

Here's the Facts: Selling City Property Using False Statements

Fiscal Irresponsibility

The City Council took out a ten million dollar “loan” and is selling city properties so **Tony Wu** and **Letty Lopez** can pretend the budget is “operating at a surplus” and that the “reserves are over \$24 million.” **The City Council is playing games. It is financially irresponsible to use one credit card to pay off a second credit card.**

- **Selling City Property:** The City Council sold property next to the BKK landfill, sold parking lots at retail centers, attempted to sell the parking structure at the mall, and now want to sell the city yard and property where Fire Station 1 is located as “surplus” property. In the public sector, surplus property is land the city isn't using and doesn't plan to use. Selling city property that is actually being used for the city yard and fire station means the city yard and fire station must be relocated to other areas of the city. It also means the land is really not surplus. It is another game **Tony Wu** and Letty Lopez are playing!

Selling public land has serious consequences for residents. When city property is sold, it is gone forever. When the city's needs change—and they do change over time--future councils will be forced to buy or lease property or use eminent domain, the power of the government to take private property for public use. **When public agencies start selling their assets, it is a sign of fiscal distress, short-term planning, and bad management.**

- **Selling City Property to Meet State Housing Goals:** The State of California requires all cities within the State adopt a Housing Element plan and implement a Regional Housing Needs Assessment (RHNA) that will help the State meet its housing goal. Cities are not, however, required to meet the goal because government can't force developers to purchase property and build. Cities are only required to demonstrate a good faith effort towards achieving their RHNA goal.

A good faith effort means ensuring “the City establishes policies, procedures, and incentives in its land use planning and redevelopment activities that result in the maintenance and expansion of the housing supply” It means having city policies and processes that help developers build all types of housing for all incomes. **It does not mean selling city assets to generate revenue for the city as Tony Wu and Letty Lopez want to do.**

Tony Wu and **Letty Lopez** made the decisions to sell city property to a developer without resident input. **It is wrong and a waste of tax dollars to declare city property as surplus and then move the essential services to another city location or neighborhood.**

The image shows a document titled "RHNA requirements in State law" with a logo for "West Covina" in the top left. The document lists requirements under two main categories: "Planning" and "Production". A red arrow points to the "Production" section.

Category	Requirement
Planning	City must ensure that plans and development regulations can accommodate the RHNA allocation in all income categories
	30 units/acre assumed appropriate for lower-income housing
	Housing Element must demonstrate "adequate sites"
Production	Cities are not required to achieve the RHNA allocation
	If housing production falls short of the RHNA, streamlined permit processing required for some projects

Source: [City of West Covina Housing Element](#)