

Introduction to the **Housing and Local Land Development Opportunity Map**

Department of Housing and Community Development (HCD)
Housing Policy Development Division
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Overview

In 2019, Governor Newsom signed into law two bills that standardize how local governments report information on potential **housing sites** and require this information to be made **publicly available** through maps or other means:

SB 6 (Beall, 2019)

- Local governments to report **land identified as available and suitable** to accommodate regional housing needs to HCD in the electronic **Housing Element Sites Inventory form**
- HCD to transmit data to DGS for public access

AB 1255 (Rivas, 2019)

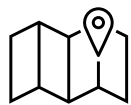
- Cities and counties to report all locally-owned **surplus and excess* land** to HCD in the **Housing Element Annual Progress Report (APR)**
- HCD to transmit data to DGS for public access

*Not yet declared surplus, but beyond a local government's foreseeable need (distinct from excess state-owned land)

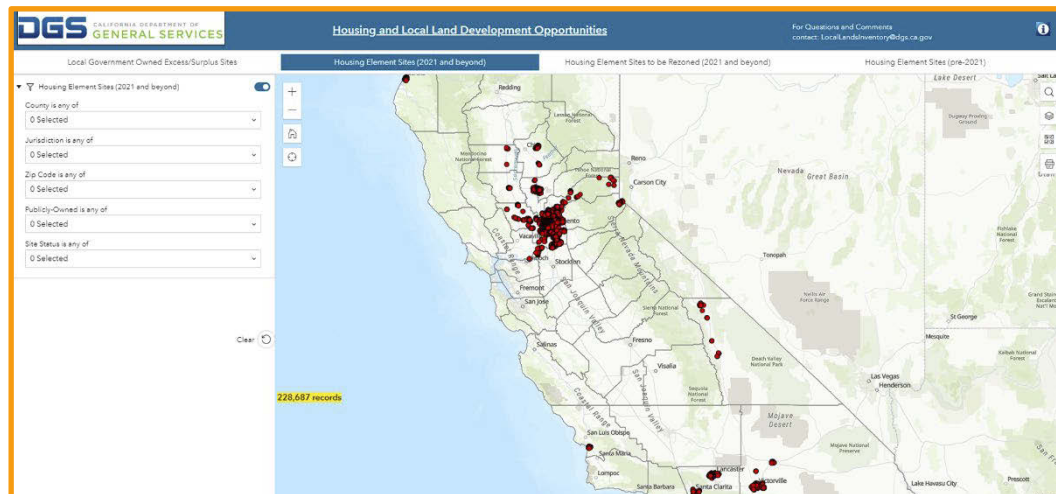


Housing and Local Land Development Opportunity Map

What is the **Housing and Local Land Development Opportunity Map**?



A **publicly accessible inventory** of public- and privately-owned land reported by local governments as **suitable and available for housing** or as **surplus/excess**



Collaboration between HCD and DGS



Target users: developers, researchers, general public



[Housing and Local Land Development Opportunities](#)



Sites Represented on the Map

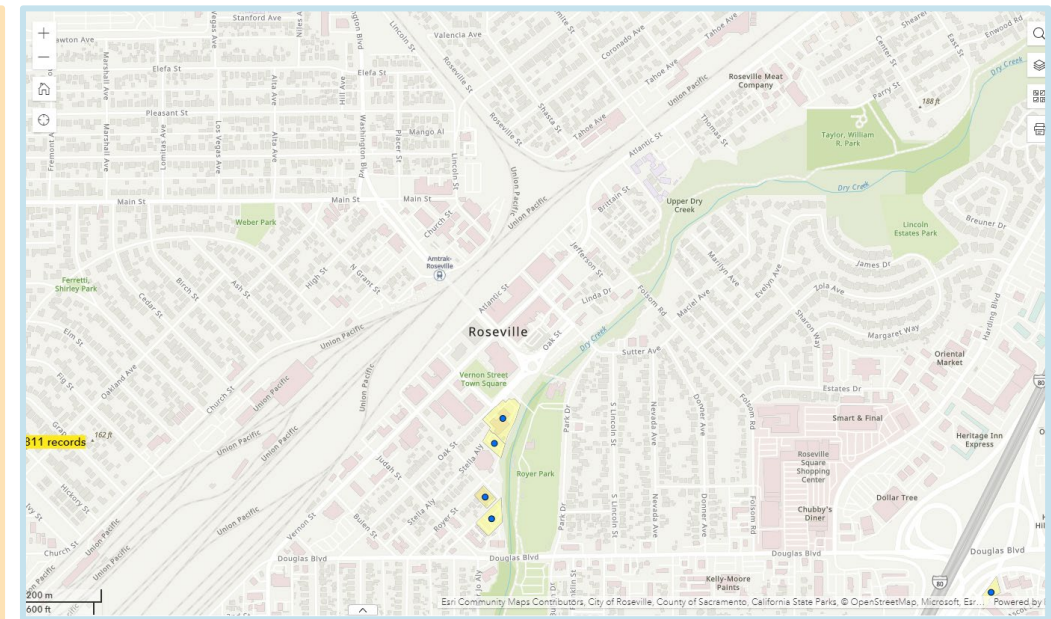
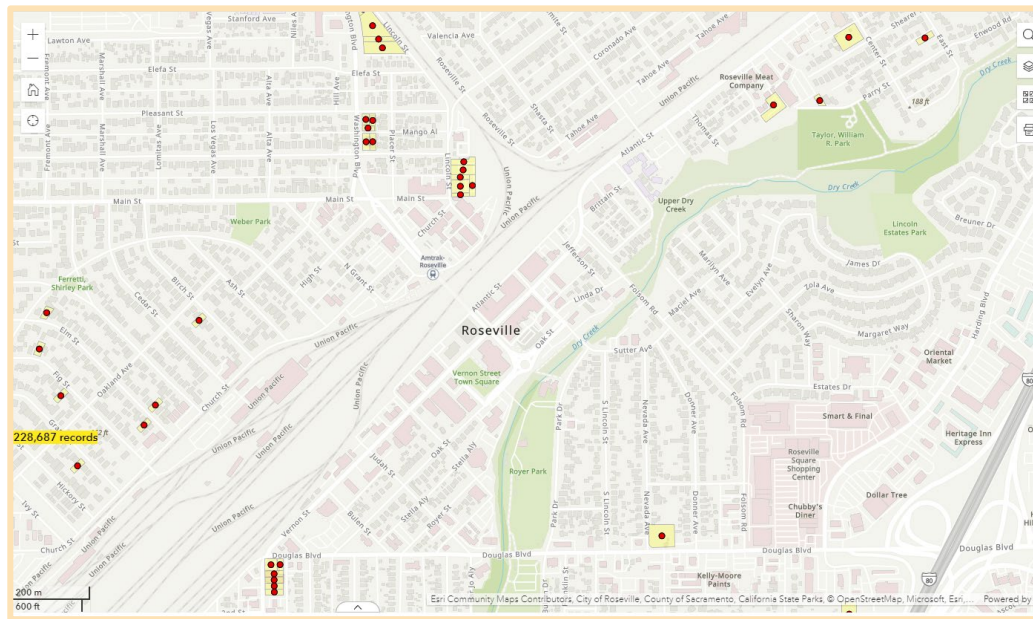
Housing Element Sites (SB 6)

Local Government-Owned Sites (AB 1255)

Ownership
Land types
Reported on

Privately- or public-owned
Residential zoning or eligible for rezoning
Housing Element Sites Inventory Form

Public-owned (by local government)
Surplus, exempt surplus, or excess land
Annual Progress Reports





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Real Estate Services Division

For example, how to sell to the state?

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Housing and Local Land Development Opportunities

This page serves as the repository for information and tools related to housing and local land development opportunities on public and privately owned sites zoned (or eligible to be rezoned) for residential use.





Sites Represented on the Map

Over 400,000 housing element sites reported by **226 jurisdictions** are represented on the map as of February 2023

Includes data from:

- Jurisdictions that adopted their Housing Element on or after January 1, 2021 (including those adopted out of compliance)
- Jurisdictions that adopted their Housing Element before January 1, 2021 (where possible to map)

Does not include data from:

- ✗ Jurisdictions that have submitted draft Housing Elements for review
- ✗ Jurisdictions that have failed to submit an electronic sites inventory for an adopted Element

New sites will be added on an **ongoing basis** as data is received



Sites Represented on the Map

811 local government-owned sites reported by **87 jurisdictions** are represented on the map as of February 2023

Includes data from:

- Jurisdictions that reported excess/surplus local sites on the 2020 and/or 2021 APR

Does not include data from:

- ✗ Jurisdictions with no excess/surplus local sites to report
- ✗ Jurisdictions that failed to submit an APR by the deadline

New sites will be added on an **annual basis** following APR submission



FAQ: What if no sites appear on the map?

A jurisdiction may have no mapped sites in the following cases:

- **Missing submissions:** The jurisdiction failed to submit an electronic sites inventory for an adopted housing element, or Annual Progress Report (APR) for the 2020 or 2021 CY
- **Data processing:** The submission is currently being processed, or contains data errors preventing the sites from being mapped
- **Other issues**
 - The map extent is too large (e.g., the entire state). Zoom in to view local sites.
 - The jurisdiction has not adopted their draft housing element, or adopted prior to January 1, 2021
 - The jurisdiction does not have any surplus/excess sites to report



FAQ: What if the sites are outdated?

The map is a point-in-time snapshot of sites at the time of reporting. Sites may be out of date in the following cases:

- The jurisdiction is in the process of revision but has not adopted a new Housing Element
- Parcel modifications have occurred since the time of reporting
- A site was reported as available, but now has a pending project



Status tracking

Verify current Housing Element adoption and compliance status:

- **[Housing Element Review and Compliance Report](#)** (ongoing updates)

Verify current parcel data, such as APNs or legal boundaries:

- Contact the local jurisdiction and/or county assessor



Next steps for developers

If you are a developer interested in purchasing or leasing...

Privately-owned land identified for housing development: pursue the site through your ordinary process
(Housing Element Sites)

Surplus/excess local public land:
(Housing Element Sites / Local Government-Owned Sites)

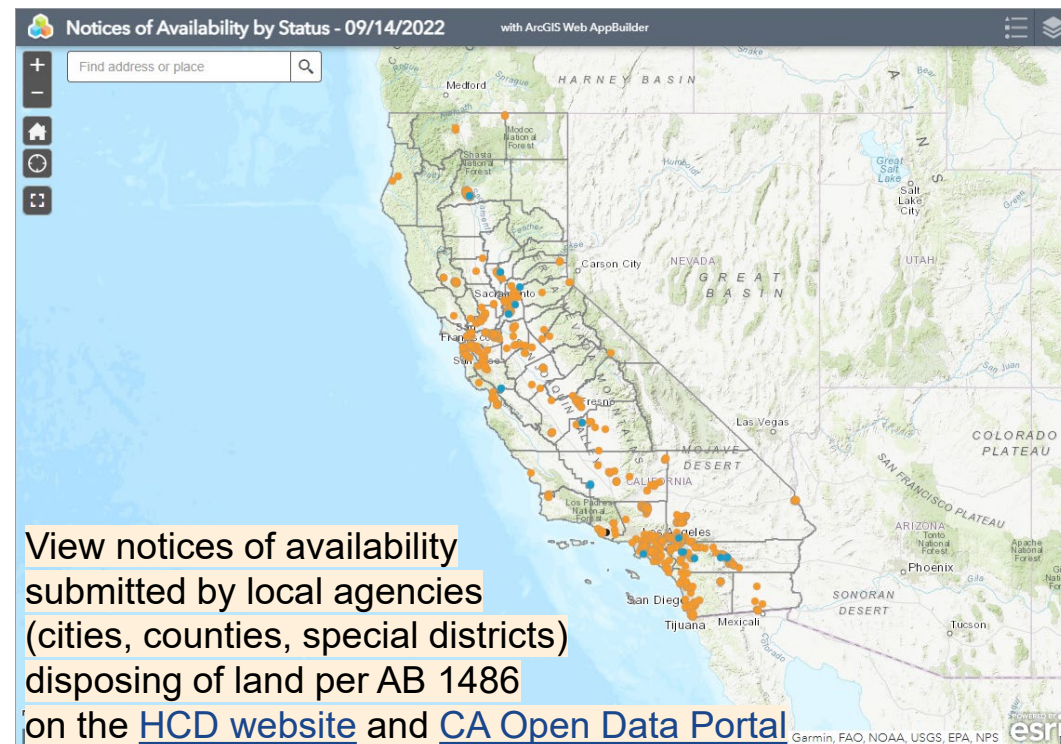
For eligible deeply affordable projects, contact the jurisdiction to initiate the process of declaring the land "Exempt Surplus" ([statutory requirements](#) apply).

See HCD's [Guide to Exemptions from the Standard Surplus Land Act Process](#) to assist in determining exemption eligibility and actions required before disposing of the land.

Complete [HCD's Developer Interest Survey](#) to notify HCD of your interest in receiving notices about surplus local public land

Entities interested in becoming certified as a Housing Sponsor can follow the directions on [CalHFA's website](#)

Review [SLA technical assistance materials](#)





SB 791 Technical Assistance

SB 791 (Cortese) established the **California Surplus Land Unit**, with the goal of facilitating the development of affordable housing on local surplus land. The main activities of the Surplus Land Unit shall include:



Facilitate agreements
between local agencies
and developers



Provide technical assistance to local
agencies and
developers



Collaborate with state agencies to help
developers in obtaining
funding and financing



Contact information

If you are a developer interested in...

- *Purchasing or leasing a privately-owned site*: pursue the site through your ordinary process
- *Receiving HCD's notices of availability (local public surplus land)*: complete [HCD's Developer Interest survey](#)
- *Learning more about the local Surplus Land Act process*: review HCD's [SLA technical assistance materials](#)

If you represent a local agency and would like to...

- *Send notices about available surplus public land*: [Surplus Lands Portal](#)
- *Correct data reported on your Housing Element Sites Inventory*: sitesinventory@hcd.ca.gov
- *Correct data reported on your Annual Progress Report*: apr@hcd.ca.gov

If you have other questions about...

- *The Housing and Local Land Development Search Tool*: LocalLandsInventory@dgs.ca.gov
- *Data on Housing Element Sites (SB 6, 2019)*: sitesinventory@hcd.ca.gov
- *Data on Local Government-Owned Sites (AB 1255, 2019)*: apr@hcd.ca.gov
- *SLA compliance concerns*: [Surplus Lands Portal](#)
- *SLA technical assistance*: [Surplus Lands Portal](#)



Additional Resources

Legislation

- [Assembly Bill 1255 \(Rivas, 2019\)](#)
- [Senate Bill 6 \(Beall, 2019\)](#)

General Information

- [Public Lands for Affordable Housing Development \(HCD\)](#)
- [Housing and Local Land Development Opportunities \(DGS\)](#)
- [Housing Element Review and Compliance Report \(Dashboard\)](#)
- [6th Cycle Housing element update schedules \(PDF\)](#)

Data

- [Data Dictionary: Housing Element Sites \(2021 and Beyond\)](#)
- [Data Dictionary: Housing Element Sites to be Rezoned \(2021 and Beyond\)](#)
- [Data Dictionary: Local Government Owned Sites](#)
- [APR Table H \(CA Open Data Portal\)](#)
- [Surplus Land Act Notices of Availability Received \(CA Open Data Portal\)](#)
- [Notices of Available Locally-Owned Surplus Land Map](#)



Thank you!