in incorporating the overall vision for affordable housing.

If you have any questions, please do not hesitate to contact me on my cell.

Very Respectfully,



**Steve Hernandez**  
*Director of Business Development*  
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