

**SUMMARY REPORT PURSUANT TO  
SECTION 33433 OF THE  
CALIFORNIA HEALTH AND SAFETY CODE RELATED TO DISPOSITION OF PROPERTY  
BY THE COALINGA HOUSING SUCCESSOR AGENCY  
TO  
THE CITY OF COALINGA**

The following Summary Report has been prepared pursuant to Section 33433 of the California Health and Safety Code (“HSC”). Section 33433 requires that before any property which was acquired (directly or indirectly) with redevelopment tax increment moneys is sold or leased for development pursuant to the redevelopment plan, the sale or lease must be approved by the legislative body after a public hearing.

This Summary Report sets forth certain details of the proposed disposition terms between the Coalinga Housing Successor Agency (“Housing Successor”), as housing successor to the former Redevelopment Agency of the City of Coalinga (“Former RDA”) and the City of Coalinga (“City”). The Housing Successor desires to transfer to the City the real property located at 180 N. Pierce Street (APN 071-123-18) (“Property”). The Property totals approximately 0.17 acres and was transferred by the Former RDA to the Housing Successor following approval of the Housing Asset Transfer schedule by the California Department of Finance on December 15, 2012 and listed as a housing asset in the Low- and Moderate-Income Housing Asset Fund, Fund 815 (“LMIHAF”).

The purpose of the sale is to effectuate the Former RDA’s redevelopment plan (“Redevelopment Plan”) by redeveloping blighted property and constructing new affordable housing. Although Assembly Bill x1 26 dissolved the Former RDA effective February 1, 2012, the Housing Successor Agency elected to retain the authority to perform housing functions previously performed by the Former RDA as permitted by HSC Section 34176.

Pursuant to HSC Section 33433, this Summary Report of the property transfer is organized into seven sections:

- I. **Salient Points of the Transaction:** This section summarizes the Transaction and major responsibilities imposed on the City and the Housing Successor by the Transaction.
- II. **Cost of the Transaction to the Housing Successor:** This section details the total cost to the Housing Successor associated with implementing the Transaction.
- III. **Estimated Value of the Interests to be Conveyed Determined at the Highest Use Permitted under the Redevelopment Plan:** This section estimates the value of the interests to be conveyed determined at the highest use permitted under the Property’s existing zoning and the requirements imposed by the Redevelopment Plan.

- IV. Estimated Reuse Value of the Interests to be Conveyed:** This section summarizes the valuation estimate for the Property based on the required scope of development and the other conditions and covenants required by the Transaction.
- V. Consideration Received and Comparison with the Established Value:** This section describes the compensation to be received by the Housing Successor and explains any difference between the compensation to be received and the established highest and best use value of the Property.
- VI. Blight Elimination:** This section describes the existing blighting conditions on the Property, and explains how the Transaction will assist in alleviating blight.
- VII. Conformance with the Five-Year Implementation Plan:** Prior to dissolution, Section 33433 Summary Reports described how the sale or lease of property achieved goals identified in the Former RDA's Five-Year Implementation Plan. This determination is no longer application after dissolution as implementation plans are no longer prepared under the Dissolution Act by successor agencies to former redevelopment agencies.

This report and the Transaction are to be made available for public inspection prior to the approval of the Transaction. HSC Section 33433(a)(1) requires that the approval of a Transaction that sells or leases property that was acquired with tax increment moneys, the sale or lease must be approved at a noticed public hearing. Notice is to be published in a newspaper of general circulation in the community at least once per week for at least two successive weeks, prior to the public hearing.

No later than at the time of the publication of the notice of public hearing, this Summary Report along with a copy of the Transaction documentation are to be made available for public inspection and copying not to exceed the cost of duplication.

## **I. SALIENT POINTS OF THE TRANSACTION**

The proposed sale of the Property is by the Housing Successor to the City at a purchase price that is equal to appraised value. The purpose of this sale is to transfer the Property to the City for continued use as a community garden (open space). Pursuant to California Health and Safety Code Section 33334.16, the Housing Successor was required to develop or dispose of the Property by December 2022.

## **II. COST OF THE TRANSACTION TO THE HOUSING SUCCESSOR**

The cost of the Project under the Transaction shall not exceed \$0.

## **III. ESTIMATED VALUE OF THE INTERESTS TO BE CONVEYED DETERMINED AT THE HIGHEST AND BEST USES PERMITTED UNDER THE REDEVELOPMENT PLAN**

Prior to dissolution, redevelopment plans governed land use and development standards within redevelopment project areas. Following the dissolution of redevelopment agencies under the Dissolution Act, all land use-related plans and functions of the Former RDA are based on City land use and zoning designations.

Accordingly, the Housing Successor commissioned an appraisal of the Property by J. Hower and Associates (“Appraiser”) based on the Property’s highest and best use under current City land use designations. In an appraisal report dated May 25, 2023, the Appraiser concluded the market value of the Property was \$37,000.

#### **IV. ESTIMATED REUSE VALUE OF THE INTERESTS TO BE CONVEYED**

The estimated reuse value of the Property is approximately \$0 based on the current and future use as a community garden.

#### **V. CONSIDERATION RECEIVED AND COMPARISON WITH THE ESTABLISHED VALUE**

The consideration to be received by the Housing Successor is \$37,000 less costs of sale, which is the appraised value.

#### **VI. BLIGHT ELIMINATION**

Section 33433(a)(2)(B)(iv) of the California Health and Safety Code requires the summary report to include an explanation of why the lease of the Site will assist in the elimination of blight.

The sale and redevelopment of the Property would cause the preservation of a public open space and continued maintenance and improvement of the Property.

#### **VII. CONFORMANCE WITH THE FIVE-YEAR IMPLEMENTATION PLAN**

Prior to dissolution, these Summary Reports were to describe how the sale or lease of property achieved goals identified in the Former RDA’s Five-Year Implementation Plan. This determination is no longer application after dissolution of the Former RDA in 2012 as implementation plans are no longer prepared under the Dissolution Act by successor agencies to former redevelopment agencies.

