

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

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December 29, 2025

Cassie Trapesonian, Woodruff & Smart, APC
On behalf of Orange County Transportation Authority
550 South Main Street
Orange, CA 92868

SENT VIA EMAIL TO: ctrapesonian@woodruff.law

Dear Cassie Trapesonian:

RE: Orange County Transportation Authority - APN 637-231-01 – Surplus Land Act Findings Letter

Thank you for submitting your surplus land documentation, on behalf of the Orange County Transportation Authority (District), for review by the California Department of Housing and Community Development (HCD). Your complete documentation was received on December 2, 2025. This letter constitutes HCD's written findings pursuant to Government Code section 54230.5 of the Surplus Land Act (SLA), for surplus land identified as Assessor's Parcel Number (APN) 637-231-01 (Property).

Analysis

According to your letter and included documents, the District declared the property surplus on June 23rd, 2025, and sent Notices of Availability (NOA) on September 9th, 2025. During the required 60-day noticing period, no affordable housing entity expressed interest in the property. The District enclosed the appropriate draft affordability covenant, requiring 15 percent affordable housing, to be recorded against the Property.

Conclusion

If the submitted documentation and assertions by the District are complete and accurate, HCD finds that all the requirements under the SLA for the purposes of disposing of the Property have been met. Once a final disposition has taken place, please provide HCD with a copy of the respective recorded covenant pursuant to SLA Guidelines, Section 400(b)(1).

Cassie Trapesonian, Woodruff & Smart, APC
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If you have any questions or need additional technical assistance, please contact Mathew Manweller, Senior Housing Specialist at Mathew.Manweller@HCD.ca.gov or submit a request via the [Surplus Land Portal](#).

Sincerely,

Lisa Krause

Lisa Krause
Section Chief, Surplus Land Act