

**From:** [Linda Tang](#)  
**To:** [MPClerk](#)  
**Cc:** [Yiu, Yvonne](#); [Liang, Hans](#); [Chan, Peter](#); [Lo, Henry](#)  
**Subject:** Re: Comments on Special Meeting Agenda 1-A: Steelcraft  
**Date:** Wednesday, November 16, 2022 6:30:20 AM  
**Attachments:** [Ltr Steelcraft 11.16.22.pdf](#)

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[EXTERNAL EMAIL]

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Dear City Clerk's Office,

Please find attached my comment letter and attachment regarding today's City Council Special Meeting Agenda Item 1-A: Conference with Real Property- 109 N. Lincoln Ave., AIN 5255-008-901 / 5255-009-902; Negotiating Party: SteelCraft Long Beach

Thank you and **please confirm receipt of this email.**

Sincerely,

Linda

November 16, 2022

Mayor Henry Lo and City Council Members  
City of Monterey Park  
320 W. Newmark Avenue  
Monterey Park, CA 91754

**RE: Comments on Agenda 1-A Conference with Real Property Negotiators/ 109 N. Lincoln Ave., AIN 5255-008-901 / 5255-009-902**

Dear Mayor Lo and City Council Members:

Thank you for allowing the community an opportunity to provide comments on this item. As the City moves forward with the discussion on the potential lease/sale for a proposed Steelcraft development project on city-owned properties, the City should consider the following recommendations:

- 1. Before taking any specific action, the City should take a step back and hold a public meeting to provide additional analysis on whether or not the city-owned sites falls under the Surplus Land Act.** It is best to hold this discussion upfront to avoid any issues in the future or be placed in a situation like the Anaheim Stadium deal (please refer to the attached Los Angeles Times article, *Angel Stadium Sale is Deemed Illegal by State Housing Agency* for more information).
- 2. These city-owned sites should be developed exclusively for affordable housing in which 100% of the units are affordable to low-, very low- and extremely low-income families.** The City's adopted 2021-2029 Housing Element states "... when land is publicly-owned, the City can more easily negotiate this development of affordable housing."<sup>1</sup> To facilitate affordable housing development, the City could also sell or lease City-owned properties on a long-term basis to housing developers in exchange for a long-term commitment to maintain all or a portion of units as affordable housing. These sites should be prioritized for affordable homes to qualified affordable home developers who can effectively leverage the land and available funding to create deeper affordability levels.

The City already missed an opportunity with the proposed mixed-use development, Celadon, that will be built right across the street from these city-owned sites. **The Celadon project included a city-owned paved parking lot but it was not leveraged to**

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<sup>1</sup> City of Monterey Park 2021-2029 Housing Element Adopted, p. 4-8, January 19, 2022.

include affordable housing.<sup>2</sup> Of the proposed 109-unit in the condominium complex, **ZERO** units are affordable to lower income households.

- 3. Discuss the implications that APN 5255-008-902 was identified in the City's adopted 2021-2029 Housing Element as a privately-owned opportunity site for 8 above moderate income units; however, it turns out this site is actually a city-owned site. It is important to note that APN 5255-008-902 was identified as opportunity sites in the last two planning cycles. Identified sites used in previous Housing Element planning periods should be prioritized for the development of lower income homes.**

Thank you and I look forward to working with the City to effectively address the unmet housing needs for lower income households. If you have any questions, please feel free to contact me.

Sincerely,

*Linda Tang*

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<sup>2</sup> City of Monterey Park 2021-2029 Housing Element Adopted, p. 4-13, January 19, 2022.