



July 6, 2020

Ms. Grace E. Lee
Sr. Economic Development Specialist
City of Garden Grove – Community & Economic Development Department
graceel@ggcity.org

**RE: Official Intention Notice of Availability of Surplus Land per Govt Code 54220, et seq.
3017W. 5th Street, Santa Ana, California, 92703**

Dear Ms. Lee,

In response to a certain Notice of Availability of Surplus Land, per Govt. Code Section 54220 et seq., dated March 12, 2020, and the subsequent Notice of Extension of the 60-day deadline to July 10, 2020 issued by the City of Garden Grove, in respect of the land located at 3017 W. 5th Street, Santa Ana, California 92703 (the “Subject Property”) inviting responses from interested parties, Clifford Beers Housing, Inc. (‘CBH’) and The Trust for Public Land (‘TPL’) submit this letter as their Notice of Intention to acquire and develop the site at 3017 W 5th Street, Santa Ana, California. 92703.

CBH is a nonprofit public benefit corporation, established to develop permanent, supportive and affordable housing through an integrated community approach. CBH recognizes the great need for open space *and* affordable housing throughout the State of California and has worked diligently on promoting both while still staying true to their mission to provide every Californian a home. While CBH’s primary goal is to use the Subject Property as a site on which to develop much-needed affordable housing, we recognize that the site presents a unique opportunity to develop other compatible uses resulting in additional amenities for the community and, to that end, has partnered with TPL to acquire a majority of the Subject Property for eventual public ownership and use as an open space and recreational park open to all

TPL, a national nonprofit land conservation and park development organization, has more than 45 years of experience and expertise in successfully acquiring land for open space and recreational uses. Since its founding, TPL has conserved over 3.7 million acres of land for park, open space and conservation purposes, in over 4,600 transactions, with a value of \$8.5 billion. TPL is seen as a leader in its field, working collaboratively with public agencies, landowners and a myriad of partners to successfully conclude complex real estate transactions and park development projects.

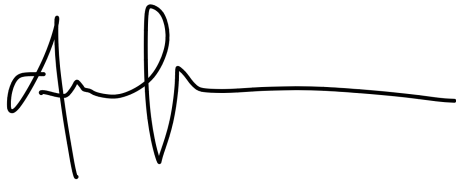
A significant portion of the Subject Property is well-suited to open-space recreational use, a use that would not only be compatible with the development of affordable housing on the site, but would further enhance the quality of such housing in the proximity of recreational open-space. Garden Grove’s own Mayor Steve Jones, by signing on to TPL’s 10 Minute Walk campaign, has pledged to

adopt long-term, system-wide strategies to make sure every Garden Grove resident has access to all the benefits parks provide.

CBH and TPL will collaboratively enter into negotiations with the City of Garden Grove, with the goal of acquiring a majority of the Subject Property for recreational open space uses. This portion of the property would subsequently be deed restricted and conveyed to a long-term public steward. In addition, CBH intends to develop approximately twelve (12) acres of the Subject Property for affordable housing uses under a long-term ground lease with the City of Garden Grove. Under this scenario, the City of Garden Grove would sell to TPL fee title to approximately ninety (90) acres of the Subject Property, with the balance, approximately twelve (12) acres, subject to a long-term lease between the City and CBH.

Please acknowledge timely receipt of this Notice of Intention. All correspondence in connection with this matter may be sent to Clifford Beers Housing at apeterson@cbhousing.org and The Trust for Public Land at Robin.Mark@tpl.org.

Sincerely Yours,



Audrey Peterson
Director of Housing Development
Clifford Beers Housing, Inc.



Robin Mark
Senior Project Manager
The Trust for Public Land